LOODPLAIN

CCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545G FRECTIVE DATE DECEMBER 7 2018, THE ABOVE PROJECT DOES ESIGNATED FLOOD PLAIN AREAS.

MENDMENT HISTORY

## VILLAGE A LEGAL DESCRIPTION (PARCELS 1-A, 1-B, 2, 4, 6, 7, AND 10 OF PROPOSED MASTER PLAN)

35.2 THE WEST LINE OF THE KNORTHWEST OLIVAFTER OF SECTION 15, TOWNSHIP 13 SOUTH, PANGE 65 WIEST OF THE SIXTH PRINDED, MERIOMA IE PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-12" ALUMINUM CAP STAMPED "048 INC. PLS 22095" AND AT THE WEST OLIVAFTER BY A 2-12" ALUMINUM, CAP STAMPED "TO FREKEL, BARFELL & CO. IS 1764". AND IS ASSUMED TO BEAR NOV'20"14"E, A DISTANCE OF 2846, 40 FEET.

)9°55'59", A RADIUS OF 449.59 FEET 06°14'43", A RADIUS OF 54.00 FEET 22'36", A RADIUS OF 30.00 FEET

DELTA OF 40°34'49", A RADIUS OF 46.00

1. S84'0823'W, A DISTANCE OF 107.04 FEET;
2. N46'3949'W, A DISTANCE OF 43.74 FEET;
3. N89'5743'W, A DISTANCE OF 43.74 FEET;
4. N89'2754'W, A DISTANCE OF 180.34 FEET;
5. N89'5743'W, A DISTANCE OF 682.7F FEET
6. S87'445'W, A DISTANCE OF 682.7F FEET
7. N89'5743'W, A DISTANCE OF 682.7F FEET
8. S87'445'W, A DISTANCE OF 682.7F FEET
8. S87'445'W, A DISTANCE OF 682.7F FEET
8. S87'445'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
8. S87'445'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89'445'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89'445'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89'445'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89'45'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
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9. N89'45'W, A DISTANCE OF 183.25 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89'45'W, A DISTANCE OF THE TO THE TOWN ON THE WESTERLY BOUNDARY OF SAID BANNING I
9. N89

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

(, A DISTANCE OF 567.44 FEET;
07 SATING FEET TO A POINT OF CRUVE;
ETO THE RIGHT HAWING A DELTA OF 20'07'28", A RADIUS OF 1929.00
ETO THE RIGHT HAWING A DELTA OF 20'07'28", A RADIUS OF 1929.00
FEBET TO A POINT OF CURVE;
ETO THE LEFT HAWING A DELTA OF 27"4258", A RADIUS OF 1116.00
FEET TO A POINT OF ANGENT;
EOF 1289.01 FEET TO THE POINT OF BEGINNING.

THENCE NO0°00'17"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.777 ACRES.

NOE CONTINUNG SB957A3F, A DISTANCE OF 1277-98 FEET;
NOE S007527TW, A DISTANCE OF 830.02 FEET;
NOE S007527TW, A DISTANCE OF 180.02 FEET;
NOE S007527TW, A DISTANCE OF 180.02 FEET TO A POINT OF CURVE;
NOE S007527TW, A DISTANCE OF 382.38 FEET TO A POINT OF CURVE;
NOE S007527TW, A DISTANCE OF 380.37 FEET TO A POINT ON CURVE;
NOE S007523TW, A DISTANCE OF 380.37 FEET TO A POINT ON CURVE;
NOE S007523TW, A DISTANCE OF 380.37 FEET TO A POINT ON CURVE;
NOE S007523TW, A DISTANCE OF 380.37 FEET TO A POINT ON CURVE;
NOE S007520TW, A DISTANCE OF 380.37 FEET TO TO THE NORTHEASTERY CORRER OF PRANAGENT;
NOE S007520TW, A DISTANCE OF 678.37 FEET.
NOE S007520TW, A DISTANCE OF 678.37 FEET TO THE NORTHEASTERY CORRER OF PRANAGE
NOE S007520TW, A DISTANCE OF 678.37 FEET.

HENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOW ING TWENTY-SIX 19) COURSES:

JWIT OF CURVE.

