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 MERRIAM, EL PASO COUNTY, COLORADO CITY OF COLORADO SPRINGS, COLORADO MASTER PLAN

N.E.S. Inc. 619 N. Cascade Avenue, Suite 207 Colorado Springs, CO 80903

Tel. 719.471.0073 Fax 719.471.0267

www.nescolorado.com

NES

VICINITY MAP

LEGAL DESCRIPTION

PROPOSED LAND USE: REOPERTIAL VERY LOW (NUL) 1-3-40 DU/AC 99.3 AC RESIDENTIAL VERY LOW (RU) 1-3-40 DU/AC 2374 AC RESIDENTIAL IOUN (RU) 51.3-43.9 DU/AC 2374 AC RESIDENTIAL VERY HORI (RU) 51.3-43.9 DU/AC 51.4 AC RESIDENTIAL VERY HORI (RU) 12-24.9 DU/AC 51.4 AC RESIDENTIAL VERY HORI (RU) 12-24.9 DU/AC 51.2 AC

40.1 AC 37.2 AC 56.6 AC 37.1 AC 23.0 AC 23.0 AC 23.0 AC 23.0 AC 255.3 AC

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THE PROJECT PROPOSES TO ANNEX THE REMAINING 808 ACRES OF MANNING LEWIS PARCH, MOWNIN REAMINING FURS PARCH TORTH. THE MASTER PLAN AND PUTO CONCEPT PLAN PROPOSE A MIX OF REDENTIAL DENRIFIC, COMMUNITY COMMERCIAL, SCHOOL, OPEN SPACE, AND PARC USES.

PROPOSED LAND USE

PROJECT DESCRIPTION

NORWOOD DEVELOPMENT 111 S. TEJON ST COLORADO SPRINGS, CO 80903 530000241,530000304,53000 530000605-6, 5311100001

SITE DATA

Owner:

PUD, RR-5, A-5, CAD-0

County Current Zoning:

Tax ID Number:

Vacant/Agriculture

Existing Land Use: Aaximum Density:

807.5 AC 2,900 DU

Fotal Area:

A PARCEL OF LAND BEING A PORTON OF SECTIONS 2.3, 10 AND 11, ALL IN TONNSHIP 15 SOUTH, RANGE 68 NEST OF THE BATH PORTON. MENDIAN, EL PASO COUNT PARTEUMARY DESCREDED AS TOLLONS.

BASIS DE BENINDES. THE SOUTHERY BOMONYOF AMEXITION PULT. MOKEN PLUER SUBSTATION RECORGED UNGER RECEPTION NO. 086113301, RECORGE OF EL PASO OCUNY, COLONOO, BEING MONUMENTED AT BOTH BIOS BY A 1-15° ALUMANUM SURVEYORS CAP SYMMED * 0.04.8 OCUS TIRMA TE ASSAMED TO BEAR SSOUTSOFE. A DIST OF 112200 FEET.

COMENCING AT THE NORTHEASTERLY CORNER OF PAIWEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I.2 AT PAGE 25, RECORDS OF EL PASO COUNTY, COLORADO SALD POIN ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SALD POINT ALSO BEING THE POINT OF BEGINNING. THENCE NRY4622E, ON SAID NOTH LINE OF SECTION 3, A LIGTANCE OF 2884.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE MEMORYNS FLING NO, 2. RECORDED N PLAT BOOK O-3.317 PAGE 94:

PARKS LAND DEDICATION

LAND DEDICATION FORMULA

PARKS ORDINANCE CATEGORY

UNIT NO. ESTIMATE

DU/AC RANGE

PARK LAND DEDICATION CALCULATION

808 AC

OVERALL TOTAL

199 x 0.02325 831 x 0.02325 794 x 0.02325 475 x 0.01650 544 x 0.01650

8 units per acre or less 8 units per acre or less 8 units per acre or less greater than 8 du/ac greater than 8 du/ac

199 831 794 475 544 2843

1-3.49 3.5-4.99 5.0-7.99 8.0-11.99 12-24.99

RVL RM RH RVH TOTAL

(AC)

