

BANNING LEWIS RANCH - VILLAGE A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AND DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 RECORDS OF EL PASO COUNTY, COLORADO, PORTIONS OF BANNING LEWIS PARKWAY, DUBLIN BOULEVARD AND STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, TRACTS C, D AND E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006, TAMLIN ROAD AS DEFINED BY USE AND PORTIONS OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S89°02'08"E, A DISTANCE OF 4465.35 FEET TO THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1252.21 FEET;
THENCE S00°02'17"W, A DISTANCE OF 304.09 FEET;
THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET;
THENCE S00°02'17"W, A DISTANCE OF 392.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°27'18", RADIUS OF 2048.00 FEET AND A DISTANCE OF 266.47 FEET TO A POINT OF TANGENT;
THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF 966.50 FEET AND A DISTANCE OF 225.58 FEET TO A POINT OF TANGENT;
THENCE S86°58'00"W, A DISTANCE OF 679.74 FEET;
THENCE S03°02'00"E, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006;

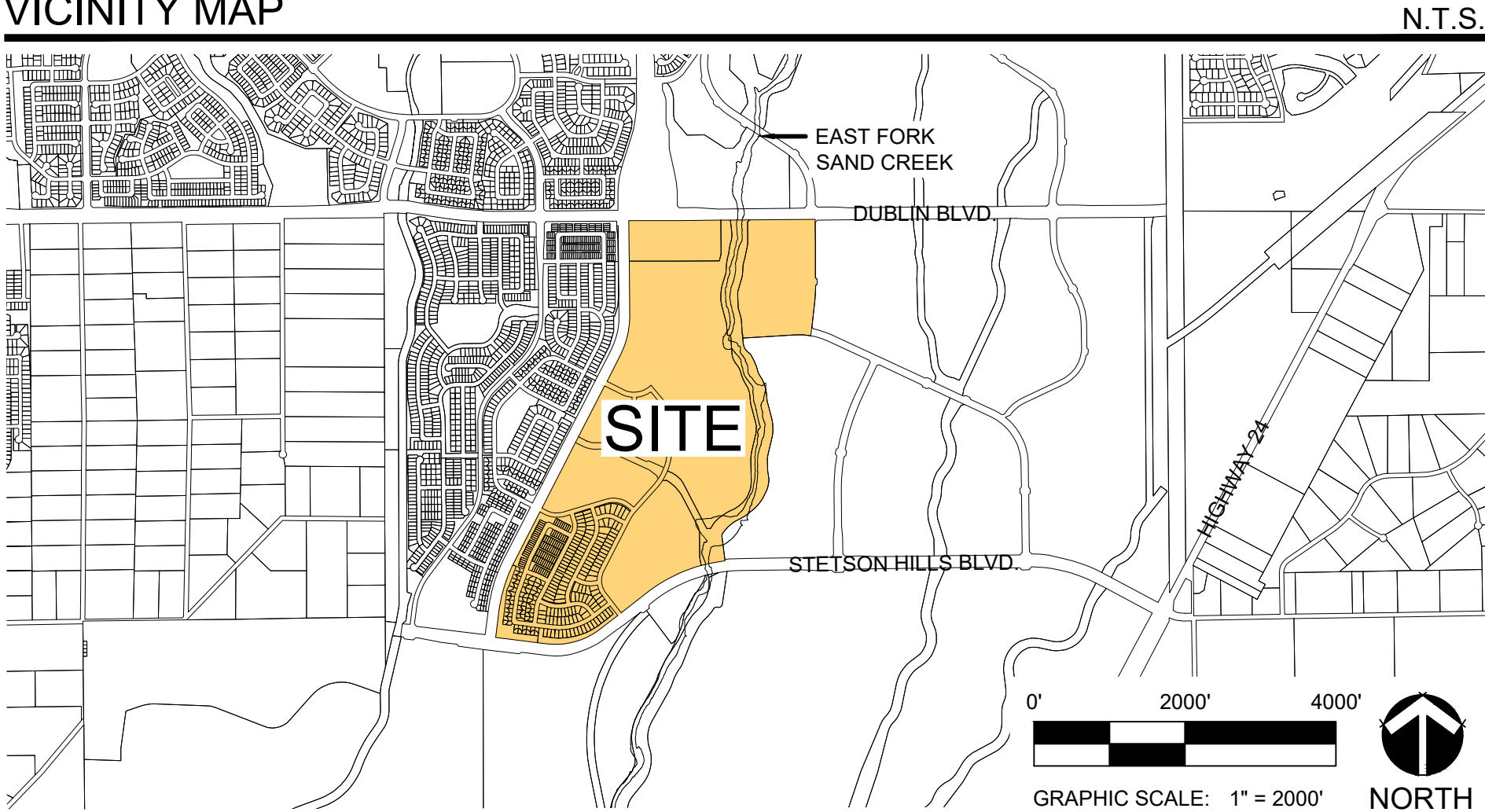
THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOW ING TWENTY-SIX (26) COURSES:

