

P:\Norwood\Banning Lewis Ranch North\Master Plan Amendment 2021\Norwood_Banning Lewis Ranch North_489_dwg.dwg [DWG] 11/25/2021 10:59:17 AM bperkins

PERCHERON

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

SITE DATA

Owner:	NORWOOD DEVELOPMENT 111 S. TEJON ST COLORADO SPRINGS, CO 80903
Tax ID Number:	53000000241,53000000304,53000000484, 5300000605-6, 5311100001
Current Zoning:	PUD/AO (ORD NO. 21-14)
Total Area:	808 AC
Existing Land Use:	Vacant/Agriculture
Maximum Density:	2,900 DU

PROJECT DESCRIPTION

THE PROJECT PROPOSES A MASTER PLAN AND PUD CONCEPT PLAN FOR PERCHERON THAT INCLUDES A MIX OF RESIDENTIAL DENSITIES, COMMUNITY COMMERCIAL, SCHOOL, REGIONAL SPORTS COMPLEX, OPEN SPACE, AND PARK USES.

PROPOSED LAND USE

RESIDENTIAL VERY LOW (RVL)	1-3.49 DU/AC	99.5 AC
RESIDENTIAL LOW (RL)	3.5-4.99 DU/AC	175.9 AC
RESIDENTIAL MEDIUM (RM)	5.0-7.99 DU/AC	90.9 AC
RESIDENTIAL HIGH (RH)	8.0-11.99 DU/AC	82.9 AC
RESIDENTIAL VERY HIGH (RVH)	12-24.99 DU/AC	12.5 AC
TOTAL =		461.7 AC

COMMERCIAL	77.6 AC
SCHOOL	22.2 AC
FIRE STATION	3.0 AC
OPEN SPACE/TRAILS/DRAINAGE	68.3 AC
REGIONAL SPORTS COMPLEX/COMMERCIAL	131.9 AC
NEIGHBORHOOD PARKS	14.0 AC
BANNING LEWIS PKWY	21.9 AC
300' UTILITY EASEMENT	7.8 AC
TOTAL =	346.7 AC

OVERALL TOTAL: 808 AC

(To satisfy 17.3 AC Community Park obligation)

PARK LAND DEDICATION CALCULATION

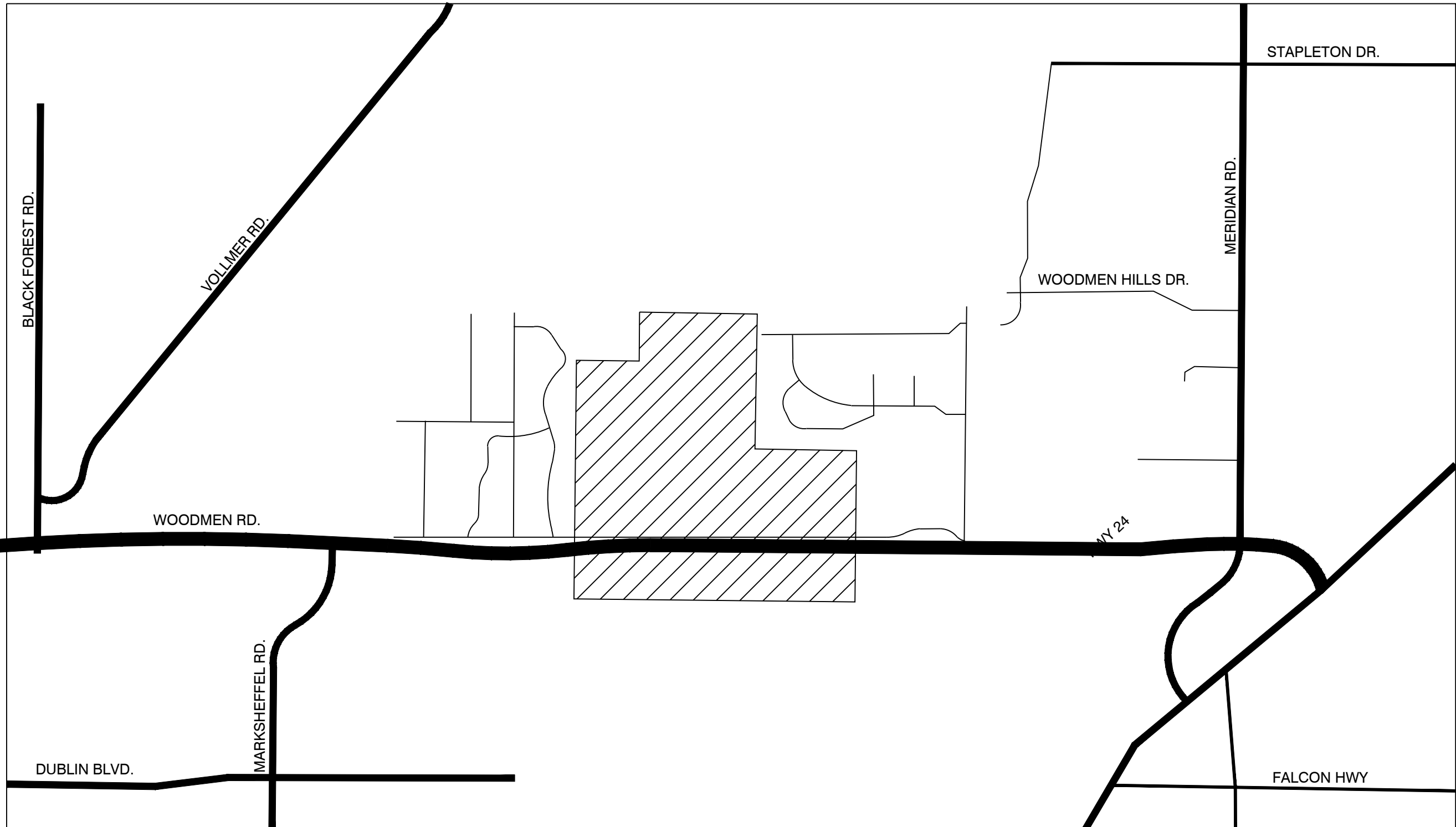
PLDO ORDINANCE LAND DEDICATION REQUIREMENT

