## 53301-00-009, 53301-00-020, 53303-03-007 53303-03-008, 53312-00-042, 53312-00-050 53312-03-001, 53313-00-050 A/PK/A0/SS (CITY ORD. 85-142, 02-99 AND GREENWAYS AT SAND CREEK PER NOTE 5 BELOW SEE NOTE 4 BELOW SAND CREEK DRAINAGE I SEE SHEET 2 OF 6 PARKING REQUIREMENTS THE PARKING REQUIREMENTS FOR ALL LAND USES DEVELOPED WITHIN THIS PROJECT SHALL ADHERE TO CITY CODE. LANDSCAPE BUFFERS AND SETBACKS ALL LANDSCAPE BUFFERS AND SETBACKS SHALL BE FER CITY CODE PUD/A0/SS 94.13 AC. FLOODFLAN STATEMENT: PORTIONS OF THE PROPOSED STE ARE WITHN A 100-YEAR FLOODFLAN AS DETERMINED BY THE PLOOD INSURANCE RATE MAP (FLRM.) MAP NUMBER OBOATC 0539G EFFECTIVE DATE, DECEMBER 7, 2018. WANNUM BAS BILDING HORTS, 4" - DIOZPT FOR BILDING HORT DOCPTONG DESCRIBED BILDING ALLONED MANNON THOUST TO BE ALLONED MANNON STORE STELL BASINETS STORE AND THE ATTENDANCE STORE AS THE ATTENDANCE STORE STORE ATTENDANCE STORE STORE STORE A PROPOSED TIER I PUBLIC TRAIL CORRIGOR TO BE PROVIDED ON THE WEST SIDE OF SAND CREEK BY THE DEVELOPER AST THE TIME OF RECENTY ADJACKATE DERECOMENTA AND MANIFACTION BY REAS DEPARTMENT. THIS CONSTRUCTION IN NOT AN OBLIGATION NOR. A PART OF THE PROJECT PLUG OBLIGATION/PROPOSAL. NO DEPELOPMENT WITHIN THE TOO YEAR FLOODPLAN WILL BE ALLOWED UNLESS ANY PREVIOUS GEOLOGICAL HAZARD REPORT FOR THIS AREA IS YALLOWED LINEAR PROPRY PREVAILED, UTILIZATION OF STREAMSDIE OVERLAY ZOMES BE LANTED TO THAT ALLOWED UNDER THE CITY STREAMSDIE OFDIANASE. CAPTER RY NO TO BE CONSTRUCTED WITH GREENWAYS MORTH ROADWAY CONNECTION TO NORTH CAREFREE PROFES FOR MAIN AND SOLF CLUB DRIVE ENTRY MODIFICATIONS TO THE ISSAMD COMMUNITY WITH ANY DEVELOPMENTY WAYS NORTH. -A-BOUT ENTRY (NORTH) TO BE CONSTRUCTED WITH ANY DEVELOPMENT WITHIN NORTH TUTT BOULEVARD ROUND-A-BOUT ENTRY (SOUTH) TO BE CONSTRUCTED WITH ANY DEVELOPMENT WITHIN THE PORTION OF GREENWAYS SOUTH OR AS REQUIRED BY CSPD. 19 N. Coscode Avenue, Suite 200 (719)785-0790 clorodo Springs, Colorodo 80903 (719)785-0799 (Fex.) STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETER AS DEVELOPMENT TAKES PLACE. CONSULTING MAXIMUM BUILDING H DRAINAGE BASIN: LEGAL DESCRIPTION: 'LASSI CITY OF COLORADO SPRINGS SMALL LOT PUD GUDELINES TO BE UTILIZED IN AREAS SOUTH OF NORTH CARRETREE, POL CONCRET TALM APPROVIL, ACMONIMEDED UTILIZATION OF THE GUIDELINES AND THE PROPOSED PUBLIC STREET SECTIONS PROVINED WITHIN THIS PLAN, EXISTING SAND CREEK PRIVATE GOLF CART BRIDGES TO BE CONVERTED TO PUBLIC PEDESTRIAN DEVELOPER. PRACS