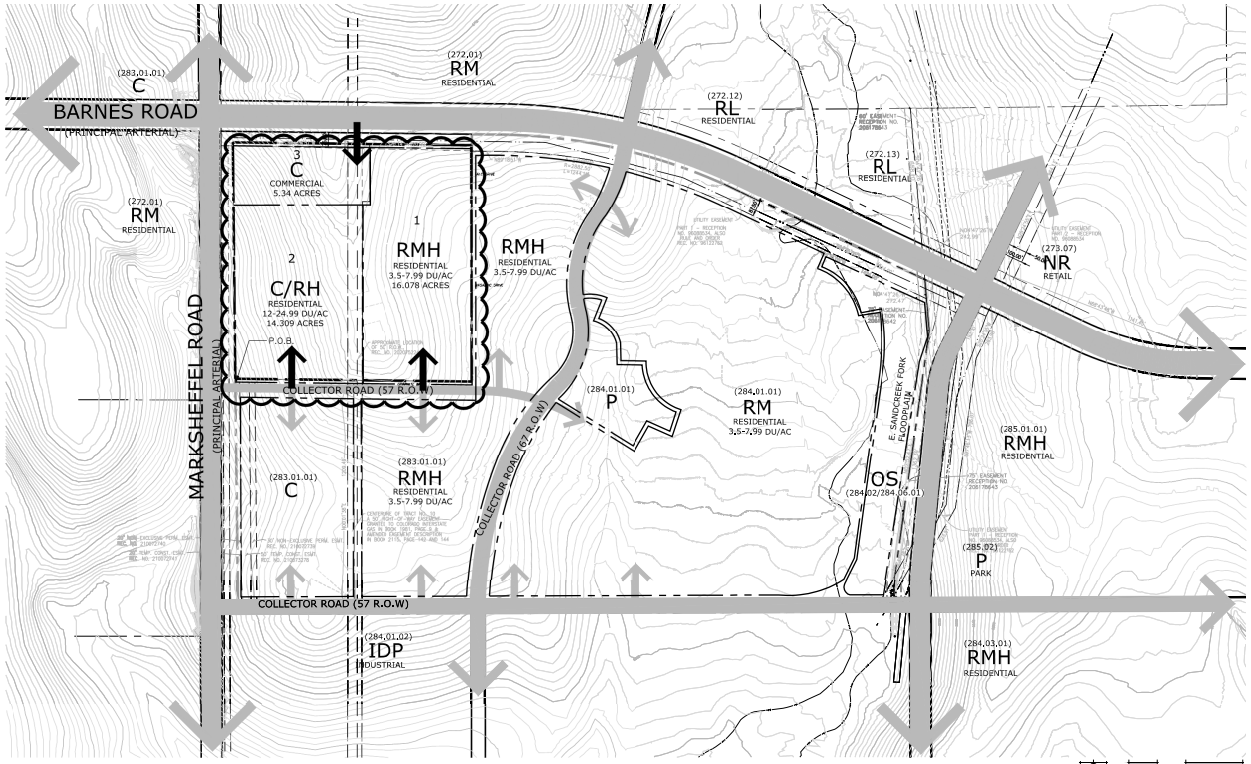
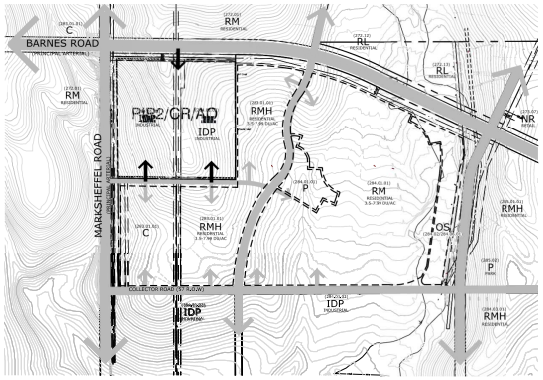
EXHIBIT A
MASTER PLAN AMENDMENT



PROPOSED MASTER PLAN AMENDMENT



EXISTING MASTER PLAN AREA

MASTER PLAN LAND USE TABLE

PARCEL	GROSS ACRES	MASTER PLAN	DENSITY	NET UNITS*	MAX BLDG HT
1	16.078	Single Family (Medium-High Density)	3.5-7.99	112	
2	14.309	Multi-Family (High Density)/ Commercial	12-24.99	286	45
3	5.34	Commercial			45
subtota	35.7				
TOTAL	35.73				

