BANNING LEWIS RANCH VILLAGE A

ARCHITECT / PLANNER

Design Group

PUD CONCEPT PLAN AND **ZONE CHANGE**

COLORADO SPRINGS /ICINITY MAP POWERS BLAZ DUBLIN BLVD BLACK FOREST RD MERID**I**AN RD FALCON HWY TOWN OF FALCON NTS LAND USE

GENERAL NOTES

- THE GROSS DENSITY RANGE IS THE DENSITY RANGE PROVIDED IN THE BANNING LEWIS RANCH OVERALL MASTER PLAN AND AS SHOWN IN THIS PUD.
- REZONING TO PUD AUTOMATICALLY GOES TO CENTERLINE OF ADJACEM! RIGHT-OF-WAYS AND THE ACREAGE WITHIN THE RIGHT-OF-WAYS IS NOT INCLUDED IN THE PUD GROSS, AREA. HOWEVER, EXISTING PLATTED RIGHT-OF-WAYS, BANNING LEWIS PARKWAY, WITHIN VILLAGE A ARE TO BE VACATED AS A PART OF THIS REZONING. THE VACATED RIGHT-OF-WAY ACREAGE FOR THESE IS INCLUDED IN THE GROSS AREA FOR VILLAGE A.
- PORTIONS OF BANNING LEWIS PARKWAY, STETSON HILLS BLVD., VISTA ORO RIGHTS-OF-WAY ARE TO BE VACATED AS PART OF THIS REZONING.
- VILLAGE A RESIDENTIAL AREAS CALCULATIONS ARE POST ROW VACATIONS OF REVISED ROADS.
- NDIVIDUAL LOT DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FILING'S DEVELOPMENT PLAN. DEVELOPMENT DATA FOR EACH FILING (HOUSING PRODUCT TYPES, DENSITY, ACREAGE, ETC.) SHALL BE PROVIDED DURING THE DEVELOPMENT PLAN PROCESS.
- ANY CONSTRUCTION RESTRICTIONS OR CONDITIONS OF THE AVIGATION OVERLAY EASEMENT APPLY TO THIS SITE. SEE LAND USE CHART THIS SHEET AND GENERAL NOTES ON SHEET 2 FOR ADDITIONAL INFORMATION.
- FURTHER ASSESSMENT FOR LAND DEDICATION OR FEES-IN-LIEU SHALL BE CONDUCTED BY THE APPROPRIATE SCHOOL DISTRICT DURING THE REVIEW OF A FILING'S DEVELOPMENT IP-AN AND FINAL PLAT. THE APPLICANTISULIDER OF VILLAGE A TO PROVIDE THE PLANNING DEPARTMENT A COPY OF THE FILING'S COVENANTS, CONDITIONS & RESTRICTIONS TO PROVIDE TO THE SCHOOL DISTRICT FOR CONSIDERATION. A GENERAL NOTE MUST BE PLACED ON THE PLAT STATING THE SUBDIVISION FILING IS SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AT THE APPLICABLE RECEPTION NUMBER.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL, EURTHER, THE INJERS TREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR, NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA, HE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF

0.

- THE STREAMSIDE OVERLAY BOUNDARY SHOWN IS REPRESENTATIVE OF WHAT IS CURRENTLY INDICATED ON THE CITY ZONING MAP, (TYPET I CHANNEL), PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT IP AN ANDIOR SUBDIVISION PLAT LOCATED ADJACENT TO ANY CITY DESIGNATED STREAMSIDE OVERLAY AREA, THE PLAN AND PLAT SHALL BE FOUND TO BE IN COMPLIANCE WITH THE CITY STREAMSIDE OVERLAY STANDARDS AND REQUIREMENTS.
- 11. CONSTRUCTION OF BANNING LEWIS PARKWAY, AND EXTENSIONS OF STETESON HILLS OLLEVARD, AND DUBLEN BOULEVARD WILL BE REQUIRED AS TRAFFIC STIDIES FOR FUTURE BANNING LEWIS RANCH DEVELOPMENT ACTIVITIES DEEM IT NECESSARY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL OF THE ROADWAY IMPROVEMENTS DESCRIBED IN THE TRAFFIC IMPACT STUDY.
- 13. MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL AREAS SHALL BE THIRTY-FIVE FEET (35').
- 14. SAND CREEK CHANNEL, WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, MUST BE ANALYZED, AND IF DEEMED NECESSARY BY THE ANALYSIS, IMPROVEMENTS COMPLETED OR 100% ASSURANCES PAID, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN A DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPS AT THE TIME OF DEVELOPMENT.
- ALL PARKLAND MUST BE REZONED TO PK BY THE MASTER DEVELOPER. REZONING SHALL OCCUR AT SUCH TIME 75% OF THE FILINGS ADJACENT TO THE PARK AREA ARE
- 6. THE DEVELOPER WILL CONTINUE DISCUSSION AND COORDINATION WITH CITY STAFF ON TIMING AND TRIGGERS FOR ALL THE FUTURE ROADWAY IMPROVEMENTS DISCUSSED AND RECOMMENDED IN THE LISC MASTER TRAFFIC IMPACT STUDY, PREPARED ON LANUARY 21, 2021
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December 1990, and known as the Architectural Works Copyright Protection Act of 1990. The of these plans, work or forms represented, can legally result in the cessation of such construction

PROPOSED DENSITY	VILLAGE A	PROPOSED LAND USE	CURRENT LAND USE	OVERLAYS TO REMAIN	PROPOSED ZONING	EXISTING OVERLAYS	EXISTING ZONING*	AVIGATION EASEMENT	DEVELOPMENT AGREEMENT	MASTER PLAN	DEVELOPMENT DATA
MEDIUM DENSITY - 3.5 - 7.99 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET) MEDIUM HIGH DENSITY - 8.0 - 11.99 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET)	COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL / RECREATION	RESIDENTIAL, COMMERCIAL, RECREATION	VACANT / UNDEVELOPED	AIRPORT OVERLAY, STREAMSIDE OVERLAY	PUD / AO / SS, PBC	AIRPORT OVERLAY, STREAMSIDE OVERLAY	R5/CR R1-6 R1-6/CR SS AO (Multi-Family, Airport Overlay, Streamside Overlay)	RECEPTION # 217069667, DATED 06-15-2017	CITY FILE XXX, DATED XX-XX-XX	BANNING LEWIS RANCH CPC MP 87-00381	

ZONING SUMMARY	ACRES	NOTES
PUD - VILLAGE A	297.08	GROSS AREA (SEE LAND USE NOTE 2)
NET AREA	219.27	
EX. RIGHT-OF-WAYS	49.62	BANNING LEWIS RANCH PARKWAY, STETSON HILLS BOULEVARD, VISTA ORO
TRACT C	7.39	DRAINAGE TRACT
TRACT D	2.32	DRAINAGE TRACT
TRACT E	18.48	18.48 DRAINAGE TRACT

ROW VACATIONS	ACRES	NOTES
TOTAL VACATIONS	49.62	
BANNING LEWIS PARKWAY - PARCEL 1	31.38	
BANNING LEWIS PARKWAY - PARCEL 2	0.78	
STETSON HILLS BLVD PARCEL 3	1.75	
VISTA ORO - PARCEL 4	15.71	