G A DELTA OF 46°3200', A RADIUS OF 180.00 FEET
F COMPOUND CURVE:
G A DELTA OF 26°3902', A RADIUS OF 302.10 FEET
F REVERSE CURVE.
NG A DELTA OF 26°3992', A RADIUS OF 120.00 FEET
NG A DELTA OF 26°3992', A RADIUS OF 120.00 FEET

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;

# RIGHT OF WAY VACATION LEGAL DESCRIPTION (BANNING LEWIS PKWY, TAMLIN ROAD R.O.W. VACATION)

THE (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, PANCE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20807777 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S89'5743'E, A DISTANCE OF 640.83 FEET;
THENCE S80'5017'E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN THENCE S00'5017'E, A DISTANCE OF 60.00 FEET TO A POINT ON THE ROTHERLY RIGHT OF WAY LINE OF BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO, 1;
BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO, 1;

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

CONTINUING S11°04'20"W, ON THE EASTERLY RIGHT OF WAY LINE OF EOF 78.51 FEET;

NOE N82°2509°W. A DISTANCE OF 345.89 FEET:

NOE N82°2509°W. A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;

NOE ON THE ARC OF A CURVE TO THE RIGHT HAWING A DELTA OF 20°0728°, A RADIUS OF 1929.00 FEET AND A NACE ON THE ARC OF A CURVE TO A POINT OF TANGENT;

NOE NOT THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58°, A RADIUS OF 11'6.00 FEET AND A DISTANCE OF 308.216 FEET TO A POINT OF TANGENT;

SUB NOT THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58°, A RADIUS OF 11'6.00 FEET AND A DISTANCE OF 308.216 FEET TO A POINT OF TANGENT;

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL 1 HEREIN DESCRIBED SAID POINT BEING THE POINT BEGINNING;

NO. 1:

THENCE N11'0420'E, A DISTANCE OF 78.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD;

RIGHT OF WAY VACATION LEGAL DESCRIPTION (CONTINUED)

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 ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL ORO BOULEVARD THE FOLLOWING TEN (10) COURSES:

.2020. FEET. 285.3 FEET TO A POINT O'CURVE. (F) THE LEFT HAVING A DELTA OF 0"2"599", A RADIUS OF 1852,00 FEET AND A DISTANCE OF

RIGHT OF WAY V

ACATION LEGAL DESCRIPTION

ARCHITECT / PLANNER

THENCE 596\*30700°E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE:

THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEASS 595\*30°E; HAVING A DELTA OF 31\*16724°, A RADDUS
OF 2059.00 FEET AND A DISTANCE OF 173.24 FEET TO A POINT OF TANGENT;

THENCE 582\*4700°W, A DISTANCE OF 605.77 FEET TO A POINT OF CURVE;

THENCE 582\*4700°W, A DISTANCE OF 505.77 FEET TO A POINT OF HEAVETS\*\*, A RADDUS OF 988.00 FEET AND A DISTANCE OF 723.29 FEET TO A POINT OF 14\*4775\*\*, A RADDUS OF 988.00 FEET AND A DISTANCE OF 723.29 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAND BANNING LEWIS RANCH HUNG NO. 7:

THENCE NO. 3 SAND POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAND BANNING LEWIS RANCH HUNG NO. 7:

THENCE CONTINUEND NO?2500°M, A DISTANCE OF 221/18 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAND BANNING LEWIS RANCH HUNG NO. 7:

THENCE CONTINUEND NO?2500°M, A DISTANCE OF 221/18 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAND BANNING LEWIS PARKWAY TO THE POINT OF BEGINNING.

A PARCEL OF LAND BEING A PORTION OF VISTA DEL ORO BOULEVARD AND VISTA DEL PRADO BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3. RECORDED UNDER RECEPTION NO. 205084513, RECORDS OF EL PASO COUNTY, COLORADO,

COMMENCING AT THE NORT BOULEVARD AS PLATTED IN SOUTHERLY LINE OF PARCEL

BANNING LEWIS RANCH - VILLAGE A

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN

COLORADO SPRINGS, CO

MASTER PLAN AMENDMENT

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

THENCE ON THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL PRADO BOULEVARD THE FOLLOWING TWENTY-FIVE (25) COURSES: THENCE \$48°49'40"W, A DISTANCE OF 159.46 FEET TO THE SOUTHWESTERLY CORNER OF SAID VISTA DEL PRADO BOULEVARD;

FEET AND A DISTANCE OF

EXISTING LAND USE

R5/CR R1-6 R1-6/CR SS AO

BANNING LEWIS RANCH MASTER PLAN CPC MP 87-00381

7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S86\*2734"E. HAVING A DELTA OF 38\*4727". A RADIUS OF 789.00 FEET AND. A DISTANCE OF 839.37 FEET TO A POINT OF TANGENT;

8. NA2"RESTE, A DISTANCE OF 839.37 FEET TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 61\*43", HAVING A RADIUS OF 702.00 FEET AND A DISTANCE OF 765.55 FEET TO A POINT OF CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 61\*39\*42", A RADIUS OF 798.00 FEET AND A DISTANCE OF 865.77 FEET TO A POINT ON CURVE;

12. NOT 12. NOT SEGS WA DISTANCE OF 31.46 FEET;

NO. 13. NA5"46\*5E, A DISTANCE OF 31.46 FEET;