- S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;
- S27°00'53"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
- ON AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 98.38 FEET OT A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.69 FEET TO A POINT OF TANGENT;
- S14°00'00"E, A DISTANCE OF 233.90 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO A PONT OF TANGENT;
- S14°00'00"W, A DISTANCE OF 226.46 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
- S01°00'00"E, A DISTANCE OF 134.72 FEET;
- S07°38'07"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
- ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 680.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°46'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°51'32", A RADIUS OF 643.92 FEET AND A DISTANCE OF 168.99 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 449.59 FEET AND A DISTANCE OF 77.94 FEET TO A POINT OF REVERSE CURVE;
- O THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'49", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.58 FEET TO A POINT OF TANGENT;
- S06°30'00"E, A DISTANCE OF 315.55 FEET;

THENCE CONTINUING S06°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;
THENCE S52°47'00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;
THENCE N82°25'09"W, A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE CONTINUING N82°25'09"W, A DISTANCE OF 567.44 FEET;
THENCE N07°34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;
THENCE N27°42'19"E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF TANGENT;
THENCE N00°00'39"W, A DISTANCE OF 722.01 FEET;
THENCE S89°57'43"E, A DISTANCE OF 596.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 596.97 FEET;
THENCE N15°16'01"E, A DISTANCE OF 68.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°16'41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET TO A POINT OF TANGENT;
THENCE N00°00'39"W, A DISTANCE OF 403.47 FEET A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;
THENCE CONTINUING N00°00'39"W, A DISTANCE OF 14.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 282.078 ACRES.

VICINITY MAP



GENERAL NOTES

- INDIVIDUAL LOT DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FILING'S DEVELOPMENT PLAN. DEVELOPMENT DATA FOR EACH FILING (HOUSING PRODUCT TYPES, DENSITY, ACREAGE, ETC.) SHALL BE PROVIDED DURING THE DEVELOPMENT PLAN PROCESS.
- ANY CONSTRUCTION RESTRICTIONS OR CONDITIONS OF THE AVIGATION OVERLAY EASEMENT APPLY TO THIS SITE.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL. FURTHER, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
- THE LAND USE PLAN IS NOT TO BE USED FOR FINAL PLATTING. A SUBSEQUENT ENTITLEMENT APPLICATION IS REQUIRED TO ESTABLISH THE PROPOSED LOT CONFIGURATION FOR PLATTING.
- ACCESS LOCATION WILL BE COORDINATED AND FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
- SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
- RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
- PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS LAND USE PLAN, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
- SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- REMOVAL OF STREAMSIDE OVERLAY ZONES IS DEPENDENT UPON A ZONE CHANGE. REALIGNMENT OF STREAMSIDE OVERLAY ZONES IS SUBJECT TO THE APPROVAL OF A DEVELOPMENT PLAN.
- PUBLIC PONDS WILL BE OWNED BY METRO DISTRICT; AESTHETIC MAINTENANCE BY DISTRICT AND STRUCTURAL MAINTENANCE BY THE CITY.
- PUBLIC CHANNELS WILL BE OWNED AND MAINTAINED BY THE CITY.
- CHANNEL CONSTRUCTION TIMING IS TO BE DETERMINED AND DOCUMENTED WITH FUTURE PLANS & REPORTS.
- ONLY LOTS AND TRACTS WITHIN THE STREAMSIDE OVERLAY BOUNDARIES WILL RECEIVE THE SS OVERLAY ZONE DESIGNATION, AT TIME OF DEVELOPMENT PLAN.
- VILLAGE C TO BE UNDER JURISDICTION OF ONE OF THE BANNING LEWIS RANCH METROPOLITAN DISTRICTS 9,10 OR 11. DISTRICT BOUNDARIES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS AND PLATS.
- DRAINAGE TRACTS TO BE RE-DEDICATED TO CITY OF COLORADO SPRINGS BASED ON FINAL ALIGNMENT OF CHANNELS AT TIME OF DEVELOPMENT PLAN AND FINAL PLAT.
- ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLAT.

FINAL PUBLIC PARK SIZE, EXACT LOCATION, AND TIMING OF CONSTRUCTION WILL BE ADDRESSED WITH FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGNS OF THE PARK SITES ARE REQUIRED TO GO TO THE PARKS ADVISORY BOARD FOR APPROVAL PRIOR TO CONSTRUCTION.

22. IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS THESE MAY BE MET THROUGH FEES IN LIEU OF, OR A COMBINATION OF BOTH AND MAY BE COMPLETED ADMINISTRATIVELY.

FLOODPLAIN

PORTIONS OF THIS SITE FALL WITHIN A FEMA FLOODPLAIN (ZONE A) AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0545G EFFECTIVE DATE, DECEMBER 7, 2018.

LAND USE PLAN

SITE DATA

TAX ID NUMBERS AND EXISTING ZONING	5300000825 - PDZ SS AO 5300000834 - PDZ SS AO 5315400002 - PDZ SS AO 5300000732 - MX-M/CR AO SS
TOTAL SITE AREA	297.078 AC.
AVIGATION EASEMENT	RECEPTION # 217069667
CURRENT ZONING	1. PDZ/AO/SS (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) 2. MX-M/CR AO SS (MIXED USE MEDIUM DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS)
CURRENT LAND USE	RESIDENTIAL/COMMERCIAL

PROPOSED LAND USE

CATEGORY	DENSITY RANGE	ACERAGE
DWELLING - SINGLE-FAMILY DETACHED & DWELLING - TWO-FAMILY (DUPEX), DWELLING - SINGLE-FAMILY ATTACHED	3.5-11.99 DU/AC.	199.3
COMMERCIAL, MIXED-USE, OR DWELLING - MULTI FAMILY	N/A	14.2
PARKS	N/A	10.9
AMENITY	N/A	3.0
STREET ROW, DRAINAGE AREAS, & OTHER	N/A	69.7
TOTAL		297.1

