

## **Colorado Springs, CO**

Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



### **Final Report - Corrections Required** **Application No. LUPL-25-0008**

**Report Date: 10/02/2025**

**Description :**

**Address : 0 14-15-65**

**Record Type : Land Use Plan**

**Document Filename : 241010\_BLR Village C Land Use Plan.pdf**

Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Tamara Baxter	tamara.baxter@coloradosprings.gov	-

General Comments

Corrections in the following table need to be applied before a permit can be issued

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
74	1	Tamara Baxter : Planning	Expand GN # 26. All of the Development Standards Adjustment city files shall be identified and description of the DSA. A table format may be the best.
79	1	Tamara Baxter : Planning	Per UDC Section 7.3.201, SF detach is a conditional use in the MX-M zone district. Please note as such. Also Manufacture homes is not permitted.
80	1	Tamara Baxter : Planning	Verify these parcels. Lot 6 is proposed to be R-Flex Med.
82	1	Tamara Baxter : Planning	verify that all the acreage match those on sheet 2
84	1	Tamara Baxter : Planning	Please email affidavit for neighborhood meeting on the 16th of September
85	1	Tamara Baxter : Planning	CDOT will be added as a review with the resubmittal. Recommend that you reach out them prior to resubmittal to see if they have any comments related to Highway 24.
86	1	Tamara Baxter : Planning	El Paso County has not provided rereview comments. Upon receipt I will email them to you or re-run resubmittal report.
87	1	Tamara Baxter : Planning	Staff reserve the right to provide additional comments with subsequent resubmittal.
70	2	Caroline Miller : Planning	Please revise cells to match above unit counts.

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
71	2	Caroline Miller : Planning	<p>With the change to Community Park acreage, staff would like to understand the road connections for the Community Park site and the residential area to the south. What is the thought for the road design? Will a connector road be built through the Community Park site, connecting to the residential area, thereby limiting the Community Park acreage to a full-access public road?</p> <p>In addition, will there be any other road access points off of Dublin, or just the Community Park area? Feel free to reach out to the reviewer to discuss in a meeting if preferred.</p>
72	2	Caroline Miller : Planning	Parks is awaiting feedback regarding the developer building the Community Park, then dedicating it to the city. A Community Park amenity list was provided in April 2025 to help the conceptual feasibility discussions. Notes will likely be added to this LUP in the future, upon developer response.
75	2	Tamara Baxter : Planning	What is the zoning for this area? Please call out.
76	2	Tamara Baxter : Planning	Please call out zoning for this area.
77	2	Tamara Baxter : Planning	Please call out zoning for this area. Should be reflective of the area shown in ZONE-25-0020
78	2	Tamara Baxter : Planning	Please call out zoning for this area. Should be reflective of ZONE-25-0021
81	2	Tamara Baxter : Planning	As noted on the cover sheet, SF detached are conditional use in the MX-M zone district
83	2	Tamara Baxter : Planning	Please clean up overlap so text is legible.
88	2	Tamara Baxter : Planning	Will future residential in this area be limited to the 3-156 du/ac, similar to R-Flex Med?
69	3	Caroline Miller : Planning	Please update Park Analysis to show 30 acre Community Park Site.
73	7	Caroline Miller : Planning	Please confirm that the potential wetlands will not pose a limitation to Community Park development over lot grading.

# BANNING LEWIS RANCH - VILLAGE C

ARCHITECT / PLANNER



116 Inverness Circle East, Suite 340  
Englewood, Colorado 80112  
T 303.734.1777

Planning & Entitlements  
Landscape Architecture  
Architecture | Visual Media  
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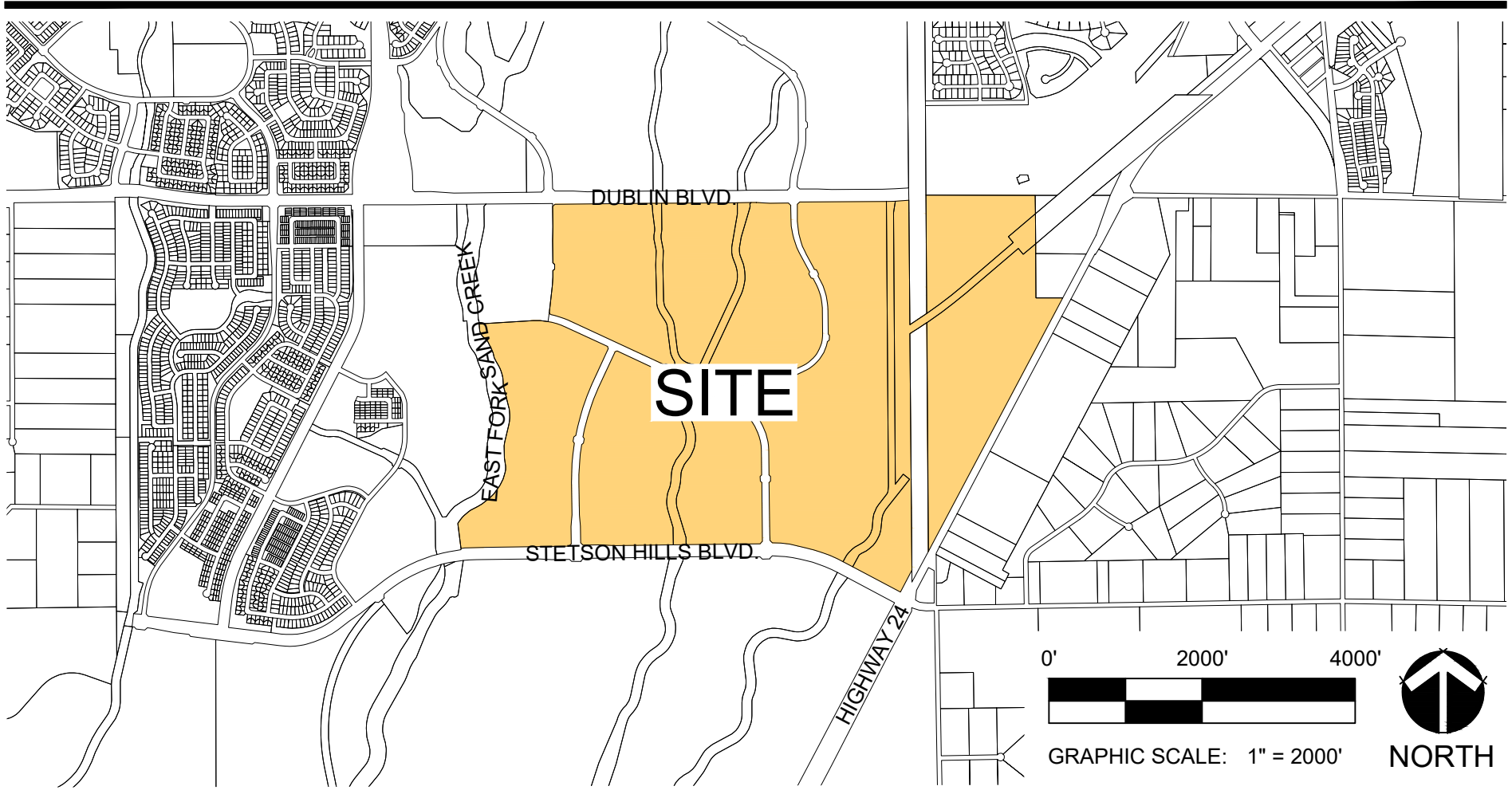
OWNER/CLIENT

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

BANNING LEWIS RANCH - VILLAGE C  
LAND USE PLAN  
COLORADO SPRINGS, CO  
COVER SHEET

## LAND USE PLAN

### 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.
- ONLY LOTS AND TRACTS WITHIN THE STREAMSIDE OVERLAY BOUNDARIES WILL RECEIVE THE SS OVERLAY ZONE DESIGNATION. SS OVERLAY ZONE WILL BE DETERMINED 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.
- SCHOOL DEDICATION WILL BE MET VIA 3 PARCELS LOCATED WITHIN BLR VILLAGES B2 & C. TWO 25 ACRE PARCELS FOR ELEMENTARY SCHOOL SITES AND ONE 47 ACRE SITE FOR A MIDDLE/HIGH SCHOOL CAMPUS.
- TIMING OF EAST FORK SAND CREEK CHANNEL CONSTRUCTION IS DETERMINED BY THE CITY OF COLORADO SPRINGS AS A 'FEE IN LIEU OF IMPROVEMENTS' AGREEMENT IS IN PLACE BETWEEN OAKWOOD HOMES AND THE CITY.
- DUBLIN BLVD. - DEVELOPER TO BUILD FULL SECTION ALONG VILLAGE C AND VILLAGE B2 AS SPECIFIED IN THE TRAFFIC IMPACT STUDY PREPARED OCTOBER 2024, REVISED MARCH 2025 BY SM ROCHA LLC. CONSTRUCTION TIMING IS DETERMINED BY PACE OF DEVELOPMENT CONSTRUCTION AND FUTURE DEVELOPMENT PLANS AND PLATS.
- STETSON HILL BLVD. - DEVELOPER TO BUILD OUT AS SPECIFIED IN THE TRAFFIC IMPACT STUDY PREPARED OCTOBER 2024, REVISED MARCH 2025 BY SM ROCHA LLC. MAY INCLUDE FULL SECTION OR HALF SECTION DEPENDING ON FUTURE AGREEMENTS PER LAND OWNERS SOUTH OF STETSON HILLS BLVD. CONSTRUCTION TIMING IS DETERMINED BY PACE OF DEVELOPMENT CONSTRUCTION AND FUTURE DEVELOPMENT PLANS AND PLATS.
- ROCK ISLAND TRAIL EASEMENTS WILL BE PROVIDED AT TIME OF ADJACENT DEVELOPMENT.
- THIS LAND USE PLAN IS SUBJECT TO DEVELOPMENT STANDARD ADJUSTMENT(S). REFER TO CITY FILE NO. DVSA-25-0002.

