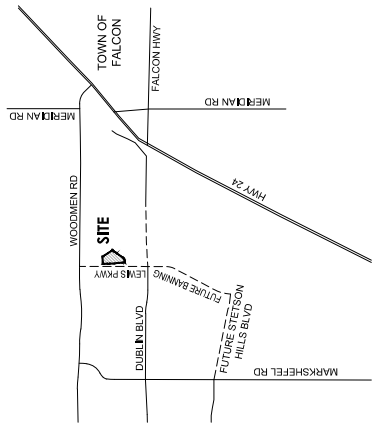


PROJECT INFORMATION		
PROJECT #:	19184	
DRAWN BY:	DO	
CREATED BY:	BE	
ISSUE RECORD		
REVISION	DATE	DESCRIPTION
1	03/23/22	PREPARED FOR PERMITTING
2	03/23/22	PREPARED FOR PERMITTING
3	03/23/22	PREPARED FOR PERMITTING
SEAL		

CPC MP 87-00389-LA28ALD20
 SHEET NUMBER
 1 OF 2

VICINITY MAP

NOTE: FUTURE STREETS ARE SHOWN WITH A DASHED LINE. THIS INCLUDES BANNING LEWIS PARKWAY, DUBLIN BLVD EAST OF BANNING LEWIS PARKWAY, AND STETSON HILLS BLVD EAST OF MARKSHFEL RD.



SITE DATA

PROPERTY OWNER:	WALTON COLORADO LLC 14814 N. KERLAND BLVD #120 SCOTTSDALE, ARIZONA 85254
DEVELOPER:	CLAYTON PROPERTIES GROUP I A COLORADO CORPORATION DBA OAKWOOD HOMES OF COLORADO SPRINGS 1500 N. NEWPORT RD DENVER, COLORADO SPRINGS, CO 80202
TAX ID NUMBER:	5300000659
MASTER PLAN AMENDMENT AREA:	32.44 ACRES
MASTER PLAN:	BANNING LEWIS RANCH MASTER PLAN CPC MP 87-00389
EXISTING LAND USE:	VACANT
EXISTING ZONING:	RESA05S (SEE NOTE BELOW)
PROPOSED LAND USE:	RESIDENTIAL - 32.44 AC. 35.27 SR DUJAC UNIT RANGE - 114-298 DU
PROPOSED ZONING:	RUD / AO

NOTE: THE EXISTING ZONING AND OVERLAYS NOTED ARE FOR THE ENTIRE PARCEL THAT VILLAGE B1 IS A PORTION OF. THE EXISTING ZONING FOR THE LIMITS OF VILLAGE B1 IS ROAD. THE STREAMSIDE OVERLAY IS OUTSIDE OF THE AREA BEING AMENDED.

RIGHT OF WAY VACATION LEGAL DESCRIPTION
 (BANNING LEWIS PKWY R.O.W. - VACATION)

THE MODEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY, AS PLATTED IN RECORDS OF EL PASO COUNTY, COLORADO, VERA DEL CRO DOLEAVARD AS PLATTED IN RECORDS OF EL PASO COUNTY, COLORADO, IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 107 WEST, COUNTY OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASE OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FLING NO. 188 BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND A 1/2" ALUMINUM SURVEYORS CAP STAMPED "COES LLC" AND BEARING N 89°51'27"E, A DISTANCE OF 462.24 FEET.

COMMENCING AT THE NORTHEASTERN CORNER OF BANNING LEWIS RANCH FLING NO. 188; PROCEEDING IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY BOUNDARY OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FLING NO. 3, RECORDED UNDER RECEIPTION NO. 20998415.
 THENCE S 91°41'02"W, A DISTANCE OF 462.24 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 0.449 ACRES.
 DOUGLASS REBERT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 39118
 BEING AND SURVEYORS

1. CONTAINING 189°51'27"E, A DISTANCE OF 100.00 FEET;
2. S89°51'27"E, A DISTANCE OF 107.85 FEET;
3. S69°51'27"E, A DISTANCE OF 70.57 FEET;
4. S89°51'27"E, A DISTANCE OF 23.51 FEET;