	DU/AC RANGE	UNIT NO. ESTIMATE	PARKS ORDINANCE CATEGORY	LAND DEDICATION FORMULA	PARKS LAND DEDICATION (AC)
RVL	1-3.49	199	1 unit per structure	2.58 x 5.5/1000	3
RL	3.5-4.99	616	1 unit per structure	2.58 x 5.5/1000	9
RM	5.0-7.99	500	2-4 units per structure	2.11 x 5.5/1000	6
RH	8.0-11.99	829	5-8 units per structure	1.93 x 5.5/1000	9
RVH	12-24.99	506	20-49 units per structure	1.84 x 5.5/1000	5
TOTAL		2650			31.5
				45% to Neighborhood Parks	14.2
				55% to Community Parks	17.3

GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 08041103533G, 35G, 45G, EFFECTIVE DECEMBER 7, 2018.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC., DATED JUNE 17, 2019, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: HYDROCOMPACTION, LOOSE SOILS, EROSION, ARTIFICIAL FILL, POTENTIALLY EXPANSIVE SOILS, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SPRINGS, AREAS OF PONDING WATER.
A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC MP 19-0123 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- THIS PLAN IS IN COMPLIANCE WITH THE WOODMEN ROAD ACCESS PLAN, ALL ACCESS POINTS ARE ALLOWED UNDER THE PROVISIONS AND RESTRICTIONS.
- THE WOODMEN REGIONAL TRAIL WILL BE ESTABLISHED THE ENTIRE LENGTH OF THIS PROPERTY AND WILL CONNECT TO THE EXISTING TRAILS ESTABLISHED BY EL PASO COUNTY BOTH TO THE EAST AND THE WEST.
- THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. AVIGATION STATEMENT OF DEDICATION SHALL BE PRESENTED WITH ANY FUTURE PLAT FOR RECORDATION.
- THERE IS AN EXISTING 300' UTILITY EASEMENT ON THE WESTERN HALF OF THE PROPERTY, DATED AUGUST 9, 1991 BOOK 5869, PAGE 1310.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF A 4-LANE CROSS-SECTION FOR BANNING LEWIS PARKWAY. ANY ADDITIONAL WIDENING WILL BE THE RESPONSIBILITY OF THE CITY.
- A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WILL BE REQUIRED TO BE SUBMITTED WITH THE FIRST DEVELOPMENT PLAN. THE MDDP WILL ANALYZE THE AREA WITHIN THE DEVELOPMENT PLAN BOUNDARY ALONG WITH ALL AREA OUTSIDE THE BOUNDARY THAT IS TRIBUTARY TO THE SITE OR ANY PROPOSED PERMANENT WATER QUALITY/DETENTION FACILITY.
- FULL SPECTRUM DETENTION WILL BE REQUIRED FOR THE ENTIRE AREA WITHIN THE CONCEPT PLAN. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT.
- UPON ANNEXATION THE CITY WILL TAKE ACTION TO TAKE OWNERSHIP OF ALL EASEMENTS FOR PUBLIC INFRASTRUCTURE THAT EITHER INCLUDES THE PHYSICAL ROAD AND/OR PUBLIC INFRASTRUCTURE APPURTENANT TO WOODMEN ROAD AND ARE NECESSARY FOR THE CITY TO APPROPRIATELY MAINTAIN WOODMEN ROAD/WOODMEN FRONTAGE ROAD. THE CITY SHALL PREPARE APPROPRIATE DEEDS NECESSARY TO CONVEY EASEMENTS CURRENTLY OWNED BY EL PASO COUNTY TO THE CITY OF COLORADO SPRINGS.
- UPON ANNEXATION THE CITY WILL TAKE ACTION TO CONVEY OWNERSHIP/MAINTENANCE AND TRANSFER OF ELECTRIC SERVICE OF THE WOODMEN TRAFFIC SIGNALS AT MOHAWK AND GOLDEN SAGE.