THENCE SOV4512W, ON THE EAST LINE OF SAUD SECTION 3, THE WESTERLY BOUNDWRY OF SAUD THE MEADOWS FLING NO. 2 AND THE WESTERLY BOUNDWRY OF THE MEADOWS NO 1 RECORDED IN PLAT BOOK NJ AT PAGE 123, A DISTANCE OF 303642 FEET TO THE SOUTHWESTERLY CORNER OF SAUD THE MEADOWS FLING NO. 1;

nexes areaster. On the sources of sources are also the autoconce that on a concentration of the source and and a concentration of the source and a concentration

UNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352. IHENCE SS9'0647E, ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE SOUTHERLY BO JISTANCE OF 570.70 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

07 01 19 a. Bartow Popterski

DATE: PROJECT MCR: PREPARED BY:

BANNING LEWIS RANCH NORTH

NORWOOD

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OF ANNEXATION PLAT THENCE S00708'46'W, ON SAID WESTERLY BOUNDARY, A DISTANC PLAT BOOK D-4 AT PAGE 67:

IENCE ON SAID NOR

Decidentia 7: 2010. Control of Herbonics Sumwar And Concutations of A EGC Conci Hubble THS Representations assured to The Herbonics Sumwar And Concutations of A EGC Conci Hubble Hist Representation and the Concentration of the Concentration of the Concentration of the Hist Representation of the Concentration of the Concentration of the Hist Representation of the Concentration of the Hist Representation of the Hist Representation of the Accent of the Accent of the Hist Representation of Hist Representation o

FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETEMAINE THE FLOOD INSUPACE FATE MAP. COMMUNITY PANEL NUMBERS 08041025303, 356,456, EFFECTT TECEMBER 7.

GENERAL NOTES

ROUNDING ERROF

1. N89'08'43'W, A DISTANCE OF 3883.83 FEET 2. S89'52'05'W, A DISTANCE OF 3954.87 FEET.

HENCE MOT1378*Y, ON THE EASTERLY BOUNDARY OF SAID AVAEXATION PLATEANNING-LEVIS RANCH NO. 2, A DISTANCE OF 384.37 FEET TO A PONT ON THE SOUTH LINE OF UMATER OF THE NORTH-WEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 VIEST OF THE SIXTH PRIVIDEAL MERICIAN;

CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNEL HENCE 580'57'SZ'W, ON SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE NORT INVEXATION PLAT BAVAINGLEWIS RANCH NO. 10.

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HEROS FILING NO 1

1. N89*51*17"E, A DISTANCE OF 90.88 FEET TO 2. N00*01*35"E, A DISTANCE OF 3004-02 FEET 2. N89*31*32"E, A DISTANCE OF 1324-07 FEET 4. N02*04*36"E, A DISTANCE OF 1147*17 FEET1

TO THE POINT OF BEGINNING.

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Master Plan

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ONTAINING A GROSS CALCULATED AREA OF 847.580 ACRES.

BED PARCELS OF LAND: (CEPTING THEREFROM THE FOLLOWING (7) SEVEN

VISION OF THE WESTERL' A reseture in a constraint of the constraint

ACRES) AREA OF 24,292 SF, (0.558 ACRES) AREA OF 12,127 SF, (0.278 ACRES) ARFA OF 640,556 SF, (14,705 ACRES)

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EGAL DESCRIPTION STATEMENT

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 ESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.

