

# BANNING LEWIS RANCH - VILLAGE A

## PUD CONCEPT PLAN AND ZONE CHANGE



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**COVER SHEET**  
PUD CONCEPT PLAN  
COLORADO SPRINGS, CO

**PROJECT INFORMATION**  
PROJECT # 201012  
DRAWN BY: TH  
CHECKED BY: RH

**ISSUE RECORD**

| NO.           | DATE     | DESCRIPTION |
|---------------|----------|-------------|
| 1st Submittal | 08/24/20 |             |
| 2nd Submittal | 11/05/20 |             |
| 3rd Submittal | 09/25/21 |             |
| 4th Submittal | 09/25/21 |             |
| 5th Submittal | 08/28/22 |             |

**SHEET INDEX**

| NO. | DESCRIPTION                       |
|-----|-----------------------------------|
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| 6   | ZONE CHANGE - RESIDENTIAL (PUD)   |
| 7   | UTILITY SERVICE PLAN              |

**AVIGATION EASEMENT STATEMENT**

THE AVIGATION EASEMENT IS A NECESSARY PART OF THE CONCEPT PLAN FOR THE BANNING LEWIS RANCH VILLAGE A. THE AVIGATION EASEMENT IS A NECESSARY PART OF THE CONCEPT PLAN FOR THE BANNING LEWIS RANCH VILLAGE A. THE AVIGATION EASEMENT IS A NECESSARY PART OF THE CONCEPT PLAN FOR THE BANNING LEWIS RANCH VILLAGE A.

**FLOODPLAIN**

ACCORDING TO FLOODPLAIN MAPS, PORTIONS OF THE BANNING LEWIS RANCH VILLAGE A ARE WITHIN A DESIGNATED FLOOD PLAIN. PORTIONS OF THE ABOVE PROJECT ARE WITHIN A DESIGNATED FLOOD PLAIN.

### PUP AMENDMENT HISTORY

| CITY FILE NUMBER | DATE APPROVED | DESCRIPTION       | NOTES |
|------------------|---------------|-------------------|-------|
| CPC PUP 20-00125 | PENDING       | ORIGINAL APPROVAL |       |
| CPC PUP 20-00124 |               |                   |       |
| CPC PUP 20-00123 |               |                   |       |

### PUBLIC IMPROVEMENTS

ALL ROADWAY AND SIGNAL IMPROVEMENTS AND CORRESPONDING ESCROWED FUNDS WILL BE DISCUSSED THROUGH SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS.

**BANNING LEWIS PARKWAY**  
AT THE INTERSECTION OF BANNING LEWIS PARKWAY IS CLASSIFIED AS A RURAL ARTERIAL. THE CURRENT RIGHT-OF-WAY WIDTH REFLECTS A CLASSIFICATION OF A HIGHWAY. A RIGHT-OF-WAY VACATION IS BEING PROCESSED AS PART OF THIS SUBMITTAL. THE ACREAGE OF VACATION IS INCLUDED IN VILLAGE A TOTAL ACREAGE.

**DUBLIN BLVD.**  
PORTIONS OF THE DUBLIN BLVD. RIGHT-OF-WAY WITHIN VILLAGE A HAVE ALREADY BEEN RESUBDIVIDED AND DEDICATED TO THE CITY. FUTURE EXTENSIONS OF DUBLIN SHALL BE DESIGNED, CONSTRUCTED AND DEDICATED BY THE DEVELOPER.

**PUBLIC STREETS**  
CONSTRUCTION OF ALL PUBLIC STREETS SHALL OCCUR AT THE TIME OF PLATING AND DEVELOPMENT.

**TRAFFIC SIGNALS**  
PER THE ACCEPTED TRAFFIC STUDY PROVISIONS AND WARRANTED, AS DETERMINED BY THE CITY TRANSPORTATION MANAGER OR CITY TRAFFIC ENGINEER.

**OPEN SPACE & TRAILS**  
OPEN SPACE MUST BE LATTED AND DEDICATED TO THE DISTRICT WHEN THE ADJACENT STREETS AND LOTS ARE BEING PLATTED. TRAILS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE SUBDIVISION PLAT.

