SITE DATA

NORWOOD DEVELOPMENT 1111 S. TEJON ST COLORADO SPRINGS, CO 80903 5300000241,5300000304,5300 PUD, RR-5, A-5, CAD-0 Current County Zoning: Tax ID Number:

PUD/AO (ORD NO.

PUD/AO (ORD NO.

MIX, OPEN SECE, AND PARKS, AS DEFINED BY THE BANNING LEWIS
AND DESIGN STANDARDS WITH MAXIMUM RESIDENTIAL DENSITY OF Proposed Gity Zoning:
PUD (PLANNED UNIT DEVELOPMEI
RESIDENTIAL, MULTH-FAMILY, OPE:
RANCH NORTH ZONING AND DESI
2900 DWELLING UNITS)

Total Area:

Maximum Divelling Units: THE OVERALL DENSITY RANGE IS 710-3,335 UNITS BUT THE OVERALL DENSITY IS CAPPED AT 2900 UNITS

## GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED FEM. A FLOODPLAIN AS DETENMEND BY THE FLOOD INSURANCE RATE MAY, COMMUNITY PAREL NUMBERS DEATLOSSOS, 366,465, EFFECTIVE Discember. THIS PROPERTY IS SUBJECT TO THE FINANCES OR MALLAND MANAGERY.
- WINTH THE SERIORS FILE OF THE POT COLOGADO STREAMS PANAMEN AND DESIGNABLE TWAN CONTACT THE PLANMEN AND DESIGNABLE THAN SOOTH THE THE SERIOR OF THE POT COLOGADO STREAMS CO IT FOUND USED TO SERIOR SERIOR STREAMS AND STREAMS CO IT FOUND USED TO SERIOR SERIOR SERIOR STREAMS CO IT FOUND USED TO SERIOR SERIOR SERIOR SERIOR SERIOR SERIOR STREAMS CONTAGE AND STREAMS TO THE SERIOR SERIO
  - ANY OF THE CHAIL C
- FULL SECTION MACETATION MILE REQUIRED FOR THE ENTIRE AREA WITHIN THE CONCEPT PLAN, ALL PLAN ALL SHEETING METERATION WILL BE REQUIRED FOR THE RETHER GUERCHOOF THE MEDIC DESCRIPTION WILL BE RECHIED FOR THE HE COHERCIPE THE MEDIC BENEAUR SHOWEN AND THE SET PLAN ALL LAND USES STRABE PLANT WITH THE BANKING THE PLAN AND SECOLATED FOR ZOWING AND DEFICIONARY TANADARD STORE WANNING LEWIS FOR AND SECOLATED FOR ZOWING AND DEFICIONARY TANADARD STORE WANNING LEWIS STRABE ALL AND STRABE STORE STRABE S

## 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 SOUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

346) OF BEARINGS. THE SOUTHERLY BOUNDARY OF AMECNATION PLAT. MOSCION PALLER SUBSTATION RECORDED UNDER RECEPTION NO. 006113301, RECO. PLANCOUNT COURSING SERVINGED. TO & B COLDS TITLER IS ASSUMED TO BEEN SOONTINGED. TO & B COLDS TITLER IS ASSUMED TO BEEN SOONTINGED. TO & B COLDS TITLER IS ASSUMED TO BEEN SOONTINGED. THE MACHINE OF TITLER IS TO BE COLDS TITLER IS

COMMINION AT THE NORTHEASTERY COWER OF PAWME RANCHEOGRED IN BAJE BOOK JA AT PAGE 28, RECORDS OF EL PAGO COMMY STOCKOROWS NO POWE BENG HE NORTH LIBE OF SECTION 3, TOWNSHIP 72, SOUTH, RANGE 69 WEST OF THE SKITH PRINCEPAL MERIDAN, SAID POWER AS, BENG THE PURP OF SECENANCE.

FIRMS SOV-STW, ON THE EAST LIKE OF SAID SECTION I, THE WESTERLY BOUNDARY OF SAID THE MEDIOWIS FILMS NO. 2 AND THE WESTERLY BOUNDARY HALLOOMER BANK NO. 1 RECORDED IN PLAT BOOK NA AT PAGE 123. A DISTANCE OF SURACE FOR 170 THE SOUTHWESTERLY CORNERS OF SAID THE MEDIOD WAS 1. NORTHEASTELY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK OS AT PAGE 94:

BANNING LEWIS RANCH NORTH

DATE: PROJECT NGR: PREPARED RY:

REPORTED TO THE STATEST FOUNDATY OF MIDTING THE RECOVER THAN 100.1, A USENING OF 2012 IN THEIR TO THE WATHWESTERN CORREST OF A MEDICAL SPACESTORY OF THE RESET OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE RECOVERY OF THE STATE OF THE STATE OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE STATE OF THE RECOVERY OF THE STATE OF THE STATE OF THE RECOVERY OF THE STATE OF THE STAT

esserver, co sub gourne y de risk sond sous de la company FHENCE 889'064/TE, ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE SOUTHERLY BOUR SOOK 8708 AT PAGE 352, A DISTANCE OF 570,70 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

HENCE SOTORWEYN, ON SAID WESTERLY BOUNDARY, A DISTANCE OF \$98.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF AMPEXATION LAT-BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK DALAT PAGE 67;

. N89°08'43"W, A DISTANCE OF 3883.63 FEET. 2. S89°52'06"W, A DISTANCE OF 3854.87 FEET.

FEINCE MIDITION ON THE EASTERY BOUNDARY OF SAID ANNEXATION RAT-BANNING LEMIS RANCH MO, 2.A DISTANCE OF SAL37 FEET TO A DIGHT ON THE OUTH LINE OF THE MORTHEAST QUARTER OF THE MORTHMEST QUARTER OF SECTION TO TOWNSHIP 13 SOUTH, RANCE 60 WEST OF THE SIXTH PRINCIPAL REGIONS: HENCE SBYSTSZW, ON SAID SOUTH LINE, A DISTANCE OF 100:00 FEET TO THE ORTHEASTERLY CORNER OF ANNEXATION PLAT BANNING LEWIS PANCH NO. 10. ere of the comment when the comment of the comment

1. NB915/17E, A DISTANCE OF 88.58 FEET TO THE SOUTHEASTERLY CORONS
2. NB017/12SE, A DISTANCE OF 88.24, PEET,
2. NB017/12SE, A DISTANCE OF 1354.07 FEET,
4. NB017/12SE, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

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SEPTION NO. 2007/2012 CONTANNA A CALCIAL/TED AREA OF 605.07 8 FF (13.98)

209 AS DESCREED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 2002251G. CONTAINING A CALCULATED AREA OF 24.292 SF. (0.589 ACRES) FOR ON SERSORED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 2002251G. CONTAINING A CALCULATED RAREA OF 2202 SF. (0.589 ACRES) THIS DESCREED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 2002251G. CONTAINING A CALCULATED AREA OF 64.054 SF. (1.770 ACRES

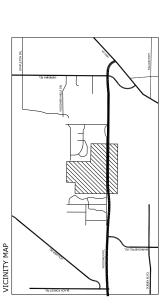
DOJGLAS P. REINELT, A LEGISED PROFESSIONAL LAND SURVEYOR. IN THE STATE OF COLORADO, DO HERENS STATE THAT THE ABOVE LEGAL DESCRIPTION WAS REPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOMLEDGE, INFORMATION AND BELIEF, IS CORRECT.

CPC PUP 19-00125

COVER

## BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNITY, COLORADO
CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN



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

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