DEVELOPMENT SUMMARY	ACRES	NOTES
VILLAGE A	256.59	NET DEVELOPABLE AREA
PUD - VILLAGE A GROSS AREA	297.08	
LESS		
COLLECTOR A	(2.33)	TO BE DEDICATED
COLLECTOR B	(1.68)	TO BE DEDICATED
VISTA PRADO	(4.61)	TO BE DEDICATED
VISTA ORO BLVD.	(3.68)	TO BE DEDICATED
TRACT C	(7.39)	DRAINAGE TRACT
TRACT D	(2.32)	DRAINAGE TRACT
TRACTE	(18.48)	DRAINAGE TRACT

GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HACARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 1, 2020 (REVISED JUNE 17, 2020), WHICH DENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARO NO THE PROPERTY: AREAS OF HYDROCOMPACTION, LOOSE SOILS, POTENTIALLY EXPANSIVE SOILS, EROSION, JESSONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, PONDED WATER, FLOODPLAINS AND ARTHOLATELLA FILL A COPY OF SAID REPORT HAS BEEN PACED WITHIN FILE #CPC PUP 20-00125, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, 30 SOUTH HIEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

PUP AMENDMENT HISTORY

DATE APPROVED | DESCRIPTION

NOTES

WALTON COLORADO ILC. 14614 N. KIERLAND BLVD #120 SCOTTSDALE, ARIZONA 85254

PROPERTY OWNER

CLAYTON PROPERTIES GROUP II, A COLORADO CORPORATION

DEVELOPER

CLAYTON PROPERTIES GROUP II,
A COLLORADO CORPORATION DBA
OAKWOOD HOMES
1290 N. NEWPORT RD.
COLORADO SERRIUGS. CO. 80916
PHONE: (719) 380-5058

DEVELOPER/CLIENT

DBA OAKWOOD HOMES 1290 N. NEWPORT RD. COLORADO SPRINGS, COLORADO 80916 PH: (719) 380-5058

PLANNER

ALL ROADWAY AND SIGNAL DISCUSSED THROUGH SUBS	MEDIUM DENSITY - 3.5 - 7.99 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET) MEDIUM HIGH DENSITY - 8.0 - 11.99 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET)	D DENSITY
PUBLIC IMPRO	COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL / RECREATION	
	RESIDENTIAL, COMMERCIAL, RECREATION	D LAND USE
	VACANT / UNDEVELOPED	LAND USE
	AIRPORT OVERLAY, STREAMSIDE OVERLAY	S TO REMAIN
	PUD / AO / SS, PBC	D ZONING
	AIRPORT OVERLAY, STREAMSIDE OVERLAY	OVERLAYS
	R5/CR R1-6 R1-6/CR SS AO (Multi-Family, Airport Overlay, Streamside Overlay)	ZONING*
00000	RECEPTION # 217069667, DATED 06-15-2017	N EASEMENT
CPC ZC 21-00038	CITY FILE XXX, DATED XX-XX-XX	MENT AGREEMENT
CPC PUP 20-00125 CPC PUZ 20-00124	BANNING LEWIS RANCH CPC MP 87-00381	PLAN
CITY FILE NUMBER		OPMENT DATA

VEMENTS

IMPROVEMENTS AND CORRESPONDING ESCROWED FUNDS WILL BE SEQUENT DEVELOPMENT PLAN SUBMITTALS

AT TIME OF REZONING, BANNING LEWIS PARKWAY IS CLASSIFIED AS A PRINCIPAL ARTERIAL. THE CURRENT RIGHT-OF-WAY WIDTH REFLECTS A CLASSIFICATION OF A HIGHWAY. A RIGHT-OF-WAY VACATION IS BEING PROCESSED AS PART OF THIS SUBMITTAL. THE ACREAGE OF VACATION IS NOLUDED IN VILLAGE A TOTAL ACREAGE. BANNING LEWIS PARKWAY

PORTIONS OF THE DUBLIN RIGHT-OF-WAY WITHIN VILLAGE A HAVE ALREADY BEEN PREVIOUSLY PLATTED AND DEDICATED TO THE CITY. FUTURE EXTENSIONS OF DUBLIN SHALL BE DESIGNED, CONSTRUCTED AND SEQUENCED, BY THE DEVELOPER.

IN ACCORDANCE WITH THE BANNING LEWIS RANCH ANNEXATION AGREEMENT ARTICLE III (A.), CONSTRUCTION OF ALL PUBLIC STREETS SHALL OCCUR AT THE TIME OF PLATTING AND DEVELOPMENT. TRAFFIC SIGNALS

PER THE ACCEPTED TRAFFIC STUDY PROVISIONS AND WARRANTED, AS DETERMINED BY THE CITY TRANSPORTATION MANAGER OR CITY TRAFFIC ENGINEER. OPEN SPACE & TRAILS

OPEN SBACE MUST BE PLATTED AND DEDICATED TO THE DISTRICT WHEN THE ADJACENT STREETS AND LOTS ARE BEING PLATTED, TRAILS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE SUBDINISION PLAT.

A MINIMUM 3.5 ACRE NEIGHBORHOOD PARK IS REQUIRED IN VILLAGE A, THE PARK DESIGN WILL REQUIRE PARK BOARD APPROVIA, AND A REZOURE TO RY, THE PARK AREA SHALL BE REZOUED AND CONSTRUCTED WHEN 75% OF THE FILINGS ADJACENT TO THE PARK AREA ARE DEVELOPED.

NEIGHBORHOOD PARK

THE CURRENT VISTA PRADO BLVD. RIGHT-OF-WAY SHOWN WILL BE VACATED IN CONJUNCTION WITH THIS PUD. VISTA PRADO BLVD. SHALL BE REDESIGNED TO FIT THE NEEDS OF VILLAGE A AND RE-DEDICATED TO CITY. IT WILL REMAIN A COLLECTOR ROAD AND SHALL BE CONSTRUCTED TO CITY STANDARDS. VISTA PRADO BLVD.

THE UNNAMED TRIBUTARY CHANNELS THAT FEED EAST FORK SAND CREEK, WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, MUST BE ANALYZED, AND IF DEEMED NECESSARY BY THE ANALYSIS, IMPROVEMENTS COMPLETED OR 110% ASSURANCES PAID, PRIOR TO THE ISSUANCE OF ANY BULDING PERONTENENTS WITHIN COMPLETED AND ALOCEN TO THE CREEK, ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPS AT THE TIME OF DEVELOPMENT DRAINAGE FACILITIES & CHANNELS

AVIGATION EASEMENT STATEMENT

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SERVINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.

SHEET INDEX

COVER SHEET

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ROW VACATION

R.O.W. VACATION LEGAL DESCRIPTION

.OODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545G EFFECTIVE DATE DECEMBER 7 2018, PORTIONS OF THE ABOVE PROJECT ARE WITHIN A DESIGNATED FEMA FLOOD PLAIN.