### SITE DATA

TAX ID NUMBERS AND EXISTING ZONING	5300000733 - R-5/CR R-1 6 R-1 6/CR SS AO 5300000653 - R-5/CR R-5 R-1 6/CR R-E MX-M/CR R-1 6 SS 5300000546 - R-1 6 R-5/CR SS 5300000538 - R-1 6 R-5/CR R-5 SS 5300000540 - R-1 6 R-5/CR SS 5313000103 - R-E 5313000104 - R-E
TOTAL SITE AREA	658.34 AC.
AVIGATION EASEMENT	RECEPTION # 217069667
PROPOSED ZONING	1. R-FLEX MEDIUM/AP-O/SS-O (R-FLEX MEDIUM ZONE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) - 547.10 AC. 2. MX-M/AP-O/SS-O (MIXED USE MEDIUM SCALE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) - 111.20 AC.
CURRENT LAND USE	UNDEVELOPED

### PROPOSED LAND USE

CATEGORY	PARCELS	DENSITY RANGE	ACERAGE
DWELLING - SINGLE-FAMILY DETACHED, DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLIX), DWELLING - MULTI-FAMILY	1-5	3-16 DU/AC.	253.6
COMMERCIAL, DWELLING - SINGLE-FAMILY DETACHED, DWELLING SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLIX), DWELLING - MULTI-FAMILY	6-9	N/A	68.5
PARKS & TRAILS		N/A	53.4
PUBLIC SAFETY SERVICES		N/A	9.1
SCHOOL, ELEMENTARY OR SECONDARY		N/A	72.0
STREET ROW, DRAINAGE AREAS, & OTHER		N/A	211.74
<b>TOTAL</b>			<b>658.34 AC.</b>

Per UDC Section 7.3.201, SF detach is a conditional

Verify these parcels. Lot 6 is proposed to be R-Flex

Verify that all the acreage match those on sheet 2

### PROPERTY OWNER

H20 SUB BLR VILLAGE 4 LLC  
14614 N KIERLAND BLVD #120  
SCOTTSDALE AZ, 85254

### DEVELOPER

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

### PLANNER

LAI DESIGN GROUP  
88 INVERNESS CIRCLE EAST, SUITE J-101  
ENGLEWOOD, COLORADO 80112  
Ph: (303) 734-1777

### ENGINEERING & SURVEYING

CLASSIC CONSULTING, INC.  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
PH: (719) 785-0790

### AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
PDZL-24-0005	PENDING	ORIGINAL APPROVAL	

### SHEET INDEX

- COVER SHEET
- LAND USE PLAN
- PARK ANALYSIS
- PARK VICINITY MAP
- BANNING LEWIS RANCH MASTER PLAN (APPROVED JUNE 2015)
- LSA-SLOPE ANALYSIS
- LSA-STREAMSIDE AND OVERLAY & NATURAL FEATURES
- LSA-SOIL ANALYSIS
- LSA-VEGETATION & WILDLIFE ANALYSIS
- LSA-COMPOSITE LAND SUITABILITY ANALYSIS

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF THE WEST ONE-HALF (W1/2) OF SECTION 13, SECTION 14, AND THE EAST ONE-HALF (E1/2) OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO 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 BY "GMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED BY "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR 500°20'14"W, A DISTANCE OF 2647.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;  
THENCE SOUTH 44°18'02" EAST A DISTANCE OF 6,413.05 FEET TO THE POINT OF BEGINNING;

THENCE ON THE EASTERLY LINE OF DRAINAGE TRACT E OF BANNING LEWIS RANCH FILING NO. 4 SUBDIVISION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED JUNE 16, 2005 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 205090006, THE FOLLOWING TWENTY-SIX (26) COURSES:

- NORTH 06°30'00" WEST A DISTANCE OF 333.55 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 46.00 FEET, WHOSE CENTER BEARS NORTH 83°30'00" EAST;
- NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°34'49", AN ARC DISTANCE OF 32.58 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 446.04 FEET;
- NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°24'57", AN ARC DISTANCE OF 135.58 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 54.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'43", AN ARC DISTANCE OF 5.89 FEET TO POINT OF REVERSE CURVE, HAVING A RADIUS OF 449.59 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'59", AN ARC DISTANCE OF 77.94 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 30.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'36", AN ARC DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 456.08 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'47", AN ARC DISTANCE OF 35.79 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 643.92 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'32", AN ARC DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 180.00 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'27", AN ARC DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 660.40 FEET;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°44'11", AN ARC DISTANCE OF 481.06 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 220.00 FEET;

- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'17", AN ARC DISTANCE OF 83.98 FEET;
- THENCE NORTH 07°38'07" WEST A DISTANCE OF 103.50 FEET;
- THENCE NORTH 01°00'00" WEST A DISTANCE OF 134.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 89°00'00" EAST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 74.09 FEET;
- THENCE NORTH 14°00'00" EAST A DISTANCE OF 226.46 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 517.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" WEST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC DISTANCE OF 252.65 FEET;
- THENCE NORTH 14°00'00" WEST A DISTANCE OF 233.90 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" EAST;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'05", AN ARC DISTANCE OF 66.69 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°31'41", AN ARC DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 283.00 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°55'05", AN ARC DISTANCE OF 98.38 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°54'21", AN ARC DISTANCE OF 125.48 FEET;
- THENCE NORTH 27°00'31" WEST A DISTANCE OF 67.82 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 120.00 FEET, WHOSE CENTER BEARS SOUTH 62°59'07" WEST;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°39'52", AN ARC DISTANCE OF 53.75 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 302.10 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'44", AN ARC DISTANCE OF 16.32 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 180.00 FEET;
- THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°33'00", AN ARC DISTANCE OF 146.24 FEET;
- THENCE NORTH 03°02'00" WEST A DISTANCE OF 74.82 FEET;

THENCE NORTH 86°58'00" EAST A DISTANCE OF 679.74 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 966.50 FEET, WHOSE CENTER BEARS SOUTH 03°02'00" EAST;  
THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°22'23", AN ARC DISTANCE OF 225.58 FEET TO THE EASTERLY LINE OF PARCEL 4 OF THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED SEPTEMBER 16, 2021 UNDER RECEPTION NUMBER 221714817 OF SAID RECORDS;

THENCE ON SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 07°29'34" EAST, A DISTANCE OF 388.97 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,048.00 FEET;
- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°27'18", AN ARC DISTANCE OF 266.47 FEET;
- THENCE NORTH 00°02'17" EAST A DISTANCE OF 392.58 FEET;
- THENCE NORTH 00°59'34" EAST A DISTANCE OF 180.02 FEET;

5) THENCE NORTH 00°02'17" EAST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF PARCEL 2 OF SAID VACATION PLAT, A DISTANCE OF 304.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2, BEING A POINT NINE (9) FEET NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD, DEDICATED TO THE PUBLIC IN BANNING LEWIS RANCH FILING NO. 3 RECORDED MAY 5, 2005 UNDER RECEPTION NO. 205064513 OF SAID RECORDS, AS MEASURED PERPENDICULAR THERETO;

THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°57'43" EAST A DISTANCE OF 4,226.07 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 5,068.00 FEET, WHOSE CENTER BEARS NORTH 00°02'17" EAST;
- EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'21", AN ARC DISTANCE OF 428.03 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO IN BOOK 2194 AT PAGE 154 OF SAID RECORDS;

THENCE SOUTH 00°06'57" WEST ON SAID EASTERLY LINE, A DISTANCE OF 1,642.14 FEET TO A NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF PARCEL 11 DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED JUNE 18, 2004 UNDER RECEPTION NO. 204101430 OF SAID RECORDS, HAVING A RADIUS OF 5,679.64 FEET, WHOSE CENTER BEARS NORTH 31°29'53" WEST;

THENCE NORTHEASTERLY, ON SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°42'20", AN ARC DISTANCE OF 268.21 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE NORTH 00°06'57" EAST ON SAID EASTERLY LINE, A DISTANCE OF 1,546.09 FEET TO THE NORTHERLY LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14;

THENCE NORTH 89°49'52" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14;

THENCE SOUTH 89°18'34" EAST ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 13, A DISTANCE OF 1,328.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 00°07'50" WEST ON THE EASTERLY LINE OF SAID NW1/4NW1/4, A DISTANCE OF 1,342.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 89°34'42" EAST ON THE SOUTHERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 350.20 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24;

THENCE SOUTH 28°28'31" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,744.48 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE ON THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 00°08'25" EAST A DISTANCE OF 1,955.00 FEET;
- THENCE NORTH 00°06'57" EAST A DISTANCE OF 1,030.90 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 5,779.64 FEET, WHOSE CENTER BEARS NORTH 33°31'46" WEST TO THE SOUTHEASTERLY LINE OF SAID PARCEL 11;

THENCE SOUTHWESTERLY, ON SAID SOUTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°38'23", AN ARC DISTANCE OF 266.29 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE ON THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO THE FOLLOWING TWO (2) COURSES:

- THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°06'57" WEST, A DISTANCE OF 888.48 FEET;
- THENCE SOUTH 00°08'25" WEST A DISTANCE OF 2,213.87 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 DESCRIBED IN PARCEL NUMBER 313 OF THE DOCUMENT RECORDED FEBRUARY 3, 2006 UNDER RECEPTION NUMBER 206018301 OF SAID RECORDS;

THENCE SOUTH 28°29'01" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.56 FEET TO A POINT NINE (9.00) FEET SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF STETSON HILL BOULEVARD DEDICATED TO THE PUBLIC IN SAID BANNING LEWIS RANCH FILING NO. 3, AS MEASURED PERPENDICULAR THERETO;

THENCE NORTH 61°30'03" WEST PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 812.75 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,060.00 FEET, WHOSE CENTER BEARS SOUTH 28°29'57" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'57", AN ARC DISTANCE OF 1,032.45 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 3,818.93 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,059.00 FEET, WHOSE CENTER BEARS SOUTH 00°13'00" EAST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'36", AN ARC DISTANCE OF 205.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 658.336 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

### 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 NUMBERS 08041C0545G & 08041C0561G EFFECTIVE DATE, DECEMBER 7, 2018.