- AS DEVELOPMENT PLANS ARE SUBMITTED FOR CITY REVIEW THE CITY MAY REQUIRE TRAFFIC IMPACT STUDIES, PER CITY CODE SECTION 7.3.606 AND THE TRAFFIC CRITERIA MANUAL OR AS AMENDED, TO ASSESS IMPACTS AND TO DETERMINE NEEDED IMPROVEMENTS TO MITIGATE POTENTIAL TRAFFIC IMPACTS.
- ALL NEIGHBORHOOD PARKS IDENTIFIED ON THE PERCHERON MASTER PLAN 3.5 ACRES OR GREATER SHALL BE DEDICATED TO THE CITY OF COLORADO SPRINGS.
- ALL NEIGHBORHOOD PARKS IDENTIFIED ON THE PERCHERON MASTER PLAN LESS THAN 3.5 ACRES SHALL BE OWNED, MAINTAINED BY THE NORTH MEADOW METROPOLITAN DISTRICT.
- THROUGH THE DEVELOPMENT OF THE 125-ACRE SPORTS COMPLEX, THE REQUIRED 17.3-ACRES FOR COMMUNITY PARK DEDICATION SHALL BE SATISFIED WITH THE OVERALL FACILITY DESIGN. THE SPORTS COMPLEX DESIGN WILL BE SUBMITTED FOR REVIEW BY THE CITY OF COLORADO SPRINGS, RECREATION, AND CULTURAL SERVICES DEPARTMENT TO ENSURE COMPLIANCE.

VICINITY MAP



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 PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED " D & B CO L.S. 17664" IS ASSUMED TO BEAR S89°07'30"E, A DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTH-WESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94.

THENCE S00°45'12"W, ON THE EAST LINE OF SAID SECTION 3, THE WESTERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 2 AND THE WESTERLY BOUNDARY OF THE MEADOWS FILING NO. 1 RECORDED IN PLAT BOOK N-3 AT PAGE 125, A DISTANCE OF 3026.62 FEET TO THE SOUTH-WESTERLY CORNER OF SAID THE MEADOWS FILING NO. 1.

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2087.61 FEET TO THE NORTH-WESTERLY CORNER OF A PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409.

THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5095 AT PAGE 347 AND A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 2086.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

THENCE S89°08'47"E, ON SAID SOUTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 2, AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 570.70 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2.

THENCE S89°08'14"E, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352 AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, A DISTANCE OF 1113.27 FEET.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD AS PLATTED IN ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872 AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING (8) EIGHT COURSES:

- S00°08'46"W, A DISTANCE OF 639.93 FEET;
- S45°30'33"W, A DISTANCE OF 42.16 FEET;
- N89°07'40"W, A DISTANCE OF 13.08 FEET;
- S00°52'20"W, A DISTANCE OF 80.00 FEET;
- S89°07'40"E, A DISTANCE OF 14.09 FEET;
- S44°29'27"E, A DISTANCE OF 42.69 FEET;
- S00°08'46"W, A DISTANCE OF 7.37 FEET;
- S89°51'14"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301;

THENCE S00°08'46"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 938.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67.