EXISTING ZONING

	ZONE	ALLOWED USES
VILLAGE A	PDZ	Dwelling, Single-family Detached; Dwelling, Single-family Attached; Dwelling, Two-family (duplex); Park; Public Safety Services; School, Elementary or Secondary
PARCEL 7	MX-M	All uses permitted or conditionally permitted in Colorado Springs Base zone MX-M (Mixed-Use Medium Scale)

PROPERTY OWNER

WALTON COLORADO LLC.
14614 N. KIERLAND BLVD #120
SCOTTSDALE, ARIZONA 85254

DEVELOPER

CLAYTON PROPERTIES GROUP INC.
COLORADO SPRINGS, COLORADO 80916
PH: (719) 380-5058

PLANNER

LAI DESIGN GROUP
619 N. CASCADE DRIVE EAST, SUITE 340
ENGLEWOOD, COLORADO 80112
Ph: (303) 734-1777

ENGINEERING & SURVEYING

CLASSIC CONSULTING, INC.
116 INVERNESS DRIVE EAST, SUITE 200
COLORADO SPRINGS, CO 80903
PH: (719) 785-0790

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
CPC PUP 20-00125 CPC PUZ 20-00124 CPC ZC 21-00038 CPC CP 21-00039	05/26/2021	ORIGINAL APPROVAL	

SHEET INDEX

- COVER SHEET
- LAND USE PLAN
- PARK VICINITY MAP
- LSA-SLOPE ANALYSIS
- LSA-STREAMSIDE AND OVERLAY & NATURAL FEATURES
- LSA-SOIL ANALYSIS
- LSA-COMPOSITE LAND SUITABILITY ANALYSIS

ARCHITECT / PLANNER



116 Inverness Circle East,
Suite 340
Englewood, Colorado 80112
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OWNER/CLIENT

CLAYTON PROPERTIES
GROUP INC.
1290 N. NEWPORT RD.
COLORADO SPRINGS, CO 80916
PHONE: (719) 380-5058

BANNING LEWIS RANCH - VILLAGE A

LAND USE PLAN

COLORADO SPRINGS, CO

COVER SHEET

PROJECT INFORMATION

PROJECT #: 241069
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1st Submittal 12/03/24

XXXX-XX-XXXX

SHEET NUMBER

1

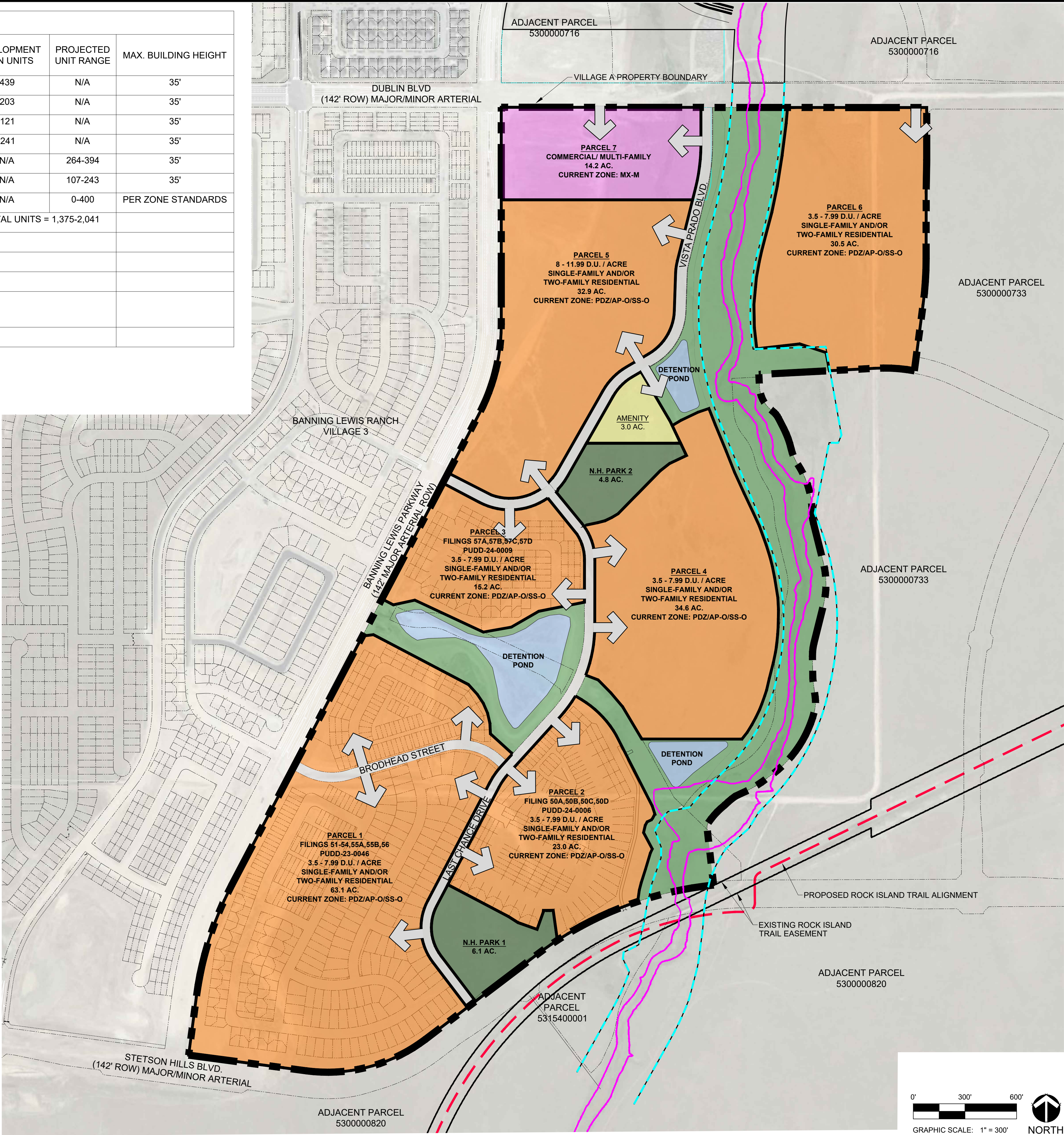
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LAND USE AND SITE DATA (PROPOSED)						
PARCEL DESCRIPTION	ACERAGE	PROPOSED USE	DENSITY	DEVELOPMENT PLAN UNITS	PROJECTED UNIT RANGE	MAX. BUILDING HEIGHT
1	63.1	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.5-7.99*	439	N/A	35'
2	23.0	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.5-7.99*	203	N/A	35'
3	15.2	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.5-7.99	121	N/A	35'
4	34.6	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.5-7.99	241	N/A	35'
5	32.9	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	8.0-11.99	N/A	264-394	35'
6	30.5	SINGLE-FAMILY AND/OR TWO-FAMILY RESIDENTIAL*	3.5-7.99	N/A	107-243	35'
7	14.2	COMMERCIAL/MULTI-FAMILY	N/A	N/A	0-400	PER ZONE STANDARDS
SUBTOTAL	213.5			TOTAL UNITS = 1,375-2,041		
NEIGHBORHOOD PARK 1	6.1	PARK				
NEIGHBORHOOD PARK 2	4.8	PARK				
AMENITY	3.0	NEIGHBORHOOD AMENITY				
DRAINAGEWAYS & DETENTION, OPEN SPACE, RIGHT-OF-WAY	69.7					
TOTAL	297.1					

