PERCHERON

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 AMENDMENT

SITE DATA

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

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

Current Zoning: PUD/AO (ORD NO. 21-14)
PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL, INDUSTRIAL, CIVIC, SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY, OPEN SPACE, REGIONAL SPORTS COMPLEX AND PARKS AS DEFINED BY THE BANNING LEWIS RANCH NORTH ZONING AND DESIGN STANDARDS WITH MAXIMUM RESIDENTIAL DENSITY OF 2,650 DWELLING UNITS)

Total Area: 808.4 AC

Maximum Dwelling Units:
THE ALLOWED DENSITY RANGE IS 2,136 - 3,578 UNITS BUT THE OVERALL DENSITY IS CAPPED AT 2,900 UNITS.

PUD Design Standards: Percheron

GENERAL NOTES

1. 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.
2. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINNERING 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
3. PRIOR TO ISSUANCE OF BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY THE SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
4. 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
5. 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.
6. ALL LAND USES ESTABLISHMENT SHOULD COMPLY WITH THE BANNING LEWIS RANCH NORTH MASTER PLAN AND DEVELOPMENT SHOULD COMPLY WITH THIS CONCEPT PLAN AND ASSOCIATED PUD ZONING AND DEVELOPMENT STANDARDS FOR BANNING LEWIS RANCH NORTH.

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 1-½" ALUMINUM SURVEYORS CAP STAMPED " D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK K-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°46'25"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 NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK K-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 K-3 AT PAGE 125, A DISTANCE OF 3026.62 FEET TO THE SOUTHWESTERLY 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 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 AND 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. 209712972 AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING (8) EIGHT COURSES:

1. S00°08'46"W, A DISTANCE OF 638.83 FEET;
2. S45°30'33"W, A DISTANCE OF 42.16 FEET;
3. N89°07'40"W, A DISTANCE OF 13.58 FEET;
4. S00°52'20"W, A DISTANCE OF 80.00 FEET;
5. S89°07'40"E, A DISTANCE OF 14.09 FEET;
6. S44°29'27"E, A DISTANCE OF 42.69 FEET;
7. S00°08'46"W, A DISTANCE OF 7.37 FEET;
8. 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°08'46"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:

1. N89°08'43"W, A DISTANCE OF 3883.63 FEET;
2. S89°52'08"W, A DISTANCE OF 3994.87 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°52'52"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:

1. N89°51'17"E, A DISTANCE OF 93.56 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
2. N00°07'35"E, A DISTANCE OF 3924.92 FEET;
3. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
4. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 847.580 ACRES.

EXCEPTING THEREFROM THE FOLLOWING (7) SEVEN DESCRIBED PARCELS OF LAND:

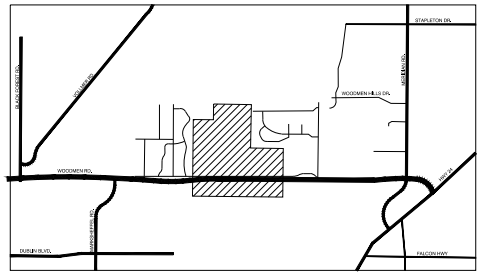
1. WOODMEN ROAD AS RESERVED IN ROAD BOOK A AT PAGE 78, CONTAINING A CALCULATED AREA OF 424.090 SF, (9.736 ACRES)
2. A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203257475, CONTAINING A CALCULATED AREA OF 26,725 SF, (0.614 ACRES)
3. A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203256741, CONTAINING A CALCULATED AREA OF 11,987 SF (0.275 ACRES)
4. THAT PORTION OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203256742 LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 209712972, CONTAINING A CALCULATED AREA OF 605,674 SF (13.904 ACRES)
5. PARCEL 209 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 24,292 SF, (0.558 ACRES)
6. PARCEL 210 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 12,127 SF, (0.278 ACRES)
7. PARCEL 211 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 640,556 SF, (14.705 ACRES)

CONTAINING A NET CALCULATED AREA OF 807.510 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.