NDEX Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort Coort C	DATES	12,30,19	02.2.8	9-21-20	11.23,20	12,20,10							
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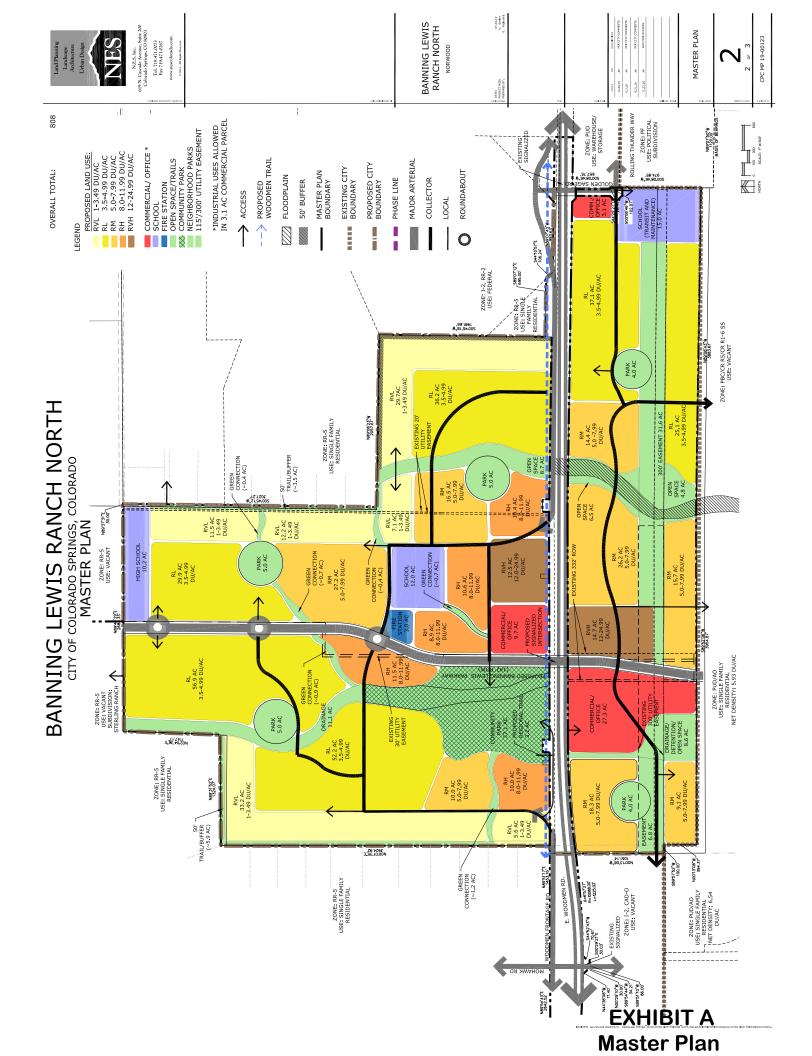
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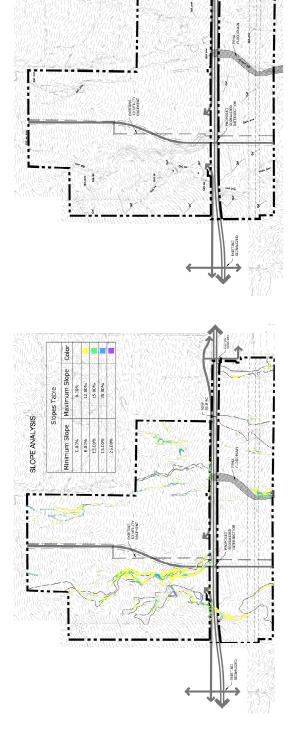
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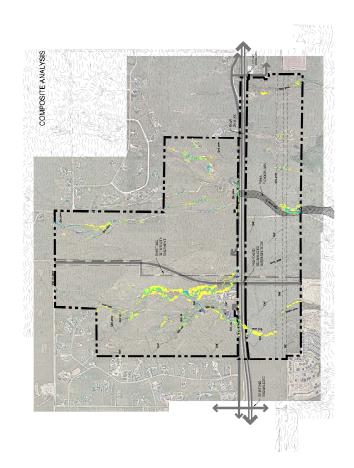
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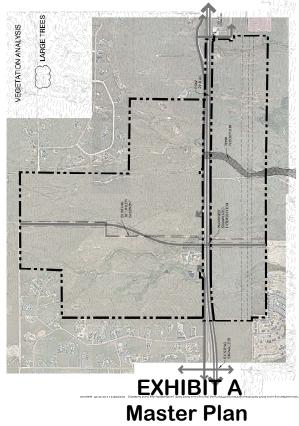
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BANNING LEWIS RANCH NORTH A PORTION OF SECTIONS 2,3,10 AND 11, ALLIN TOWNSHIP 13 SOUTH RANGE EX WEST OF THE SXTH PRINCIPAL MERIDAN EL RANG COUNTY, COLORADO CITY OF COLORADO SPRINGS, COLORADO MASTER PLAN









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GEOLOGY, SOILS, AND NATURAL FEATURES

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