14. S88 1933\*E. A DISTANCE OF 31.46 FEET;

15. ON THE ARC OF A CURVE TO THE REGHT WHOSE CENTER BEARS \$40\*29\*13\*E. HAVING A DELTA OF 37\*27\*13", A RADIUS OF 37\*27\*13", A RADIUS OF 37\*27\*13", A RADIUS OF 37\*27\*13", A RADIUS OF 31.41 FEET;

16. NOT 16. NA6"5500°E, A DISTANCE OF 31.11 FEET;

17. NA1"5800°E, A DISTANCE OF 31.11 FEET;

28. NOT 19. S46"0200°E, A DISTANCE OF 31.11 FEET;

29. NOT 19. S46"0200°E, A DISTANCE OF 31.11 FEET;

21. NA1"5800°E, A DISTANCE OF 31.11 FEET;

22. NA6"5800°E, A DISTANCE OF 31.11 FEET;

23. S49"020°E, A DISTANCE OF 31.11 FEET;

24. NA6"5800°E, A DISTANCE OF 31.11 FEET;

25. NOT THE ARC OF A CURVE TO THE REGHT HAVING A DELTA OF 64"14", A RADIUS OF 1048.00 FEET AND A DISTANCE OF 412.86 FEET TO A POINT OF CURVE.

26. NOT THE ARC OF A CURVE TO THE REGHT HAVING A DELTA OF 64"14", A RADIUS OF 1048.00 FEET AND A DISTANCE OF 412.86 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID VISTA DEL ORD BOULEVARD;

100. HE ARC OF A CURVE TO THE REGHT HAVING A DELTA OF 64"14", A RADIUS OF 1048.00 FEET AND A DISTANCE OF 412.86 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID VISTA DEL ORD BOULEVARD;

1. N50\*53\*3\*E. A DISTANCE OF 32:02 FEET;
2. N07\*293\*E. A DISTANCE OF 28:5.36 FEET TO A POINT OF CURVE;
3. ON THE ACC OF A CURVE TO THE LEFT HAVING A DELTA OF 0
253:14 FEET TO A POINT ON CURVE;
4. N44\*573\*W. A DISTANCE OF 31.11 FEET;
5. N00\*0277\*E. A DISTANCE OF 51.11 FEET;
7. N00\*0277\*E. A DISTANCE OF 28:3.0 FEET;
8. N00\*0277\*E. A DISTANCE OF 14:0.39 FEET;
9. N00\*0277\*E. A DISTANCE OF 19:0.70 FEET;
10. N00\*027\*C. A DISTANCE OF 19:0.70 FEET;
110. N00\*027\*S. M. A DISTANCE OF 75:43 FEET TO THE POINT OF BEG CONTAINING A CALCULATED AREA OF 15.705 ACRES.

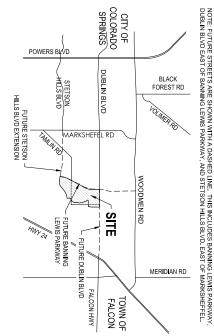
HAT OF MAY KNOWN AS TAMINI ROAD LYNG IN SECTIONS 14 AND 15, TOWNSHP 18 SOUTH H PRINCIPAL MERDIAN AS MAY BE FOUND TO LE EASTERLY OF BANNING LEWS PARWAY AS ANCH FLUNG NO, 1 RECORDED UNDER RECEPTION NO, 200987777 RECORDS OF EL PASO UNTHERLY OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 INO, 205064513. PATTON LYNIG WITHIN VISTA DEL PRADO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH ER RECEPTION NO. 205084513 AND ANY PORTION LYNIG WITHIN TRACT E AS PLATTED IN 10. A RECORDED UNDER RECEPTION NO. 205080005.

CLAYTON PROPERTIES GROUP II,
A COLLORADO CORPORATION DBA
OAKWOOD HOMES
1290 N. NEWPORT RD.
COLORADO SERBINGS, CO. 88916
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Englewood, Colorado 80112
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Architecture | Planning | Golf Design and scape Architecture | Visual Media

Design Group

VICINITY MAP



### GENERAL NOT

ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DETERMINE FINAL LOCATIONS.

THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METRO DISTRICT 8.

FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF. ALL LANDSCAPE TRACTS AND PARKS WITHIN BANNING LEWIS RANCH, VILLAGE A, SHALL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METRO DISTRICT 8.

ST BE ZONED PK BY THE MASTER DEVELOPER. REZONING SHALL OCCUR OPMENT PLAN PROCESS.