DEPARTMENT TO OWN AND MAINTAIN THE BRIDGES. all resdential development will be required to meet the current city parks dedica! Ordinance requirements at time of final plat. THIS SITE IS AFFECTED BY THE CITY OF COCKORADO SPRINGS STREAMSDE OVERLAY, INNERS AN BUFFER LUES ARE RESCRECTED BY THE ACHAIN, IN MENDERSHENTS TO SAND OSEEK ARE ANTON BECYNO POSSBEE, HINY STORM DECLANDEY POINTS, STREAMSDE LANDSCAPHIG. THE ACHAINEDY MAIN STREAMSDE LANDSCAPHIG. TO BE INSTALLED ACHIG SAND OREDS CONCURRENTLY WITH ADJACK 17. IF REQUIRED, PUBLIC STORM EASEMENTS WILL BE PROMDED WITH ADJACENT DEVELOPMENT ALL STREETS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE MUTCD GUIDELINES. SIGNAGE IS NOT APPROVED WITH THIS PLAN, A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVICEMENT FRIEW ENTERPRISE AT 2880 INTERNATIONAL, ORICLE FOR SIGN PLAN APPLICATIONS. ALL COMMERCIAL BULDING AND PARING LOT LIGHTING FIXTURES SHALL HAVE FULL REDUCE OFF-SITE LIGHTING MPACTS. all parcels within this development will be subject to the fees, resti grenways at sand offer howeowers association upon its operation. CLASSIC CONSULTING ENGINEERS & SURVEYORS 6619 N. CASCADE AVE. 2011E 200 CCUCRADO SPRINCS, CCLCRADO 80903 MR. KYLE CAMPBELL P.E. (719) 785-0790 COLORADO SPRINGS OS NEVADA AVENUE, SUITE 502 COLORADO SPRINGS, COLORADO 80903 (719) 385-2489 DEVELOPMENT MANAGEMENT INC. 111 S. TEJON STREET, SUITE 222 COLORADO SPRINGS, COLORADO 80903 (719) 593-2600 TOM TAUCHE INC. 3325 TUTI BOLLEVARD COLORADO SPRINGS, COLORADO 80922 MR. TOM TAUCH (719) 573-4863 ELUTE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, COLCRADO 80919 WR. DOLIO STIMPLE (719) 592-9333 72. IN COMUNCTION WITH DEVELOPMENT PLAN PROCESSING OF THE WILL PORTION OF GREDWIN'S NORTH JOLANCHY TO SAND ÓREDS, ADDITIONAL COORDINATION WITH CITY STORMWITER ENTERPRISE AND THE STATE OF COLORINGO DAM. SAFETY DEVOIRES WILL BE REQUIRED TO TAKE PLACE. GAND NOTES (13, 14 AND 15) GREENWAYS AT SAND CREEK CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO SITE DATA: **PUD CONCEPT PLAN** 21. FUTURE REVIEW OF STREAMSID APPLICATION. COLORADO SPRINGS RANCH THE COLORADO SPRINGS RANON AT AT AMERICA SPRINGS PLANCH KEY MAP SCALE: 1" = 500" SPACE GREENWAYS SOUTH (RH / RHSS) SHEET 3 O No. SHEET SHEET 5 (RVH) N CAREFREE CIRCLE SHEET 55' ROW PUBLIC MODIFIED COLLECTOR - W/PARKING IYPICAL SECTION 30' ROW PUBLIC RESIDENTIAL (ACCESS LANE) TYPICAL SECTION 50' ROW PUBLIC RESIDENTIAL (LOCAL) TYPICAL SECTION SDEWALK 6' ATTACHED SIDEWALK