**NEIGHBORHOOD PARK**  
A MINIMUM 3.3 ACRE NEIGHBORHOOD PARK IS REQUIRED IN VILLAGE A. THE PARK DESIGN WILL REQUIRE PARK BOARD APPROVAL AND A REZONE TO PK. THE PARK AREA SHALL BE REZONED AND CONSTRUCTED WITHIN 10% OF THE PLOTS ADJACENT TO THE PARK AREAS DEVELOPED.

**VISTA PRADO BLVD.**  
A MINIMUM 3.3 ACRE NEIGHBORHOOD PARK WILL BE VACATED IN CONJUNCTION WITH THIS SUBDIVISION PLAT. VISTA PRADO BLVD. SHALL BE REZONED TO FIT THE NEEDS OF VILLAGE A AND RE-DEDICATED TO CITY. IT WILL REMAIN A COLLECTOR ROAD AND SHALL BE CONSTRUCTED TO CITY STANDARDS.

**DRAINAGE FACILITIES & CHANNELS**  
THE UNNAMED TRIBUTARY CHANNELS THAT FEED EAST FORK SAND CREEK WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN MUST BE ANALYZED AND IF DEEMED NECESSARY BY THE CITY ENGINEER, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY BUILDING PERMITS WITHIN DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPs AT THE TIME OF DEVELOPMENT.

### LAND USE

| DEVELOPMENT DATA      | DEVELOPMENT DATA   |
|-----------------------|--|
| MASTER PLAN           | BANNING LEWIS RANCH CPC MP 87-00381  |
| DEVELOPMENT AGREEMENT | CITY FILE XXX DATED XX-XX-XX   |
| AVIGATION EASEMENT    | RECEPTION # 217098987 DATED 06-15-2017   |
| EXISTING ZONING*      | R10R R1-4 R1-4R SS AD (Multi-Family, Airport Overlay, Streamside Overlay)  |
| EXISTING OVERLAYS     | AIRPORT OVERLAY, STREAMSIDE OVERLAY  |
| PROPOSED ZONING       | PUD / AD / SS, PBC   |
| OVERLAYS TO REMAIN    | AIRPORT OVERLAY, STREAMSIDE OVERLAY  |
| CURRENT LAND USE      | VACANT / UNDERDEVELOPED  |
| PROPOSED LAND USE     | RESIDENTIAL, COMMERCIAL, RECREATION  |
| VILLAGE A             | COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL, RECREATION  |
| PROPOSED DENSITY      | MEDIUM DENSITY - 3.5 - 7.59 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET)<br>MEDIUM HIGH DENSITY - 8.0 - 11.59 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET) |

### ZONING SUMMARY

| ZONING SUMMARY   | ACRES  | NOTES   |
|------------------|--------|---|
| PUD - VILLAGE A  | 297.08 | GROSS AREA (SEE LAND USE NOTE 2)                                |
| NET AREA         | 210.27 |   |
| EX RIGHT-OF-WAYS | 46.62  | BANNING LEWIS RANCH PARKWAY, STETSON HILLS BOULEVARD, VISTA ORO |
| TRACT C          | 7.59   | DRAINAGE TRACT  |
| TRACT D          | 2.32   | DRAINAGE TRACT  |
| TRACT E          | 15.48  | DRAINAGE TRACT  |

### ROW VACATIONS

| ROW VACATIONS                    | ACRES | NOTES |
|----------------------------------|-------|-------|
| TOTAL VACATIONS                  | 48.82 |       |
| BANNING LEWIS PARKWAY - PARCEL 1 | 31.38 |       |
| BANNING LEWIS PARKWAY - PARCEL 2 | 0.78  |       |
| STETSON HILLS BLVD. - PARCEL 3   | 1.75  |       |
| VISTA ORO - PARCEL 4             | 15.71 |       |

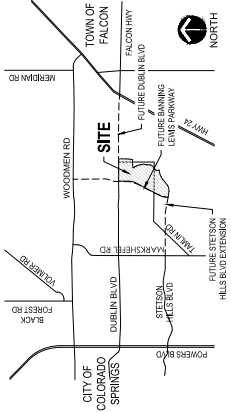
### DEVELOPMENT SUMMARY

| DEVELOPMENT SUMMARY        | ACRES   | NOTES                |
|----------------------------|---------|----------------------|
| VILLAGE A                  | 296.59  | NET DEVELOPABLE AREA |
| PUD - VILLAGE A GROSS AREA | 297.08  |                      |
| LESS:                      |         |                      |
| COLLECTOR A                | (2.33)  | TO BE DEDICATED      |
| COLLECTOR B                | (1.68)  | TO BE DEDICATED      |
| VISTA PRADO                | (4.61)  | TO BE DEDICATED      |
| VISTA ORO BLVD.            | (3.69)  | TO BE DEDICATED      |
| TRACT C                    | (7.59)  | DRAINAGE TRACT       |
| TRACT D                    | (2.32)  | DRAINAGE TRACT       |
| TRACT E                    | (18.48) | DRAINAGE TRACT       |

### GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FININGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 1, 2020 (REVISED FEBRUARY 2021). THE REPORT IDENTIFIED POTENTIAL GEOLOGIC HAZARD AREAS, INCLUDING EROSION, SLOPE FAILURE, AND POTENTIAL SEASONAL SHALLOW GROUNDWATER AREAS. THE REPORT RECOMMENDS THAT THE DEVELOPER OBTAIN A GEOLOGIC HAZARD STUDY FROM A LICENSED PROFESSIONAL ENGINEER WITHIN THE SUBMISSION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM AT 719.380.5058 FOR MORE INFORMATION. THE SUBMISSION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, SUITE 1100, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW AND REPORT.

### VICINITY MAP



### GENERAL NOTES

- THE GROSS AREA OF THE SUBDIVISION IS 297.08 ACRES. THE GROSS AREA OF THE BANNING LEWIS RANCH OVERALL MASTER PLAN AND AS SHOWN IN THIS PUD.
- REZONING TO PUD IS AN INDIVIDUAL CASE TO CERTAINLY BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THE RIGHT-OF-WAYS AND THE ACREAGE WITHIN THE RIGHT-OF-WAYS IS NOT INCLUDED IN THE PUD GROSS AREA. HOWEVER, EXISTING PLATTED RIGHT-OF-WAYS, BANNING LEWIS PARKWAY, STETSON HILLS BOULEVARD, VISTA ORO BOULEVARD, AND THE VACATED RIGHT-OF-WAY ACREAGE FOR THESE ARE INCLUDED IN THE GROSS AREA FOR VILLAGE A.
- PORTIONS OF BANNING LEWIS PARKWAY, STETSON HILLS BLVD., VISTA ORO BOULEVARD, AND VISTA PRADO BLVD. ARE TO BE VACATED AS PART OF THIS REZONING.
- VILLAGE A RESIDENTIAL AREAS CALCULATIONS ARE POST ROW VACATIONS OF REVISED ROADS.
- INDIVIDUAL DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FININGS DEVELOPMENT PLAN. DEVELOPMENT DATA FOR THE PUD GROSS AREA, INCLUDING 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. SEE LAND USE CHART THIS SHEET AND GENERAL NOTES ON SHEET 2 FOR ADDITIONAL INFORMATION.
- FURTHER ASSESSMENT FOR LAND DEDICATION OR FEE-IN-LIEU SHALL BE CONDUCTED BY THE APPROPRIATE SCHOOL DISTRICT DURING THE DEVELOPMENT PLAN PROCESS. THE DEVELOPER SHALL PROVIDE THE FININGS DEPARTMENT A COPY OF THE FININGS TO CONSIDER THE DEVELOPMENT PLAN AND TO PROVIDE THE FININGS DEPARTMENT WITH THE SUBDIVISION FININGS SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AT THE APPLICABLE RECEPTION NUMBER.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL OR ANY OTHER CONSTRUCTION, THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY ENGINEER AND APPROVAL FROM THE FININGS DEPARTMENT. ALL CONSTRUCTION SHALL BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO PROTECT THE ADJACENT PROTECTED AREAS. ALL CONSTRUCTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
- THE DEVELOPER SHALL OBTAIN A NEIGHBORHOOD PARK OR RECREATION AREA AS CURRENTLY INDICATED ON THE CITY ZONING MAP (TYPE 1 CHANNEL) PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT LOCATED WITHIN A DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPs AT THE TIME OF DEVELOPMENT.
- CONSTRUCTION OF BANNING LEWIS PARKWAY AND EXTENSIONS OF STETSON HILLS BOULEVARD AND DUBLIN BOULEVARD WILL BE REQUIRED AS TRAFFIC STUDIES FOR THE BANNING LEWIS RANCH DEVELOPMENT ACTIVITIES DEEM IT NECESSARY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL OF THE ROADWAY IMPROVEMENTS DESCRIBED IN THE TRAFFIC IMPACT STUDY.
- MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL AREAS SHALL BE THIRTY-FIVE FEET (35').
- SAND CREEK CHANNEL WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN MUST BE ANALYZED AND IF DEEMED NECESSARY BY THE ANALYSIS IMPROVEMENTS COMPLETED WITHIN A DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPs AT THE TIME OF DEVELOPMENT.
- ALL PARKLAND MUST BE REZONED TO PK BY THE MASTER DEVELOPER. REZONING SHALL OCCUR AT SUCH TIME 10% OF THE FININGS ADJACENT TO THE PARK AREA ARE REZONED TO PK.
- THE DEVELOPER SHALL OBTAIN THE NEIGHBORHOOD PARK IMPROVEMENTS WITH CITY OFFICE ON THE CITY ENGINEER'S REVIEW AND APPROVAL. THE DEVELOPER SHALL OBTAIN THE CITY ENGINEER'S REVIEW AND APPROVAL FOR ALL NEIGHBORHOOD PARK IMPROVEMENTS DISCUSSED IN THIS CONCEPT PLAN.
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VILLAGE A R.O.W. VACATION

