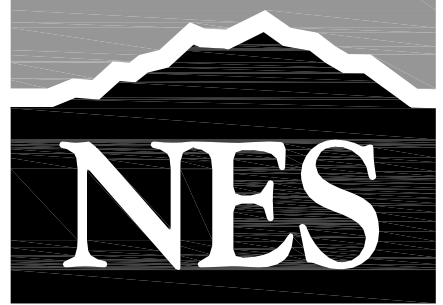


BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
CITY OF COLORADO SPRINGS, COLORADO
MASTER PLAN

Land Planning
Landscape
Architecture
Urban Design



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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SITE DATA

Owner: NORWOOD DEVELOPMENT
111 S. TEJON ST
COLORADO SPRINGS, CO 80903

Tax ID Number: 5300000241,5300000304,5300000484,
5300000605-6, 5311100001

County Current Zoning: PUD, RR-5, A-5, CAD-O

Total Area: 809.6 AC

Existing Land Use: Vacant/Agriculture

Maximum Density: 2,900 DU

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO ANNEX THE REMAINING 807 ACRES OF BANNING LEWIS RANCH, KNOWN AS BANNING LEWIS RANCH NORTH. THE MASTER PLAN AND PUD CONCEPT PLAN PROPOSE A MIX OF RESIDENTIAL DENSITIES, COMMUNITY COMMERCIAL, SCHOOL, OPEN SPACE, AND PARK USES.