VICINITY MAP



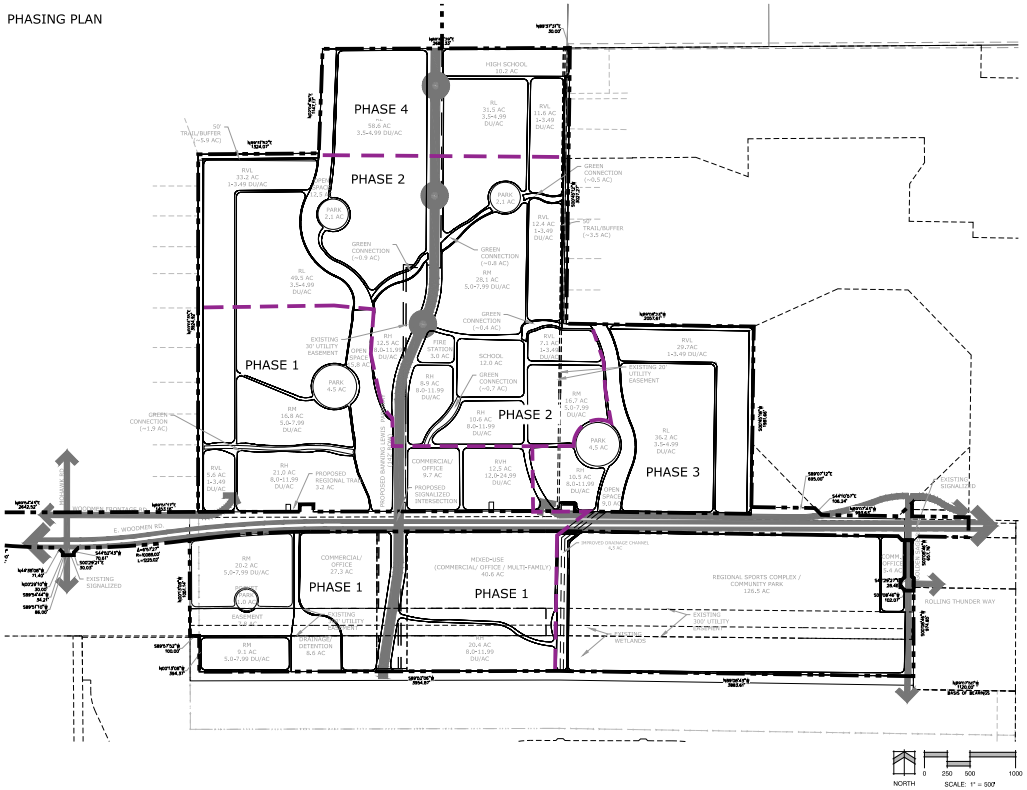
SHEET INDEX

Sheet 1 of 3: Cover
Sheet 2 of 3: Concept Plan
Sheet 3 of 3: Trails Concept

AMENDMENT HISTORY

City LUR File Number	Date	Amendment Description
CPC PUP 19-00125	01-26-2021	APPROVED CP
CPC PUP 19-00125-A1MJ21	CURRENT	Added Regional Sports Complex, commercial development south of Woodmen and east of BLR Parkway, removed community park & 15 AC school transit site, reduced the size of the remaining neighborhood parks and expanded both RM / RH Densities