### AVIGATION EASEMENT STATEMENT

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.

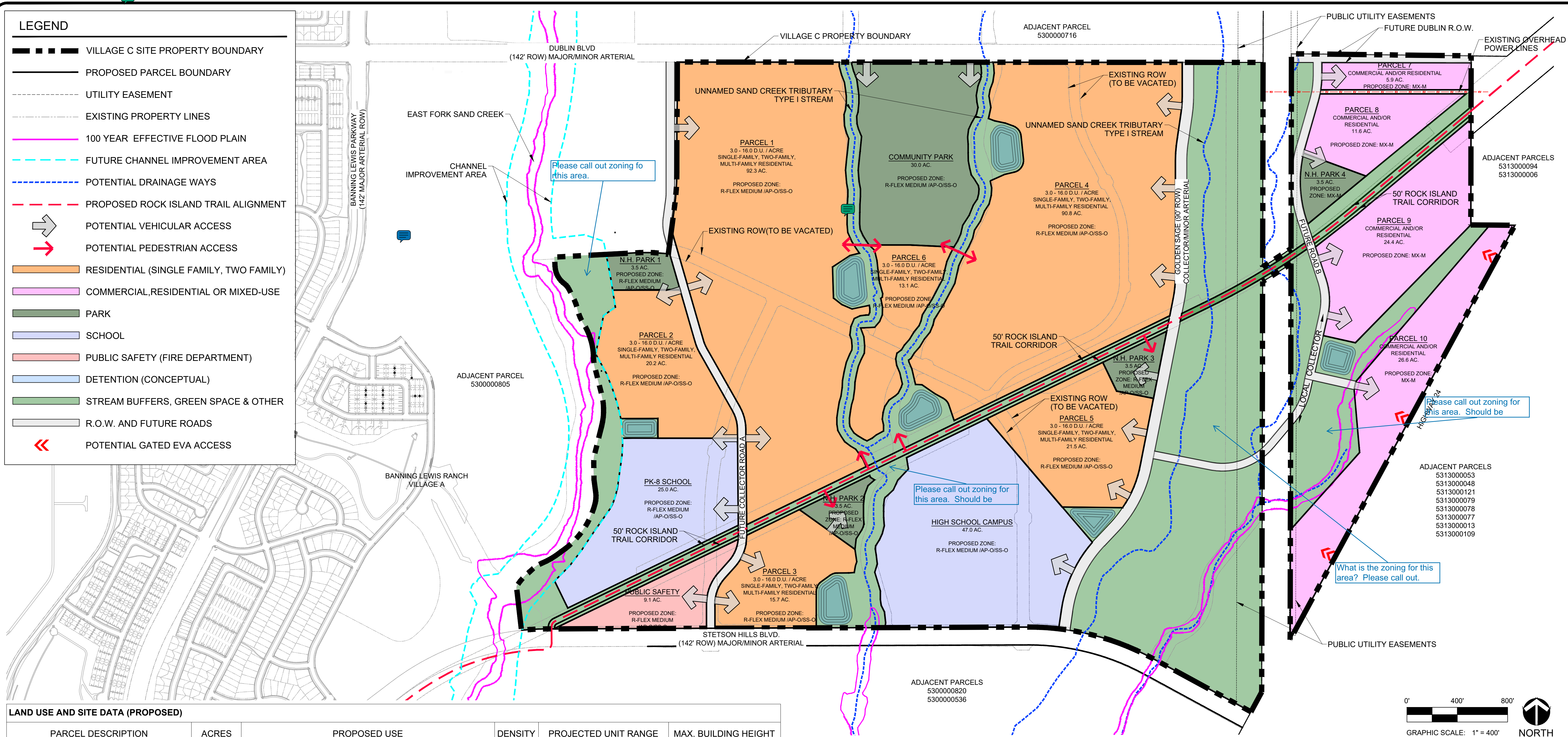
### GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 1, 2020 (REVISED JUNE 17, 2020), WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: AREAS OF HYDROCOMPACTION, LOOSE SOILS, POTENTIALLY EXPANSIVE SOILS, EROSION, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, PONDED WATER, FLOODPLAINS AND ARTIFICIAL FILL. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

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**LEGEND**

- VILLAGE C SITE PROPERTY BOUNDARY
- PROPOSED PARCEL BOUNDARY
- UTILITY EASEMENT
- EXISTING PROPERTY LINES
- 100 YEAR EFFECTIVE FLOOD PLAIN
- FUTURE CHANNEL IMPROVEMENT AREA
- POTENTIAL DRAINAGE WAYS
- PROPOSED ROCK ISLAND TRAIL ALIGNMENT
- ➔ POTENTIAL VEHICULAR ACCESS
- ➔ POTENTIAL PEDESTRIAN ACCESS
- RESIDENTIAL (SINGLE FAMILY, TWO FAMILY)
- COMMERCIAL, RESIDENTIAL OR MIXED-USE
- PARK
- SCHOOL
- PUBLIC SAFETY (FIRE DEPARTMENT)
- DETENTION (CONCEPTUAL)
- STREAM BUFFERS, GREEN SPACE & OTHER
- R.O.W. AND FUTURE ROADS
- ⬅ POTENTIAL GATED EVA ACCESS



**LAND USE AND SITE DATA (PROPOSED)**

PARCEL DESCRIPTION	ACRES	PROPOSED USE	DENSITY	PROJECTED UNIT RANGE	MAX. BUILDING HEIGHT
1	92.3	RESIDENTIAL*	3.0-16.0	277 - 1476	PER R-FLEX MEDIUM
2	20.2	RESIDENTIAL*	3.0-16.0	61 - 323	PER R-FLEX MEDIUM
3	15.7	RESIDENTIAL*	3.0-16.0	48 - 251	PER R-FLEX MEDIUM
4	90.8	RESIDENTIAL*	3.0-16.0	273 - 1452	PER R-FLEX MEDIUM
5	21.5	RESIDENTIAL*	3.0-16.0	65 - 344	PER R-FLEX MEDIUM
6	13.1	RESIDENTIAL*	3.0-16.0	40 - 210	PER R-FLEX MEDIUM
7	5.9	COMMERCIAL AND/OR RESIDENTIAL*	N/A	-	PER MX-M
8	11.6	COMMERCIAL AND/OR RESIDENTIAL*	N/A	-	PER MX-M
9	24.4	COMMERCIAL AND/OR RESIDENTIAL*	N/A	-	PER MX-M
10	26.6	COMMERCIAL AND/OR RESIDENTIAL*	N/A	-	PER MX-M
<b>SUBTOTAL</b>	<b>322.1</b>			<b>764-4,056</b>	
NEIGHBORHOOD PARK 1	3.5	PARK			
NEIGHBORHOOD PARK 2	3.5	PARK			
NEIGHBORHOOD PARK 3	3.5	PARK			
NEIGHBORHOOD PARK 4	3.5	PARK			
COMMUNITY PARK	30.0	PARK			
ROCK ISLAND TRAIL CORRIDOR	9.4	PARK			
K-8 SCHOOL	25.0	ELEMENTARY SCHOOL			
HIGH & MIDDLE SCHOOL CAMPUS	47.0	SECONDARY SCHOOL			
PUBLIC SAFETY	9.1	FIRE DEPARTMENT			
RIGHT-OF-WAY	19.9	VEHICULAR CIRCULATION			
DRAINAGE & OPEN SPACE	181.8				
<b>TOTAL</b>	<b>658.34</b>				

**NEIGHBORHOOD PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,522	0.0066	10.045 AC.

**COMMUNITY PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,522	0.0080	12.176 AC.
BLR VILLAGE B2 CARRY OVER	2,073	N/A	15.589 AC.
<b>SUBTOTAL</b>			<b>27.765 AC.</b>

**TOTAL PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	1,446	0.0146	22.221 AC.
BLR VILLAGE B2 CARRY OVER	2,263	N/A	15.589 AC.
<b>SUBTOTAL</b>			<b>36.701 AC.</b>

**NOTES:**

- UNITS SHOWN REFLECT THE EXPECTED DENSITY PER THIS LAND USE PLAN BASED ON DENSITIES ACHIEVED IN PAST BLR VILLAGES (6 D.U./ACRE). IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
- THE NEIGHBORHOOD PARK LAND OBLIGATION (10.045 ACRES) IS TO BE SATISFIED THROUGH THREE PARK SITES OF AT LEAST 3.5 ACRES EACH. PARK SITES SHOULD BE RELATIVELY FLAT AND DEVELOPABLE, WITHOUT BEING ENCLUMBERED BY EASEMENTS. STORMWATER DETENTION AREAS CANNOT COUNT TOWARDS PLDO DEDICATIONS.
- THE THREE 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 (12.176 ACRES) IS TO BE SATISFIED WITH THE SUMMED COMMUNITY PARK SITE OF VILLAGE B2 AND C OBLIGATIONS. IF FOR ANY REASON, SATISFACTORY PARK LAND CANNOT BE PROVIDED TO MEET THE VILLAGE C 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 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.