*Dwelling, Single-family Detached; Dwelling, Single-family Attached; Dwelling, Two-family (duplex).

LEGEND

VILLAGE C SITE PROPERTY BOUNDARY

PROPOSED PARCEL BOUNDARY

ARCHITECT / PLANNER



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BANNING LEWIS RANCH - VILLAGE A
LAND USE PLAN
COLORADO SPRINGS, CO
LAND USE PLAN

PROJECT INFORMATION

PROJECT #: 241069
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1st Submittal	12/03/24

XXXX-XX-XXXX
SHEET NUMBER

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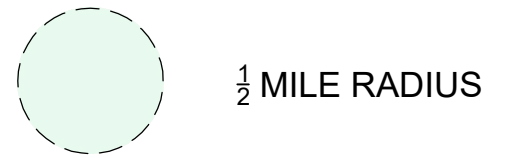
VILLAGE A NEIGHBORHOOD PARK OBLIGATION			
RESIDENTIAL TYPE	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION (ACRES)
SINGLE FAMILY DETACHED	918	0.0066	6.0588
2-4 UNITS	574	0.0053	3.0422
5-19 UNITS	0	0.0048	0.0000
20-49 UNITS	250	0.0044	1.1000
50 UNITS OR MORE	0	0.0041	0.0000
SUBTOTAL	1742		10.201

VILLAGE A COMMUNITY PARK OBLIGATION			
RESIDENTIAL TYPE	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION (ACRES)
SINGLE FAMILY DETACHED	918	0.0080	7.3440
2-4 UNITS	574	0.0064	3.6736
5-19 UNITS	0	0.0058	0.0000
20-49 UNITS	250	0.0053	1.3250
50 UNITS OR MORE	0	0.0049	0.0000
SUBTOTAL	1742		12.343

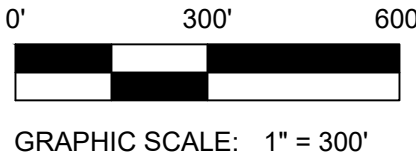
VILLAGE A TOTAL PARK OBLIGATION			
RESIDENTIAL TYPE	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION (ACRES)
SINGLE FAMILY DETACHED	918	.0146	13.4028
2-4 UNITS	574	.0117	6.7158
5-19 UNITS	0	.0106	0.0000
20-49 UNITS	250	0.0097	2.4250
50 UNITS OR MORE	0	0.009	0.0000
SUBTOTAL	1742		22.544

