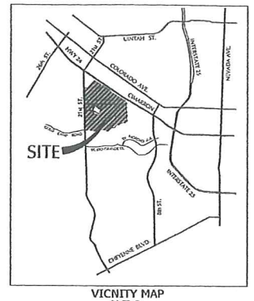


VICINITY MAP
N.T.S.

## TND LEGAL DESCRIPTION

That certain parcel of land situated in the East One-Half of Section 14 and the West One-Half of the West One-Half of Section 13, both of Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest One-Quarter said Section 14, (all bearings used in this description are relative to the West line of the Northwest One-Quarter of said Section 14, which was assumed to be South 00°02'05" East); thence North 89°41'57" East along the Northerly Line of said Northwest One-Quarter, 30.23 feet; thence South 00°00'00" East, 181.31 feet, said point also being the Northwest Corner of Lot 1, Block 3, GOLDEN CYCLE SUBDIVISION NO. 1 as recorded in Plat Book A-3 at Page 54 of the records of said El Paso County; thence North 45°00'00" East along the North line of said Lot 1, 230.00 feet to a point on the East line of said GOLDEN CYCLE SUBDIVISION NO. 1; thence North 00°00'00" East along said East line, 320.94 feet; thence North 89°40'22" East, 204.48 feet to a point on the Southwesterly right-of-way line of that tract of land conveyed to the Colorado Department of Highways in Book 1541 at Page 582 of the records of said El Paso County; thence Southerly and Easterly along said Southwesterly right-of-way line the following three (3) courses: (1) thence South 49°19'56" East, 211.73 feet; (2) thence South 53°25'56" East, 1141.62 feet; (3) thence on the arc of a curve to the right having a central angle of 02°41'55", a radius of 22,205.00 feet, an arc length of 104.49 feet to a point on the Northerly line of the tract of land as described in Book 2074 at Page 468 of the records of said El Paso County; thence South 29°17'59" West along the Westerly of said tract on a non-tangent line to the last mentioned curve, 151.92 feet to the POINT OF BEGINNING;

Thence Easterly along the Northerly line of said tract the following two (2) courses: (1) thence on the arc of a curve to the right whose chord bears South 52°02'22" East, having a central angle of 02°41'31", a radius of 22,715.03 feet and an arc length of 63.88 feet; (2) thence South 51°42'22" East on the forward tangent to the last mentioned curve, 1339.22 feet to a point on the Westerly line of that tract of land described in Book 2059 at page 547 of the records of said El Paso County; thence South 03°03'24" East along said Westerly line, 833.52 feet to the Southerly line thereof; thence N39°56'55"E along said Southerly line, 30.66 feet to a point on the Westerly line of PORTLAND HEIGHTS as recorded in Plat Book 1 at Page 58 of the records of said El Paso County; thence South 03°03'24" East along said Westerly line, 635.79 feet to the Northeasterly Corner of that tract of land described in Exception No. 2011150455 of the records of said El Paso County; thence Southeasterly along the Northeasterly line of said tract the following two (2) courses: (1) thence South 72°07'22" West, 149.25 feet (149.31 feet - record); (2) thence South 34°59'31" West, 364.13 feet to the North line of Parcel A as described in Exception No. 97035479 of the records of said El Paso County; thence Westerly and Southwesterly along the Northerly and Northwesterly lines of said tract the following three (3) courses: (1) thence South 89°41'57" West, 1,000.00 feet; (2) thence South 00°18'03" East, 30.00 feet to the Northerly line of Lower Gold Camp Road as shown on GOLDEN HILL MESA FILING NO. 3 as recorded in Reception No. 2015135149 of the records of said El Paso County; (3) thence Southwesterly, Westerly and Southerly along the Northerly right-of-way line of said Lower Gold Camp Road for the following four (4) courses: (1) thence on the arc of a curve to the left whose chord bears North 70°15'15" West, having a central angle of 44°09'22", a radius of 740.00 feet and an arc length of 570.36 feet; (2) thence South 81°39'59" West on the forward tangent to the last mentioned curve, 64.25 feet (3) thence on the arc of a curve to the right whose chord bears South 87°22'52" West, having a central angle of 82°17'45", a radius of 115.00 feet and an arc length of 82.47 feet; (4) thence South 52°02'05" East, 49.54 feet to the Northerly line of that tract of land described in Book 2316 at Page 137 of the records of said El Paso County; thence Westerly along the Northerly line of said tract for the following two (2) courses: (1) thence on the arc of a curve to the right whose chord bears South 89°32'00" West having a central angle of 11°25'07", a radius of 1195.00 feet and an arc length of 238.16 feet; (2) thence North 84°45'27" West on the forward tangent to the last mentioned curve, 853.00 feet; (3) thence on the arc of a curve to the left having a central angle of 9°15'07", a radius of 1,315.00 feet and an arc length of 212.35 feet; (4) thence North 75°30'20" West on the forward tangent to the last mentioned curve, 30.05 feet to a point on the Easterly line of GOLD HILL PLAZA FILING NO. 1 as recorded in Plat Book B-3 at Page 63 of the records of said El Paso County; thence along the Easterly and Northerly lines of said GOLD HILL PLAZA FILING NO. 1 for the following two (2) courses: (1) thence North 00°39'55" East, 99.09 feet; (2) thence North 89°00'00" West, 525.00 feet to a point on the Easterly right-of-way line of said South 21st Street; thence Northerly along said Easterly right-of-way line the following three (3) courses: (1) thence North 00°00'00" East, 671.17 feet; (2) thence North 89°39'25" East, 313.00 feet; (3) thence North 02°00'00" East, 573.03 feet to a point on the Southerly line of that tract of land described in Book 2316 at Page 137 of the records of said El Paso County; thence along the North line of said Cimmaron Area Corp tract the following two (2) courses: (1) thence North 89°00'00" East, 1,000.00 feet; (2) thence on the arc of a curve to the right having a central angle of 8°05'02", a radius of 310.03 feet and an arc length of 43.73 feet; thence on the arc of a curve to the right whose chord bears South 41°42'29" East, having a central angle of 2°47'37", a radius of 255.00 feet and an arc length of 12.18 feet; thence South 45°00'00" East on the forward tangent of the last mentioned curve, 45.00 feet; thence on the arc of a curve to the right having a central angle of 2°45'31", a radius of 320.00 feet and an arc length of 77.08 feet; thence South 19°20'02" West on a non-tangent line to the last mentioned curve, 133.68 feet to a point on the South line of said VILLA GRANADA FILING NO.1; thence Easterly, Northerly and Westerly along the Southerly, Easterly and Northerly lines of said VILLA GRANADA FILING NO. 1 for the following six (6) courses: (1) thence North 89°00'00" East, 125.21 feet; (2) thence South 64°39'54" East, 210.34 feet; (3) thence North 89°00'00" East, 340.00 feet; (4) thence North 01°00'00" East, 253.97 feet; (5) thence North 19°20'02" East, 139.16 feet; (6) thence North 70°39'58" West, 114.51 feet to the Southerly Corner of the tract of land described in Book 2202 at Page 179 of the records of said El Paso County; thence North 00°47'11" East along the Easterly line of said tract, 651.79 feet to a point on the Northeasterly boundary line of a tract of land conveyed in Book 2033 at Page 514 of the records of said El Paso County; thence Northeasterly and Southerly along the Northeasterly boundary line of said conveyed tract for the following courses: (1) thence North 39°15'57" East, 248.19 feet; (2) thence South 60°44'39" East, 30.65 feet; (3) thence North 81°14'54" East, 154.63 feet; (4) thence North 39°15'59" East, 372.78 feet to the POINT OF BEGINNING.