\*DWELLING - SINGLE-FAMILY DETACHED, DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPLX), DWELLING - MULTI-FAMILY

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COLORADO SPRINGS, CO 80916  
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**BANNING LEWIS RANCH - VILLAGE C**  
LAND USE PLAN  
COLORADO SPRINGS, CO  
LAND USE PLAN

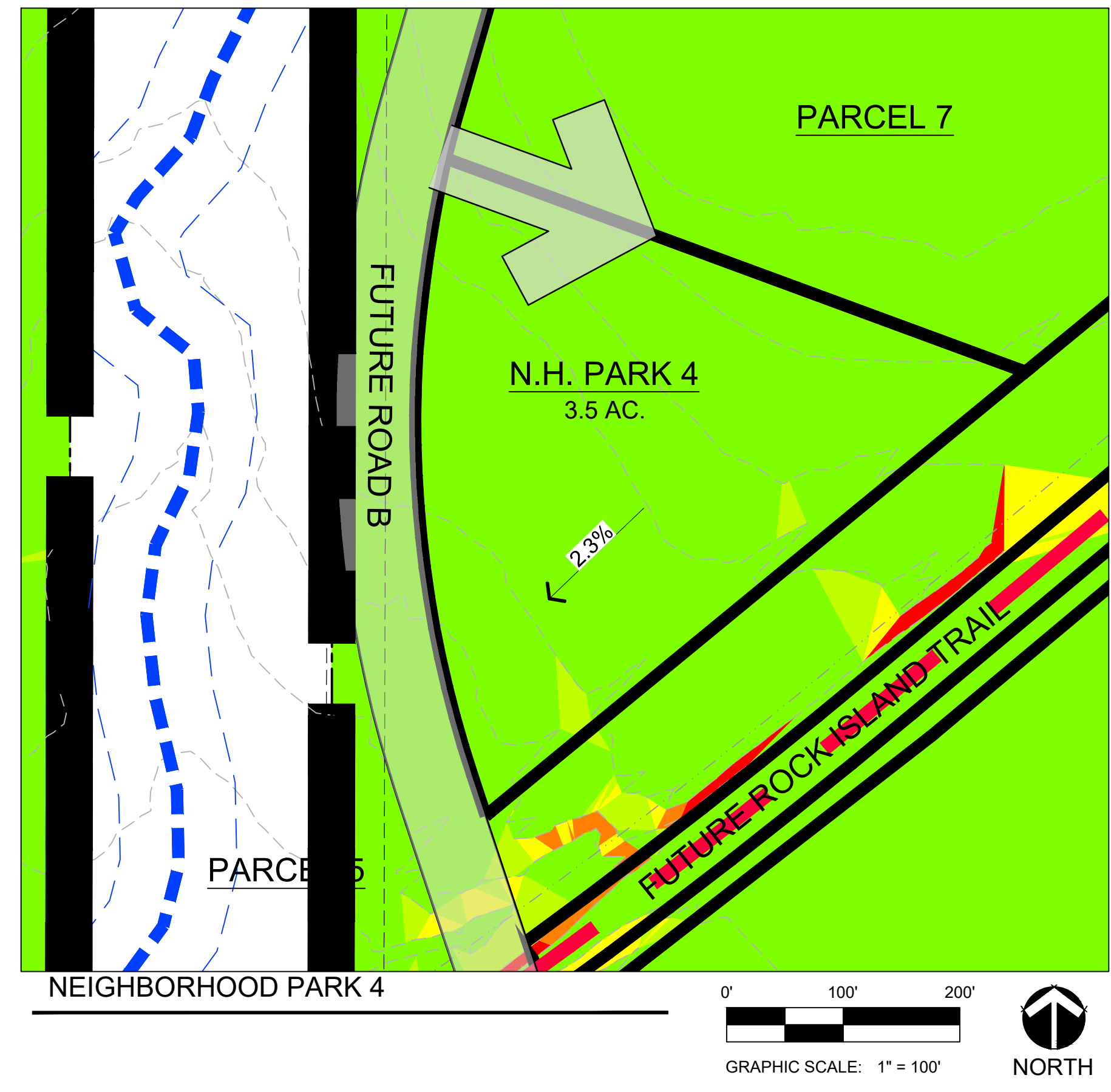
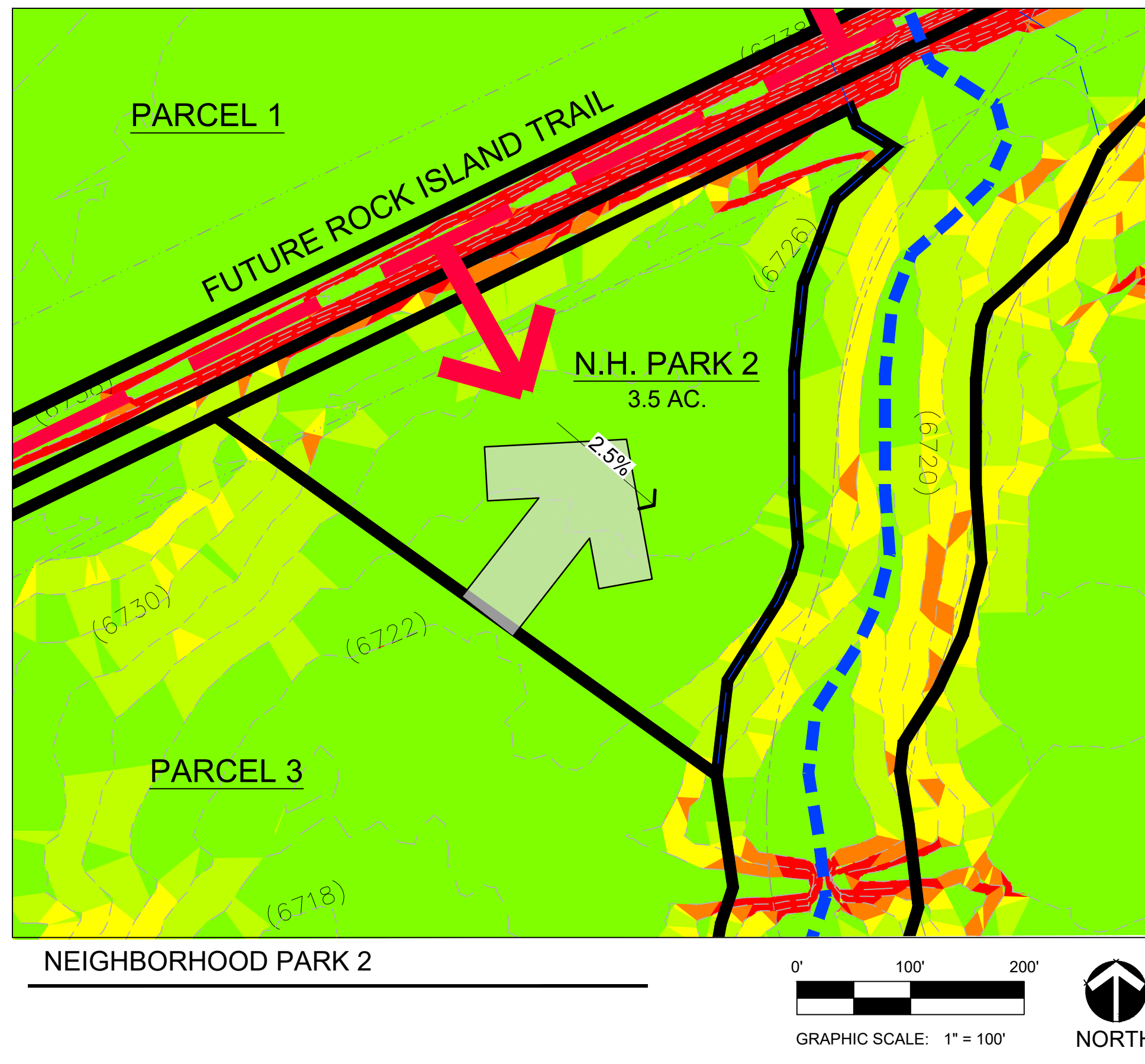
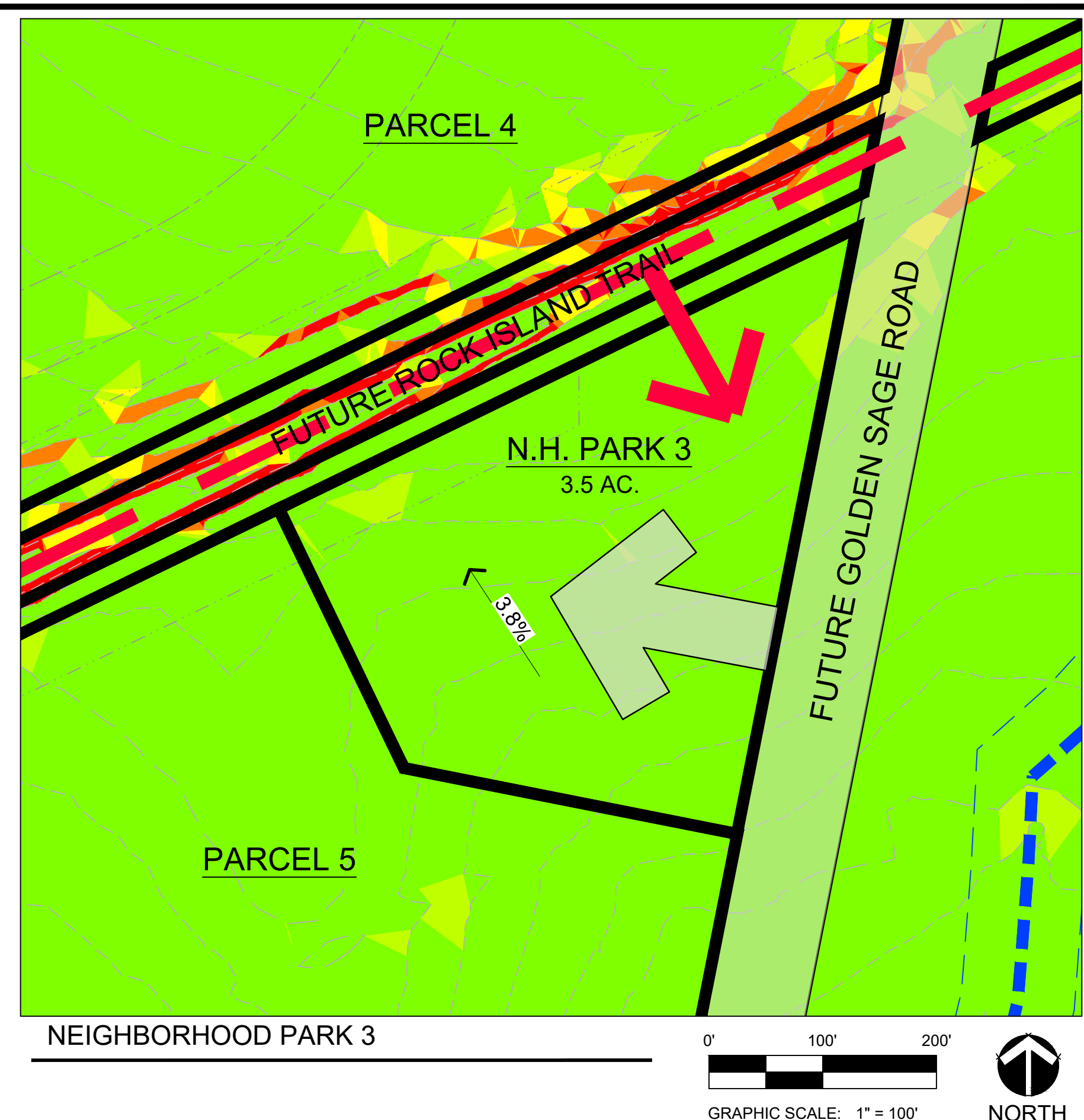
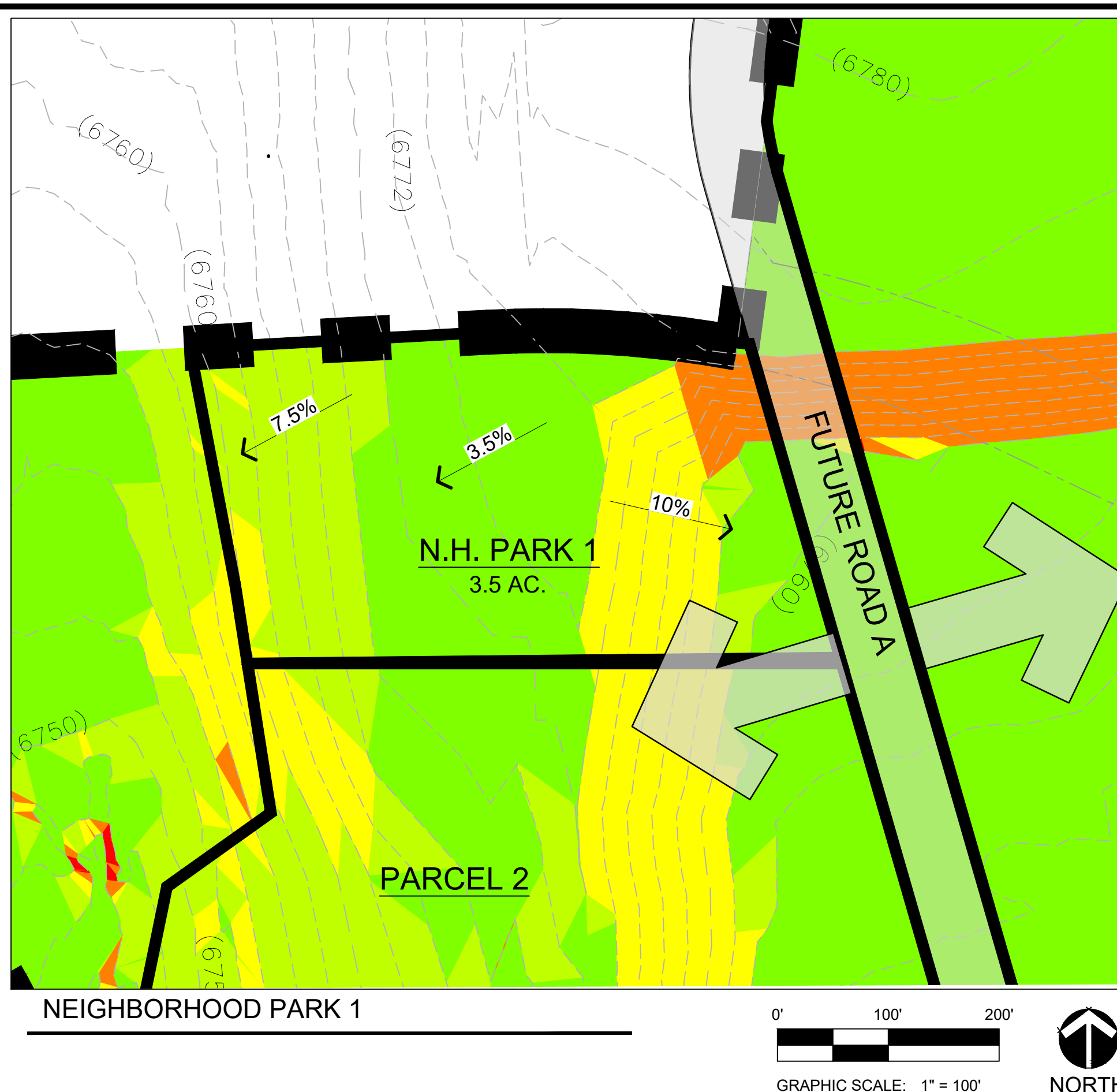
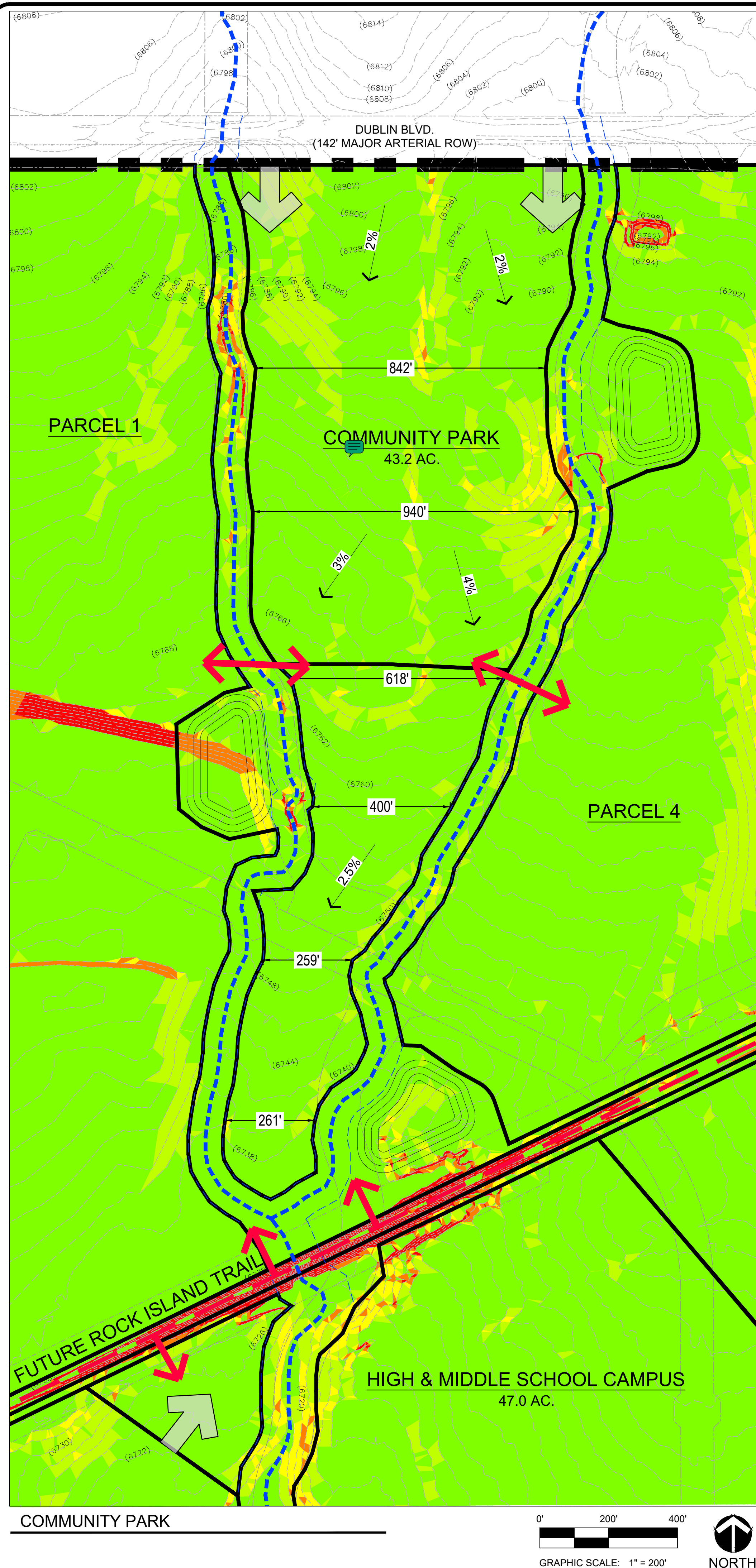
**PROJECT INFORMATION**