LAI DESIGN GROUP 88 INVERNESS CIRCLE EAST, SUITE J-101 ENGLEWOOD, COLORADO 80112 Ph: (303) 734-1777

CLASSIC CONSULTING, INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903 PH: (719) 785-0790

ENGINEERING & SURVEYING

PUD CONCEPT PLAN COLORADO SPRINGS, CO

BANNING LEWIS RANCH - VILLAGE A

COVER SHEET

PROJECT #: DRAWN BY: CHECKED BY: ROJECT INFORMATION

ISSUE RECORD

1st Submittal 2nd Submittal 3rd Submittal

CPC PUP 20-00125 CPC PUZ 20-00124 CPC ZC 21-00038 CPC CP 21-00039 SHEET NUMBER

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UTILITY SERVICE PLAN

ZONE CHANGE - RESIDENTIAL (PUD) ZONE CHANGE - COMMERCIAL (PBC) CONCEPT PLAN / ZONE CHANGE

VILLAGE A R.O.W. VACATION (BANNIING LEWIS PKWY, TAMLIN ROAD) LEGAL DESCRIPTION FOR PROPOSED

PHE (5) PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLDRADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC, PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00"20"14"E, A DISTANCE OF 2646, 40 FEET

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20507777 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S89°57'43"E, A DISTANCE OF 640.83 FEET;
THENCE S00°00'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN
BOULEVARDA AS PLATTED IN SADID BANNING LEWIS RANCH FILING NO. 1 AND THE EASTERLY RIGHT OF WAY LINE
OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO, 1; COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNISHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERDIJAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AM ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILLING NO. 1 RECORDED UNDER RECEPTION NO. 205087777; THENCE S88°41′16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING ELEVEN (11) COURSES:

1. \$00°0017"E, A DISTANCE OF 110.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°34'41", A RADIUS OF 1550.00 FEET AND A DISTANCE OF 827.22 FEET TO A POINT OF TANGENT;
3. \$27°45'8"W, A DISTANCE OF 588.69 FEET;
4. \$30°46'4"W, A DISTANCE OF 588.69 FEET;
5. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N65°52'21"W, HAVING A DELTA OF 00°34'40", A RADIUS OF 6166.00 FEET AND A DISTANCE OF 385.03 FEET TO A POINT OF CURVE;
6. \$27"4279"W, A DISTANCE OF 1915.43 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°12'50", A RADIUS OF 5834.00 FEET AND A DISTANCE OF 530.88 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS \$78°57'59"E HAVING A DELTA OF 09°57'41", A RADIUS OF 135.00 FEET AND A DISTANCE OF 197.33 FEET TO A POINT OF TANGENT;
9. \$01°40'20"W, A DISTANCE OF 198.31 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°00'0", A RADIUS OF 1065.00 FEET AND B DISTANCE OF 197.33 FEET TO A POINT OF CURVE;
11. \$11°40'20"W, A DISTANCE OF 198.30 FEET TO A POINT OF TANGENT;
12. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°00'0", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 197.30 FEET TO A POINT OF TANGENT;
11. \$11°40'20"W, A DISTANCE OF 197.30 FEET TO A POINT OF TANGENT;
12. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°00'0", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 197.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILLING NO. 1;

THENCE N82"25'09"W, A DISTANCE OF 345.69 FEET;
THENCE N07"34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20"07"28", A RADIUS OF 1929.00 FEET AND A
DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;
THENCE RX7"42"9"E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;
THENCE EN2"42"9"E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LETT HAVING A DELTA OF 27"42"58", A RADIUS OF 1116.00 FEET AND A
DISTANCE ON THE ARC OF A CURVE TO THE LETT HAVING A DELTA OF EXTRA STANDIUS OF 1116.00 FEET AND A
DISTANCE ON THE ARC OF A CURVE TO THE LETT HAVING A DELTA OF EXTRA STANDIUS OF 1116.00 FEET AND A
DISTANCE ON THE ARC OF A CURVE TO THE MEDIATO OF BEGINNING. THENCE CONTINUING \$11°04′20°W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, A DISTANCE OF 78.51 FEET;

A PARCEL OF LAND BEING A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO, MMENCING AT THE NORTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED SAID POINT BEING THE POINT : BEGINNING;

THENCE S89°5743"E, A DISTANCE OF 552.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 28587777, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS KANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 255064513; THENCE CONTINUING S89°57743"E, A DISTANCE OF 1277.98 FEET; THENCE S09°72717", A DISTANCE OF 34.09 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3

THENCE ON THE SOUTHERLY RIGHT OF WAY OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING SIX (6) COURSES;

1. S84°98'23"W, A DISTANCE OF 107.04 FEET;
2. N46°39'49"W, A DISTANCE OF 43.74 FEET;
3. N49°57'43"W, A DISTANCE OF 23.78 FEET;
4. N89°57'43"W, A DISTANCE OF 190.34 FEET;
5. N89°57'43"W, A DISTANCE OF 562.77 FEET
6. S87'44'51"W, A DISTANCE OF 562.77 FEET
7. A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING FIVE (5) COURSES;

THENCE N00°00'17"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING,

A PARCEL OF LAND BEING A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777 AND A PORTION OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF ELPASO COUNTY, COLORADO,

COMMENCING AT THE SOUTHEASTERY CORNER OF PARCEL 1 HERRIN DESCRIBED, SAID POINT BEING ON THE EASTERLY RIGHT OF MAYL LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENGE N11°04'20"E, A DISTANCE OF 78.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD;

1. \$35"40"25"E, A DISTANCE OF 41.69 FEET;
2. \$82"25"99"E, A DISTANCE OF 188.40 TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 BEING ALSO ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3;

1. S82°25'09"E, A DISTANCE OF 7.28 FEET;
2. S79'1627"E, A DISTANCE OF 179.17 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LETT, WHOSE CENTER BEARS N04°44'40"E, HAVING A DELTA OF 41°57'50",
A RADIUS OF 922.75 FEET AND A DISTANCE OF 675.83 FEET TO A POINT OF TANGENT;
4. N22'47'00"E, A DISTANCE OF 692.55 FEET;
5. N48'494"E, A DISTANCE OF 159.45 FEET;
6. N52'47'00"E, A DISTANCE OF 159.45 FEET;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°30'27", A RADIUS OF 2088.00 FEET AND A DISTANCE OF 164.27 FEET TO A POINT ON CURVE;
8. N43'15'33"E, A DISTANCE OF 180.89 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S27'44'24"E, HAVING A DELTA OF 21'47'30",
A RADIUS OF 207'70 FEET AND A DISTANCE OF 180.89 FEET TO THE SOUTHEASTERLY CORNER OF TRACT E AS ADDIUS OF 207'10 FEET AND A DISTANCE OF 180.90 FEET TO THE SOUTHEASTERLY CORNER OF TRACT E AS ADDIUS OF 207'10 FEET AND A DISTANCE OF 180.90 FEET TO THE SOUTHEASTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090008;

THENCE S06"30"0"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S05"55"S"E, HAVING A DELTA OF
31"16"24", A ADDIUS OF 205:00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;
THENCE S25"4"70"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44"47"51", A RADIUS OF 283.00 FEET AND A
DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;
THENCE N25"25"9"W, A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING
LEWIS RANCH FILMON NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS
RANCH FILMOR NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS
RANCH FILMOR NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS
THENCE CALTERIUM NO.

