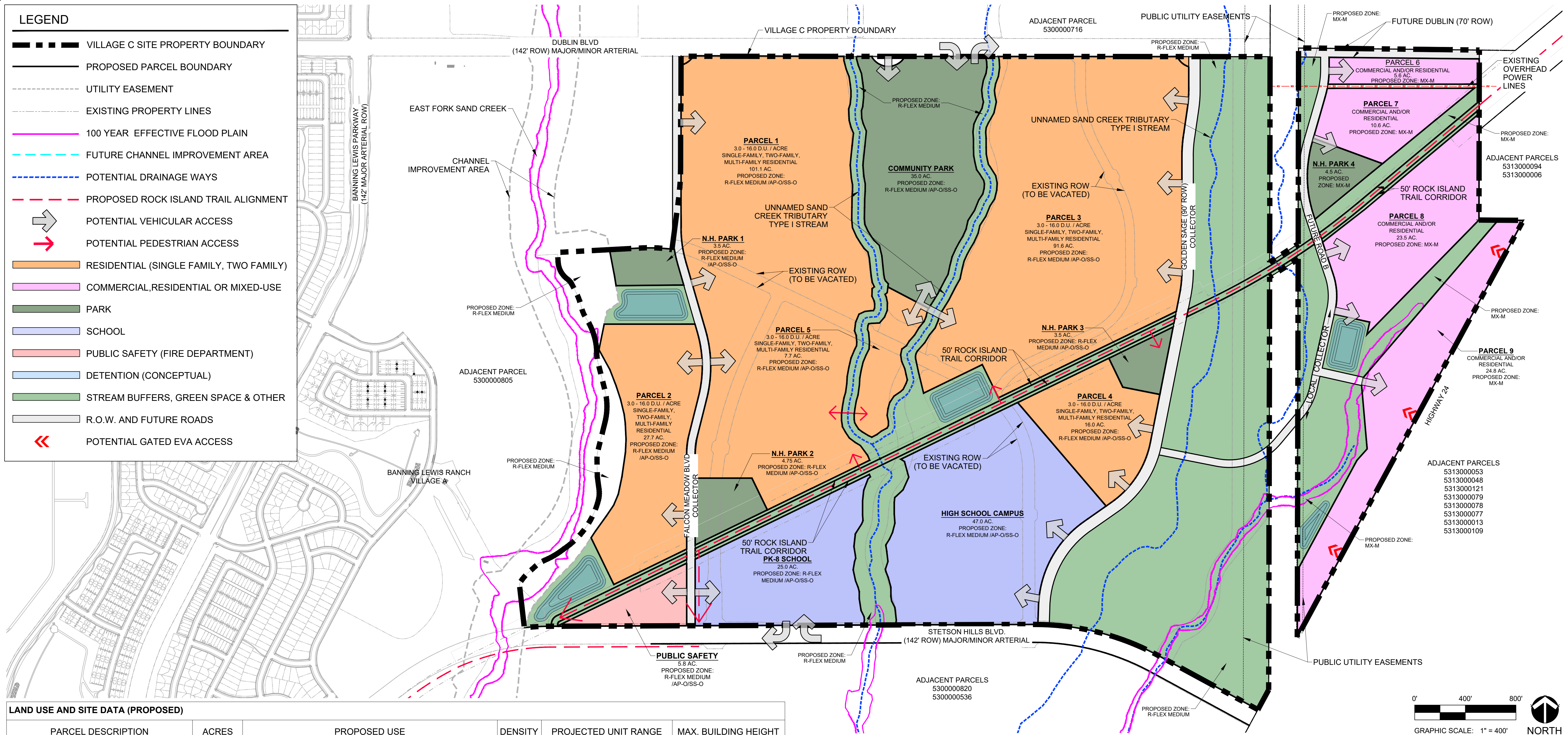




**LEGEND**

- 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	101.1	RESIDENTIAL*	3.0-16.0	303 - 1,618	PER R-FLEX MEDIUM
2	27.7	RESIDENTIAL*	3.0-16.0	83 - 443	PER R-FLEX MEDIUM
3	91.6	RESIDENTIAL*	3.0-16.0	275 - 1,467	PER R-FLEX MEDIUM
4	16.0	RESIDENTIAL*	3.0-16.0	48 - 256	PER R-FLEX MEDIUM
5	7.7	RESIDENTIAL*	3.0-16.0	23 - 123	PER R-FLEX MEDIUM
6	5.6	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
7	10.6	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
8	23.5	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
9	24.8	COMMERCIAL AND/OR RESIDENTIAL**	N/A	-	PER MX-M
<b>SUBTOTAL</b>	<b>308.6</b>			<b>733 - 3,914</b>	
NEIGHBORHOOD PARK 1	3.5	PARK			
NEIGHBORHOOD PARK 2	4.75	PARK			
NEIGHBORHOOD PARK 3	3.5	PARK			
NEIGHBORHOOD PARK 4	4.5	PARK			
COMMUNITY PARK	35.0	PARK			
ROCK ISLAND TRAIL CORRIDOR	9.4	PARK			
PK-8 SCHOOL	25.0	ELEMENTARY SCHOOL			
HIGH & MIDDLE SCHOOL CAMPUS	47.0	SECONDARY SCHOOL			
PUBLIC SAFETY	5.8	FIRE DEPARTMENT			
RIGHT-OF-WAY	25.7	VEHICULAR CIRCULATION			
DRAINAGE & OPEN SPACE	185.6				
<b>TOTAL</b>	<b>658.34</b>				

**NEIGHBORHOOD PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	2,426	0.0066	16.011 AC.

**COMMUNITY PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	2,426	0.0080	19.411 AC.
BLR VILLAGE B2 CARRY OVER	2,073	N/A	15.589 AC.
<b>SUBTOTAL</b>			<b>35.0 AC.</b>

**TOTAL PARK OBLIGATION**

	ESTIMATED DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
BLR VILLAGE C	2,426	0.0146	35.422 AC.
BLR VILLAGE B2 CARRY OVER	2,073	N/A	15.589 AC.
<b>SUBTOTAL</b>			<b>51.011 AC.</b>

**NOTES:**

- UNITS SHOWN REFLECT THE EXPECTED DENSITY PER THIS LAND USE PLAN. IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
- THE NEIGHBORHOOD PARK LAND OBLIGATION (16.011 ACRES) IS TO BE SATISFIED THROUGH FOUR 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 FOUR 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 VILLAGE C COMMUNITY PARK LAND OBLIGATION (35 ACRES) IS TO BE SATISFIED WITH THE 35-ACRE COMMUNITY PARK SITE, WHICH INCLUDES VILLAGE B2 AND C COMMUNITY PARK OBLIGATIONS. CITY PARKS, RECREATION & CULTURAL SERVICES (PRCS) DEPARTMENT WILL WORK IN GOOD FAITH WITH THE DEVELOPER TO EXECUTE A DEVELOPMENT AGREEMENT FOR THE DESIGN AND CONSTRUCTION OF THE AGREED-UPON PARK ELEMENTS PRIOR TO DEVELOPMENT ADJACENT TO THE COMMUNITY PARK AREA. THE COMMUNITY PARK SITE WILL BE ZONED PK BY THE DEVELOPER AND DEDICATED TO THE CITY VIA PLAT, AFTER WHICH THE CITY PRCS DEPARTMENT WILL OWN, MAINTAIN, MANAGE, AND PROGRAM THE COMMUNITY PARK SITE.
- 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.

