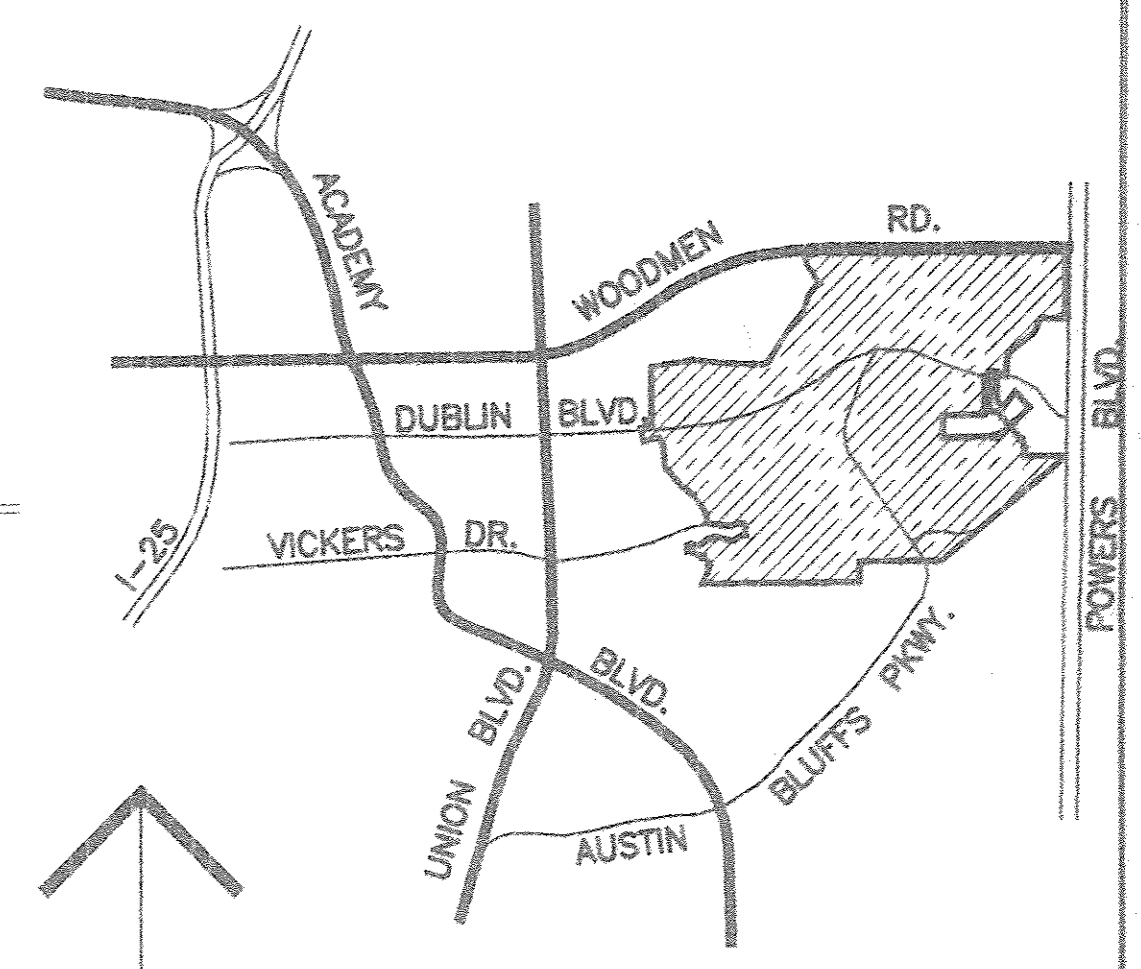


# NOR'WOOD MASTER PLAN

**NOR'WOOD DEVELOPMENT CORP.**  
 4065 N. Sinton Rd. Suite 200  
 Colorado Springs, CO 80907  
 (719) 593-2600



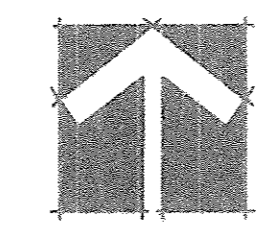
## VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:  
 PORTIONS OF SECTIONS 10 THRU 15, TOWNSHIP 13 SOUTH,  
 RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO  
 SPRINGS, EL PASO COUNTY, COLORADO, AND CONTAINING  
 2244.7 ACRES MORE OR LESS.

LAND USE	ACRES	GROSS DENSITY (du/ac)	DWELLING UNITS
RESIDENTIAL 3.5-5.5	920.6 Ac	3.5-5.5	3222-5063
RESIDENTIAL 5.5-7.0	200.6 Ac	5.5-7.0	1103-1404
RESIDENTIAL 3.5-7.5	130.1 Ac	3.5-7.5	455-976
RESIDENTIAL 10	9.1 Ac	10	91
RESIDENTIAL 16	48.3 Ac	16	773
RESIDENTIAL 25	74.0 Ac	25	1850
UTILITY SITE	0.5 Ac		
COMMERCIAL	30.7 Ac		
COMMERCIAL-AUTOMOTIVE	94.1 Ac		
COMMUNITY-COMMERCIAL (HR)	18.6 Ac		
OFFICE	37.6 Ac		
OFFICE (HR)	8.0 Ac		
OFFICE (MR)	21.5 Ac		
BUSINESS PARK	85.5 Ac		
REGIONAL COMMERCIAL/HOTEL (HR)	56.9 Ac		
RESEARCH & DEVELOPMENT	29.4 Ac		
MIDDLE/HIGH SCHOOL	68.0 Ac		
ELEMENTARY SCHOOL	34.7 Ac		
PARK/OPEN SPACE	217.9 Ac		
DRAINAGE/OPEN SPACE	28.7 Ac		
PUBLIC ROAD	129.9 Ac		
<b>TOTAL</b>	<b>2244.7 Ac</b>		

ALL PARKS & OPEN SPACE SHALL BE PUBLIC EXCEPT AS NOTED.



SCALE 1"=500'

DATE OF PREPARATION: 11-22-96  
 REVISED: 10-15-97

MIN. 7494  
 MAX. 10157

Prepared By:  
**NASS DESIGN ASSOCIATES**  
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FILE: 9708110.DWG  
 DATE: 10/15/97  
 DES. NO: 214-A-04