

SITE DATA

Owner:	NORWOOD DEVELOPMENT 111 S. TEJON ST COLORADO SPRINGS, CO 80903
Tax ID Number:	5300000241, 5300000304, 5300000484, 5300000605-6, 5311100001
Current County Zoning:	PUD, RR-5, A-5, CAD-O
Proposed City Zoning:	PUD/AO
Total Area:	807.5 AC
Maximum Dwelling Units:	2800

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 _____, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (EROSION AND EXPANSIVE BEDROCK). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ 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.
- THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 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.

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 1/2" 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 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2694.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTHWESTERLY 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 SAID SECTION 3, A DISTANCE OF 100.00 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 3, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2087.61 FEET TO THE NORTHWESTERLY 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 80.00 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 3824.92 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.

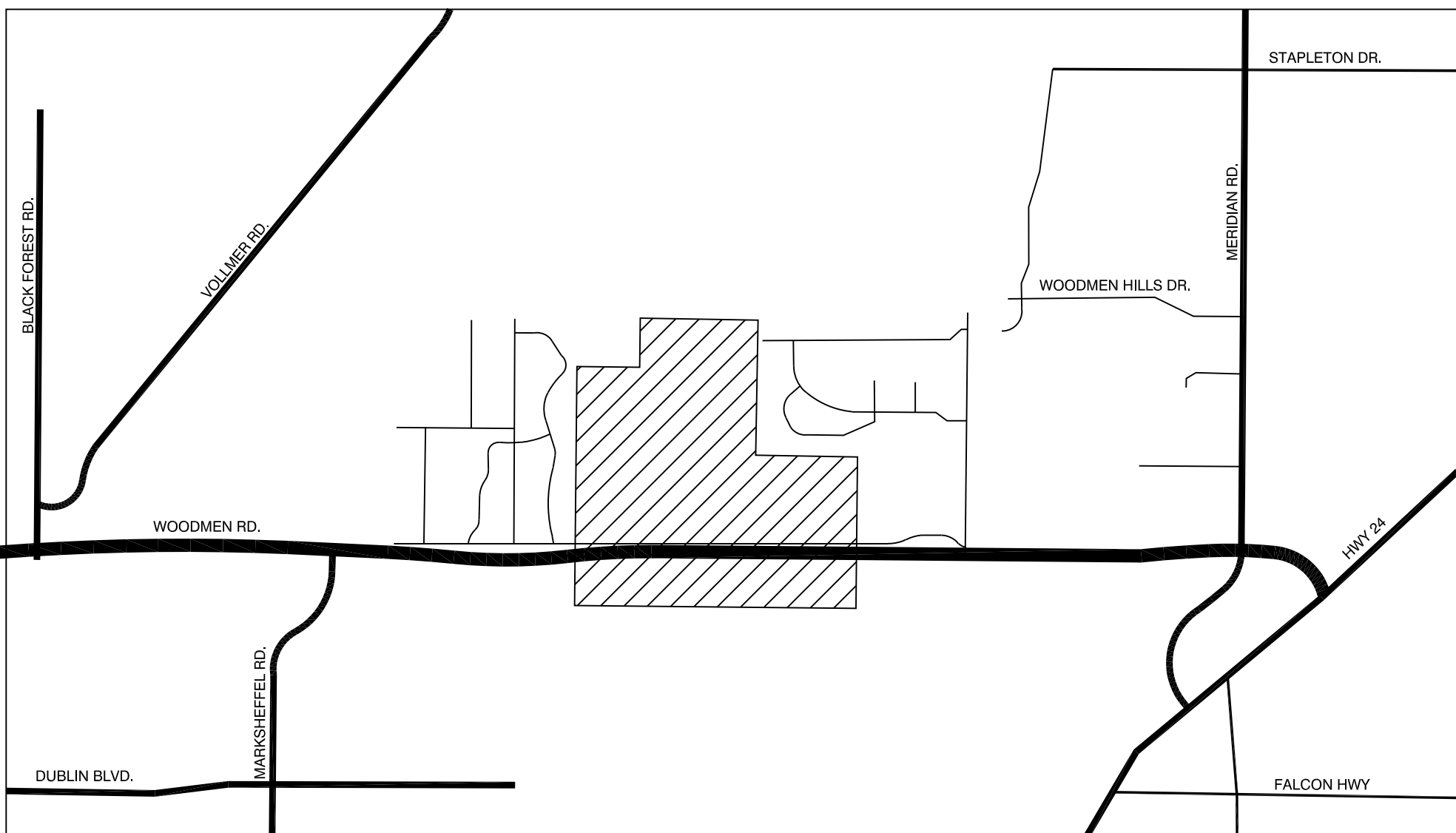
LEGAL DESCRIPTION STATEMENT:

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.