THENCE CONTINUING N82°25°09"W, A DISTANCE OF 221.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 1.754 ACRES.

A PARCEL OF LAND BEING A PORTION OF VISTA DEL ORO BOULEYARD AND VISTA DEL PRADO BOULEYARD. PLATTED IN BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF PASO COUNTY, COLORADO,

COMMENCING AT THE NORTHWESTERLY CORNER VISTA DEL ORO BOULEVARD AND SOUTHEASTERLY CORNER OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO AN ANGLE POINT ON THE SOUTHERLY LINE OF PARCEL 2 HEREIN DESCRIBED, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N84°08′23″E, A DISTANCE OF 107.04 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING EIGHT (8) COURSES:

1. \$00°02'17"W, A DISTANCE OF 265.09 FEET;
2. \$00°59'34"W, A DISTANCE OF 180.02 FEET;
3. \$00°02'17"W, A DISTANCE OF 280.42 FEET;
4. \$44*57'43"E, A DISTANCE OF 50.11 FEET;
5. \$00°02'17"W, A DISTANCE OF 51.11 FEET;
6. \$45°02'24"W, A DISTANCE OF 51.11 FEET TO A POINT ON CURVE;
7. ON AN ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°
A RADIUS OF 2048.00 FEET TO A POINT OF
8. \$07°29'34"W, A DISTANCE OF 285.36 FEET;

THENCE CONTINUING S00°29'43W, A DISTANCE OF 118.13 FEET TO A POINT ON CURVE SAID SOUTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOULEVARD;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

THENCE ON THE NORTHERLY BOUNDARY OF SAID STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 THE FOLLOWING NINE (9) COURSES:

THENCE S48°49'40"W, A DISTANCE OF 159.46 FEET TO THE SOUTHWESTERLY CORNER BOULEVARD;

THENCE ON THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE OF FOLLOWING TWENTY-FIVE (25) COURSES:

N07*17'00"E, A DISTANCE OF 42.43 FEET;
N37*13'00"W, A DISTANCE OF 171.56 FEET TO A POINT OF CURVE;
ON THE AGC OF A CURVE TO THE RIGHT HAVING A DELTA OF 3
TANCE OF 453.64 FEET TO A POINT ON CURVE;
N48*15'19"W, A DISTANCE OF 31.66 FEET;
N40*11'30"W, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;
N46*52'00"E, A DISTANCE OF 31.66 FEET TO A POINT ON CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$86"27"34"E, HAVING A DELTA OF 38"4
A RADIUS OF 789.00 FEET AND A DISTANCE OF 539.57 FEET TO A POINT OF TANGENT;

8. N42"1653"E, A DISTANCE OF 439.57 FEET TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 61"44"53"; HAVING A RADIUS OF 702.00 FEET A
DISTANCE OF 760.55 FEET TO A POINT OF TANGENT;

10. N49"2500"W, A DISTANCE OF 239.56 FEET TO POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 61"30"42", A RADIUS OF 798.00 FEET A
DISTANCE OF 865.72 FEET TO A POINT ON CURVE;

12. N40"16"58"W, A DISTANCE OF 61.06 FEET;
13. N45"46"45", A DISTANCE OF 60.00 FEET;
14. S86"933"E, A DISTANCE OF 60.00 FEET;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$40"29"13"E, HAVING A DELTA OF 37"2
ARADIUS OF 798.00 FEET AND A DISTANCE OF 61.11 FEET;
16. N86"58"00"E, A DISTANCE OF 61.11 FEET;
17. N41"58"00"E, A DISTANCE OF 61.11 FEET;
18. N86"58"00"E, A DISTANCE OF 61.11 FEET;
19. S46"12"00"E, A DISTANCE OF 61.11 FEET;
20. N86"58"00"E, A DISTANCE OF 61.11 FEET;
21. N41"58"00"E, A DISTANCE OF 61.11 FEET;
22. N86"58"00"E, A DISTANCE OF 61.11 FEET;
23. S46"12"00"E, A DISTANCE OF 61.11 FEET;
24. N86"58"00"E, A DISTANCE OF 61.11 FEET;
25. N80"58"00"E, A DISTANCE OF 61.11 FEET;
26. N80"58"00"E, A DISTANCE OF 61.11 FEET;
27. N80"58"00"E, A DISTANCE OF 61.11 FEET;
28. N80"58"00"E, A DISTANCE OF 61.11 FEET;
29. N80"58"00"E, A DISTANCE OF 61.11 FEET;
20. N80"58"00"E, A DISTANCE OF 61.11 FEET;
21. N80"58"00"E, A DISTANCE OF 61.11 FEET;
22. N80"58"00"E, A DISTANCE OF 61.11 FEET;
23. S46"12"00"E, A DISTANCE OF 61.11 FEET;
24. N80"58"00"E, A DISTANCE OF 61.11 FEET;
25. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 60"414", A RADIUS OF 1048.00 FEET A
DISTANCE OF 11.11 FEET;
26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 60"414", A RADIUS OF 1048.00 FEET A
DISTANCE OF 11.11 FEET;
29. N80"58"00"E, A DISTANCE OF 61.11 FEET;
20. N80"58"00"E, A DISTANCE OF 61.11 FEET;
21. N80"58"00"E, A DISTANCE OF 61.11 FEET;
22. N80"58"00

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO COURSES:

1. N50"53'39"E, A DISTANCE OF 32.02 FEET;
2. N07"29'34"E, A DISTANCE OF 28.53 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07"25'49", A R
DISTANCE OF 25.3.14 FEET TO A POINT ON CURVE;
4. N44"57"49"W, A DISTANCE OF 31.11 FEET;
5. N00"0"2"17"E, A DISTANCE OF 63.09 FEET;
6. N45"02"17"E, A DISTANCE OF 28.9.50 FEET;
7. N00"0"2"17"E, A DISTANCE OF 194.70 FEET;
8. N01"0"0"3"W, A DISTANCE OF 194.70 FEET;
9. N00"0"2"17"E, A DISTANCE OF 194.70 FEET;
10. N03"2"15"W, A DISTANCE OF 75.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.705 ACRES.

PARCEL 5

TAMLIN ROAD

TAMLIN ROAD

TAMLIN ROAD LYING IN SECTIONS 14 AND 15, TO ANY PORTION OF A PUBLIC RIGHT OF WAY KNOWN AS TAMLIN ROAD LYING IN SECTIONS 14 AND 15, TO SOUTH, RANGE 65 SOUTH OF THE SIXTH PRINCIPAL MERIDIAN, AS MAY BE FOUND TO LIE EASTERLY OS SOUTH, RANGE 65 SOUTH OF THE SIXTH PRINCIPAL MERIDIAN, AS MAY BE RECORDED UN BEANING LEWIS RANGH FILING NO. 1 RECORDED UN BANNING LEWIS RANGH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200846413.