TE DATA

PROJECT INFORMATION

201012 TH RH

MASTER PLAN AMENDMENT AREA 297 078 ACRES WALTON COLORADO LLC. 14614 N. KIERLAND BLVD #120 SCOTTSDALE, ARIZONA 85254 5300000654 1290 N. NEWPORT RD. COLORADO SPRINGS, CO 80916 CLAYTON PROPERTIES GROUP II, A COLORADO CORPORATION DBA OAKWOOD HOMES OF COLORADO SPRINGS

PROJECT #:
DRAWN BY:
CHECKED BY: ISSUE RECORD

CPC MP 87-00381-A26MJ20

SHEET NUMBER

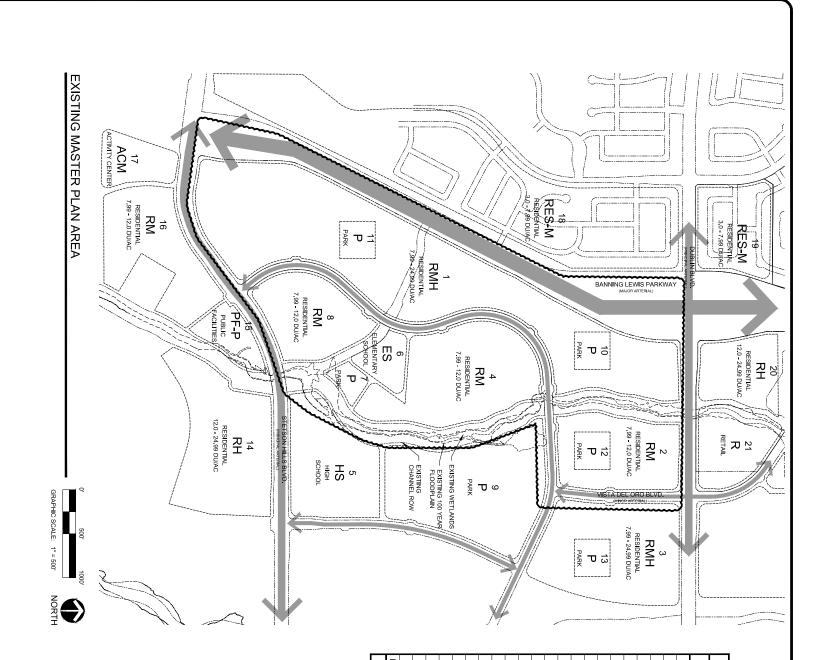
RESIDENTIAL - 208.0 AC.
- SINGLE FAMILY DETACHED
- TWO FAMILY ATTACHED
COMMERCIAL - 15.1 AC.
MAJOR R.O.W. / DEANNAGE / OPEN SPACE - 44.68 AC.
SCHOOL SITES - 12.0 AC.
MAJOR PARKS - 28.1 AC.

OD / SS / AO

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#### **MASTER PLAN AMENDMENT**

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TOTAL	RIGHT-OF-WAY	SUB-TOTAL	21	20	19	18	17	16	15	14	13	12	1	10	9	8	7	6	5	4	3	2	1	PARCEL	LAND USE TA	
715.7	129.2	586.5	17.7	15.1	20.8	105.4	11.5	31.1	8.7	41.0	3.9	3.9	3.9	3.9	47.5	23.9	3.6	6.3	29.4	41.6	39.1	24.1	108.0	GROSS ACRES	LAND USE TABLE (EXISTING) MASTER PLAN	
NOTE: ALL ACREAGES ARE APPROXIMATE.			COMMERCIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	ACTIVITY CENTER	RESIDENTIAL	PUBLIC FACILITIES	RESIDENTIAL	PARK	PARK	PARK	PARK	PARK	RESIDENTIAL	PARK	SCHOOL	SCHOOL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	PROPOSED USE	IASTER PLAN	
PROXIMATE				12.0 - 24.99	3.0 - 7.99	3.0 - 7.99		7.99 - 12.0		7 99 - 24 99						7.99 - 12.0				7.99 - 12.0	7.99 - 24.99	7.99 - 12.0	7.99 - 24.99	DENSITY		
				181 - 377	62 - 166	316 - 838		248 - 373		327 - 1024						190 - 286				332 - 499	312 - 977	192 - 289	862 - 2698	*SLIND L∃N		
			45'	35'	35'	35'		35'		35'						35'				35'	35'	35'	35'	MAX BLDG. HT		

2 OF 3	2	CPC MP 87-00381-A26MJ20 SHEET NUMBER	SEAL	3rd Submittal         02/24/21           4th Submittal         03/23/21	1st Submittal         08/14/20           2nd Submittal         11/06/20	ISSUE RECORD	***	PROJECT#: 201012	PROJECT INFORMATION

#### BANNING LEWIS RANCH - VILLAGE A A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLA

A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN COLORADO SPRINGS, CO

MASTER	PI AN	<b>AMENDMENT</b>
	1 1 1 1 1 1	

#### **WASTER PLAN AMENDMENT**