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (2) COURSES:

- N89°08'43"W, A DISTANCE OF 3883.63 FEET;
- S89°52'06"W, A DISTANCE OF 3954.87 FEET;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 2, A DISTANCE OF 394.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°57'52"W, ON SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1360.02 FEET TO A POINT ON THE

SOUTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1;
THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

- N89°51'17"E, A DISTANCE OF 93.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
- N00°01'35"E, A DISTANCE OF 3924.92 FEET;
- N89°31'52"E, A DISTANCE OF 1324.07 FEET;
- N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 847.580 ACRES.

EXCEPTING THEREFROM THE FOLLOWING (7) SEVEN DESCRIBED PARCELS OF LAND:

- WOODMEN ROAD AS RESERVED IN ROAD BOOK A AT PAGE 78, CONTAINING A CALCULATED AREA OF 424,090 SF. (9.736 ACRES)
- A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203257475, CONTAINING A CALCULATED AREA OF 26,725 SF. (0.614 ACRES)
- A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203296741, CONTAINING A CALCULATED AREA OF 11,997 SF. (0.275 ACRES)
- THAT PORTION OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203296742 LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872, CONTAINING A CALCULATED AREA OF 605,674 SF. (13.904 ACRES)
- PARCEL 209 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 24,292 SF. (0.558 ACRES)
- PARCEL 210 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 12,127 SF. (0.278 ACRES)
- PARCEL 211 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510, CONTAINING A CALCULATED AREA OF 640,556 SF. (14.705 ACRES)

CONTAINING A NET CALCULATED AREA OF 807.510 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS S. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

Land Planning
Landscape
Architecture
Urban Design

NES

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PERCHERON

PERCHERON

NORWOOD

DATE: 07.01.19
PROJECT MGR: A. BAILOW
PREPARED BY: B. PERKINS

COLORADO SPRINGS
City Council
Approved
KWintz

AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
CPC MP 19-00123	01-26-2021	APPROVED MP
CPC MP 19-00123-A1M21	CURRENT	Added Regional Sports Complex, commercial development south of Woodmen and east of BLR Parkway, removed community park & 15 AC school transit site, reduced the size of the remaining neighborhood parks and expanded both RM / RH Densities