\*DWELLING - SINGLE-FAMILY DETACHED, DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPEX), DWELLING - MULTI-FAMILY  
 \*\*DWELLING - SINGLE-FAMILY DETACHED (CONDITIONAL USE), DWELLING - SINGLE-FAMILY ATTACHED, DWELLING - TWO-FAMILY (DUPEX), DWELLING - MULTI-FAMILY

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

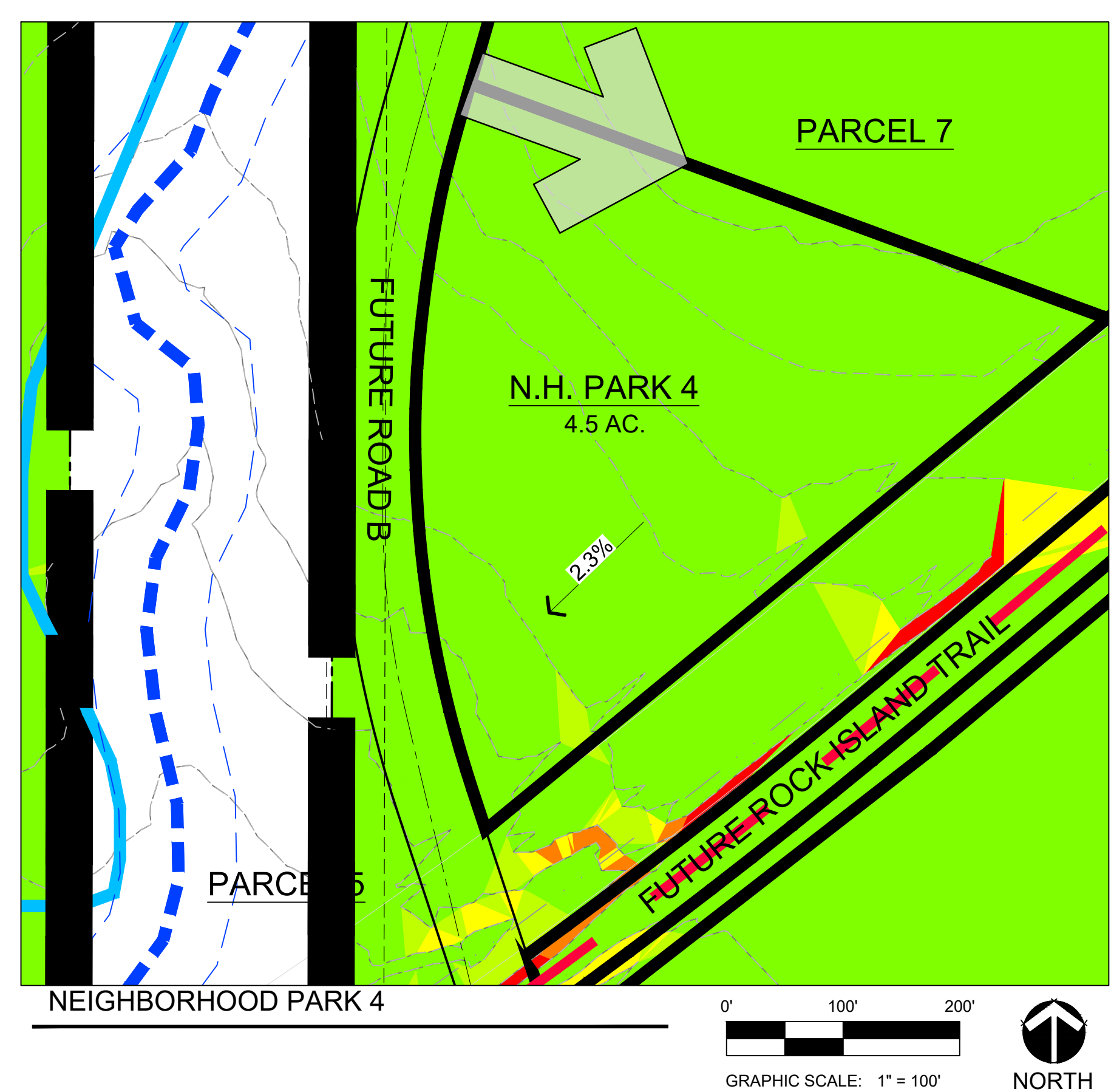