THENCE N07°00'00"W, A DISTANCE OF 100.00 FEET;
 THENCE N07°02'21"E, A DISTANCE OF 116.64 FEET TO A POINT OF CURVE;
 THENCE S07°40'00"W, A DISTANCE OF 283.54 FEET TO A POINT OF TANGENT; A BEARING OF 307°40'00"W, A DISTANCE OF 283.54 FEET TO THE POINT OF BEGINNING, BEARING ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°50'00". A RADIUS OF 2092.00 FEET AND A DISTANCE OF 496.85 FEET TO A POINT OF TANGENT;
 THENCE N07°02'21"E, A DISTANCE OF 59.62 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 0.449 ACRES.
 DOUGLASS REBERT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 39118
 BEING AND SURVEYORS

AMENDMENT HISTORY

- JANUARY 2020 - CPC MP 87-00389-LA28ALD20 REQUESTS TO CHANGE LAND USE DESIGNATION FOR EXISTING BLR RESIDENTIAL PARCEL FROM RH TO RESA-5M

GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DETERMINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METRO DISTRICT 11.
3. ALL LANDSCAPE TRACTS AND PARKS WITHIN BANNING LEWIS RANCH, VILLAGE B1, SHALL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METRO DISTRICT 11.
4. FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF. AS THE PROPOSED SUBDIVISION HAS PUBLIC STREETS AND PUBLIC UTILITY, THE PUBLIC UTILITY OF COLORADO SPRINGS, AESTHETIC MAINTENANCE WILL BE BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
5. BANNING LEWIS PARKWAY CONSTRUCTION BETWEEN REDWOOD PEAK DR. AND DUBLIN BLVD. WILL OCCUR AS TRAFFIC STUDIES FOR FUTURE BANNING LEWIS RANCH DEVELOPMENT ACTIVITIES DEEM IT NECESSARY TO COMPLETE THE CONNECTION.

VILLAGE B1 LEGAL DESCRIPTION
 (PARCEL 1A OF PROPOSED MASTER PLAN)

THE MODEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY, AS PLATTED IN RECORDS OF EL PASO COUNTY, COLORADO, VERA DEL CRO DOLEAVARD AS PLATTED IN RECORDS OF EL PASO COUNTY, COLORADO, IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 107 WEST, COUNTY OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASE OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FLING NO. 188 BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND A 1/2" ALUMINUM SURVEYORS CAP STAMPED "COES LLC" AND BEARING N 89°51'27"E, A DISTANCE OF 462.24 FEET.

COMMENCING AT THE NORTHEASTERN CORNER OF BANNING LEWIS RANCH FLING NO. 188; PROCEEDING IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY BOUNDARY OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FLING NO. 3, RECORDED UNDER RECEIPTION NO. 20998415.
 THENCE S 91°41'02"W, A DISTANCE OF 462.24 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1.412,899 SF, (02.438 ACRES)

1. CONTAINING 189°51'27"E, A DISTANCE OF 100.00 FEET;
2. S89°51'27"E, A DISTANCE OF 107.85 FEET;
3. S69°51'27"E, A DISTANCE OF 70.57 FEET;
4. S89°51'27"E, A DISTANCE OF 23.51 FEET;

THENCE N07°00'00"W, A DISTANCE OF 100.00 FEET;
 THENCE N07°02'21"E, A DISTANCE OF 116.64 FEET TO A POINT OF CURVE;
 THENCE S07°40'00"W, A DISTANCE OF 283.54 FEET TO A POINT OF TANGENT; A BEARING OF 307°40'00"W, A DISTANCE OF 283.54 FEET TO THE POINT OF BEGINNING, BEARING ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°50'00". A RADIUS OF 2092.00 FEET AND A DISTANCE OF 496.85 FEET TO A POINT OF TANGENT;
 THENCE N07°02'21"E, A DISTANCE OF 59.62 FEET TO A POINT OF TANGENT;
 THENCE N07°40'00"W, A DISTANCE OF 39.39 FEET TO A POINT OF CURVE;
 THENCE S07°40'00"W, A DISTANCE OF 283.54 FEET TO A POINT OF TANGENT;
 THENCE N07°02'21"E, A DISTANCE OF 496.85 FEET TO A POINT OF TANGENT;
 THENCE N07°02'21"E, A DISTANCE OF 59.62 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 1,412,899 SF, (02.438 ACRES)
 DOUGLASS REBERT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 39118
 BEING AND SURVEYORS