BANNING LEWIS RANGH FILING NO. 3 RECORDED UNDER RECEPTION NO. 200846413.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN WISTA DEL PRADO BOULEVARD AS PLATTED IN LEWIS RANGH FILING NO. 3 RECORDED UNDER RECRETION NO. 200846413.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN WISTA DEL PRADO BOULEVARD AS PLATTED IN ENABLING NO. 3 RECORDED UNDER RECRETION NO. 200846913.

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOU FOLLOWING NINETEEN (19) COURSES:

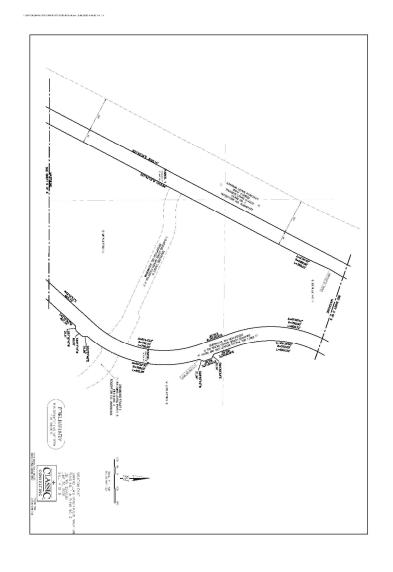
ARCHITECT / PLANNER

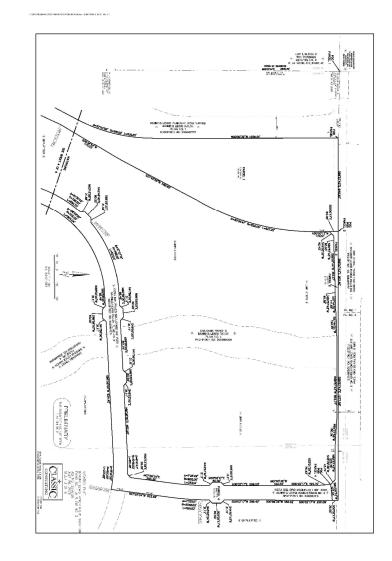
2. \$805'3800"W, A DISTANCE OF 321.4 FEET;
3. \$415'8800"W, A DISTANCE OF 31.11 FEET;
4. \$865'800"W, A DISTANCE OF 31.11 FEET;
5. NASPUZOUTW, A DISTANCE OF 31.11 FEET;
6. \$865'3800"W, A DISTANCE OF 100.00 FEET;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 106'26'00", A RADIUS OF 702.00
DISTANCE OF 130.404 FEET TO A POINT OF TANGENT;
9. \$64'30'33"E, A DISTANCE OF 130.00 FEET;
10. \$19'181'3"E, A DISTANCE OF 130.00 FEET;
11. \$25'37'10"W, A DISTANCE OF 130.40 FEET;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$72"28'28"W, HAVING A DELTA ARADIUS OF 780.00 FEET, AND A DISTANCE OF 11.26 FEET;
13. \$82"57'49"E, A DISTANCE OF 31.26 FEET;
14. \$42"17'2"W, A DISTANCE OF 40.00 FEET;
15. \$87"463"W, A DISTANCE OF 40.734 FEET TO A POINT OF CURVE;
17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 80"27'13", A RADIUS OF 702.00
DISTANCE OF 985.73 FEET TO A POINT OF TANGENT;
18. \$82"463"W, A DISTANCE OF 41.26 FEET;
19. \$82"163"W, A DISTANCE OF 40.487 FEET;
19. \$82"10"C", A DISTANCE OF 40.487 FEET;
19. \$80"10"C", A DISTANCE OF 40.487 FEET;
19. \$80"2"C", A DISTANCE OF 40.487 FEET;
19. \$80"10"C", A DISTANCE OF 40.487 FEET;
19. \$80"2"C", A DISTANCE OF 40.58 FEET TO THE SOUTHEASTERLY CORNER OF \$AID VISTA BOULEYARD;

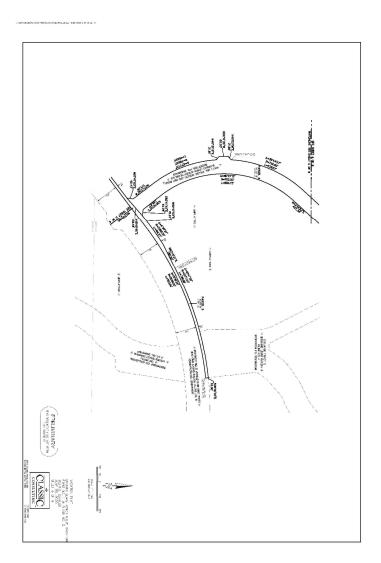
COLORADO SPRINGS, CO R.O.W. VACATION

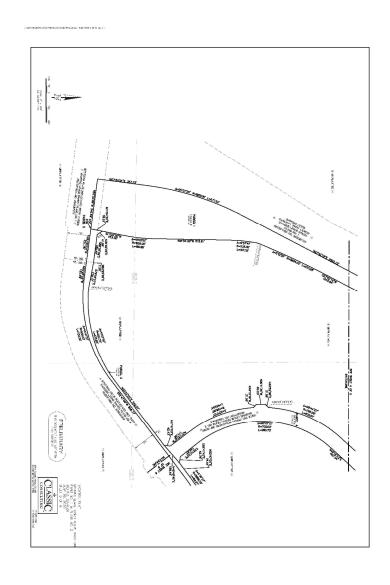
BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN

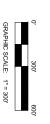
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PROJECT INFORMATION
PROJECT # 201012
DRAWW BY: TH
CHECKED BY: RH