PHASING PLAN


PHASE 1
PHASE 2
PHASE 3
PHASE 4
HIGH SCHOOL 18.2 AC
SCHOOL 12.0 AC
PARK 4.5 AC
PARK 2.7 AC
PARK 10.0 AC
PARK 10.5 AC
PARK 9.0 AC
PARK 2.0 AC
PARK 2.5 AC
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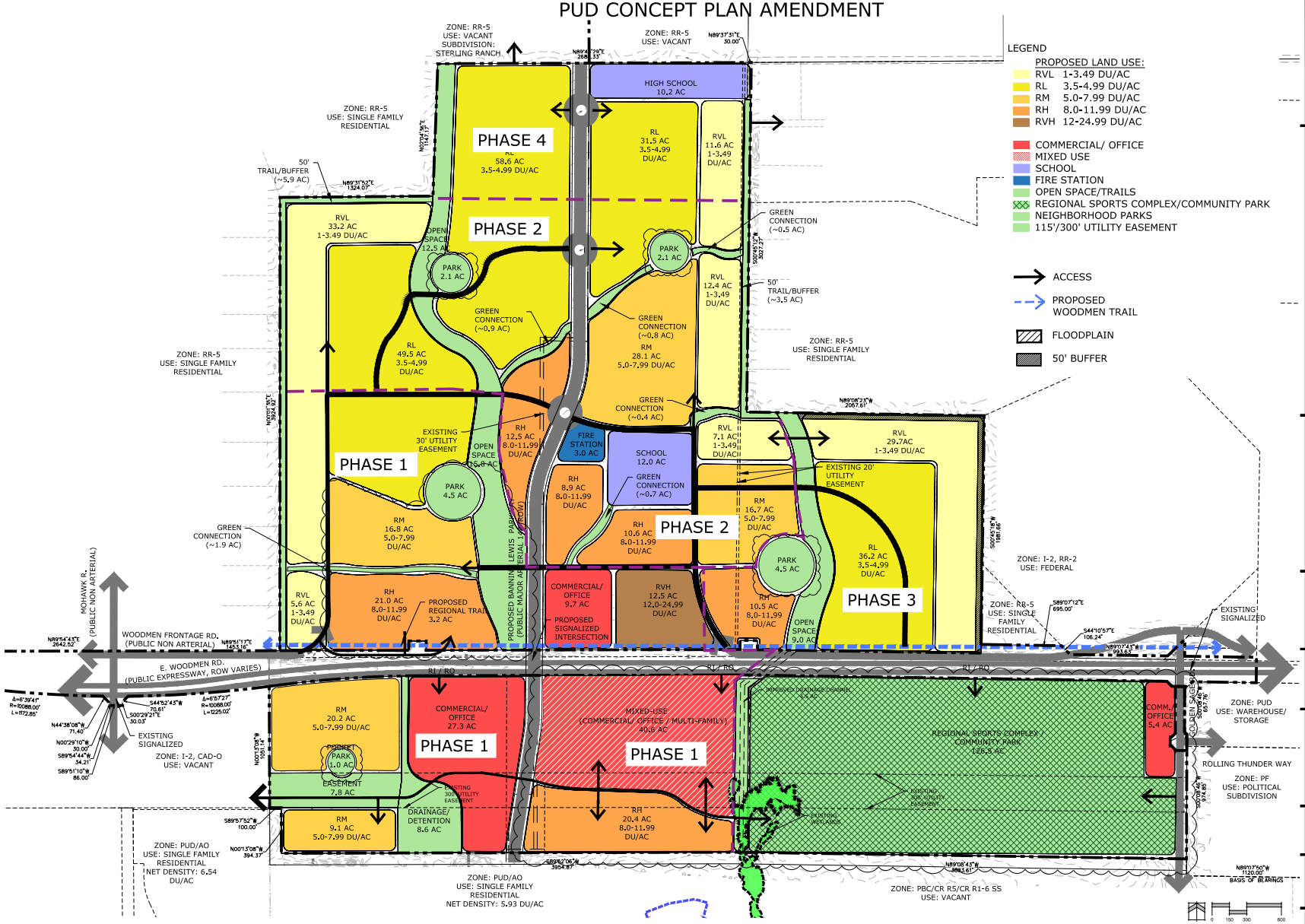
CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN AMENDMENT



CONCEPT PLAN

Land Planning
Landscape Architecture
Urban Design
NES
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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NORWOOD

DATE:	07.01.2019
PROJECT MGR:	A. BARLOW
PREPARED BY:	N. PERKINS

DATE	BY	DESCRIPTION
08/03/21	BP	HP & CP AMENDMENT
10/15/21	BP	PER CITY REVIEW COMMENTS
11/05/21	BP	PER CITY REVIEW COMMENTS