Area = 140.552 Acres, More or Less.

## LAND USE TABLE

| | |
|---|---|
| RESIDENTIAL 5.0 DU/AC | VILLAGE, COMMERCIAL, MIXED USE, RETAIL |
| RESIDENTIAL 9.5 DU/AC | SPECIAL USES |
| RESIDENTIAL 15 - 20 DU/AC | COMMUNITY CENTER USES |
| RESIDENTIAL 20 DU/AC | NEIGHBORHOOD PARKS |
| RESIDENTIAL 35 DU/AC | OPEN SPACE |

## TND LAND USE CHART

GROSS ACRES: 127.5 ACRES TND

| LAND USE | REQUIRED | PROVIDED |
|---|---|---|
| -SINGLE FAMILY ATTACHED OR DETACHED HOUSING, TWO FAMILY DWELLING UNITS AND TOWNHOUSES | 30% / 42 ACRES | 62% / 79.4 ACRES |
| -MULTI-FAMILY HOUSING | 15% / 20 ACRES | 21% / 27.9 ACRES |
| -OPEN SPACE / PARKS | 15% / 20 ACRES | 16 % / 20.2 ACRES |
| -COMMERCIAL (RETAIL, PARKING, OFFICE, INDUSTRIAL) | 5% / 7 ACRES | 0% / 0.0 ACRES |
| -CIVIC USE (COMMUNITY CENTER AND SPECIAL USE AREAS) | 5% / 7 ACRES | 1% / 1.2 ACRES |
| -PLAZA / SQUARE / COURTYARD (PUBLIC OR PRIVATE) | 5% / 7 ACRES | 0% / 0 ACRES |

(ALL PERCENTAGES ARE EXPRESSED AS GROSS ACREAGE)
CIRCULATION ACREAGE IS DISTRIBUTED AS A PORTION OF ALL LAND USE TYPES.

## TND SITE DATA

SITE ACREAGE: 127.5
EXISTING ZONING: TND

OWNER: GOLD HILL MESA TOWNSHIP, LLC
1040 S. 8th ST.
SUITE 101
COLORADO SPRINGS, CO 80906




CURRENT ZONING MAP
1"=1000'




PROPOSED ZONING MAP
1"=1000'

URBAN DESIGN, LAND PLANNING & LANDSCAPE ARCHITECTURE
NES
Terra Nova Engineering, Inc.
Traffic Civil Project Mgt. Surveying
101 S. 25TH STREET
COLORADO SPRINGS, CO 80904
OFFICE 719-465-2402
FAX (719) 465-2405
www.terranova.com

# GOLD HILL MESA
## CONCEPT PLAN

| | | | |
|---|---|---|---|
| DRAWN: DDD | APPROVED: TWB | DATE: 01/12/11 | |
| DATE: | COMMENTS: | BY: | COMMENTS: |
| BY: | DATE: | | |
| | BY: | | |

SHEET NO. 1 OF SHEETS