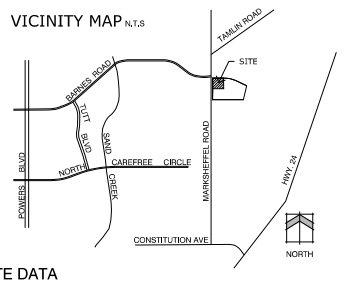
* Single Family 3.5-7.99 Multiplier = 7
Multi-Family Multiplier = 20

ALL ACREAGES ARE APPROXIMATE

GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THIS DEVELOPMENT IS SUBJECT TO THE BANNING-LEWIS RANCH ANNEXOR SHARED OBLIGATION STUDY AS APPROVED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT, ASSOCIATED WITH CASE NO. 99-CV-1944.
3. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7, 2018.
4. THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIAL RAMIFICATIONS THEREOF.
5. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
6. THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT BY COLORADO INTERSTATE GAS COMPANY. BOOK 892, PAGE 178.
7. THE REQUIREMENT FOR FUTURE BARNES ROAD IMPROVEMENTS SHALL BE EVALUATED AT THE TIME OF APPLICATION FOR ANY FUTURE FILINGS. FALCON TRUCKING, ENCLAVES AT MOUNTAIN VISTA OR OTHER, LOCATED ALONG THE FUTURE BARNES ROAD CORRIDOR. THE BARNES ROAD R.O.W. DEDICATIONS SHALL BE REQUIRED AND EACH ADJACENT DEVELOPER, TO INCLUDE THE FALCON TRUCKING SITE, IS RESPONSIBLE FOR THEIR FAIR SHARE OF IMPROVEMENTS.
8. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM DETENTION.
9. ALL PROPOSED STREET TREES AND STREETSCAPE IMPROVEMENTS WILL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER.
10. ALL BUILDING, LANDSCAPE AND GENERAL DEVELOPMENT STANDARDS TO BE ESTABLISHED WITH FUTURE PUD DEVELOPMENTS PLAN APPLICATIONS.
11. THIS IS A MASTER PLAN AND IS NOT TO BE USED FOR PLATTING PURPOSES.
12. ACCESS POINT FROM BARNES DRIVE TO BE FULL MOVEMENT. ACCESS POINT FROM GRAPHITE DRIVE TO BE FULL MOVEMENT.
13. A FULL TRAFFIC IMPACT STUDY AT THE TIME OF DEVELOPMENT PLAN WILL BE REQUIRED ADDRESSING ALL NEEDED ROADWAY IMPROVEMENTS FOR MARKSHEFFEL AND BARNES.

VICINITY MAP N.T.S



SITE DATA

OWNER:	FALCON TRUCKING CO 8800 DIX ST DETROIT MI, 48209-1093
Tax ID Number:	5300000630
Master Plan Area:	35.727 AC
Master Plan:	BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381
Existing Land Use:	AGRICULTURAL
Existing Zoning:	PIP2/cr/AO (CITY FILE# CPC P 87-437; ORDINANCE# 88-123)
Proposed Land Use:	RESIDENTIAL, 30.387 AC SINGLE-FAMILY DETACHED MEDIUM-HIGH DENSITY: 3.5-7.99 D/U: 16.078 AC MAX BUILDING HEIGHT: 35' MULTI-FAMILY HIGH DENSITY: 12-24.99 D/U: 14.309 AC MAX BUILDING HEIGHT: 45' COMMERCIAL, 5.34 AC MAX BUILDING HEIGHT: 45'
Proposed Zoning:	PUD AO