## LEGAL DESCRIPTION GREENWAYS AT SAND CREEK:

(f) SEND PROCESS OF LAND BEING A PORTINGN OF THE WORTHLESST CLARITISE, THE SOUTHLESST CLARITISE AND THE EAST HALF OF THE SOUTHEST CAUNITIES AND THE EAST HALF OF THE SOUTHEST CAUNITIES AND THE STATE PRINCIPAL MERCHAN, ILE PASS COUNTY, COLORROY, BINGU MADE PARTICULARE, IESTSWIDLIARE, IESTSWID 2) THO PARCELS OF LAND RETHE A PORTION OF THE NORTHEAST CALMETER, THE SOUTHLESST CALMETER AND THE EAST HALF OF THE SOCIETY AS A LIN SECTION S), LEAVE 1950 THE SOCIETY SOCIETY, MERCHAN, EL PASO COUNTY, CALCADO, BENE WORD PARTICULARY, ESPERED AS EXCLORE. NORTH GOLF COURSE PARCELS A AND B WITHOUT PETERSON ROAD VACATION

Adequate the responsibility of the Females of a stress several team on a second users record to the Annual second of the responsibility of the responsibi

HENCE NEUTYDRIE, ON THE NORTHERY BOUNDARY OF SAID THE FARRINTS AT SPRINGS RANCH FLAND NO. 3 AND THE MERKEY EDUDARDEY OF THE FARRINTS AT SPRINGS MOUNT FLAND NO. 2 RECORDED URBER RECEIVED NO. 20084199, A SISTANCE OF SINTER RETET OF THE NOTHINGERIEN, Y CREEK OF SAID THE FARRINTS AT SPRINGS RANCH FLAND NO. 2. FENCE ON THE WESTERY BOUNDARY OF SUID THE FARRIN'S AT SPRINGS RANCH FUNG NO. 2 AND THE WISTERY BOUNDARY POLYBRAYS AT SPRINGS RANCH FUNG NO. 1, RECORDED UNDER RECEPTION NO. 009142816 THE FOLLOWING (3) THERE TO THE PARTIES OF THE PAR commencing at the northeasterly corner of the Farmays at springs ranch filmo no. 3 recorded under reception no. 201041588, records of el paso county, colorado, sad point dee point of beginning.

SESSITIVE A CRIME OF THE OFFICE THE A PORT OF DIRECT SUPPLY OF SESSION A CRIME OF THE OFFICE A SESSION A CRIME OF THE A PORT OF A CRIME OF THE A PORT OF A CRIME OF THE A PORT OF A CRIME OF THE A SESSION A CRIME OF THE A SESSION AS CRIME OF THE A PORT OF A CRIME OF THE A SESSION AS CRIME OF THE A PORT OF A CRIME OF THE A SESSION AS CRIME OF THE A PORT OF A CRIME OF THE A SESSION AS A CRIME OF THE A I, ON "THE ACT OF A CLORE, ON THE CULT PROSECS CONTING THE ACCESSAGE, INHING A CICLIA OF COTATI). A ROUND STATEMENT OF A CONTING THE ACCESSAGE ACC

MENDER OR SUB-MONTHER VERY OF WAIN LOSS OF WARTH CARRIER CHOLG, WITH GREEK OF ADDRESS OF THE THE WAS CONTINUED FOR SUB-MONTHER OF THE WAS CONTINUED FOR WAIN OF THE WAS CONTINUED FOR WAIN OF THE WAIN HENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RE079638, THE FOLLOWING (8) EIGHT COURSES.

ROBERT HAND OF ALL OF A LEGENZA ORGANIC AS A PRINCE OF LINE OFFICE AND A LEGENZA ORGANIC RECORDING TO A CONTROL MESTAGE OF A LEGENZA ORGANIC AND A LEGENZA ORGANIC AND A LEGENZA ORGANIC AND A PROCESSOR OF A LEGENZA ORGANIC OF THIS PROPERTY OF THE A LEGENZA ORGANIC AND A LEGENZA ORGANIC OF THIS PROPERTY OF A LEGENZA ORGANIC ORGANIC AND A LEGENZA ORGANIC OF THIS PROPERTY OF A LEGENZA ORGANIC ORGANIC AND A LEGENZA ORGANIC ORGANIC AND A LEGENZA ORGANIC ORGANIC AND A LEGENZA ORGANIC ORGANIC ORGANIC AND A LEGENZA ORGANIC ORGANIC ORGANIC AND A LEGENZA ORGANIC ORGANIC ORGANIC ORGANIC ORGANIC AND A LEGENZA ORGANIC AND A LEGENZA ORGANIC ORGANIC ORGANIC ORGANIC ORGANIC AND A LEGENZA ORGANICA ORG ROBERT CONTINUES OF SECURITY REPORT OF THE TOTAL OF THE WAY. A DESCRIPT RESOURCE OF THE MARKET BRAIN MACHINE TO WAITING PLAT OF A DESCRIPT OF THE CATALOGY SPRING ROBER THOS THE A THE CATALOGY SPRING ROBERT BROWN TO THE CATALOGY SPRING ROBERT BROWN TO THE CATALOGY SPRING ROBERT BROWN OF A DESCRIPT OF THE CATALOGY SPRING ROBERT BROWN AS A DESCRIPT OF THE CATALOGY SPRING ROBERT BROWN TO SECURITY BROWN OF SECURITY BROWN OF THE SECURITY BRO A MONTH A CHARLES OF MAN FITT.

1.0007211, A DATE OF MAN FITT.

AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (10) TEN COURSES:

HENCE MODZZEW, ON THE WEST LINE OF THE MORTHELAST QUARTER OF THE MORTHELAST QUARTER OF SAID SECTION 30, A MORACO F 1360. A SECTION THE SOUTHWESTERLY CORNERS OF GOLF CLUB HEIGHTS AT SPRINGS RANCH FLING NO. 1 RECORDED MOR RECORDING NO. 2, 201055209. HENCE NBRYSOLY, ON SAID NORTH LINE, A DISTANCE OF 634,73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST MARTIES OF SAID SECTION 30; HENCE ON THE SOUTHERLY BOUNDARY OF SAID GOLF CLUB HIDGHTS AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (4) FOUR "OURSES."