- NOTES:
- UNITS SHOWN REFLECT THE AVERAGE DENSITY REFLECTED IN THIS LAND USE PLAN. IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
 - THE NEIGHBORHOOD PARK LAND OBLIGATION (10.201 ACRES) IS TO BE SATISFIED THROUGH TWO PARK SITES OF AT LEAST 3.5 ACRES EACH. PARK SITES SHOULD BE RELATIVELY FLAT AND DEVELOPABLE, WITHOUT BEING ENCUMBERED BY EASEMENTS. STORMWATER DETENTION AREAS CANNOT COUNT TOWARDS PLDO DEDICATIONS.
 - THE TWO NEIGHBORHOOD PARKS WILL BE BUILT BY THE DEVELOPER, THEN OWNED AND MAINTAINED BY ONE OF THE FOLLOWING BANNING LEWIS RANCH METRO DISTRICTS 9, 10, 11. THE NEIGHBORHOOD PARK LAND SHOULD MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: AN ALTERNATIVE COMPLIANCE AGREEMENT MADE WITH THE PARKS DEPARTMENT PRIOR TO THE PARK PLAT, THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION, AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARKS PURPOSES THROUGH PK ZONING, EASEMENT, DEED RESTRICTION, OR COVENANT. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE BUILDING PERMITS ADJACENT DEVELOPMENT HAVE BEEN PULLED.
 - THE COMMUNITY PARK LAND OBLIGATION (12.343 ACRES) IS TO BE SATISFIED WITH THE SUMMED COMMUNITY PARK SITE OF VILLAGE A, B2, AND C OBLIGATIONS IN A FUTURE VILLAGE. IF FOR ANY REASON, SATISFACTORY PARK LAND CANNOT BE PROVIDED TO MEET THE VILLAGE A OBLIGATION, THE MASTER DEVELOPER WILL OWE FEES IN LIEU OF LAND. BUILDING PERMITS MAY BE HELD UP UNTIL THIS PAYMENT IS SATISFIED.
 - THE COMMUNITY PARK SITE IS INTENDED TO HOST ATHLETIC FIELDS, SPORTS COURTS, AND PARK AMENITIES, WHICH WILL INCLUDE LIGHTS, SOUND, AND TRAFFIC, WITH SITE DESIGN SUBJECT TO PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION.
 - FINAL PUBLIC PARKS SIZE, EXACT LOCATION, AND TIMING OF CONSTRUCTION WILL BE ADDRESSED WITH FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGNS OF THE PARK SITES ARE REQUIRED TO GO TO THE PARKS ADVISORY BOARD FOR APPROVAL PRIOR TO CONSTRUCTION.
 - IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS THESE MAY BE MET THROUGH FEES IN LIEU OF, OR A COMBINATION OF BOTH AND MAY BE COMPLETED ADMINISTRATIVELY.

LEGEND



1/2 MILE RADIUS



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BANNING LEWIS RANCH - VILLAGE A