COVER

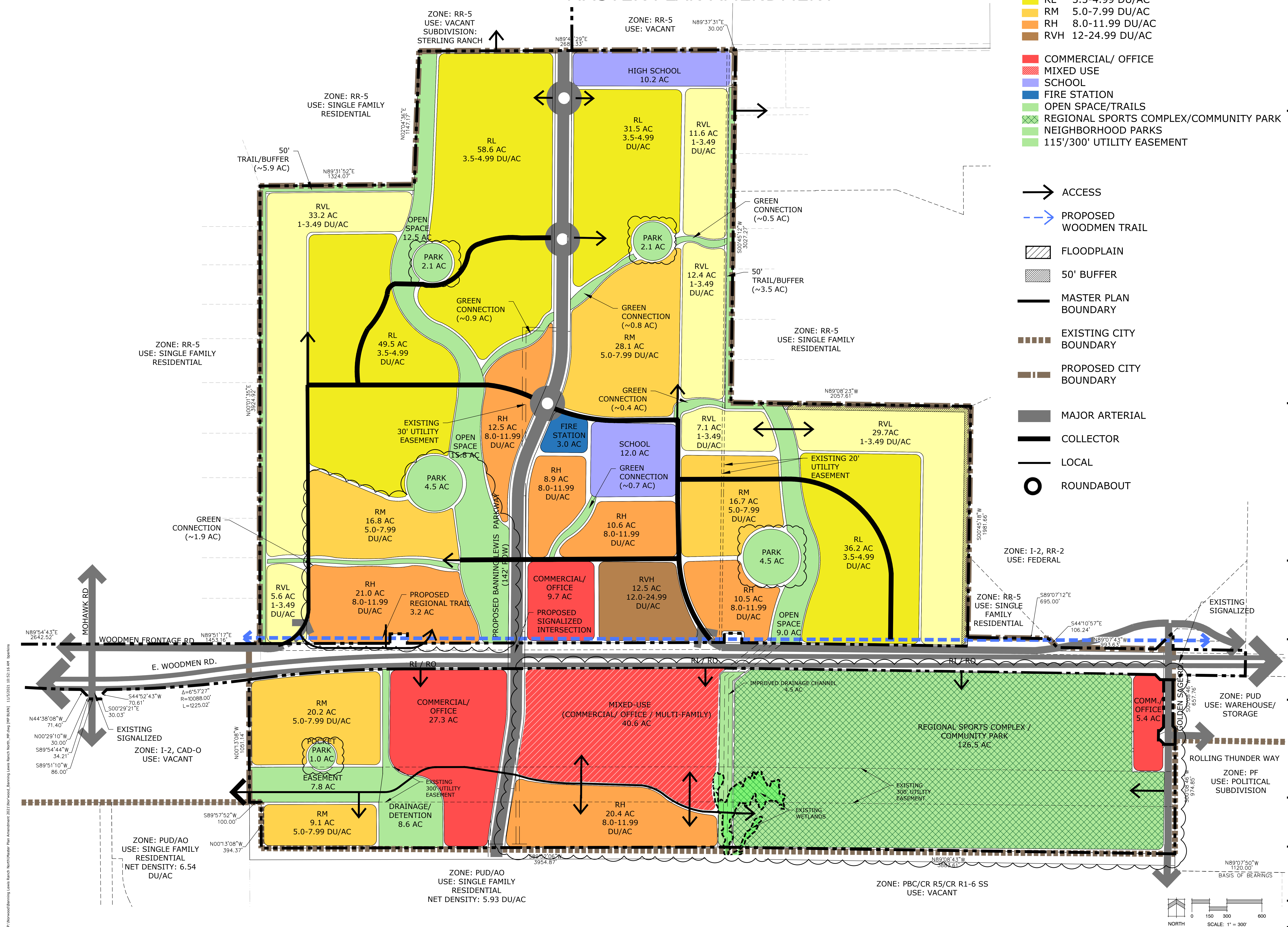
1
1 OF 3

CPC MP 19-00123-A1M21

CITY OF COLORADO SPRINGS, COLORADO MASTER PLAN AMENDMENT

PERCHERON

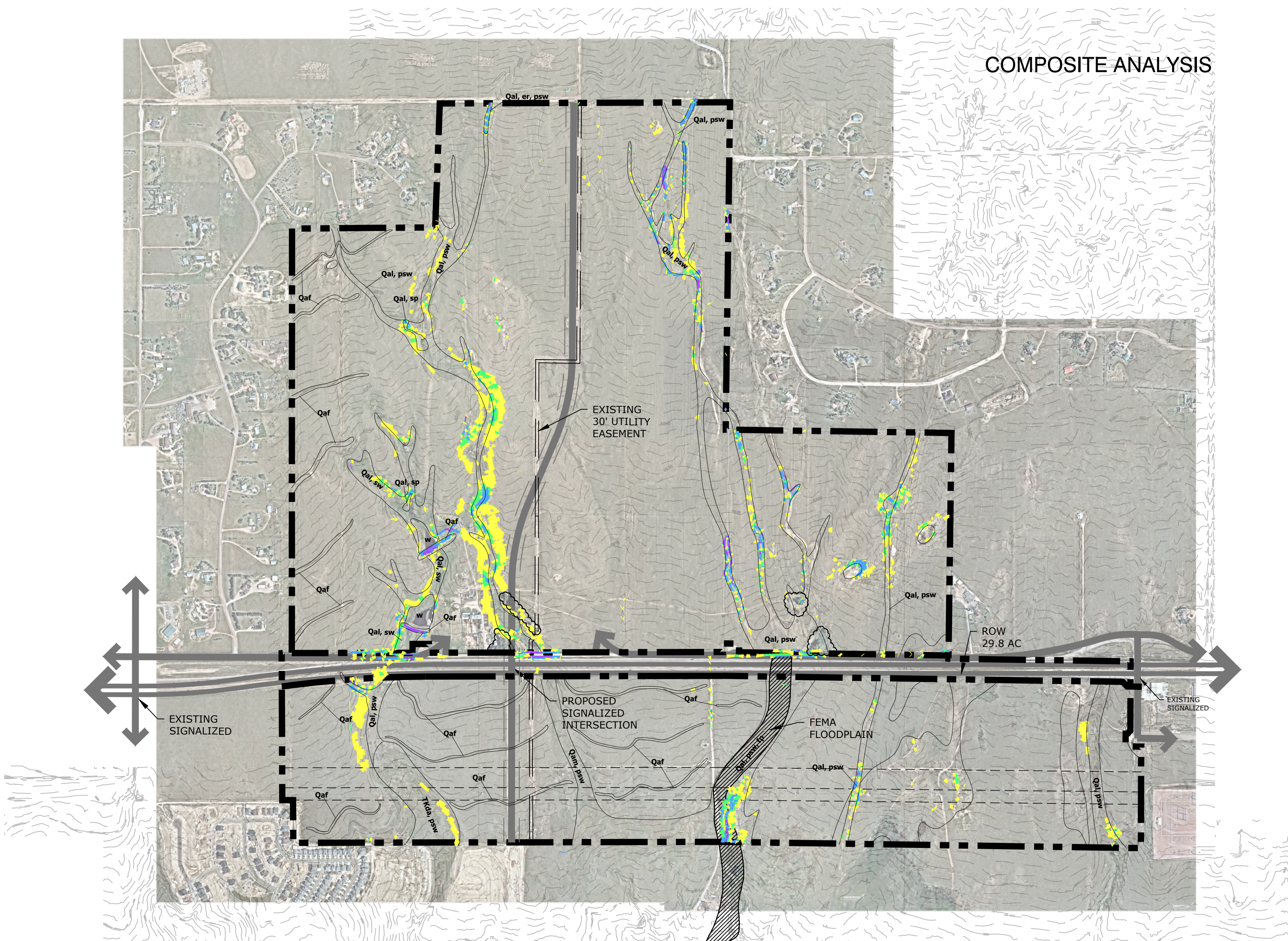