INSTALL A DESIMAGE OF BLOOD TETS.

NAME AND SELECT A DESIMAGE OF SELECT TO B. PORT OF CORE, SAD EVENT ENDS ON THE WESTERN YEART OF WAY LINK
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ON THE WRY OF A DETAINS ON THE THE WASHES CARRY BERNS SETSTHE, HANNO A DELTA OF GENERAL A BADDIS.
OF DISCONDING THE MAY A DETAINS OF A SLOW THET TO A POWER OF MANAGEMENT BOUNDAMY OF GOAL COLNERS MORTH PLANS IN A TREADED UNDER RECORDING MICROPHORN OF GOAL COLNERS MORTH PLANS. HENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES.

BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, THE FOLLOWING (3) THREE COURSES.

SEPPORT, A DETAILED OF MOD TET.

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SERVICE AND SERVICE AND SERVICE AND TET.
SERVICE AND SERVICE BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, THE FOLLOWING (5) FIVE COURSES

NAMENTARA, A SENDEG O'ROST TIETS.
STREMOTAL, A SENDEG O'ROST TIETS.
STREMOTAL, A SENDEG O'S SEND TIET.
STREMOTAL, A SENDEG O'S SEND TIET.
STREMOTAL, A SENDEG O'S SEND TIET.
DE NOTHWESTERY CORRES O'R DE SEND TIET.
DE NOTHWESTERY CORRES O'R DE SENDE TIET DE NOTHWESTERY CORRES O'R DE SEAMO AT SENDES DANCH FLAIO.

CONTINUING SOFOCYTH, A DISTANCE OF 431.09 FEET).
SECRYPES A DISTANCE OF 27283 TO THE WITHWESTELY CORNER OF THE ISLAND AT SPRINGS RANCH FILMO
WAS I RECORDED MARKE RESERVENT NO. ORDERAZORE. EDICE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, THE FOLLOWING (2) COURSES.

CONTINUES SIZZAVOE, A DISTANCE OF 1666 FEET;
AMBROYNEZ A DISTANCE OF 45000 FEET IN DEPOT OF MAY UNE OF SHOWHORS: DRIVE AN ARRENAZE, A DISTANCE OF SHOW FOR THE NOT IN THE MESTERLY ROUT OF MAY UNE OF SHOWHORS: DRIVE AS ARRENDED SAND IN ELEMAND IT SPRINGS RANCH TAND IN IN. -BOUG ON SAID WESTERLY RIGHT OF WAY LINE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1THE FOLLOWING 3) CONFISES.

ENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSESS

SONDOVTE, A DETANCE OF 42.39 FEET TO A PORT OF CURNE. OR DIE AR OF A LOWET OF THE ROBET, THANKA A DELFA OF 25/28/38, A RADUS OF 460.00 FEET AND A DISTANCE OF 24.589 FEET OF THE PORT OF EXCURNIC, MANNA A DELFA OF 25/28/38, A RADUS OF 460.00 FEET AND A DISTANCE

HONG SEWDYSHE, A DSTANGE OF 6424 FEET TO THE SOUTHEASTERY COMBINE OF THE BLAND AS SPRINGS BANCH THUS NA. 1 RECORDS UNDER RECORDANCE, NO FORT THUS THE CONTY OF BLANDS, THORACE OF THE EASTERN YEAR OF MAY USE OF SOMEORIES COMPLIAN PARTIED IN SAID THE BLAND AS SPRINGS BANCH THUSING, 1, THE FALLDINGS (2) THO COUNTRY. 1. ON THE MET OF A DURING THE THESE CHAINS THE CHAINS THE MEMORY HANNO A DILLA OF STATUS, A RADIUS ASSOCIATED TO THE CHAIN OF STATUS, A RADIUS ASSOCIATED TO THE CHAIN OF STATUS OF THE CHAIN OF THE CHAIN OF STATUS OF THE CHAIN OF THE C HENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THEE COURSES. COMMENCING AT THE NORTHEASTERLY COPIEZE OF THE FARMAYS AT SPRINGS RANCH FLING NO. 3 RECORDED UNDER RECEPTION NO. 2010H1588, RECORDS OF EL PASO COLUITY, COLORADO.