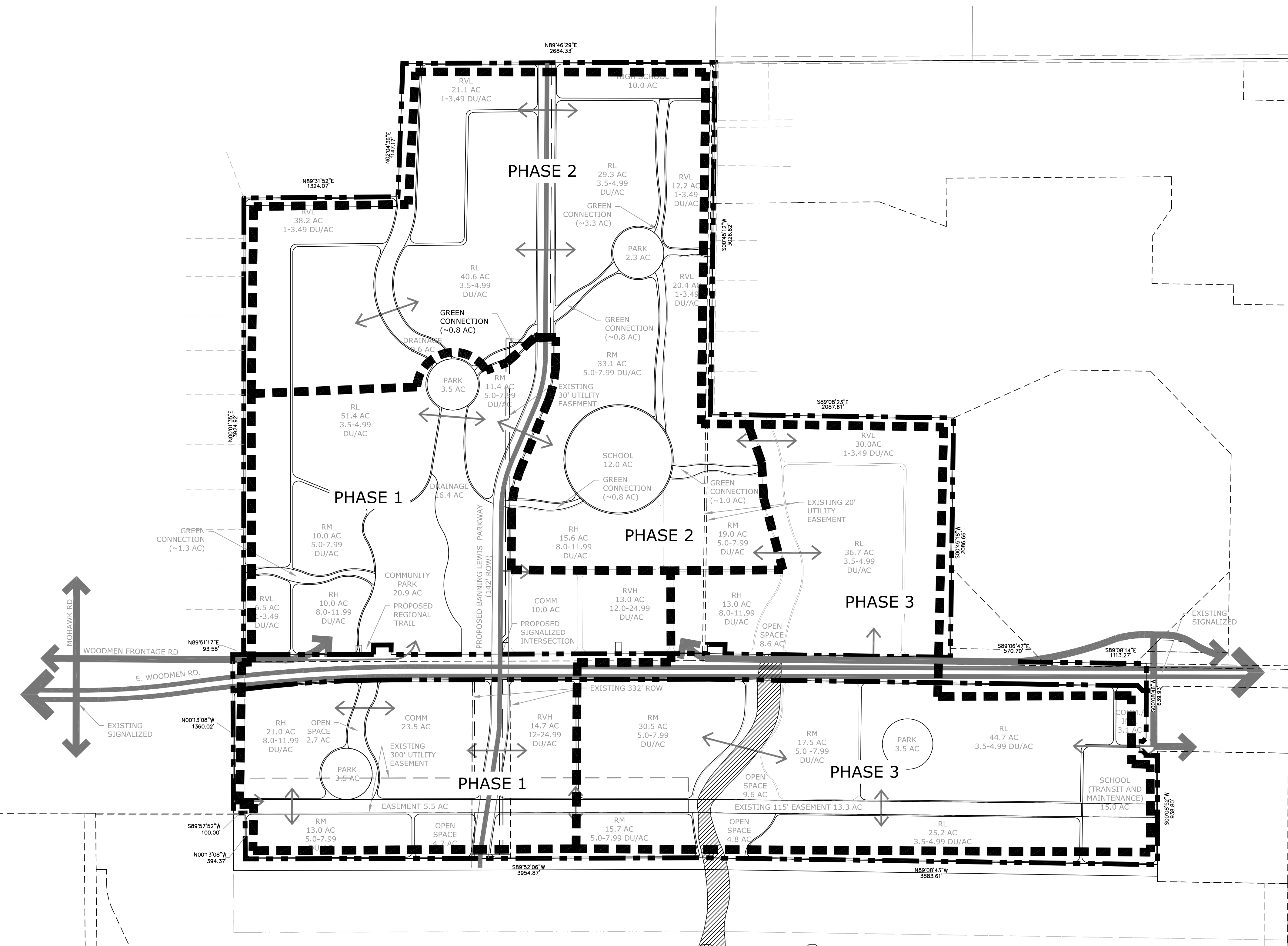
BANNING LEWIS RANCH NORTH

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
PUD CONCEPT PLAN

VICINITY MAP

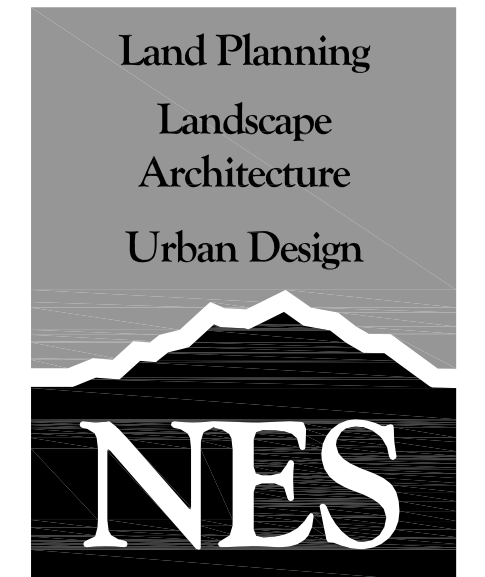


PHASING PLAN



SHEET INDEX

Sheet 1 of 2:	Cover
Sheet 2 of 2:	Concept 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

© 2012. All Rights Reserved.