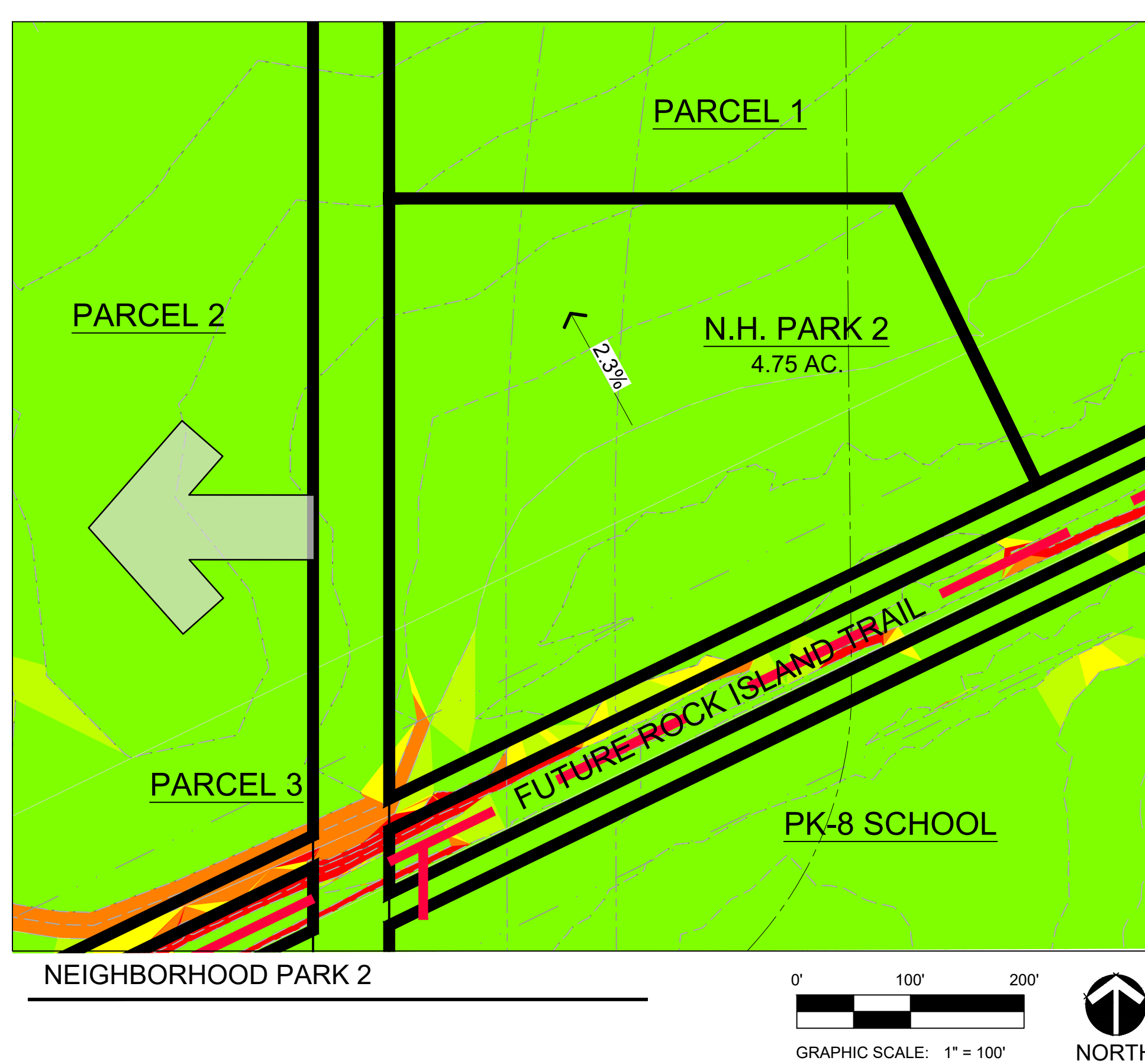
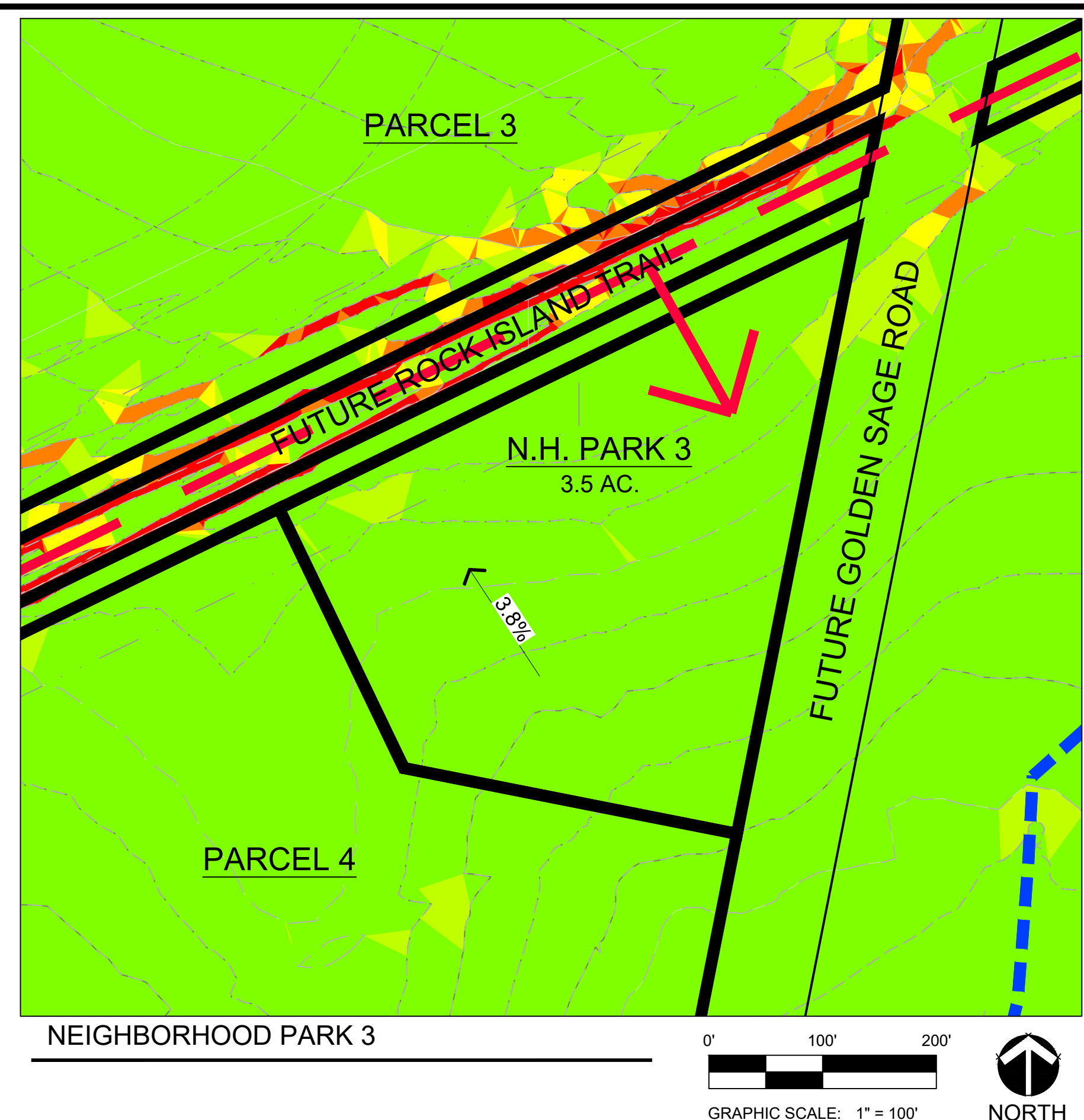
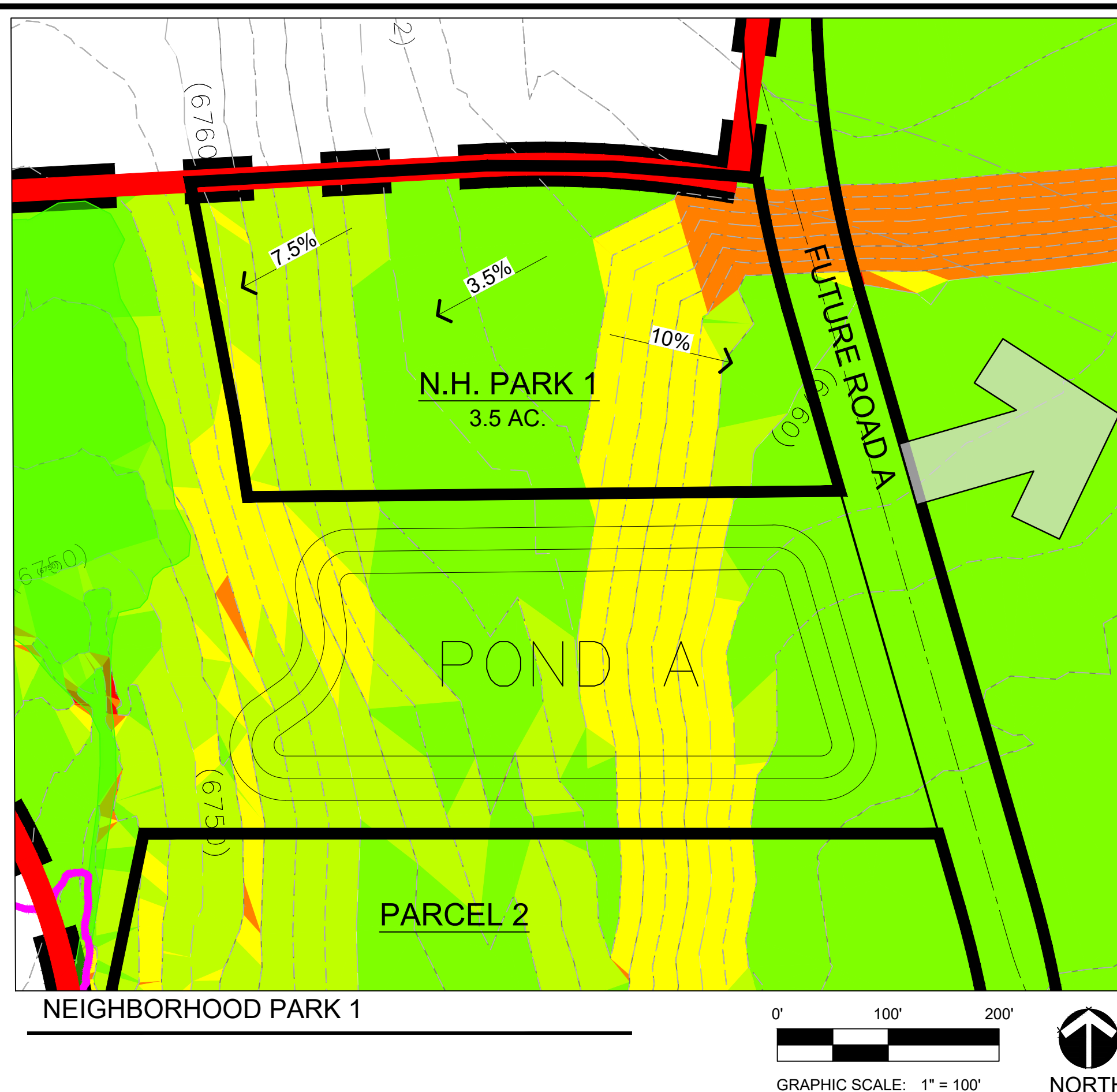
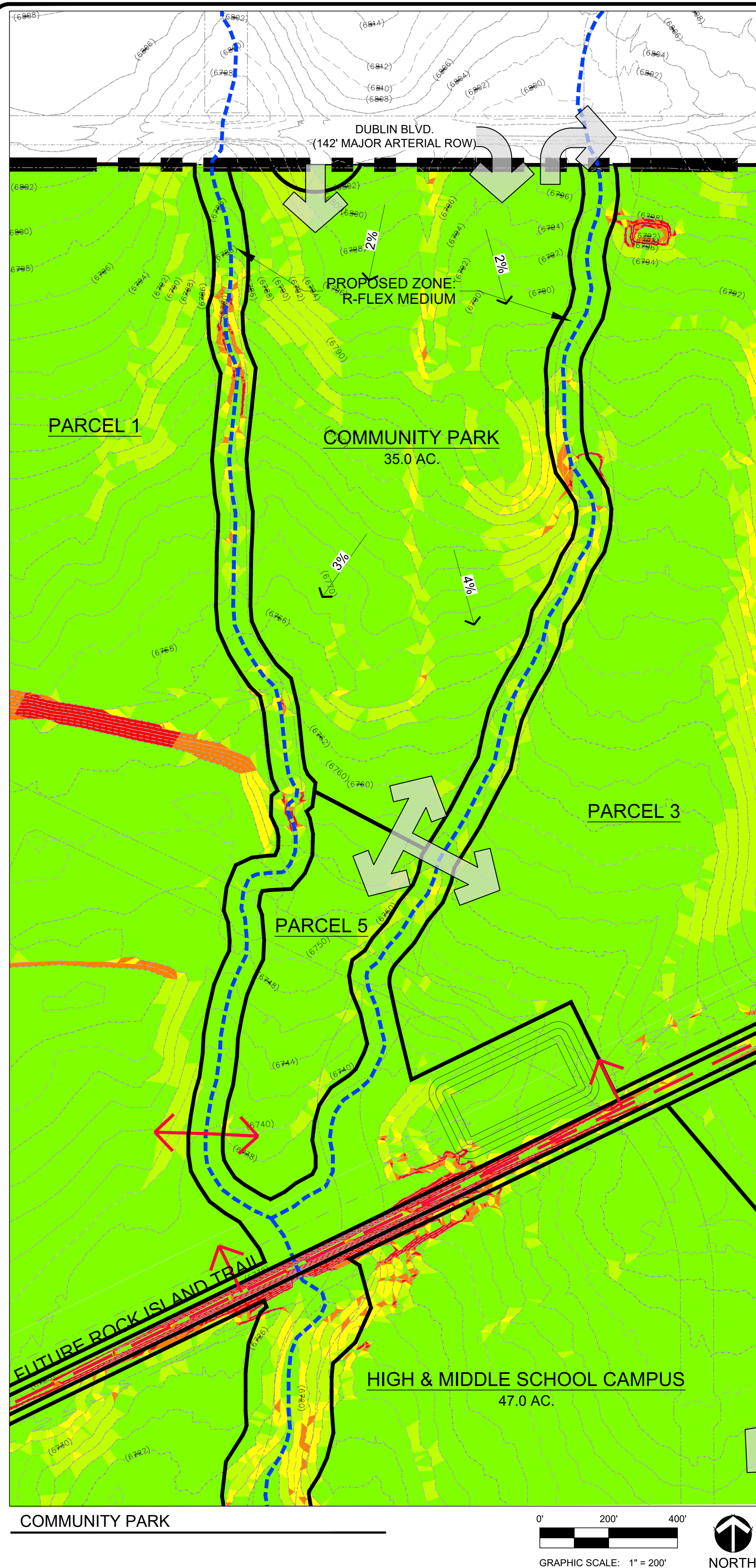
**PROJECT INFORMATION**