SASSENTE A DETANGE OF DATA DE DE DE SASSENTE. SASSENTE DE SOUPENTRU CORRER OF THE ISLAND AT SPRINGS RANCH FLING NO. 3 RECORDED NO. 2 RECORDED NO. 0 SPRINGS PRINGS DE SOUPEN NO. 0 DESCRIPCION N HENCE, CONTINUE NOTSS'21E, ON THE EASTERY BOUNDARY OF SAU THE ISLAND AT SPRINGS RANCH FLUIC NO. 2. A SUSSINCE OF SALES FREET TO THE SOUTHEASTERY COPERS OF THE SLAND AT SPRINGS RANCH FLUIC NO. 3 RECORDED UNDER STEEPING NO. 2010/3945. HENCE NOTSEZIE, ON HE EASTERY BOUNDARY OF SUD THE ISLAND AT SPRINGS RANCH FLAIR NO. 3, A DISTANCE TASSES TEET TO A YORIF ON THE SOUTH ROAT OF WAY LINE OF GOLF CLUB DRIVE, AS PLATID IN SUD THE ISLAND AT SPRINGS RANCH FLAIR NO. 3. HONG CONTINUES STATISTICE, ON THE WESTERY BOUNDARY OF SAID COLF COLNEC NOTHER TRAN NO. 1, A DISTANCE AT DISTANCE NOT THE MOST WORTHERY CORNER OF HILSBOOM AT SPRINGS RANCH FILMS NO. 1 RECORDED UNDER RECEPTION OF DISTANCE N HENCE ON THE MORTHWESTERLY BOUNDARY OF SAID HILSBORD AT SPRINGS RANCH FLING NO. 1 THE FOLLOWING (3) THREE COURSES. HENCE SB3V7/34E, ON THE SOUTHERLY RIGHT OF MAY LINE OF SAID GOLF GLUB DRINE, A DISTANCE OF 148,92 FEET TO A POINT 3N THE WESTERLY BOURDARY OF GOLF COUNSE NORTH FLANG NO. 2 RECORDED UNDER RECEPTION NO. 099/29507; HENCE SITUTUZE, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FLING NO. 2, A DISTANCE OF 340.94 FEET TO THE NORTHWESTERLY CORNER OF GOLF COURSE, NORTH FLING NO. 1 RECORDED UNDER RECEPTION NO. 099128GOG.

1. S2DTWESN, A DESTANCE OF FACES FEET.
3. SESTIMENWY, A DESTANCE OF ZOOGS FEET,
3. MEGZZYGOW, W. A DESTANCE OF ZOOGS FEET TO THE POINT OF BECONNING.
CONTANNO A CALCULATED AREA OF 14.027 ACRES, 611,009 SQUARE FEET.

PETERSON ROAD VACATION

A PARCE, OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST THE SXTH PRINCIPAL MERDIAN. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

MASS OF MANNOS. HILL MATERIAL. ROMORAY OF THE CHRONICAL CHRONICAL AND CHRONICAL ON THE CHRONICAL COMPICHINE AT THE SOUTHWESTERY CONNER OF PETERSON HOND AS PLATED IN THE COLONDO SYNNER RANGI FLUNG NO. 2 RECORDED IN PLAT BOOK 2-3 AT PARE 137, RECORDS OF ILL PASS COUNTY, COLONDO, SAID POINT BEING THE POINT OF BEINNING.

THOSE ON THE AND OF A CORPET DING LITTLE WAS CORPUS BASE MENOTOR HANNE A RELIA OF DESIGNAT. A MADIS MORE SHAPPED A CORPUS A MADIS THOSE SHAPPED A CORPUS A A SERVED OF A SHAPPED OF A CORPUS A C

A PRIZED CALL DESCRIPTION AND SECTION, ALL NO ROSEN DESCRIPTIONS OF SECTION AND SECTION AN COMPROME AT THE MORTHEASTERY COREIGN OF THIT SPORTS COMPLEX RECORDS UNDER RECORDS NA. 20058884, RECORDS OF ILL DAYS COUNTY, COLORAD, SAID POINT BEING ON THE SOUTHWESTERY BOARDARY OF DAYSHARD SPRINGS RECORDS THENCE SYTYZ'RE, ON THE DASTREY, BOURDARY OF SUD TUTT SPORTS COMPLIX AND THE WESTERY BOURDARY OF SAD STOCKNIND SYNDSKIES, A DISTURACE OF 472.25 PEET TO THE MOST SOUTHERY CORNER OF SAD DIGHAVILD SPRINGS, SAD POINT SERIO THE DON'T OF BEGINNAGE. OF SAID ENCHANTED SPRINGS, THE FOLLOWING (7) SEVEN COURSES.

NAMES ALL A RETANCE OF STATAS TITLS.