LAND USE PLAN
COLORADO SPRINGS, CO

PARK VICINITY MAP

PROJECT INFORMATION

PROJECT #: 241069
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

1st Submittal	12/03/24

XXXX-XX-XXXX

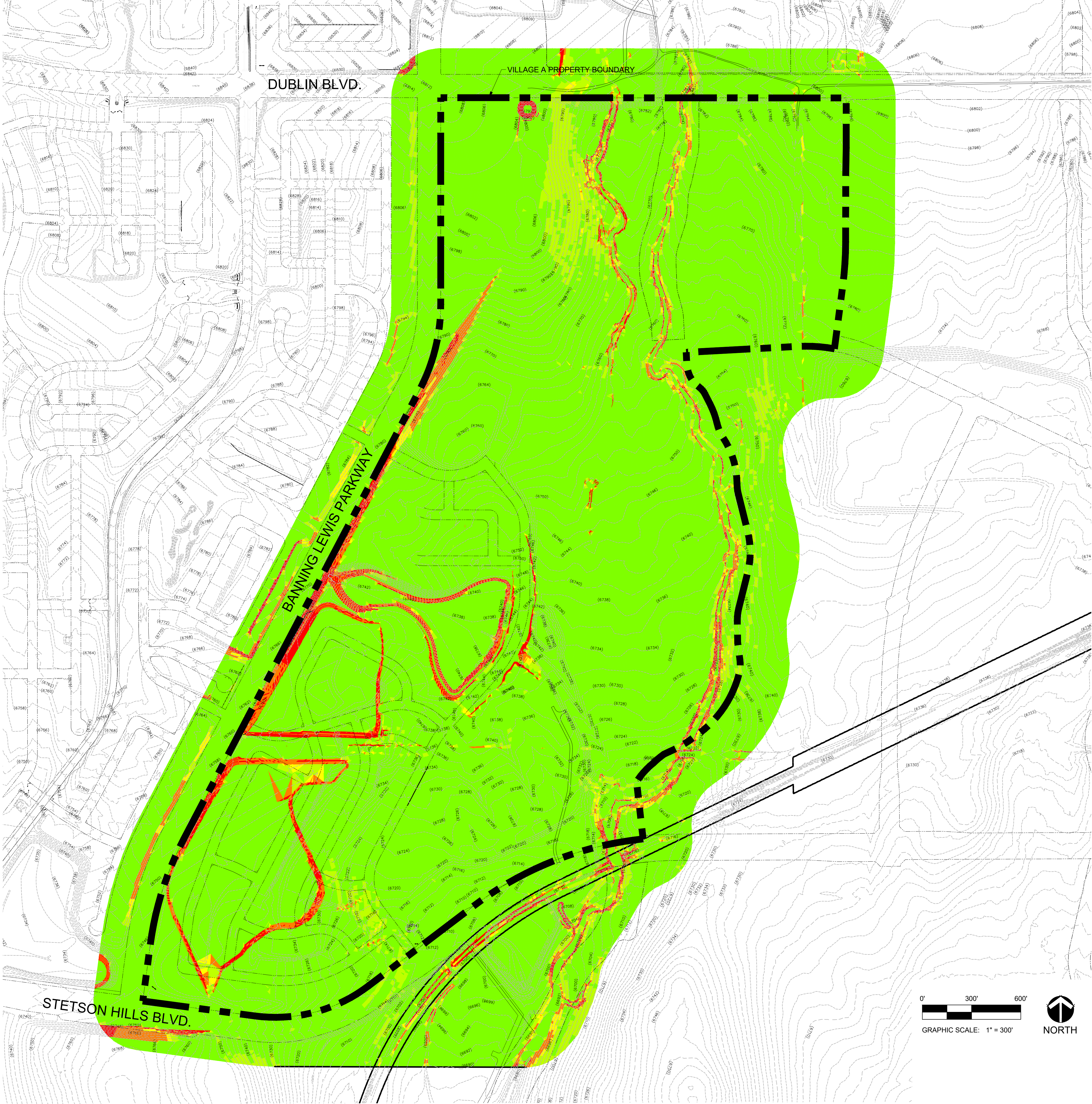
SHEET NUMBER

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3 OF 7

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SLOPE ANALYSIS LEGEND		
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
0.00%	7.99%	Green
8.00%	11.99%	Light Green
12.00%	14.99%	Yellow
15.00%	24.99%	Orange
25.00%	+	Red



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LSA - SLOPE ANALYSIS

PROJECT INFORMATION

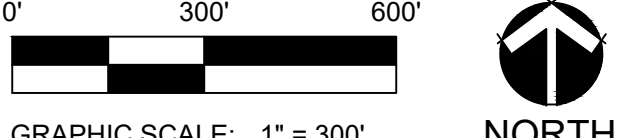
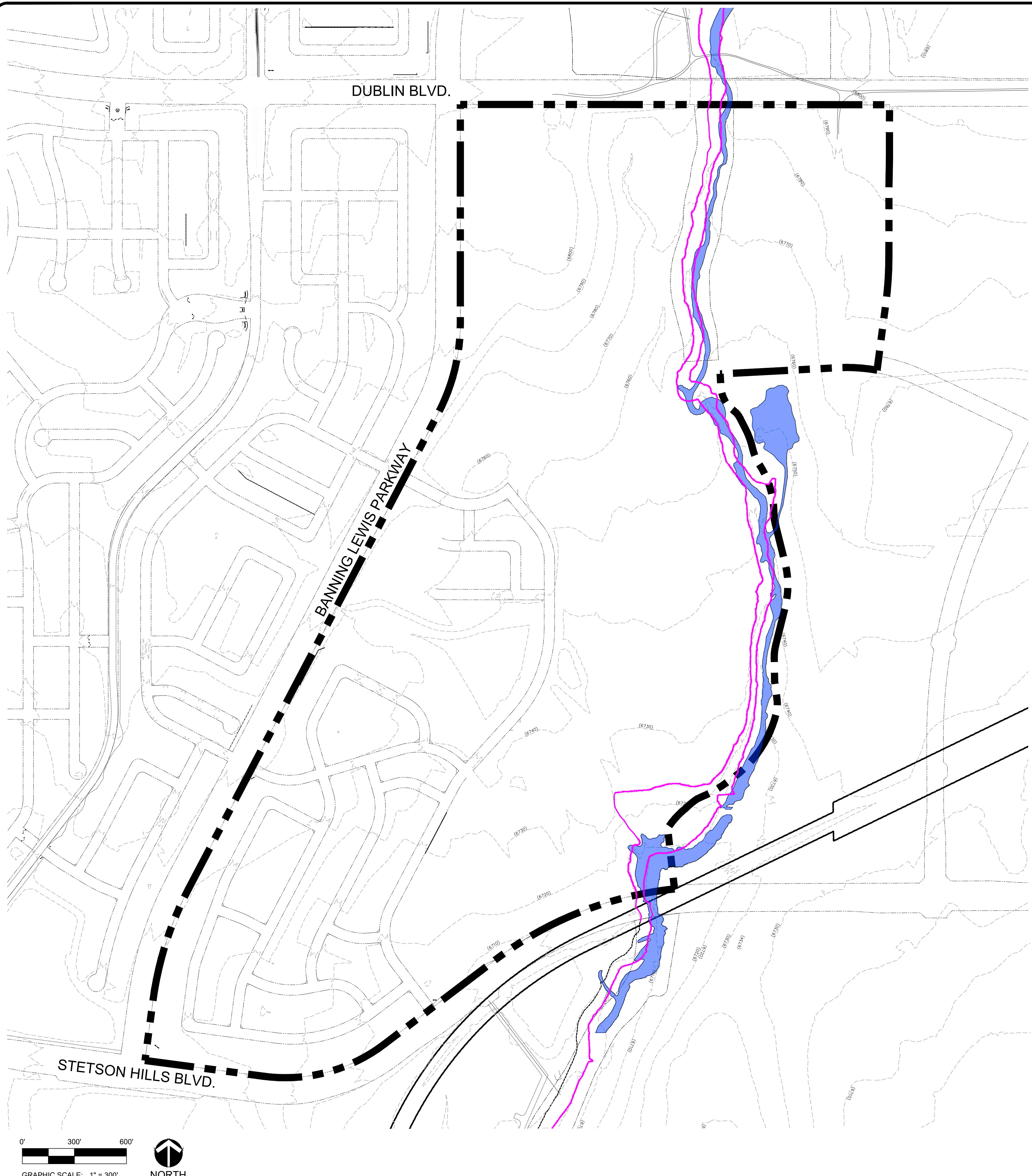
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- LEGEND**
- VILLAGE A SITE BOUNDARY
 - EXISTING PROPERTY LINES
 - EFFECTIVE 100 YEAR FLOODPLAIN
 - 10' CONTOUR
 - POTENTIAL WETLANDS

STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?
RESPONSE: OVERLAY AREAS ARE TO BE DETERMINED DURING DEVELOPMENT PLAN. ANY PROPOSED GRADING WILL MAINTAIN NATURAL STREAM HYDROLOGY AND CONFORM TO ALL STANDARDS AND REGULATIONS.
2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
RESPONSE: YES, THE PROPOSED COMMUNITY PARK AND TWO OF THE NEIGHBORHOOD PARKS LOCATIONS WILL BE STREAM ADJACENT ALLOWING THE NATURAL FEATURES TO BE INCORPORATED AS AN AMENITY DURING PARK DESIGN. TRAILS ARE PROPOSED TO RUN PARALLEL WITH THE STREAM CORRIDORS.
3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
RESPONSE: DEVELOPMENT HAS BEEN DESIGNED TO AVOID RIPARIAN AREAS. THERE ARE NO KNOWN POPULATIONS OF THREATENED OR ENDANGERED SPECIES ON SITE.
4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
RESPONSE: TRAILS ARE PROPOSED TO RUN PARALLEL WITH THE STREAM CORRIDORS. THE SITE WILL ALSO FEATURE A REGIONAL PROPOSED URBAN TRAIL ALONG THE ROCK ISLAND TRAIL ALIGNMENT.
5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
RESPONSE: DETENTION PONDS AND FLOOD CONVEYANCE WILL BE DETERMINED AT TIME OF FINAL PLATS AND DEVELOPMENT PLANS. DRAINAGE REPORTS WILL BE SUBMITTED CONCURRENTLY TO SHOW THE IMPACTS OF DEVELOPMENT.
6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
RESPONSE: FEDERALLY AND STATE PROTECTED WETLANDS ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES. FUTURE DETERMINATION WILL BE NEEDED TO CONFIRM BOUNDARIES OF THESE AREAS.
7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?
RESPONSE: PROPOSED DEVELOPMENT ADHERES TO SAND CREEK DRAINAGE BASIN PLANNING STUDY FOR DRAINAGE AREA RECOMMENDATIONS. THE SITE ALSO HAS OPPORTUNITIES FROM THE COMPOSITE PARKS, OPEN SPACE AND TRAILS MASTER PLAN SUCH AS A REGIONAL TRAIL OR OPEN SPACE CANDIDATE AREAS.
8. DOES THE PROJECT DESIGN:
 - a. IMPLEMENT A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
RESPONSE: STREAMSIDE OVERLAY BUFFERS WILL BE DETERMINED DURING THE DEVELOPMENT PLAN REVIEW PROCESS.
 - b. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY AREA ON THE SITE?
RESPONSE: STREAMSIDE OVERLAY BUFFERS WILL BE DETERMINED DURING THE DEVELOPMENT PLAN REVIEW PROCESS.
 - c. INCORPORATE ALL STORMWATER PCMS REQUIRED BY STORMWATER ENTERPRISE THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
RESPONSE: YES, ALL STORMWATER PCMS WILL BE INCORPORATED THROUGHOUT THE DEVELOPED SITE AND ADJACENT BUFFERS.
 - d. INCORPORATE VISUAL BUFFERS OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?
RESPONSE: ONCE IDENTIFIED, FUTURE BUFFER ZONES WILL FOLLOW INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS AND REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 7.2.603.
9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET AND DOES THE APPLICATION MEET ALL OTHER REQUIREMENTS OF PART 7.4.9 (LANDSCAPING AND GREEN SPACE)?
RESPONSE: FUTURE BUFFER ZONES WILL FOLLOW INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS AND REQUIREMENTS, INCLUDING PROPOSED TREES FOR RIPARIAN AREAS, IN ACCORDANCE WITH UDC SECTION 7.2.603.
10. HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL?
RESPONSE: IN DISTURBED AREAS APPROPRIATE NATIVE SEED WILL BE USED FOR RE-VEGETATION, TO MINIMIZE EROSION, AND TO IMPROVE BANK STABILIZATION. PROPOSED TREES IN THIS AREA WILL MEET THE RIPARIAN SECTION OF THE LANDSCAPE CODE (SECTION 7.2.603) WHERE STREAMSIDE CORRIDORS ARE IDENTIFIED.
11. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED, INCLUDING THOSE OVER FIFTEEN (15) PERCENT SLOPE, HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED, AND DOES THE PLAN PROVIDE FOR THE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS REQUIRED BY THIS UDC?
RESPONSE: MAJOR DRAINAGE WAYS FALL WITHIN OPEN SPACE CORRIDORS AS SHOWN IN THE LAND USE PLAN. DISTURBANCES WILL BE MINIMIZED WITHIN EACH OF THESE CORRIDORS AND WILL BE RE-VEGETATED AS NEEDED. AREAS THAT ARE OVER 15% SLOPE WITHIN IDENTIFIED STREAMSIDE CORRIDORS WILL BE RE-SEEDED TO HELP ENSURE BANK STABILITY.
12. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION INCLUDES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY, OR RECREATIONALLY, AND THAT BRINGS THE DRAINAGEWAY INTO A MORE NATURAL CONDITION.
RESPONSE: MAJOR DRAINAGE WAYS HAVE BEEN PRESERVED WITH OPEN SPACE CORRIDORS. SOME STABILIZATION AND GRADING MAY BE NEEDED WHICH WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.