PROJECT #: 241010  
DRAWN BY: TH  
CHECKED BY: RH

**ISSUE RECORD**

1st Submittal	10/16/24
2nd Submittal	06/13/25
3rd Submittal	09/10/25

PDZL-24-0005  
SHEET NUMBER



Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	5.00%	Light Green
5.00%	8.00%	Yellow-Green
8.00%	12.00%	Yellow
12.00%	20.00%	Orange
20.00%	100%	Red

- LEGEND**
- PROPOSED PARCEL BOUNDARY
  - - - UTILITY EASEMENT
  - - - EXISTING PROPERTY LINES
  - - - 2' CONTOURS
  - - - POTENTIAL DRAINAGE WAYS
  - - - PROPOSED ROCK ISLAND TRAIL ALIGNMENT
  - ↘ POTENTIAL PEDESTRIAN ACCESS
  - ← X% SLOPE ARROW
  - ⇒ POTENTIAL VEHICULAR ACCESS

ARCHITECT / PLANNER

**LAI**  
DESIGN GROUP

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BANNING LEWIS RANCH - VILLAGE C  
LAND USE PLAN  
COLORADO SPRINGS, CO  
PARK ANALYSIS

**PROJECT INFORMATION**

PROJECT #: 241010  
DRAWN BY: TH  
CHECKED BY: RH

**ISSUE RECORD**

1st Submittal	10/16/24
2nd Submittal	06/13/25
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**BANNING LEWIS RANCH - VILLAGE C**  
LAND USE PLAN  
COLORADO SPRINGS, CO  
PARK VICINITY MAP



PROJECT INFORMATION

PROJECT #: 241010  
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1st Submittal	10/16/24
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SHEET NUMBER

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LEGEND

- RES- M 3.5 - 7.99 Residential - Low
- RES- H 12 - 24.99 Residential - High
- COM Commercial
- IND Industrial
- PRO Parks & Open Space
- PUB Public / Institutional
- V Vacant
- Streets / Right of Way / Easements
- Flood Plain
- Parkway/Expressway - Existing
- Parkway/Expressway - Proposed
- Principal Arterial - Existing
- Parkway/Freeway - Proposed
- Parkway/Freeway - Existing
- Collector - Existing
- Road

- RVL Residential, Very Low
- RL Residential, Low
- RM Residential, Medium
- RMH Residential, Medium High
- RH Residential, High
- ACL Activity Center, Low
- ACM Activity Center, Medium
- ACH Activity Center, High
- OL Office, Low
- OM Office, Medium
- OH Office, High
- R&D Research and Development
- INST Institution
- R Retail
- NR Neighborhood Retail
- IDP Industrial Park
- AI Airport Industrial
- ID Industrial
- ES Elementary School
- MS Middle School
- HS High School
- OP Open Space
- P Park
- PF Public Facilities

NOTE: BANNING LEWIS MASTER PLAN APPROVED JUNE 2015



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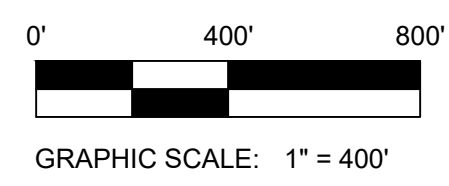
BANNING LEWIS RANCH - VILLAGE C  
LAND USE PLAN  
COLORADO SPRINGS, CO  
BLR MASTER PLAN (APPROVED JUNE 2015)

PROJECT INFORMATION

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DRAWN BY: TH  
CHECKED BY: RH

ISSUE RECORD

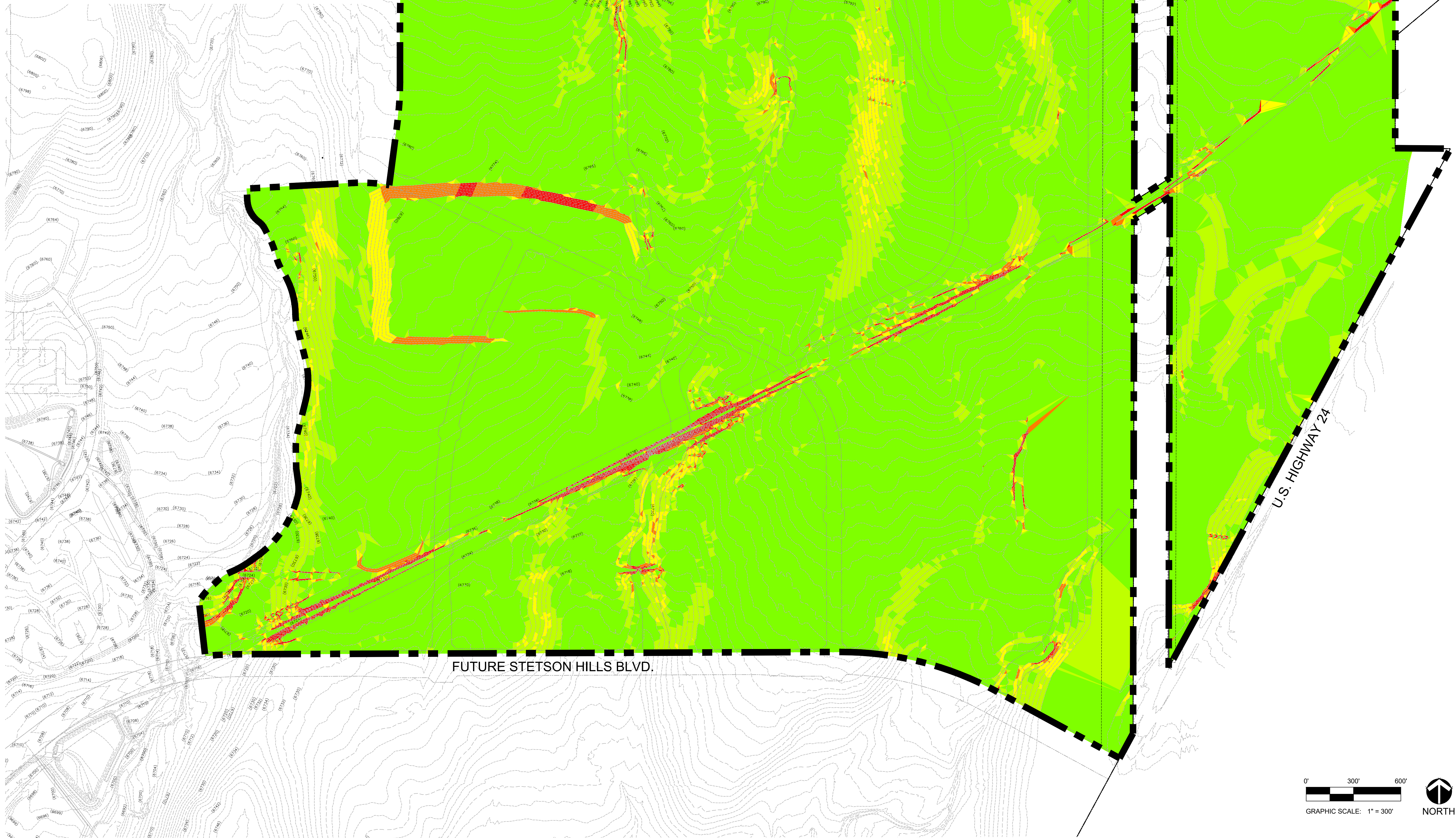
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Slopes Table

Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	Light Green
5.00%	8.00%	3503335.05	Yellow-Green
8.00%	12.00%	695720.00	Yellow
12.00%	20.00%	282162.82	Orange
20.00%	100%	276263.91	Red



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**BANNING LEWIS RANCH - VILLAGE C**