AMENDMENT STATEMENT

PROPOSED AMENDMENT REQUESTS TO CHANGE THE CURRENT LAND USE FROM RESIDENTIAL HIGH TO RESIDENTIAL MEDIUM. PLANNED RIGHT-OF-WAY VACATIONS FOR PORTIONS OF THE AREA ARE REFLECTED IN THE PLANS AS WELL.

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 0804FC0565G, THE PROJECT AREA IS NOT SUBJECT TO FLOODING. THEREFORE, PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD PLAN.

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EXHIBIT A MASTER PLAN AMENDMENT

BANNING LEWIS RANCH - VILLAGE B1 A SUB-AREA OF THE BANNING LEWIS RANCH MASTER PLAN COLORADO SPRINGS, CO MASTER PLAN AMENDMENT

ARCHITECT PLANNER
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www.laidesigngroup.com

DEVELOPER/CLIENT
CLAYTON PROPERTIES GROUP
A COLORADO SPRINGS SUBDIVISION
1000 N. NEWPORT RD.
COLORADO SPRINGS, CO 80909
PHONE: (719) 394.0089

PROJECT INFORMATION

PROJECT#: 191904
DRAWN BY: DO
CHECKED BY: RL

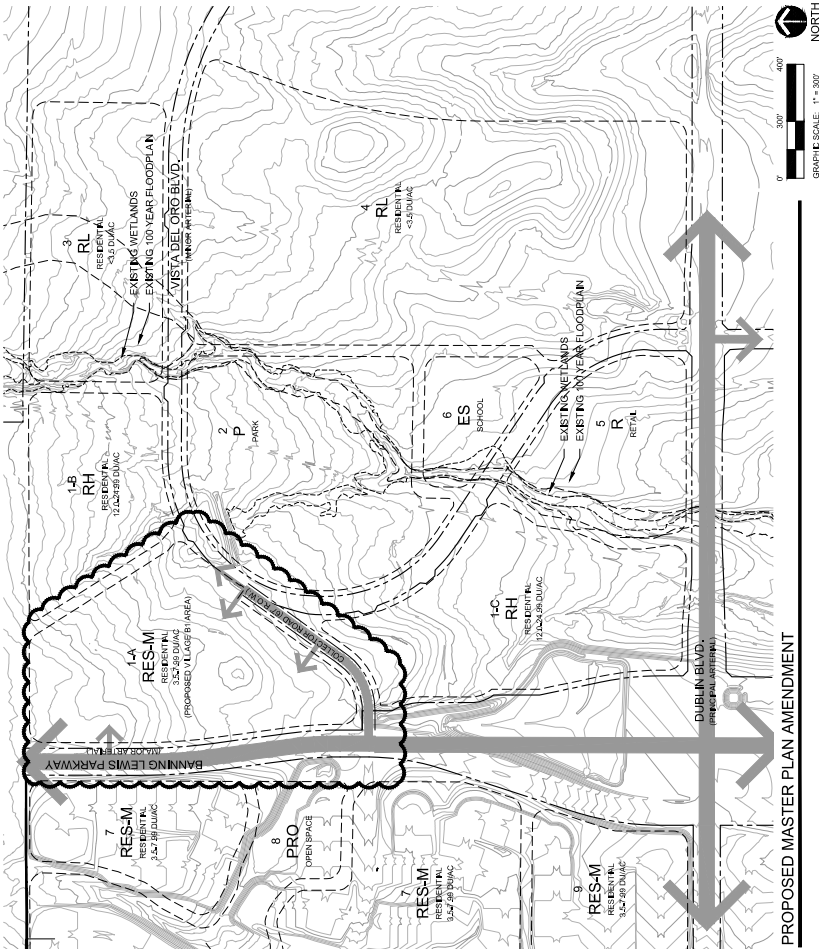
ISSUE RECORD

01/03/2020
SUBMITTED
08/08/2020
SUBMITTED

SCALE: _____
SEAL: _____

CPC MP 87-00369-1-0261-20
SHEET NUMBER: _____

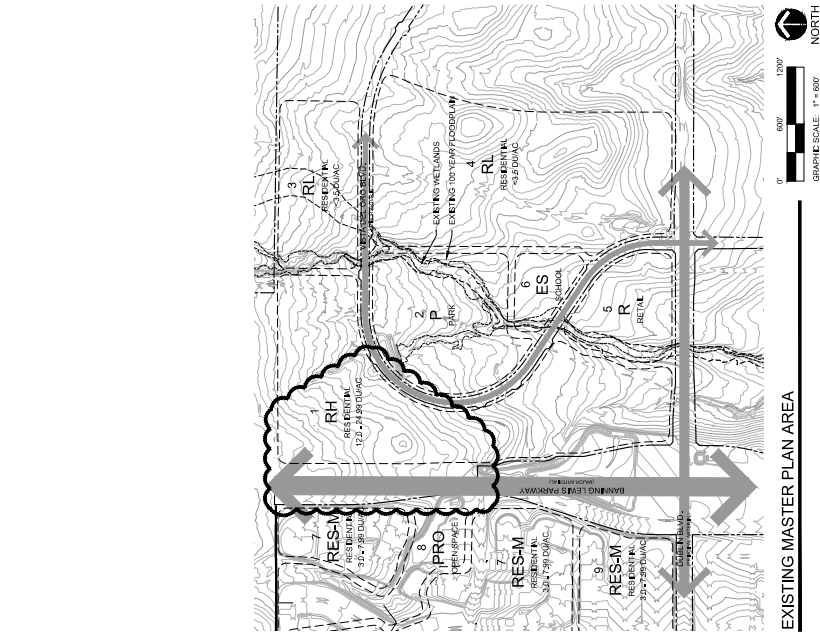
2 OF 2