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BANNING LEWIS RANCH - VILLAGE A LAND USE PLAN COLORADO SPRINGS, CO LSA - STREAMSIDE OVERLAY & NATURAL FEATURES

PROJECT INFORMATION

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SOIL MAP LEGEND	
8	BLAKELAND LOAMY SAND, 1 TO 9 PERCENT SLOPE
9	BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS

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BANNING LEWIS RANCH - VILLAGE A
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COLORADO SPRINGS, CO
LSA - SOIL ANALYSIS

PROJECT INFORMATION

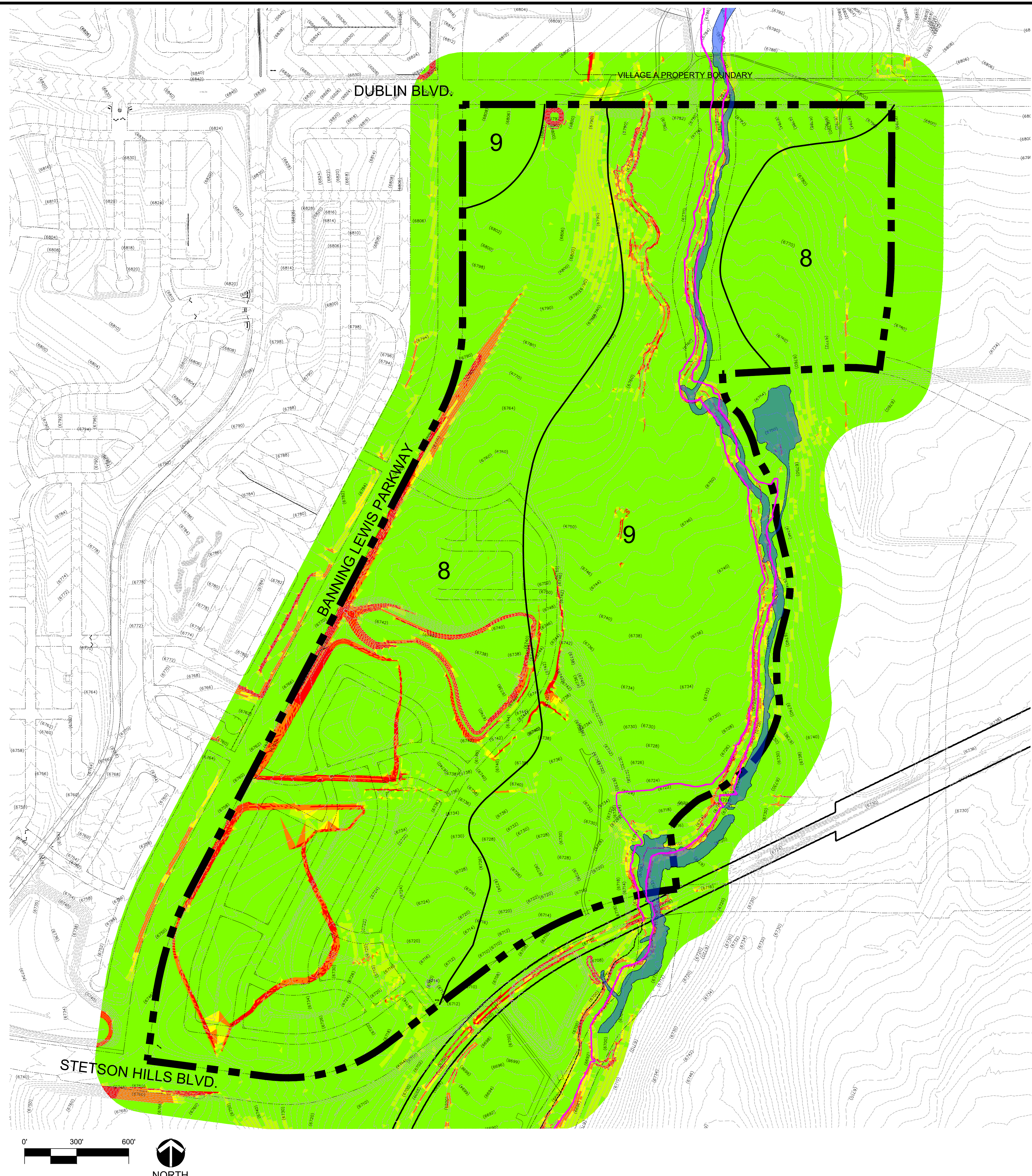
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---	EXISTING PROPERTY LINES
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---	10' CONTOUR
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LSA - COMPOSITE SUITABILITY ANALYSIS

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