ISSUE RECORD

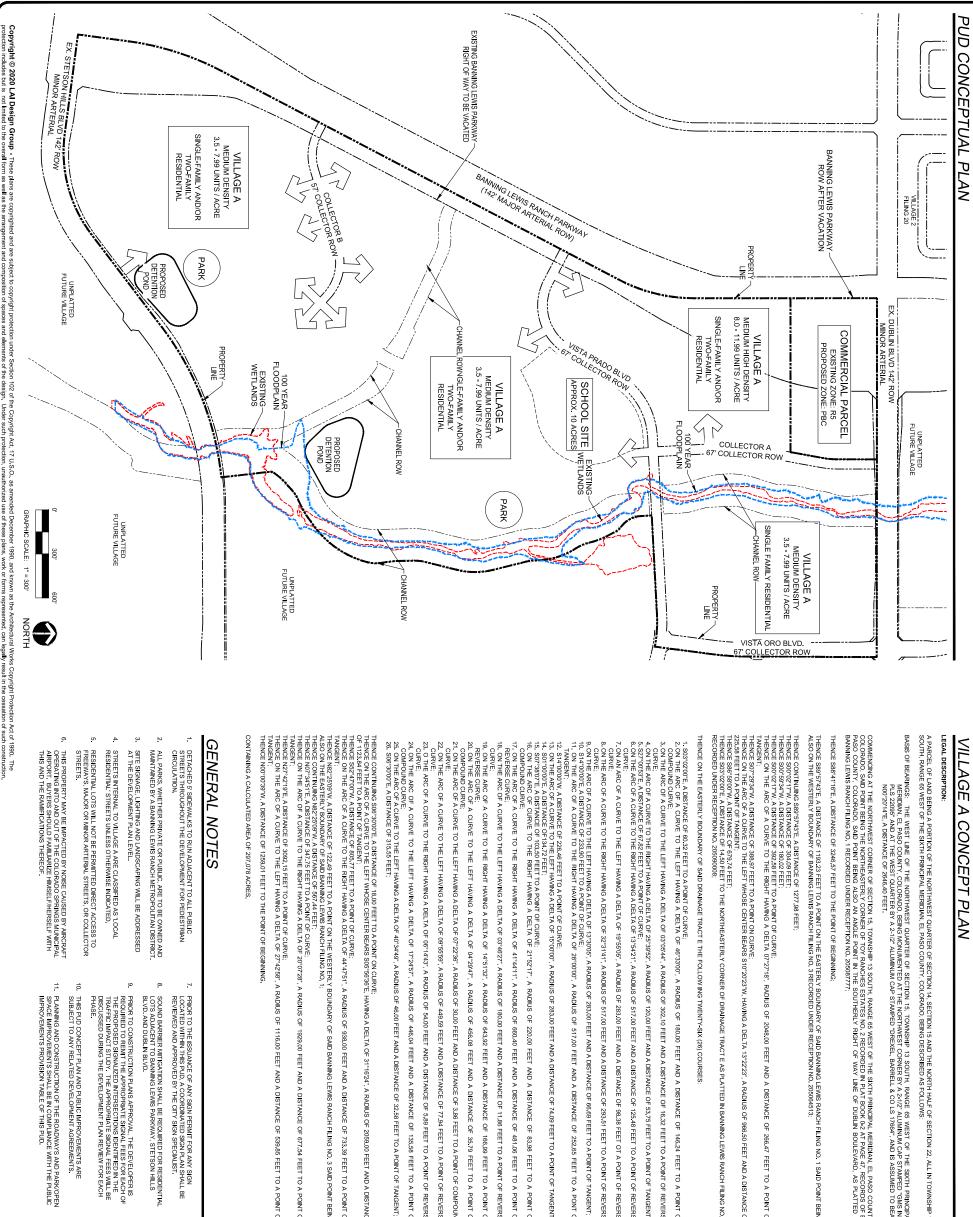
1st Submittal 08/14/20
2/M Submittal 1106/20
2/M Submittal 02/24/21
4th Submittal 02/24/21
5th Submittal 02/24/21
4th Submittal 02/24/21
5th Submittal 02/24/21
4th Submittal 02/24/21
5th Submitta

BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN

PUD CONCEPT PLAN COLORADO SPRINGS, CO

R.O.W. VACATION





VILLAGE A CONCEPT PLAN LEGAL DESCRIPTION

ARCHITECT / PLANNER

Design Group

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

NGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GNS INC. PLS 22085" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR NOO"20"14"E, A DISTANCE OF 2646-40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 PAGE OF DOWN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BANNING LEWIS RANCH FILLING NO. 1 RECORDED UNDER RECEPTION NO. 205087777; MERIDIAN, EL PASO COUNTY, AT PAGE 47, RECORDS OF EL BOULEVARD, AS PLATTED IN

THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1193.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513; ILING NO. 1 SAID POINT BEING

HENCE CONTINUING S89:5743"E, ADISTANCE OF 1277:99 FEET;
HENCE S00:2917W, A DISTANCE OF 204.09 FEET;
HENCE S00:2934W, A DISTANCE OF 304.09 FEET;
HENCE S00:2934W, A DISTANCE OF 304.09 FEET;
HENCE S00:2934W, A DISTANCE OF 304.50 FEET TO A POINT OF CURVE;
HENCE S00:2934W, A DISTANCE OF 304.50 FEET TO A POINT OF CURVE;
HENCE S00:2934W, A DISTANCE OF 304.50 FEET TO A POINT OF CURVE;
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HENCE S00:2934W, A DISTANCE OF 304.50 FEET TO A POINT OF CURVE;
HENCE S00:2934W, A DISTANCE OF 304.50 FEET TO A POINT OF CURVE;
HENCE S00:2934W, A DISTANCE OF 304.50 FEET AND A DISTANCE OF 304.50 FEET AND

) FEET TO A POINT OF TANGENT:
CE S86°5800"W, A DISTANCE OF 69.74 FEET;
CE S86°5800"W, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4
RDED UNDER RECEPTION NO. 205090008;

36.50 FEET AND A DISTANCE OF

CLAYTON PROPERTIES GROUP II,
A COLLORADO CORPORATION DBA
OAKWOOD HOMES
1299 N. NEWPORT RD,
COLORADO SERRIUGS, CO. 88916
PHONE: (719) 380-5058

DEVELOPER/CLIENT

HENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOW ING TWENTY-SIX (26) COURSES

CE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE; CE ON THE ARC OF A CURVE TO THE LEFT WHOSE GENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF

 S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE:
 ON THE JACC OF A CURVE TO THE LEFT HAVING A DELTA OF 46"33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF COMPOUND CURVE;
 ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03"05"44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 F FEET TO A POINT OF REVERSE 146.24 FEET TO A POINT OF

EET TO A POINT OF TANGENT;

CURVE: 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 F 5. S27"00'53"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE: 6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 98.38 FEET TO A POINT OF REVERSE FEET OT A POINT OF REVERSE FEET TO A POINT OF REVERSE

IE ARC OF A CURVE TO THE LET HAVING A DELTA OF 13°30'05', A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.69 FEET TO A POINT OF TANGENT; 0000'E. A DISTANCE OF 233.99 FEET TO A POINT OF CURVE; HE. ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00', A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO A POINT OF OF 252.65 FEET TO A PONT OF

S14"0000"W, A DISTANCE OF 228.46 FEET TO A POINT OF CURVE;
ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15"0000", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 F S01"0000"E, A DISTANCE OF 137.5 FEET, S01"3800"E, A DISTANCE OF 103.50 FFFT TO A DONLY OF 200.10".