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
4th Submittal	11/05/25
5th Submittal	04/24/26

LUPL-25-0008  
 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

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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**

Issue	Date
1st Submittal	10/16/24
2nd Submittal	06/13/25
3rd Submittal	09/10/25
4th Submittal	11/05/25
5th Submittal	04/24/26

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

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
4th Submittal	11/05/25
5th Submittal	04/24/26

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SHEET NUMBER

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LEGEND

- |  |                                    |   |                     |
|--|------------------------------------|---|---------------------|
| <span style="background-color: #f9c99b; border: 1px solid black; padding: 2px;">RES- M</span> 3.5-7.99 | Residential - Low                  | <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;">INST</span> | Institution         |
| <span style="background-color: #f9c99b; border: 1px solid black; padding: 2px;">RES- H</span> 12-24.99 | Residential - High                 | <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">R</span>    | Retail              |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">COM</span>             | Commercial                         | <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">NR</span>   | Neighborhood Retail |
| <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">IND</span>             | Industrial                         | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">IDP</span>  | Industrial Park     |
| <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">PRO</span>             | Parks & Open Space                 | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">AI</span>   | Airport Industrial  |
| <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">PUB</span>             | Public / Institutional             | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">ID</span>   | Industrial          |
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">V</span>               | Vacant                             | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">ES</span>   | Elementary School   |
| <span style="background-color: #cccccc; border: 1px solid black; padding: 2px;"></span>                | Streets / Right of Way / Easements | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">MS</span>   | Middle School       |
| <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;"></span>                | Flood Plain                        | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">HS</span>   | High School         |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span>             | Parkway/Expressway - Existing      | <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">OP</span>   | Open Space          |
| <span style="border-bottom: 2px dashed orange; width: 20px; display: inline-block;"></span>            | Parkway/Expressway - Proposed      | <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">P</span>    | Park                |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"></span>               | Principal Arterial - Existing      | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">PF</span>   | Public Facilities   |
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| <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span>              | Parkway/Freeway - Existing         |   |                     |
| <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span>              | Collector - Existing               |   |                     |
| <span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span>              | Road                               |   |                     |
- 
- |  |                          |   |                     |
|--|--------------------------|---|---------------------|
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">RVL</span>     | Residential, Very Low    | <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;">INST</span> | Institution         |
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">RL</span>      | Residential, Low         | <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">R</span>    | Retail              |
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">RM</span>      | Residential, Medium      | <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">NR</span>   | Neighborhood Retail |
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">RMH</span>     | Residential, Medium High | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">IDP</span>  | Industrial Park     |
| <span style="background-color: #fff2cc; border: 1px solid black; padding: 2px;">RH</span>      | Residential, High        | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">AI</span>   | Airport Industrial  |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">ACL</span>     | Activity Center, Low     | <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">ID</span>   | Industrial          |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">ACM</span>     | Activity Center, Medium  | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">ES</span>   | Elementary School   |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">ACH</span>     | Activity Center, High    | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">MS</span>   | Middle School       |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">OL</span>      | Office, Low              | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">HS</span>   | High School         |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">OM</span>      | Office, Medium           | <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">OP</span>   | Open Space          |
| <span style="background-color: #e74c3c; border: 1px solid black; padding: 2px;">OH</span>      | Office, High             | <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">P</span>    | Park                |
| <span style="background-color: #9b59b6; border: 1px solid black; padding: 2px;">R&amp;D</span> | Research and Development | <span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">PF</span>   | 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)**

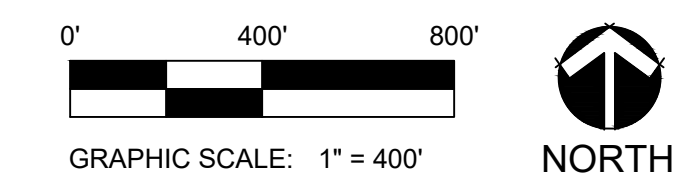
PROJECT INFORMATION

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

ISSUE RECORD

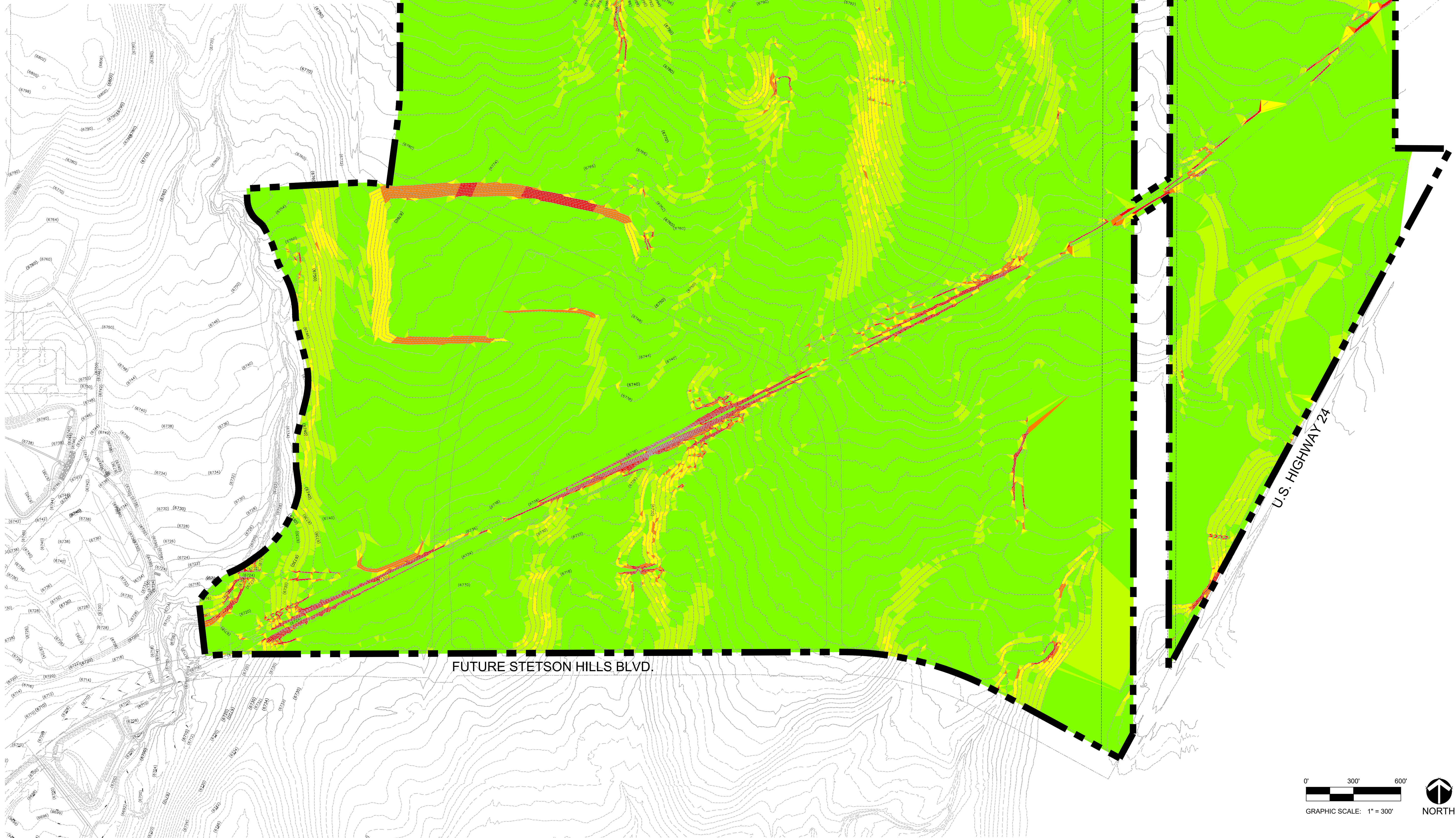
1st Submittal	10/16/24
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3rd Submittal	09/10/25
4th Submittal	11/05/25
5th Submittal	04/24/26