LAND USE PLAN

COLORADO SPRINGS, CO

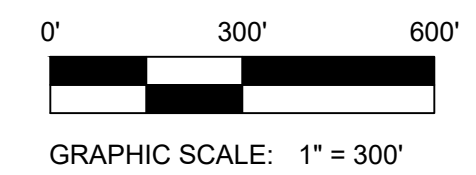
**LSA - SLOPE ANALYSIS**

PROJECT INFORMATION

PROJECT #: 241010  
DRAWN BY: TH  
CHECKED BY: RH

ISSUE RECORD

1st Submittal 10/16/24  
2nd Submittal 06/13/25  
3rd Submittal 09/10/25



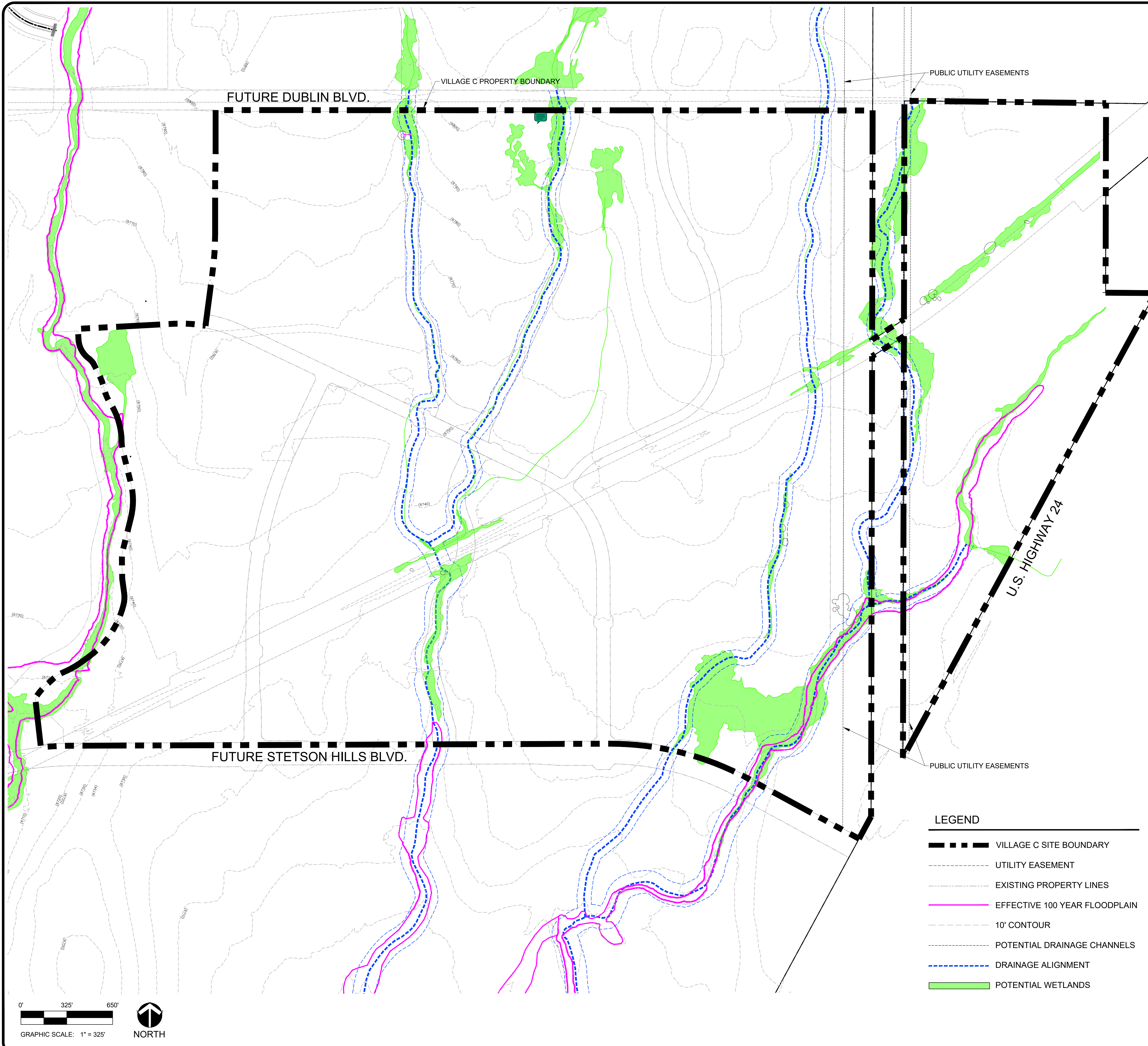
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SHEET NUMBER

6

6 OF 10

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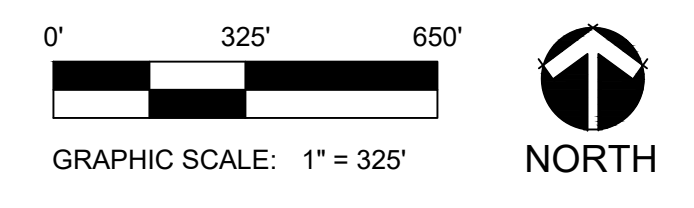


### STREAMSIDE REVIEW CRITERIA

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 FEDERALLY PROTECTED WETLANDS AND TO MINIMIZE IMPACT TO EXISTING RIPARIAN AREAS. IF MIGRATORY BIRD OR RAPTOR SPECIES ARE FOUND TO BE PRESENT, CONSTRUCTION ACTIVITIES WILL NEED TO BE RESTRICTED NEAR ANY ACTIVE NESTS TO ENSURE THE AVOIDANCE OF TAKE DURING THE NESTING AND FLEDGING SEASON (DEPENDING ON THE SPECIES).**
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-SEED 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.**

**LEGEND**

	VILLAGE C SITE BOUNDARY
	UTILITY EASEMENT
	EXISTING PROPERTY LINES
	EFFECTIVE 100 YEAR FLOODPLAIN
	10' CONTOUR
	POTENTIAL DRAINAGE CHANNELS
	DRAINAGE ALIGNMENT
	POTENTIAL WETLANDS



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

**LSA - STREAMSIDE OVERLAY & NATURAL FEATURES**

**PROJECT INFORMATION**

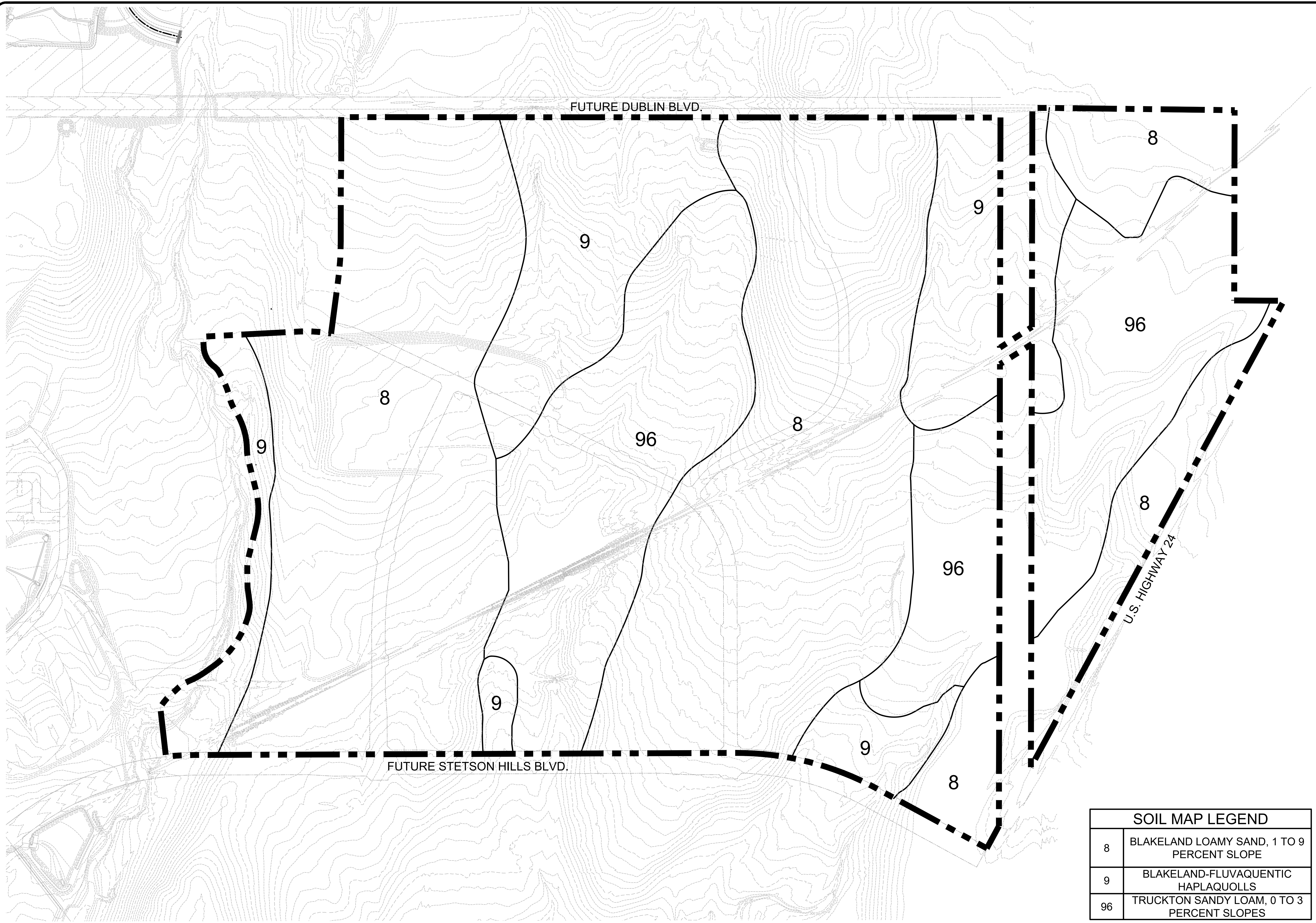
PROJECT #: 241010  
 DRAWN BY: TH  
 CHECKED BY: RH

**ISSUE RECORD**

1st Submittal	10/16/24
2nd Submittal	09/13/25
3rd Submittal	09/10/25

PDZL-24-0005  
 SHEET NUMBER

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BANNING LEWIS RANCH - VILLAGE C