LEGAL DESCRIPTION

LEGAL OF RECORD

A TRACT OF LAND LOCATED IN THE S1/2 OF THE S1/2 OF SECTION 21 AND IN THE N1/2 OF THE N1/2 OF SECTION 28, ALL IN T13C, R65W, OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, T13S, R65W OF THE 6TH P.M. , FROM WHICH THE NORTHEAST CORNER OF SECTION 34 BEARS N01°14'52"E (BASIS OF BEARING - TRUE MERIDIAN); 5298.00 FEET, THENCE S89°42'24"W, 2667.93 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 34 TO THE S1/4 CORNER OF SECTION 34; THENCE CONTINUING S89°42'24"W, 2667.93 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 34 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°12'53"W, 2683.20 FEET ALONG THE WEST LINE OF THE SW1/4 OF SECTION 34 TO THE W1/4 CORNER OF SECTION 34; THENCE CONTINUING N00°12'53"W, 2683.20 FEET ALONG THE WEST LINE OF THE NW1/4 OF SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE N00°14'22"E, 2648.24 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 28 TO THE E1/4 CORNER OF SECTION 28; THENCE CONTINUING N00°14'22"E , 1324.12 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE N1/2 OF THE NW1/4 OF SECTION 27, T13S, R65W OF THE 6TH P.M.; THENCE S89°09'53"E, 1144.70 FEET ALONG THE SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SAID SECTION 27 TO A POINT ON A LINE THAT IS 150.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES FROM, AND PARALLEL WITH THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO NATIONWIDE RESOURCES CORPORATION AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN BOOK 5074 AT PAGE 558 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°14'25"E, 247.54 FEET PARALLEL WITH THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5074 A T PAGE 558 TO A POINT OF CURVE TO THE LEFT ; THENCE NORTHWESTERLY, 1119.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 920.00 FEET , A CENTRAL ANGLE OF 69°42'21" AND BEING SUBTENDED BY A CHORD THAT BEARS N34°36'45"W, 1051.51 FEET; THENCE N69°22'56"W, 338. 62 FEET; THENCE N88°38'07"W, 375.31 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 683.10 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT. SAID ARC HAVING A RADIUS OF 1605.00 FEET , A CENTRAL ANGLE OF 24°23'07" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°46'33"W, 677.95 FEET; THENCE N64°35'00"W, 1958 46 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 1282.08 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2970.00 FEET, A CENTRAL ANGLE OF 24°44'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N76°57'00"W, 1272. 15 FEET; THENCE N89°19'00"W, 162.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S00°02'53"E, 1320.12 FEET;
THENCE N89°19'00"W, 1318.63 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF THE NW1/4 OF SAID SECTION 28;
THENCE N00°14'59"W, 104.71 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE NW1/4 OF SAID SECTION 28 TO THE NORTH LINE OF THE NW1/4 OF SAID SECTION 28;
THENCE N00°02'53"W, 1215.42 FEET ALONG THE EAST LINE OF THE WEST 30.00 FEET OF THE SW1/4 OF SAID SECTION 21 TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS S89°19'00"E;
THENCE S89°19'00"E 1320.00 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION GRANTED TO EL PASO COUNTY BY DEED RECORDED SEPTEMBER 28, 2010 UNDER RECEPTION NO. 210059656 AND LESS EXCEPT THAT PORTION GRANTED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED FEBRUARY 20, 1996 IN BOOK 6823 AT PAGE 605, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO.

LEGAL AS SURVEYED

A TRACT OF LAND LOCATED IN THE S1/2 OF THE SW1/4 OF SECTION 21 AND THE N1/2 OF THE NW 1/4 OF SECTION 28, T13S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF GRAPHITE DRIVE AS SHOWN ON THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N00°35'11"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 210095656 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 1,245.35 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 96020361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S89°19'00"E ALONG SAID LINE, 1,255.66 FEET TO THE WESTERLY LINE OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 6" UNDER RECEPTION NO. 220714553 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S00°02'31"E ALONG SAID LINE, 720.76 FEET TO THE NORTHWEST CORNER OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 5" UNDER RECEPTION NO. 220714464 OF THE RECOROS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S00°03'31"E ALONG THE WEST LINE THEREOF, 524.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID GRAPHITE DRIVE;
THENCE N89°18'49"W ALONG SAID LINE, 1,244.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,556,247 SQUARE FEET (35.727 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE NORTHERLY RIGHT-OF-WAY LINE OF GRAPHITE DRIVE AS SHOWN ON THE PLAT OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" UNDER RECEPTION NO. 218714147 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND IS ASSUMED TO BEAR N89°18'49"W A DISTANCE OF 1,310.18 FEET.

SHEET INDEX

Sheet 1 of 1: Master Plan

Land Planning
Landscape Architecture
Urban Design

NES

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www.nescolorado.com

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FALCON TRUCKING AT BLR

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

DATE: 7-29-2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
09.20.21	THK	PER CITY REVIEW COMMENTS

MAJOR MASTER PLAN AMENDMENT

1

1 OF 1

CPC MP 87-00381-A29MJ21