EVERSE CURVE:
ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03'46'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE "0000"E, A DISTANCE OF 134.72 FEET;
"3807"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
"3807"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
"HE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220,00 FEET AND A DISTANCE OF 83,98 FEET TO A POINT OF POUND CURVE;
THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44"11", A RADIUS OF 660,40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF

I THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°2457°, A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF 1901IND CHRUFE. HE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14′43°, A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14'51'32", A RADIUS OF 643.92 FEET AND A DISTANCE OF 166.99 FEET TO A POINT OF RES CURVE;
RES CURVE;
THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04'29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF "OUND CURVE;
PURE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07'22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND FE. THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 449.59 FEET AND A DISTANCE OF 77'.94 FEET TO A POINT OF REVERSE FEET TO A POINT OF REVERSE

NICE CONTINUING S06°3000°E, A DISTANCE OF 18,00 FEET TO A POINT ON CURVIE: ENCE ON THE ARC OF A CURVE TO THE LETT WHOSE CENTER BEARS S05°56'36°E, HAVING A DELTA OF 31°16'24", A RADIUS OF 1123,84 FEET TO A POINT OF TANGENT;

2059.00 FEET AND A DISTANCE

NCE SS2"47"00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE; NCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44"47"51", A RADIUS OF 938.00 FEET AND A DISTANCE DENT. FILING NO. 3 SAID POINT BEING OF 733.39 FEET TO A POINT OF

CÉ N82'25'99", A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1; CE CONTINUING NEZ'25'09", A DISTANCE OF 347.27 FEET TO A POINT OF CURVE; CE NOT'34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE; CE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20"07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF

CE N00°00′39″W, A DISTANCE OF 1259.01 FEET TO THE POINT OF BEGINNING. E N27°42'19'E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE; EN THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF

GENERAL NOTES

- DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
- SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL. ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT
- STREETS INTERNAL TO VILLAGE A ARE CLASSIFIED AS 'LOCAL RESIDENTIAL' STREETS UNLESS OTHERWISE INDICATED. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
- HIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNCIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELFHERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
- PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PUD, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
- PRIOR TO CONSTRUCTION PLANS APPROVAL THE DEVELOPER IS REQUIRED TO RAM THE APPROPRIATE SIGNAL ETES FOR EACH OF THE PROPOSED SIGNALIZED INTERSECTIONS DEATHFED IN THE TRAFFIC IMPACT STUDY. THE APPROPRIATE SIGNAL FEES WILL BE DISCUISSED DURING THE DEVELOPMENT PLAN REVIEW FOR EACH

SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.

THIS PUD CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS.

ADWAYS AND PARK/OPEN LIANCE WITH THE PUBLIC PUD.

PROJECT #: DRAWN BY: CHECKED BY: ROJECT INFORMATION

ISSUE RECORD

BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN

CONCEPT PLAN

COLORADO SPRINGS, CO

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4

CPC PUP 20-00125 CPC PUZ 20-00124 CPC ZC 21-00038 CPC CP 21-00039

ZONE CHANGE - EXHIBIT A

A PARCEL OF LAND BEING A PORTION BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 25058777, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 250584313 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANCE & WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS. THE WEST LINE OF THE NORTH-WEST QUARTER OF SECTION 15, TOWNSHIP 13
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDAM, EL PASO COUNTY,
COLCRADO, BENG MONUMENTED AT THE NORTH-WEST CORNER BY A 2-1/2" ALLMINUM
CAP STAMPED "5MS INC, PLS 2295" AND AT THE WEST QUARTER BY A 2-1/2" ALLMINUM
CAP STAMPED "FOREXEL, BARRELL & COLS 17664", AND IS ASSUMED TO BEAR N00"20"14"E,
A DISTANCE OF 2846-40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT HE NORTHEASTERLY CORNER OF TOY RANCHES (SETATES NO. 2 RECORDED IN PLAT BOOD 6-2 AT PAGE 47, ENCORDS OF THE CORNER OF TOY RANCHES (SETATES NO. 2 RECORDED OF IN PLAT BOOD 6-2 AT PAGE 47, ENCORDS OF THE PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOLLEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET THE POINT OF BEGINNING;

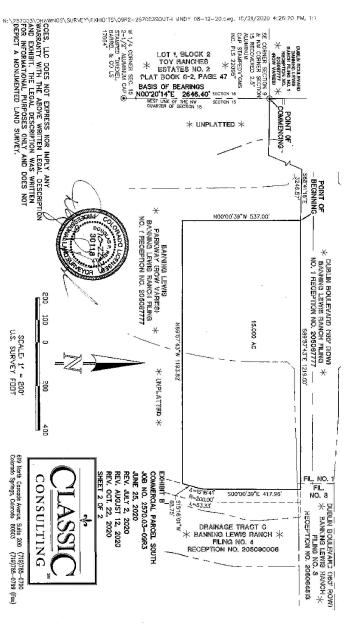
HENCE 889'57'43"E, A DISTANCE OF 1193.23 FEET TO THE EASTERLY BOUNDARY OF BANNING LEWIS FANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 25058777'S AND POINT BEING ALISO ON HEWE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO.

THENCE SOUTINUING S89*5743°E, A DISTANCE OF 25.77 FEET.
THENCE SOUTINUING S89*5743°E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DIBLIN BOULEYARD, AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;
THENCE CONTINUING S00°00°3°E, A DISTANCE OF 403.47 FEET TO A POINT OF CIRVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELITA OF 15°16'41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET TO A POINT OF TANGENT;
THENCE S15°160'TW, A DISTANCE OF 58.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THENCE N95°17'37", A DISTANCE OF 589.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE SOUTINUING N995°17'47", A DISTANCE OF 589.85 FEET;
THENCE CONTINUING N995°17'47", A DISTANCE OF 587.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15 000 ACRES.

LEGAL DESCRIPTION VILLAGE A COMMERCIAL PARCEL (PBC)

SURVEY - COMMERCIAL (PBC)



COMMERCIAL DEVELOPMENT NOTES

- COMMERCIAL DEVELOPMENT WITHIN BANNING LEWIS RANCH VILLAGE A SHALL FOLLOW CITY OF COLORADO SPRINGES ZONE PBC (PLANNED BUSINESS CENTER) DEVELOPMENT STANDARDS EXCEPT FOR THE CHANGES NOTED BELOW.

BANNING LEWIS RANCH - VILLAGE A

PUD CONCEPT PLAN COLORADO SPRINGS, CO

ZONE CHANGE - COMMERCIAL

ARCHITECT / PLANNER Design

ZONE CHANGE - EXHIBIT

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CPC PUP 20-00125 CPC PUZ 20-00124 CPC ZC 21-00038 CPC CP 21-00039

PROJECT #: DRAWN BY: CHECKED BY: ISSUE RECORD

ROJECT INFORMATION

VILLAGE A BOUNDARY - RESIDENTIAL (PUD)

ZONE CHANGE - EXHIBIT A

PARCEL OF LAND BENIG PORTIONS OF BANNING LEWIS PARKWAY AND DIBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH
LING NO. 1 RECORDED UNDER RECEPTION NO. 2000RT? RECORDS OF LE PASO COUNTY, COLORADO, PORTIONS OF BANNING LEWIS
RAKWAY, DUBLIN BOULEVARD AND STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER
RECEPTION NO. 200064513, TRACTS C, D AND E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO.
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BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNISHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-107-ZALUMINUM CAP STAMPED "ONSI NC, C-15, 22095" AND AT THE WEST "OURRITER BY A 2-107-ZALUMINUM CAP STAMPED "ORDING" AND IS ASSUMED TO BEAR NOO"20"14"E, A DISTANCE OF 2646,40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAL, L PASO COUNTY, COLORADO, SAID POINT BEING THE NORTH-SEASTER! CORNER OF TOY RANGCHES ESTATES NO. 2 RECORDED IN PLAT BOOK OZ AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO, DAI NAIGLE POINT IN THE SOUTH-ERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S89°02'08"E, A DISTANCE OF 4465.35 FEET TO THE POINT OF BEGINNING;