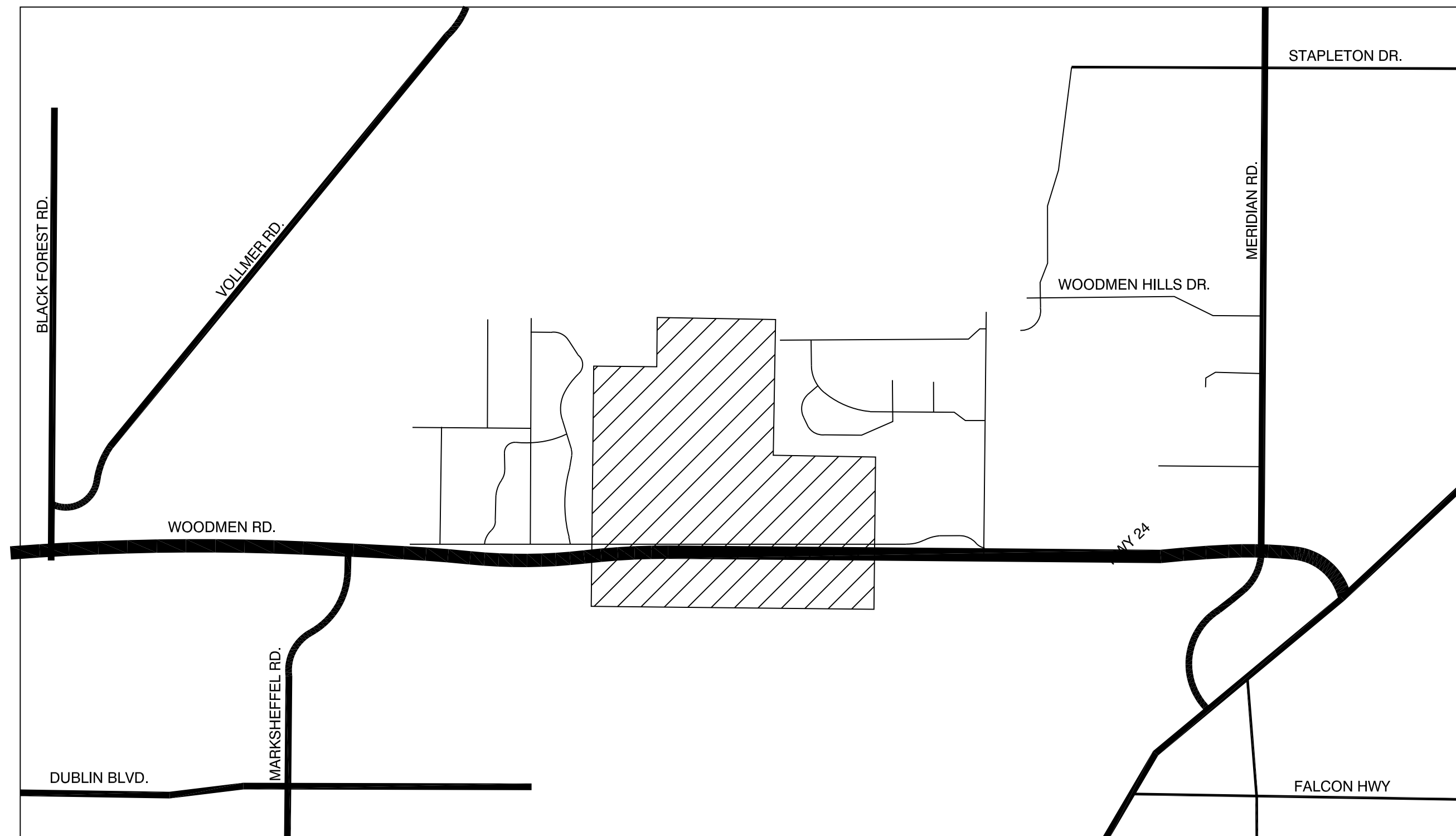
PROPOSED LAND USE

PROPOSED LAND USE:		
RESIDENTIAL VERY LOW (RVL)	1-3.49 DU/AC	99.3 AC
RESIDENTIAL LOW (RL)	3.5-4.99 DU/AC	241.7 AC
RESIDENTIAL MEDIUM (RM)	5.0-7.99 DU/AC	149.0 AC
RESIDENTIAL HIGH (RH)	8.0-11.99 DU/AC	48.2 AC
RESIDENTIAL VERY HIGH (RVH)	12-24.99 DU/AC	27.2 AC
	TOTAL =	565.4 AC
COMMERCIAL	40.1 AC	
SCHOOL	37.2 AC	
OPEN SPACE	52.6 AC	
COMMUNITY & NEIGHBORHOOD PARKS	63.4 AC	
BANNING LEWIS PKWY	22.0 AC	
115'/300' EASEMENT	28.9 AC	
	TOTAL =	244.2 AC
OVERALL TOTAL:	809.6 AC	

GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0533G, 35G,45G, EFFECTIVE DECEMBER 7, 2018.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC., DATED JUNE 17, 2019, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: HYDROCOMPACTION, LOOSE SOILS, EROSION, ARTIFICIAL FILL, POTENTIALLY EXPANSIVE SOILS, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SPRINGS, AREAS OF PONDING WATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC MP 19-0123 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- THIS PLAN IS IN COMPLIANCE WITH THE WOODMEN ROAD ACCESS PLAN, ALL ACCESS POINTS ARE ALLOWED UNDER THE PROVISIONS AND RESTRICTIONS.
- THE WOODMEN REGIONAL TRAIL WILL BE ESTABLISHED THE ENTIRE LENGTH OF THIS PROPERTY AND WILL CONNECT TO THE EXISTING TRAILS ESTABLISHED BY EL PASO COUNTY BOTH TO THE EAST AND THE WEST.
- THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217089667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. AVIGATION STATEMENT OF DEDICATION SHALL BE PRESENTED WITH ANY FUTURE PLAT FOR RECORDATION.
- THERE IS AN EXISTING 300' UTILITY EASEMENT ON THE WESTERN HALF OF THE PROPERTY, DATED AUGUST 9, 1991 BOOK 5869, PAGE 1310.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF A 4-LANE CROSS-SECTION FOR BANNING LEWIS PARKWAY. ANY ADDITIONAL WIDENING WILL BE THE RESPONSIBILITY OF THE CITY.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WILL BE REQUIRED TO BE SUBMITTED WITH THE FIRST DEVELOPMENT PLAN. THE MDDP WILL ANALYZE THE AREA WITHIN THE DEVELOPMENT PLAN BOUNDARY ALONG WITH ALL AREA OUTSIDE THE BOUNDARY THAT IS TRIBUTARY TO THE SITE OR ANY PROPOSED PERMANENT WATER QUALITY/DETENTION FACILITY
- FULL SPECTRUM DETENTION WILL BE REQUIRED FOR THE ENTIRE AREA WITHIN THE CONCEPT PLAN. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT.

VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED 'D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1200.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK J-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE N89°48'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTH-WESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE S00°45'12"W, ON THE EAST LINE OF SAID SECTION 3, THE WESTERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 2 AND THE WESTERLY BOUNDARY OF THE MEADOWS FILING NO. 1 RECORDED IN PLAT BOOK N-3 AT PAGE 125, A DISTANCE OF 3026.62 FEET TO THE SOUTH-WESTERLY CORNER OF SAID THE MEADOWS FILING NO. 1;

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2087.61 FEET TO THE NORTH-WESTERLY CORNER OF A PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409;
THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5095 AT PAGE 347 AND A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 2086.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°06'47"E, ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 570.70 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE S89°08'14"E, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352 AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, A DISTANCE OF 1113.27 FEET;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD AS PLATTED IN ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872 AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING (8) EIGHT COURSES:

- S00°08'46"W, A DISTANCE OF 639.93 FEET;
- S45°30'33"W, A DISTANCE OF 42.16 FEET;
- N89°07'40"W, A DISTANCE OF 13.08 FEET;
- S00°52'20"W, A DISTANCE OF 89.00 FEET;
- S89°07'40"E, A DISTANCE OF 14.09 FEET;
- S44°29'27"E, A DISTANCE OF 42.69 FEET;
- S00°08'46"W, A DISTANCE OF 7.37 FEET;
- S89°51'14"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301;

THENCE S00°08'52"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 938.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (2) COURSES:

- N89°08'43"W, A DISTANCE OF 3883.61 FEET;
- S89°52'06"W, A DISTANCE OF 3954.87 FEET;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 2, A DISTANCE OF 394.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°57'52"W, ON SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1360.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1;
THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

- N89°51'17"E, A DISTANCE OF 93.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
- N00°01'35"E, A DISTANCE OF 3924.92 FEET;
- N89°31'52"E, A DISTANCE OF 1324.07 FEET;
- N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 847.580 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

BANNING LEWIS RANCH NORTH

NORWOOD

DATE: 07.01.19
PROJECT MGR: A. Barlow
PREPARED BY: A. Pappas

DATE	BY	DESCRIPTION
12.30.19	AP	PER CITY COMMENTS

COVER

SHEET INDEX

Sheet 1 of 3: Cover
Sheet 2 of 3: Master Plan
Sheet 3 of 3: Land Suitability Analysis