NAMES ALL A RETANCE OF STATAS TI I, CONTINUINO NI 425'31 W, A DISTANCE OF 14.19 FEET; NOOSTICSW, A DISTANCE OF 824.27 EEE; NA MODSHIZW, A DISTANCE OF 224.54 FEET; A MODSHIZW, A DISTANCE OF 172.44 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 35. 4RY OF SAID LOT 3, THE FOLLOWING (4) FOUR COURSES

INCLUSIONE ALL REPORTED, FOR LIGHTER, READERLY OF SHOULD AND HIS CHARLES VERBEARD OF (10.1 & A FAITTON NO STARES, AND ALL SHOWS SHORT, A DETINATE OF SHOULD NOT HELD ALL SHOWS SHOWS, A DESTINATE OF SHOULD NOT HELD ALL SHOWS SHOWS, A SHOULD NOT HELD ALL SHOWS SHOWS AND ALL SHOWS SHOULD NOT HELD ALL SHOULD N HENCE ON THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHWESTERLY BOUNDARY OF LOT 1 AS PLATED IN SAID SENIORS AT SPRINGS RANCH THE FOLLOWING (2) TWO COURSES.

THE ARE OF A CORNET OT HE BOAT WOOSE COURTE RELOS STYNOVORE HANNE A DELTA OF 2005371. A ROLDING AND A THE HARD SEASON, EAR THE WENDELSEEVE ROUNDERS OF SALD CITE A PLATIDE IN SEROES AT SERIORS AND SERVED OF THE SERVED AS A DESCRIPTION OF THE SERVED OF SALD OF THE SERVED OF THE SERVED OF SALD OF THE SERVED OF THE SERVE

PENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 AS PLATED IN PRST AND MAN TOWN CENTER FLING NO. 18, THE OLLOWING (2) THO COUNSES.

LIACHTER, A ROMANG G 445 OF TO THE COTTO OF THE CONTROL OF THE STATE OF THE THE OF A DESTINCE OF A DESTINCE OF A DESTINCE OF A DESTINCT OF THE CONTROL OF THE STATE OF THE CONTROL OF THE STATE OF THE CONTROL OF THE STATE OF THE HENCE ON THE BOUNDARY OF SAID LOT 1 AS PLATED IN FIRST AND MAIN TOWN CENTER FLING NO. 19, THE FOLLOWING THREE COURSES. NITHTOTIS, A DESIGNED OF MASSTER. TO A COUNTY OF A DESIGNED OF MASSTER OF SOUTH OF A DESIGNED OF A D HERICS ON SAID SOUTHERY BOUNDARY, ON THE ARC OF A CIRNE TO THE RIGHT WHOSE CONTRY BEARS STRAYJSTE, HANNO A LESS AN FORD SOF STRAYD, SAID FOUND THE TO THOM TO LONG SOFT SAID FOUND THE THE SENT ON THE CIRCLE SAID FOUND THE TO THE PARKED THE MODINARY RECORDED WHO TO COMMENT RECORDS UNDER RECORD WHO THE WESTERN BOUNDARY OF A PARKED, OF UND EXCRED WE A DOCUMENT RECORDS UNDER RECORD THE SENT ON THE WESTERN FOUNDARY OF THE SENT O HENEZ ON THE BOUNDARY OF SAID PARCE, OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 218079638, THE FOLLOWING A) FOUR CODIFIES:

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I SITTHÉTE, A DISTANCE OF 188-74 FEET. 2. SANDTHER, A DISTANCE OF AGO TEET. 3. SONDTHER, A DISTANCE OF AGO TEET. 4. SONDTHER, A DISTANCE OF AGO TEET. TO THE MACHINESTICKY CORRUS OF SPRINGS RANCH SABDINSON 18. D. 18. GEORGE UNDER RECEIVER NA. DISSONDTHE.

FRANCE STATE OF THE SECRETARY ROUNDERFOR YEARS ORDERED RANCH STATE OF THE SECRETARY OF THE OWN IS A DETAINED THE SECRETARY STATE OF THE SECRETARY OF THE SECRET LOGIC SENTATINE, ON SENTENCE TO MODERATE VIEW, A DESTRUCT OF THE PROFESSERS AND CONSERS OF THE 50 FOOT INCREMENCE AND UNITE SENSENT WANTED BY WANTEN BAT, OF A DESTRUCT OF THE COLCARDO SPRINGS BANCH THAN DO. 1. WITH COLCARDO SPRINGS BANCH THAN DO. 1. RECORDED UNEST RECOPTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DO. 2. WITH DESTRUCTION OF THE COLCARDO SPRINGS BANCH THAN DESTRUCTION OF THE