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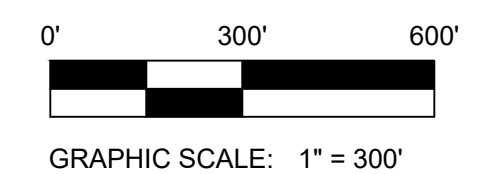
**BANNING LEWIS RANCH - VILLAGE C**  
LAND USE PLAN  
COLORADO SPRINGS, CO  
**LSA - SLOPE ANALYSIS**

PROJECT INFORMATION

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

ISSUE RECORD

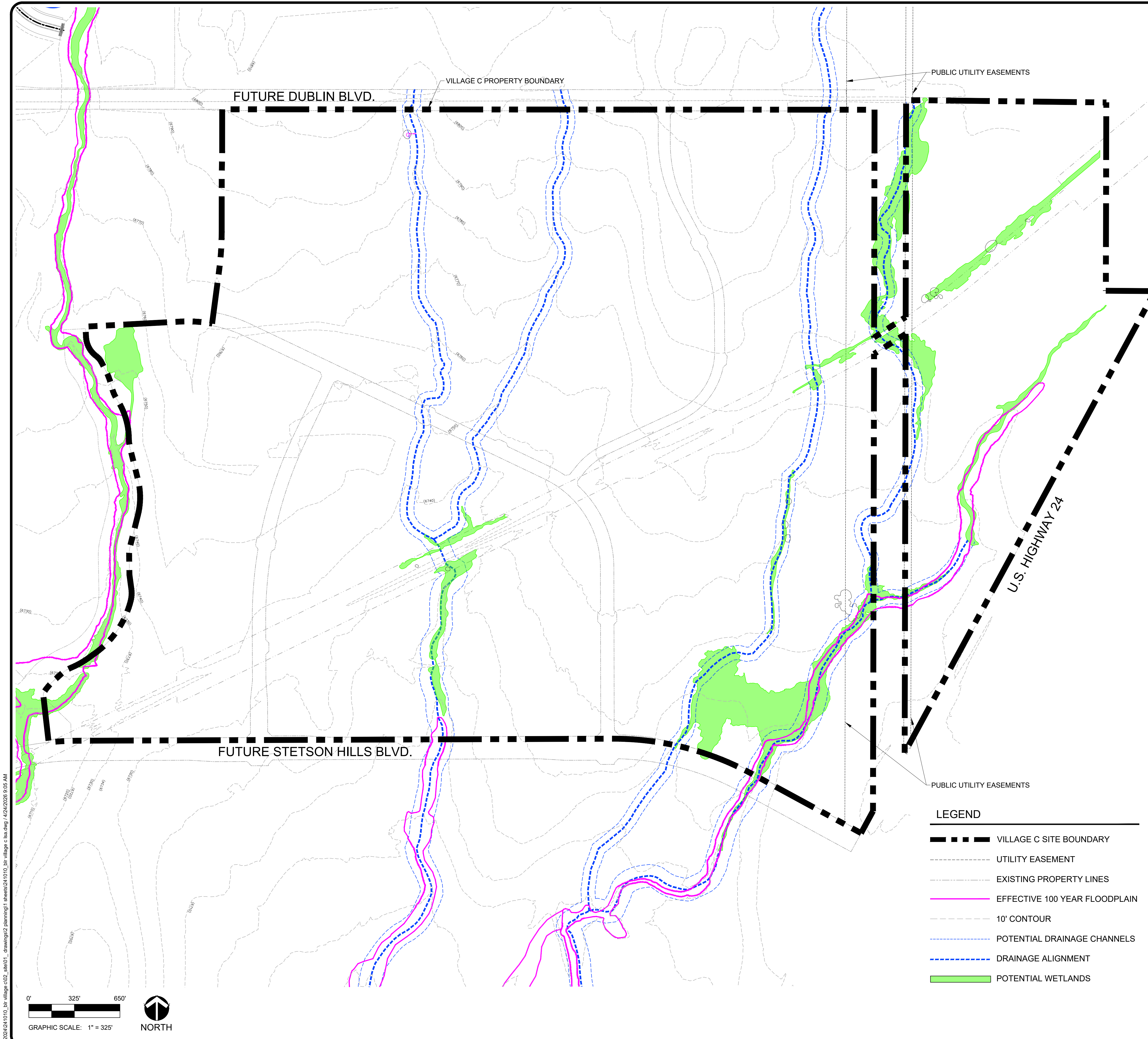
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5th Submittal	04/24/26



LUPL-25-0008  
SHEET NUMBER

6

6 OF 10



### 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, ENJOY THE 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**