HENCE 8895743°E, A DISTANCE OF 125221 FEET;
THENCE 800°2217°W, A DISTANCE OF 304.09 FEET;
HENCE 800°2217°W, A DISTANCE OF 304.09 FEET;
HENCE 800°2217°W, A DISTANCE OF 304.09 FEET;
HENCE 800°2217°W, A DISTANCE OF 302.58 FEET TO A POINT OF CURVE;
THENCE 800°2217°W, A DISTANCE OT 302.58 FEET TO A POINT OF CURVE;
NFOINT OF TANGENT;

4 POINT OF TANGENT;

Y POINT OF TANGENT, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;
HENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$10"20"23"W, HAVING A DELTA 13"2"223", A RADIUS OF 986.50 FEET
WID A DISTANCE OF 225.58 FEET TO A POINT OF TANGENT;
HENCE 580"5800"W, A DISTANCE OF 37.74 FEET;
HENCE 580"5800"W, A DISTANCE OF 37.74 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING
FHENCE 580"200"CF. A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING
EMIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090008;

HENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOW ING TWENTY-SIX (26) COURSES:

"E, A DISTANCE OF 69.32 FEET TO A POINT OF CUPVE."
"E, A DISTANCE OF 69.32 FEET TO A POINT OF GUPVE."
RC OF A CURVE TO THE LEFT HAVING A DELTA OF 48°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A COMPOUND CURVE.
RC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET AND A DISTANCE OF 16.32 FEET TO A DELTA OF 103°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A DISTANCE OF 16.32 FEET TO A DISTANCE OF 16.32 FEET TO A DISTANCE OF 16.32 FEET AND A DISTANCE OF 16.32 FEET TO A DISTANCE O E CURVE: CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A

A DISTANCE OF 67.82 FEET TO A POINT OF CURVE; OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.69 FEET TO A ... O THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 FEET TO

USTANCE OF 134.72 FEET:
DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
FURNET OTHE RIGHT HAVING A DELTA OF 21°52'17', A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A JISTANCE OF 233.90 FEET TO A POINT OF CURVE; A, CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO

TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 660.40 FEET AND A DISTANCE OF 481.06 FEET TO

TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A TO THE LEFT HAVING A DELTA OF 09°55′59″, A RADIUS OF 449.59 FEET AND A DISTANCE OF 77.94 FEET TO A TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A

'OINT OF TANGENT; S06°30'00"E, A DISTANCE OF 315.55 FEET; RSE CURVE; OF A CURVE TO THE LEFT HAVING A DELTA OF 17"24"ST", A RADIUS OF 468.04 FEET AND A DISTANCE OF 135.58 FEET TO MPOUND CURVE; OF A CURVE TO THE LEFT HAVING A DELTA OF 40"34"49", A RADIUS OF 48.00 FEET AND A DISTANCE OF 32.58 FEET TO A

A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3. SO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1; N82°2599W, A DISTANCE OF 567.44 FEET: N82°2599W, A DISTANCE OF 57.75 FEET TO A POINT OF CURVE; OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07/28°, A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 ANGENT;

HENCE CONTINUING 506°3000°E. A DISTANCE OF 18:00 FEET TO A POINT ON CURVE; HENCE ON THE ARC OF A CLIRVE TO THE LEFT WHOSE CENTER BEARS 505°650°E, HAVING A DELTA OF 31°1624°, A RADIUS OF 2058.00 HET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT; HENCE 502°47'00°W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE; HENCE 502°47'00°W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;

PROJECT #: DRAWN BY: CHECKED BY:

ISSUE RECORD

CPC PUP 20-00125 CPC PUZ 20-00124 CPC ZC 21-00038 CPC CP 21-00039

유 တ DISTANCE OF 3092.15 FEET TO A POINT OF CURVE: PEA CURVE TO THE LEFT HAVING A DELTA OF 27*42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET

USITANCE OF 722.01 FEET;
. USITANCE OF 996.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS INFOLEMIS RANCH FILING NO. 1;
. S89°57/42°1. A DISTANCE OF 586.97 FEET;
. DISTANCE OF 88.75 FEET TO A POINT OF CURVE;
. DISTANCE OF 88.75 FEET TO A POINT OF CURVE;
. OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE LEFT HAVING A DELTA OF 15"16"41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET OF A CURVE TO THE CURVE TO TH

NO0°0039°W, A DISTANCE OF 403.47 EET A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED AANING LEWIS RANCH FILING IO. 3. CONTRUING NO0°00′39°W, A DISTANCE OF 14.49 FEET TO THE POINT OF BEGINNING.

SURVEY - RESIDENTIAL (PUD)

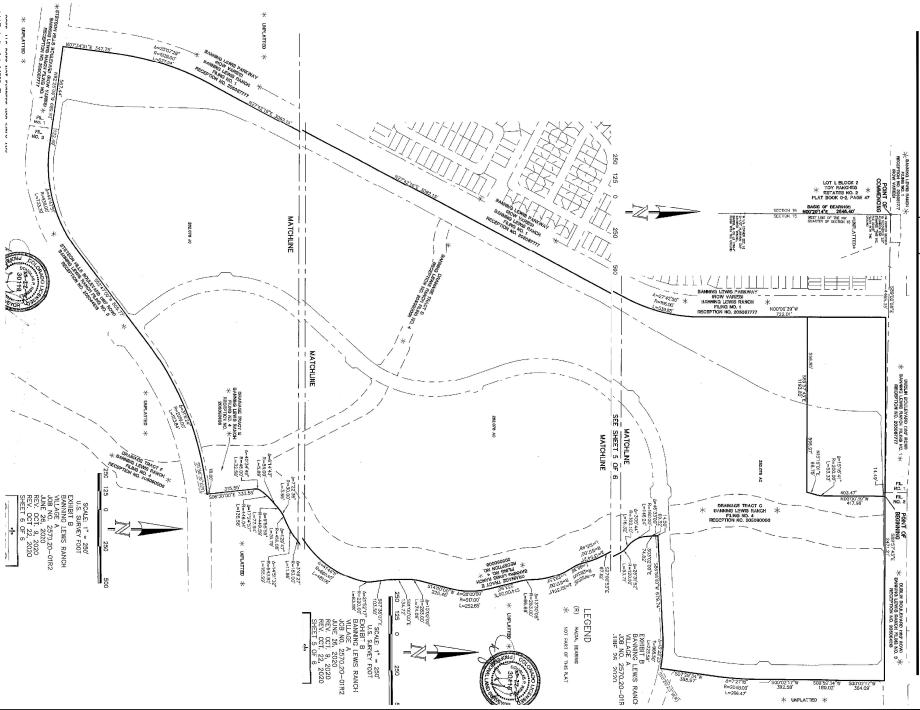
ZONE CHANGE - EXHIBIT

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ARCHITECT / PLANNER

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BANNING LEWIS RANCH - VILLAGE A

PUD CONCEPT PLAN

COLORADO SPRINGS, CO

ZONE CHANGE - RESIDENTIAL