LAND USE TABLE (PROPOSED) MASTER PLAN

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1-A (VILLAGE B1 AREA)	32.44	RESIDENTIAL	3.5 : 7.99	114 : 259	35'
1-B	18.97	RESIDENTIAL	12.0 : 24.99	228 : 474	35'
2	32.03	RESIDENTIAL	12.0 : 24.99	395 : 600	35'
3	38.60	PARK		91 (max.)	35'
4	26.25	RESIDENTIAL	<3.5	208 (max.)	45'
5	82.62	RESIDENTIAL	<3.5	255 : 560	35'
6	17.51	COMMERCIAL		74 : 168	35'
7	9.43	SCHOOL			35'
8	24.08	OPEN SPACE			35'
9	21.03	RESIDENTIAL	3.5 : 7.99	74 : 168	35'
SUB-TOTAL	376.04				
RIGHT-OF-WAY	35.45				
TOTAL	411.49				

NOTE: ALL ACRES ARE APPROXIMATE.



LAND USE TABLE (EXISTING) MASTER PLAN

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS*	MAX BLDG. HT.
1	76.47	RESIDENTIAL	12.0 : 24.99	918 : 1910	35'
2	38.60	PARK		91 (max.)	35'
3	26.25	RESIDENTIAL	<3.5	208 (max.)	45'
4	82.62	RESIDENTIAL	<3.5	255 : 560	35'
5	17.51	COMMERCIAL		74 : 168	35'
6	9.43	SCHOOL			35'
7	72.88	RESIDENTIAL	3.5 : 7.99	255 : 560	35'
8	24.08	OPEN SPACE			35'
9	21.03	RESIDENTIAL	3.5 : 7.99	74 : 168	35'
SUB-TOTAL	369.07				
RIGHT-OF-WAY	42.42				
TOTAL	411.49				

NOTE: ALL ACRES ARE APPROXIMATE.

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