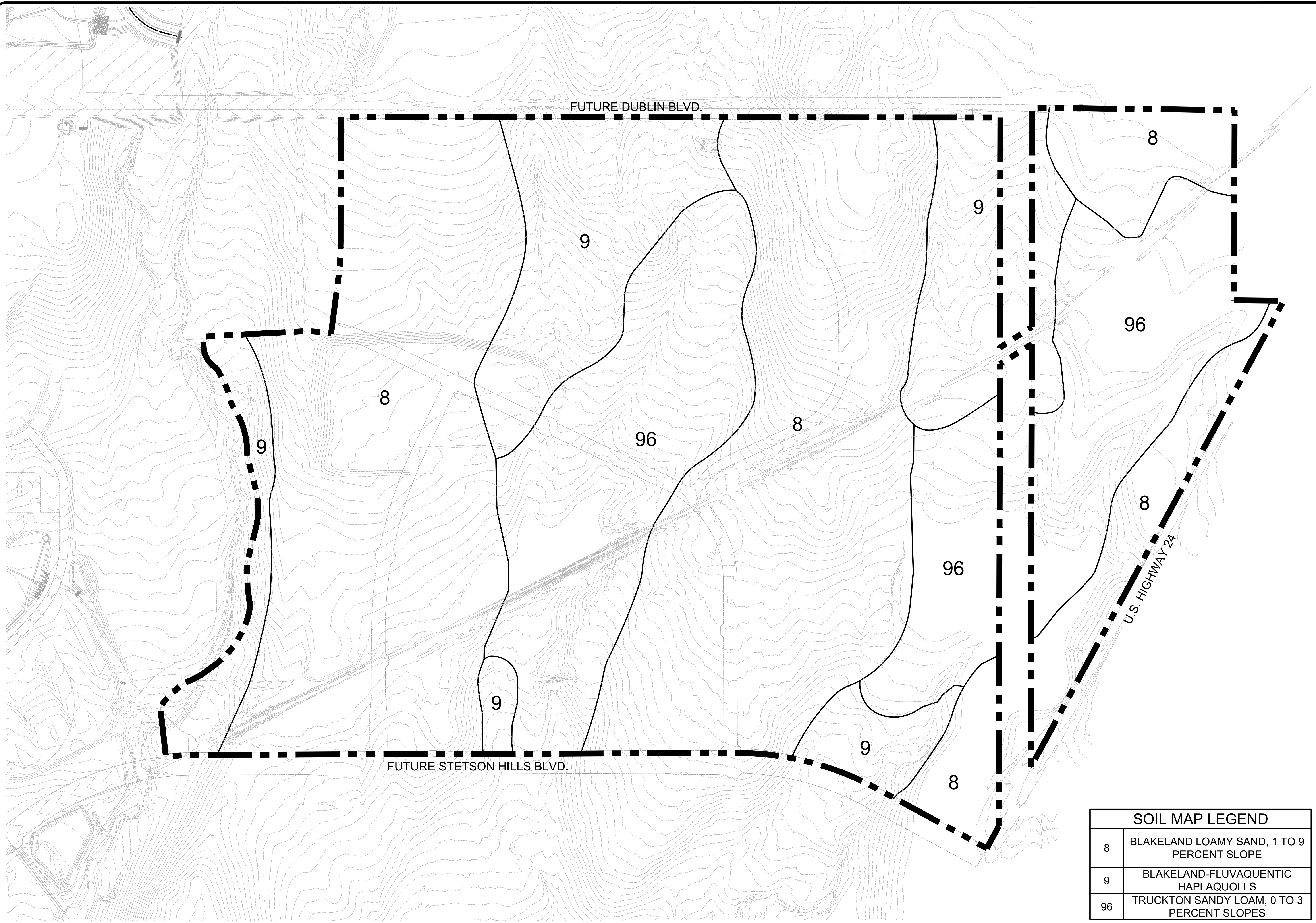
PROJECT #: 241010  
 DRAWN BY: TH  
 CHECKED BY: RH

**ISSUE RECORD**

1st Submittal	10/16/24
2nd Submittal	06/13/25
3rd Submittal	09/10/25
4th Submittal	11/05/25
5th Submittal	04/24/26

LUPL-25-0008  
 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

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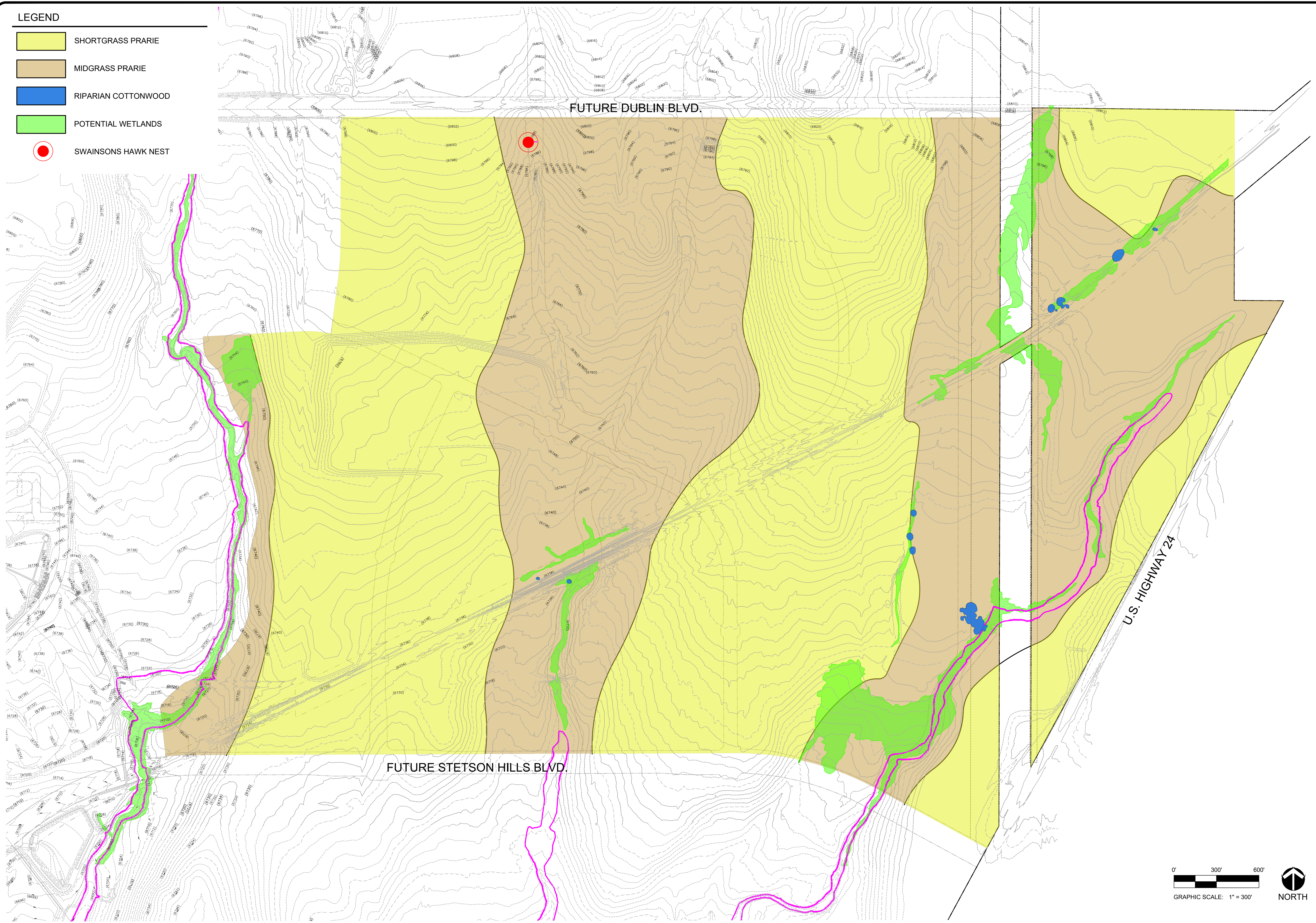
LUPL-25-0008  
SHEET NUMBER