THE EXERCISE RELEASE OF SEASON OF SEASON OF DEBANCE AND UNITY DESIGNED VALLED BY VACIOR WAT OF A PROPER OF THE CARGOLO SPRINGS INVOLVED THE OLD THE CARGARO SPRINGS MAKEN THE NO. 2 AND THE CARGARO SPRINGS MAKEN THEN ON. 2 AND THE WESTERN INSTORMENT OF SPRINGS RANCE SHEWINGON TEAN ON. 9 RECORDED UNDER GEOTHER, NO, ADMINISTED, SHE CALLOWING SEASON OF STREAM OF SPRINGS PANCE SHEWINGON TEAN ON. 9 RECORDED UNDER GEOTHER, NO, ADMINISTED, SHE CALLOWERS.

SERVICE A DERIVED OF ROADS HELD.
SERVICE A CHARGE OF REACH HEL

HENCE ON SUD WESTERY BOUNDARY AND THE EASTERY BOUNDARY OF A 60 FOOT DRAMAGE AND UTILITY EASEMBLY WANTED IN SUD, WANTED HAIT OF A PORTION OF THE COLONOLOGY STRUKEN FILM OF THE COLONOLOGY STRUKEN FILM ON 2, AND OTHERS. . S32'03'32 W, A DISTANCE OF 168,60 FEET TO A POINT OF CURVE. 2.DN THE ARC OF A CHRIE TO THE LEFT HANNO A DELFA OF BEND'SH; A RADIUS OF 270.00 FEET AND A DISTANCE OF 373.76 FEET OF POINT ON CHRIE SAD POINT BRIGHT HAS A DEFENDED WITH THE THE POINT OF RECORDED UNDER RECEPTION NO. DROPPORTOX. HENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDINISION FILING NO. 10, THE VOLLDMING (2) THO COURSES.

S SOTRITINA A DESTANCE OF 19418 FEET. IN A PORT ON SAN EXCERNING WORDARY OF SAN WICHTRAN PART OF A PORTION OF THE CELEGOLOGY SPRINGS PRINCE STRUCK SPRINGS FRANCH FLAND NO. 2, AND THE CELEGOLOGY SPRINGS PRANCH FLAND NO. 3, AND THE CELEGOLOGY SPRINGS PRANCH FLAND NO. 3, AND THE CELEGOLOGY SPRINGS PRANCH FLAND NO. 3. ENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES

SERVICION, A DERINGE OF ARRE TETE.
SERVICION, A DERINGE OF 1927 FEET
SERVICION, A DERINGE OF 1927 FEET
SERVICION, A DERINGE OF 1928 FEET
SERVICION A DERINGE OF ARRE TO THE SERVICION AND SERVICION AN

PIENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FLUIG NO. B, THE FOLLOWING (5) TIVE SOURCES. SENTINE A RESINCE OF THE TOTAL PORT ON CAME.
SENTEN, A RESINCE OF THE THE TOTAL PORT ON CAME.
SOUTH THE OF CALL CAME THE THE WAS CONTRE BLASS SOUTH WE HAVE A DULLA OF TOWARD. A REGING OF THE OF THE THE TO A PERM THE OF THE SENTENCE OF THESE THET OF A PERM THE OF THE SENTENCE OF THE SEN

A PROCESSION AND ADDRESSES OF A STREET OF A DESCRIPTION OF EASTERY BOUNDARY OF A PARCEL OF UND DESCRIPTION AND ADDRESSES OF A DESCRIPTION OF A

MANDEPOR, LEAGUE OR 440, ETT N. HONE OF GREE

OF SOATH ITT DOWN OF MANDETH HAND A RELLA OF XET/HE, A HOUR OF 900.00 FIET MON A DETINACE

OF SOATH ITT DOWN OF MANDETH HAND A RELLA OF XET/HE, A HOUR OF WORKER

SEASON AT A DOWN OF WASHINGTON

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HENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES.

SSENDAMA ROTHING CON AND RETRIEVED AND RETRIEVED AND ROTHING AND ROTHING OF BATTERS AND ROTHING OF AND RETRIEVED AND ROTHING OF AND RETRIEVED AND ROTHING OF HENCE NOTICENS, ON SAID EASTER, Y BOUNDARY AND SAID EASTER, Y BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE F 448,75 FEET TO THE POINT OF BEGINNING. A CALCULATED AREA OF 105,643 ACRES, 4,601,822 SQUARE FEET.