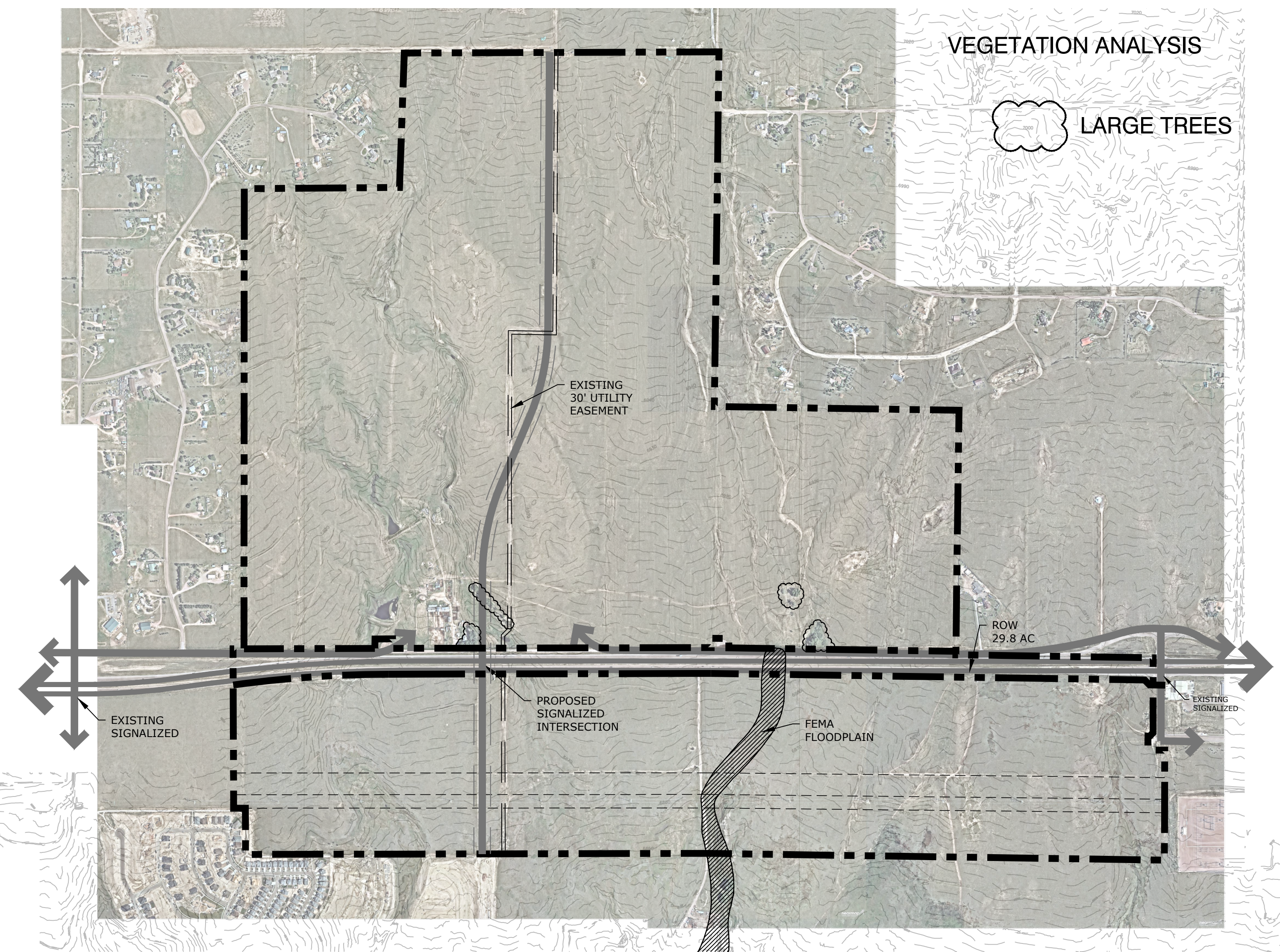
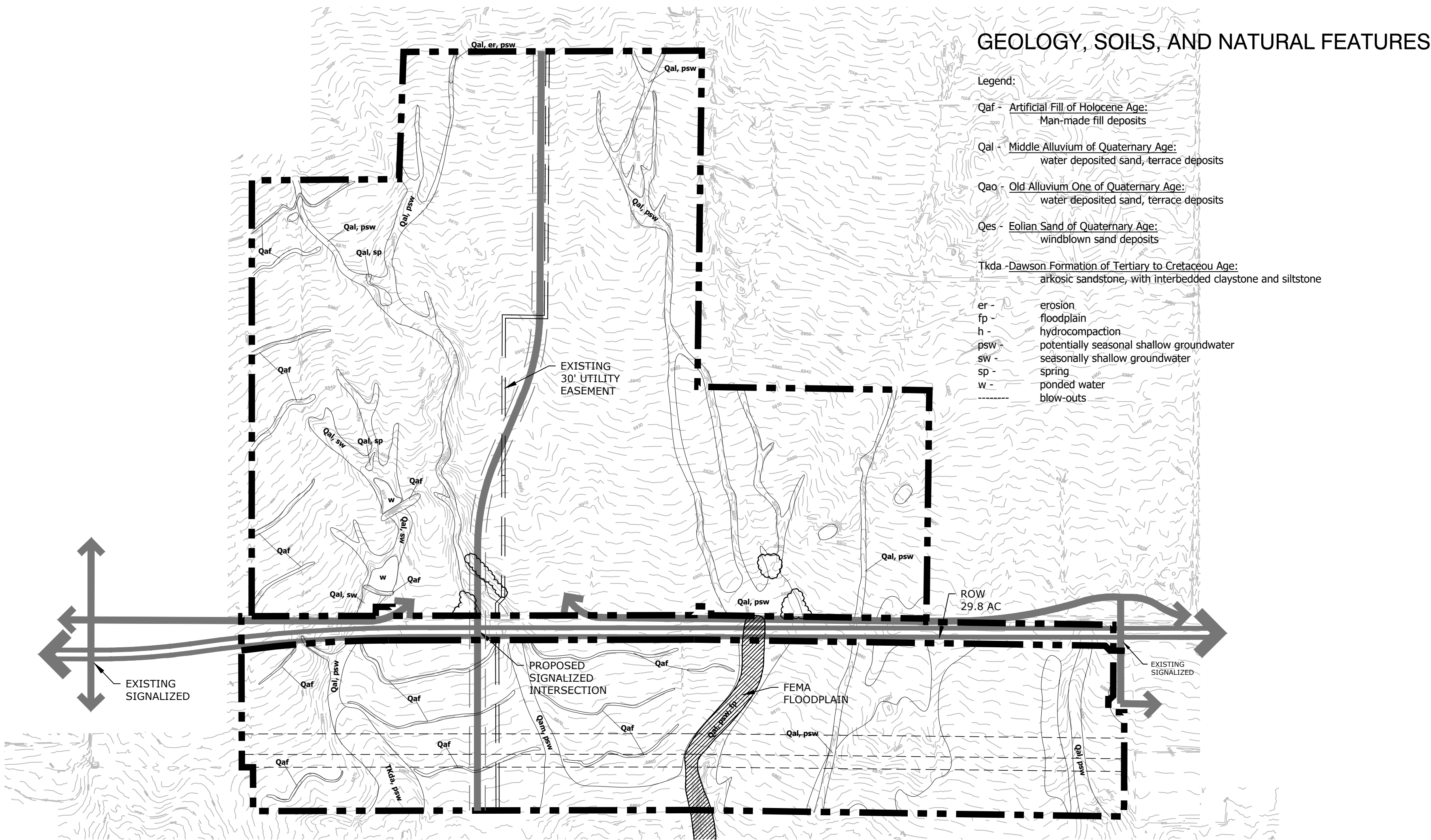
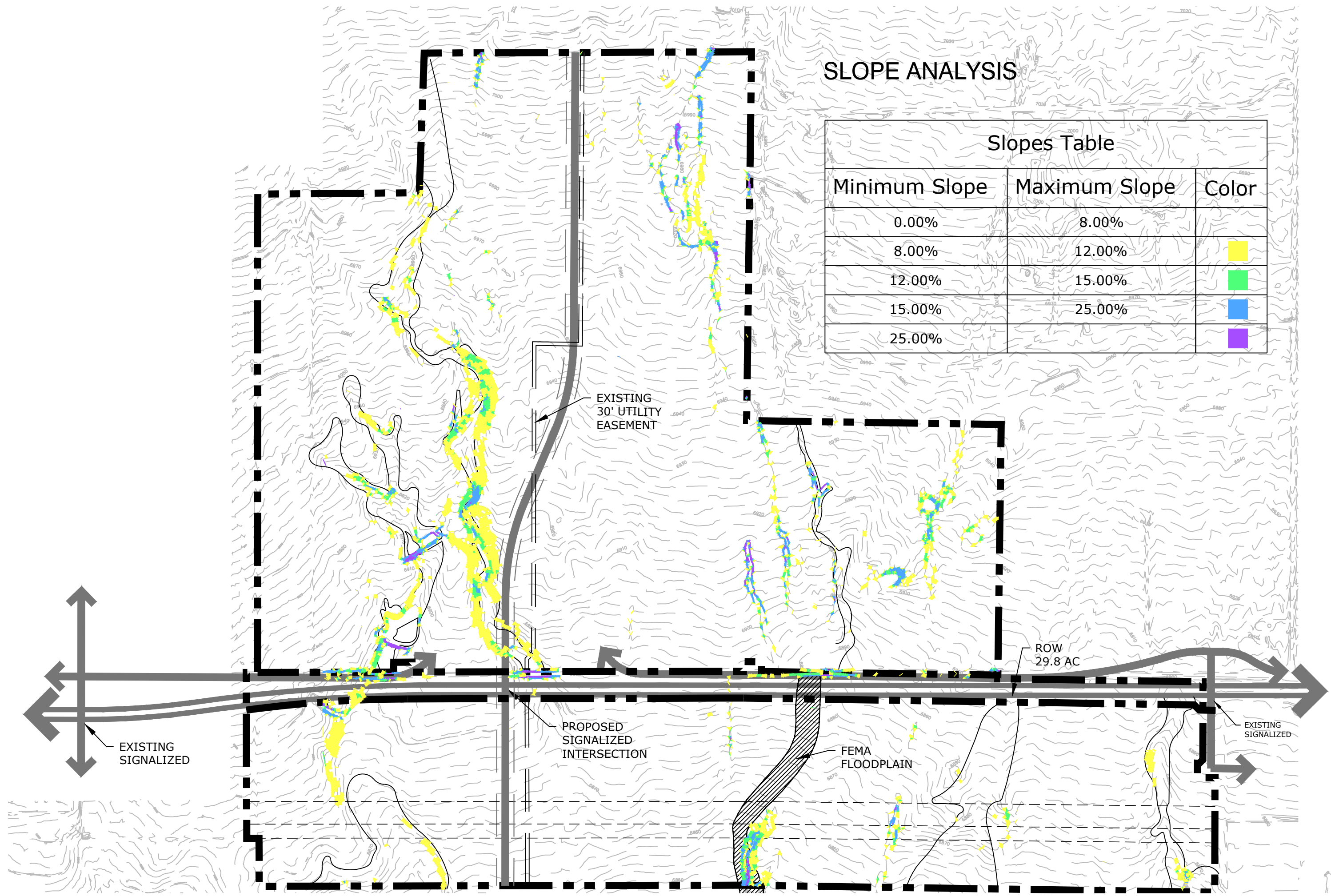
CPC MP 19-00123-A1MJ21



PERCHERON

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS, COLORADO MASTER PLAN AMENDMENT



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NORWOOD

DATE: 03.06.2019
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS



KWintz

DATE	BY	DESCRIPTION
08/03/21	BP	MP & CP AMENDMENT
10/15/21	BP	PER CITY REVIEW COMMENTS
11/05/21	BP	PER CITY REVIEW COMMENTS

LAND SUITABILITY
ANALYSIS

3

3 OF 3

CPC MP 19-00123-A1MJ21