1

1 OF 3

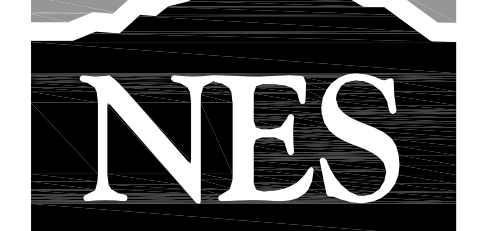
CPC MP 19-00123

BANNING LEWIS RANCH NORTH

CITY OF COLORADO SPRINGS, COLORADO

MASTER PLAN

Land Planning
Landscape Architecture
Urban Design

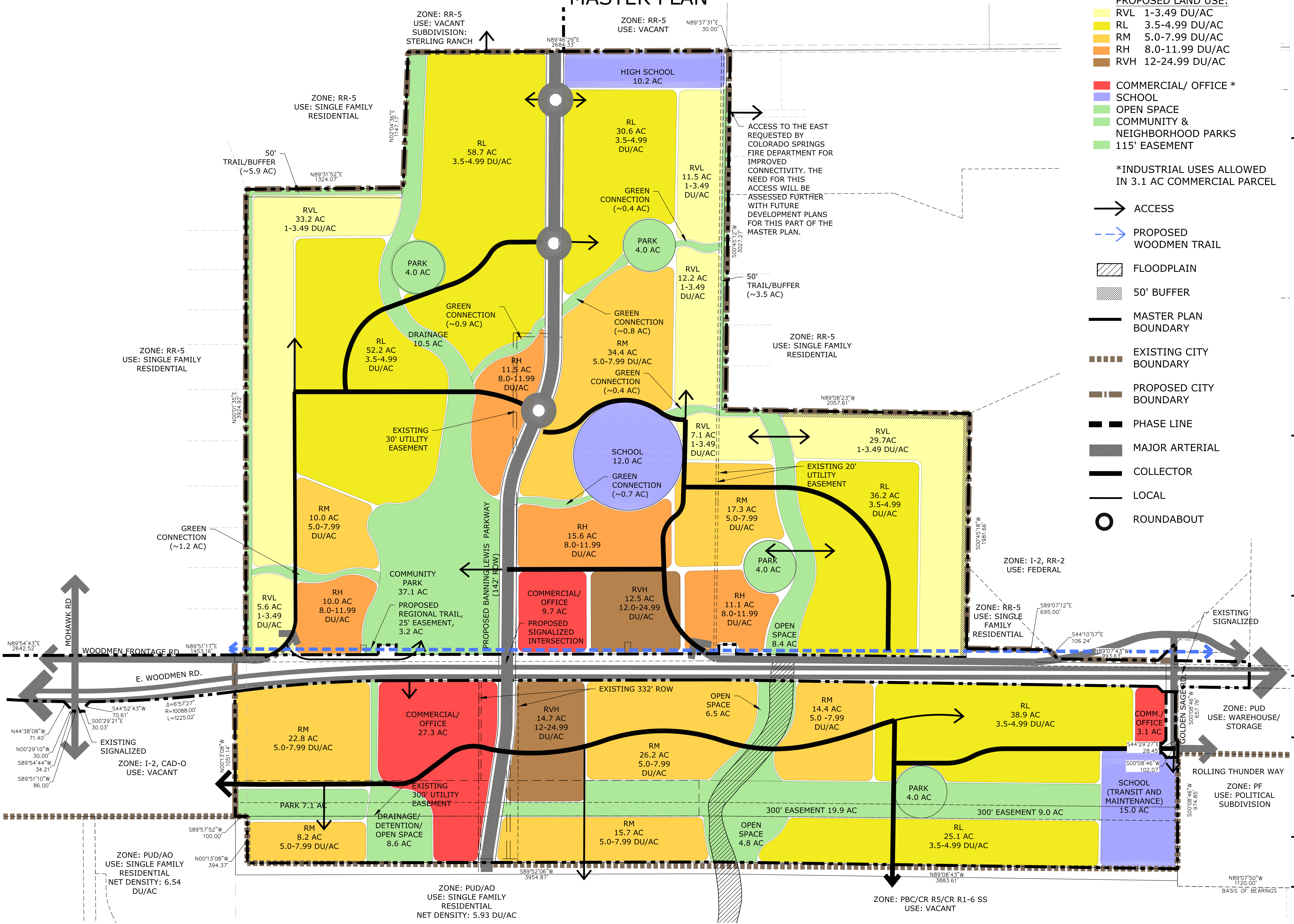


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- LEGEND**
- PROPOSED LAND USE:**
- RVL 1-3.49 DU/AC
 - RL 3.5-4.99 DU/AC
 - RM 5.0-7.99 DU/AC
 - RH 8.0-11.99 DU/AC
 - RVH 12-24.99 DU/AC
- COMMERCIAL/ OFFICE *
 - SCHOOL
 - OPEN SPACE
 - COMMUNITY & NEIGHBORHOOD PARKS
 - 115' EASEMENT

*INDUSTRIAL USES ALLOWED IN 3.1 AC COMMERCIAL PARCEL

- ACCESS
- PROPOSED WOODMEN TRAIL
- FLOODPLAIN
- 50' BUFFER
- MASTER PLAN BOUNDARY
- EXISTING CITY BOUNDARY
- PROPOSED CITY BOUNDARY
- PHASE LINE
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- ROUNDBOUT



BANNING LEWIS RANCH NORTH

NORWOOD

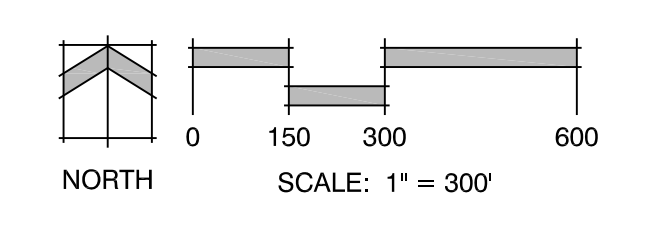
DATE: 07.03.19
PROJECT MGR: A. Barlow
PREPARED BY: A. Papiernski

DATE	BY	DESCRIPTION
12.30.19	AP	PER CITY COMMENTS

MASTER PLAN

2
2 OF 3

CPC MP 19-00123



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