DOT 1 AS PANTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 2000/26864 RECORDS OF EL PASO COUNTY, COCCOLORDO, ESPERIME ANY PONTION INTO WINNIN THE UNDERLY RECORDED UNDER RECORDED IN THE DOCUMENT RECORDED UNDER RECORDED IN THE DOCUMENT RECORDED UNDER RECORDED TO THE DOCUMENT COCHORDO. UTT SPORTS COMPLEX WITHOUT DEVELOPMENT MANAGEMENT INC. PORTION

F PAREZ, D. CLANG BENG A FORTHWO OS SETTION, IT UNIVERSEY IS SOUTH RANGE ASSETS OF THE CENT PROMPAL METION.
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THE SENSO'N ON THE LESTEN'S BORDONE OF 500 DUTS SHORTLY, A DETRINED OF THES THET TO A POST ON THE CASE OF THE THE PROPERTY OF THE SHORTLY OF COMMERCING AT HE NOTHEASTERY COPER OF DITT SPORTS COMPLEX PECONCED UNDER PECEPTION NO. 202005864, RECORDS FOR E. DAYSO CHANT, COLCAND, SUP POINT BEING ON THE SOUTHWESTERY BONDURRY OF DICHANTED SPRINGS RECORDS UNDER RECOFFINA NO. 21774002. THENCE SOTIZITIEE, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF SOCIAP FEET TO THE POINT OF BECINNING;

TUTT SPORTS COMPLEX ADJACENT DEVELOPMENT MANAGEMENT INC. PORTION. CONTAINING A CALCULATED AREA OF 1.492 ACRES, 65,0008 SQUARE FEET.

A PARCEL OF LAND BEING A PORTICN OF SECTION 31, ALL IN TORRISHE 13 SOUTH, RANCE 65 WEST OF THE SIGHT PRINCIPAL MEMORIANE, INC. BOOK COUNTY, COLORISHE A PORTICN OF A PARKET OF LAND SECRETORISHE NA A DOLORISHE RECORDED WAS RECOFFER NG, DERIVERS FOR COUNTY, COLORISHO, BEING WATER PARTICULARLY RECORDED NS TOLORISH

COMMERCING AT THE MORTHEASTERY CORRER OF TUTT SPORTS CONFLEX PRODUCED UNDER RECEPTION NO. 200008664. RECORDS FOR E. DAYSO CONFORT, TOTAGODS, SUP POINT BEING ON THE SOUTHWESTERY, BOUNDARY OF DICHANTED SPRINGS RECORDED MUST RECORDING NO. 2177-4002. HENCE SOTUZ'NEE, ON THE EASTERY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF SORASPIETT TO THE POINT OF BECINNING. NOS OF MANINES OF MATERIATING FROMONY OF THE "POSTS COMMENTED." RECORDED UND RECORDING NO. RECORDING NO. ACCORDANCE IN RECORD OF THE RESOURCE OF THE RECORD OF THE RESOURCE OF THE RECORD OF THE REC HENCE SOTYZYBEE, A DISTANCE OF 41.28 FEET. HENCE SODYA'STYL, A DISTANCE OF 97.28 FEET A POINT ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX.

HENCE ON THE EASTERNY BOUNDARY OF SAID TUTT SPORTS CAMPLEX THE FOLLOWING (3) THO COURSESS, 1, HONDSYSTAY, A LAGISTANCE OF ANY STETL.

CHANGES AND A LOGISTANCE OF THIS TEST. TO THE POINT OF BECOMMUN.

CONTINNING A CALCULATED MEEL OF DASO ACRES, 37,240 SQUARE FEET.

32. 35' 50' 45' ZONING AND DEVELOPMENT STANDARDS Min Setbacks 5'(2) 3-5.5 DUA Front 10'(4) 5'(1) 5'(3) Community Commercial (North Tutt Entrance) \* All height calculated per City Code and "ranc 2000 SF SETBACKS AND LOT COVERAGE RVH (Residential Very High) DENSITY AND HEIGHT: Residential High) Streamside Overlay) Land Use Type and Use Type RM RH and RHSS Community

20'(3) 20'(3)

(2) Driveways for rear loaded ganges must be less than 8' or greater than 18' if access is to a private alley or 20' if access is to a public alley/street.

Applies to perimeter of overall property of RVH and c

(4) 5' minimum setback to unenclosed porch.

partment site to be limited to no

LASSI ş

 DESIGNED BY
 SCALE

 DRAWN BY
 MES
 (H) 1"= N/A

 CHECKED BY
 (V) 1"= N/A

CPC-PUP-19-00120 GREENWAYS AT SAND CREEK LEGAL DESCRIPTION 619 N. Coscode Avenue, Sulte 200 (719)785-0790 - Colonado Springs, Colonado 80903 (719)785-0799 (Fex.) CONSULTING

CryssiC