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

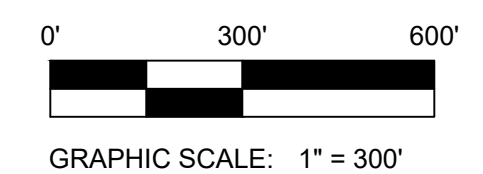
**LSA - VEGETATION & WILDLIFE ANALYSIS**

**PROJECT INFORMATION**

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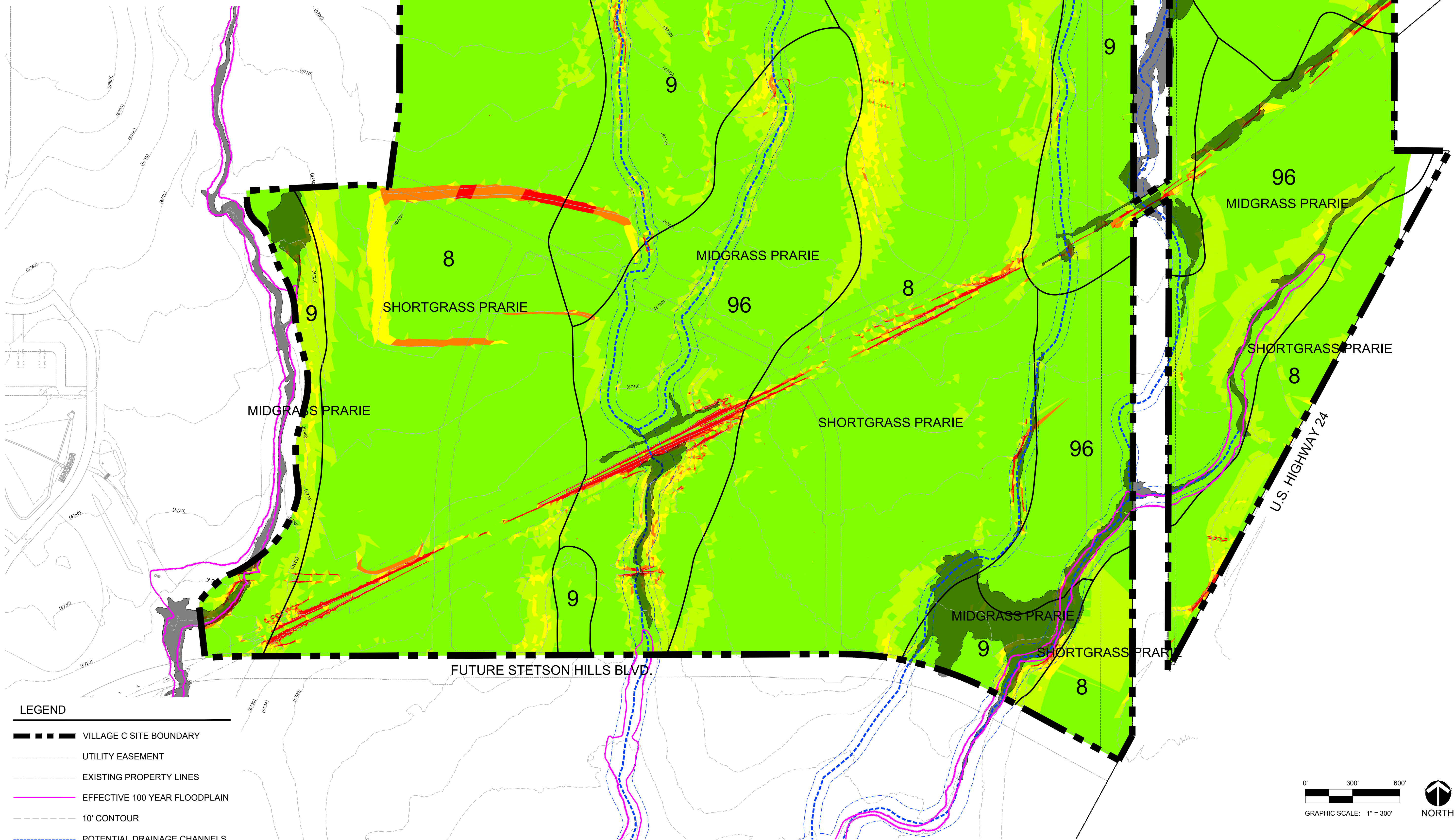
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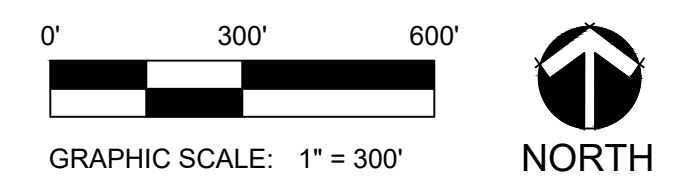
**9**

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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



- LEGEND**
- VILLAGE C SITE BOUNDARY
  - UTILITY EASEMENT
  - EXISTING PROPERTY LINES
  - EFFECTIVE 100 YEAR FLOODPLAIN
  - 10' CONTOUR
  - POTENTIAL DRAINAGE CHANNELS
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**BANNING LEWIS RANCH - VILLAGE C**  
LAND USE PLAN  
COLORADO SPRINGS, CO

**LSA - COMPOSITE SUITABILITY ANALYSIS**

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10 OF 10

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