LAND USE PLAN

COLORADO SPRINGS, CO

LSA - SOIL ANALYSIS

PROJECT INFORMATION

PROJECT #: 241010  
DRAWN BY: TH  
CHECKED BY: RH

ISSUE RECORD

1st Submittal 10/16/24  
2nd Submittal 06/13/25  
3rd Submittal 09/10/25

PDZL-24-0005  
SHEET NUMBER

8

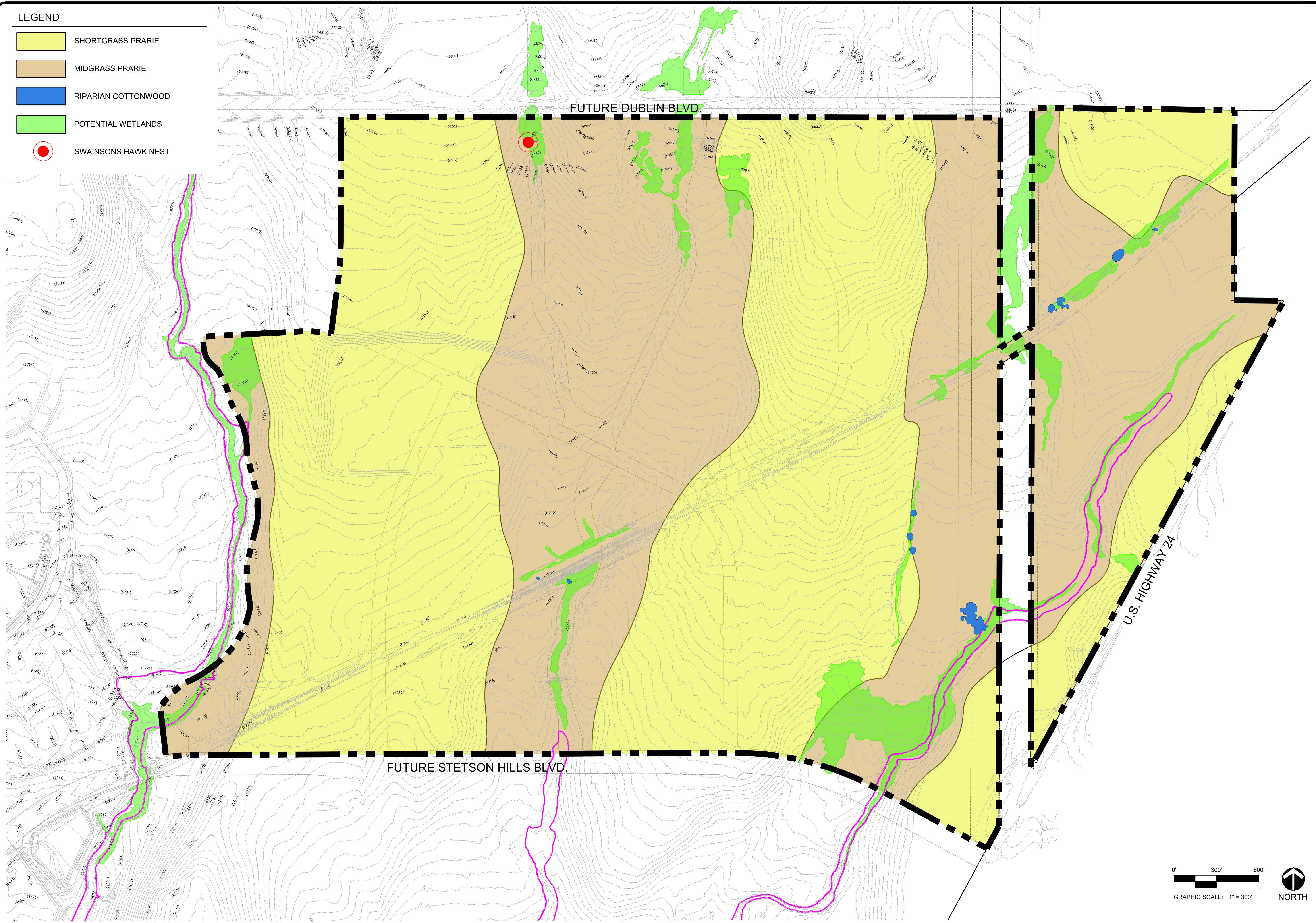
8 OF 10

SOIL MAP LEGEND	
8	BLAKELAND LOAMY SAND, 1 TO 9 PERCENT SLOPE
9	BLAKELAND-FLUVAQUENTIC HAPLAQUOLLS
96	TRUCKTON SANDY LOAM, 0 TO 3 PERCENT SLOPES

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**LEGEND**

- SHORTGRASS PRARIE
- MIDGRASS PRARIE
- RIPARIAN COTTONWOOD
- POTENTIAL WETLANDS
- SWAINSONS HAWK NEST



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**BANNING LEWIS RANCH - VILLAGE C**

LAND USE PLAN  
COLORADO SPRINGS, CO

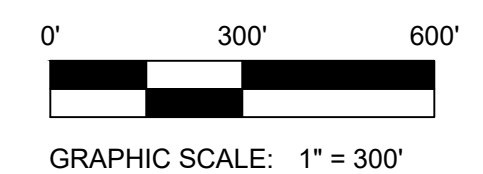
**LSA - VEGETATION & WILDLIFE ANALYSIS**

**PROJECT INFORMATION**

PROJECT #: 241010  
DRAWN BY: TH  
CHECKED BY: RH

**ISSUE RECORD**

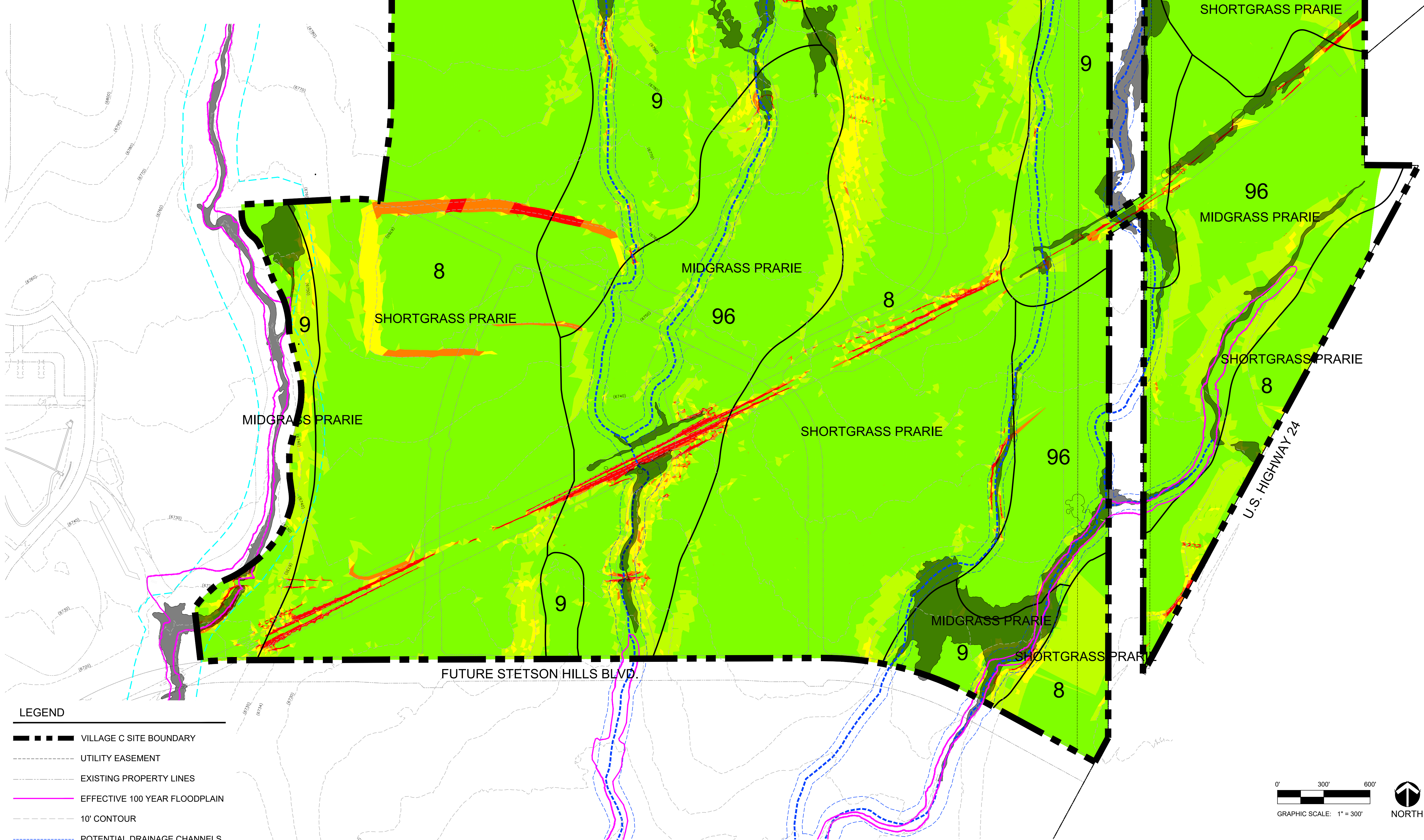
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Slopes Table			
Minimum Slope	Maximum Slope	Area(sf)	Color
0.00%	5.00%	23860962.56	Light Green
5.00%	8.00%	3503335.05	Yellow-Green
8.00%	12.00%	695720.00	Yellow
12.00%	20.00%	282162.82	Orange
20.00%	100%	276263.91	Red



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

**LSA - COMPOSITE SUITABILITY ANALYSIS**

PROJECT INFORMATION

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10

10 OF 10

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