BANNING LEWIS RANCH NORTH NORWOOD

DATE:	07.01.2019
PROJECT MGR:	A. Barlow
PREPARED BY:	A. Papierski

COVER

1
1 OF 2

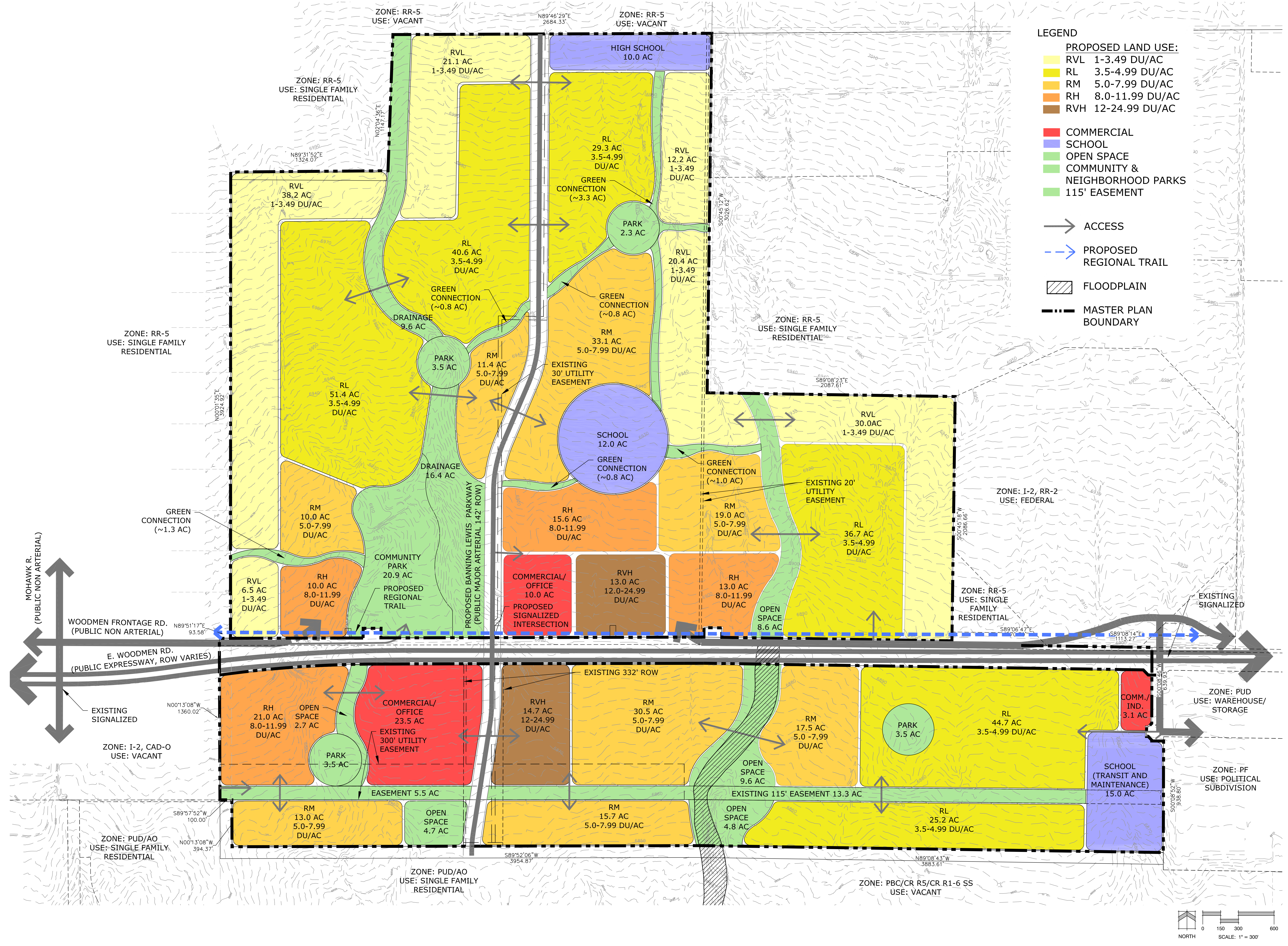
CPC #

P:\Norwood\Banning Lewis Ranch North\Drawings\Phasing\phasing_001.dwg (C:\Users\... 7/1/2019 4:43:04 PM aspierski)

BANNING LEWIS RANCH NORTH

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN



- 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**
- SCHOOL**
- OPEN SPACE**
- COMMUNITY & NEIGHBORHOOD PARKS**
- 115' EASEMENT**
- ACCESS
- PROPOSED REGIONAL TRAIL
- FLOODPLAIN
- MASTER PLAN BOUNDARY

BANNING LEWIS RANCH NORTH

NORWOOD

DATE: 07.01.2019
PROJECT MGR: A. Barlow
PREPARED BY: A. Pappas

DATE	BY	DESCRIPTION

PUD CONCEPT PLAN