PUD CONCEPT PLAN AMENDMENT

2

2 OF 3

CPC PUP 19-00125-A1MJ21

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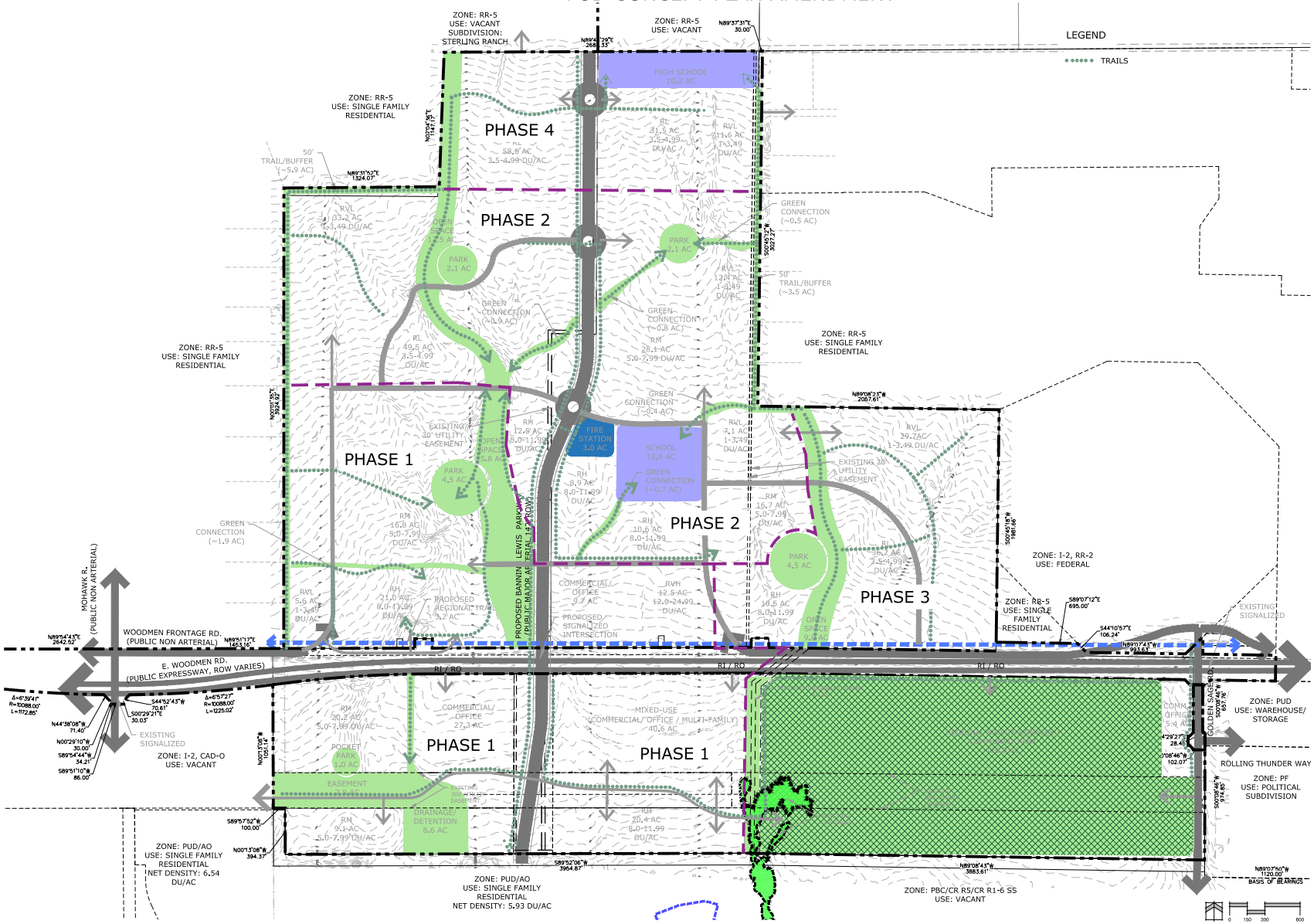

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NORWOOD

DATE:	07.01.2019
PROJECT MGR:	A. BARLOW
PREPARED BY:	N. PERKINS

DATE	BY	DESCRIPTION
08/03/21	BP	PIP & CP AMENDMENT
10/15/21	BP	PER CITY REVIEW COMMENTS
11/05/21	BP	PER CITY REVIEW COMMENTS

TRAILS CONCEPT

3

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CPC PUP 19-00125-A1MJ21