ARCHITECT / PLANNER



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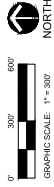
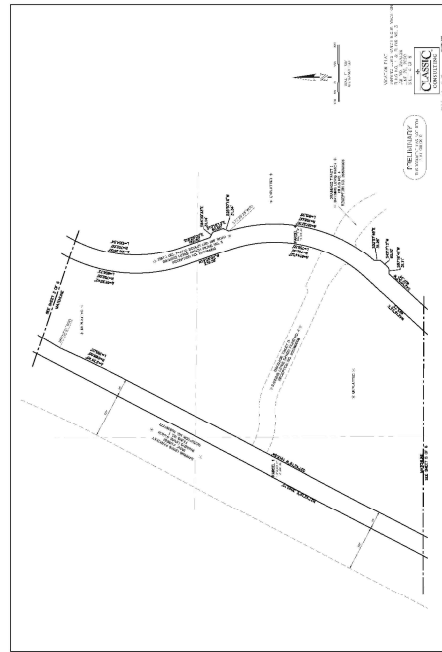
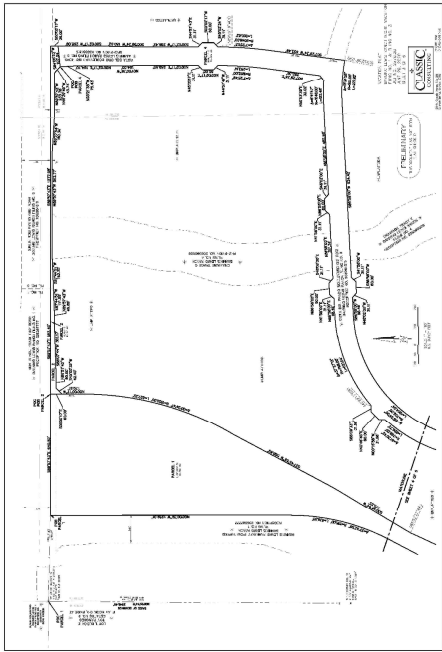
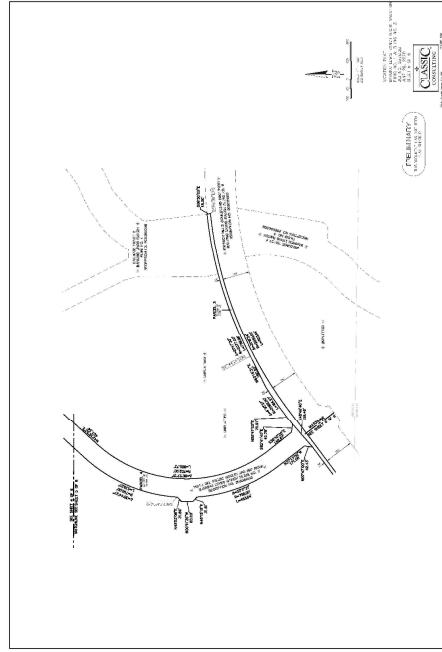
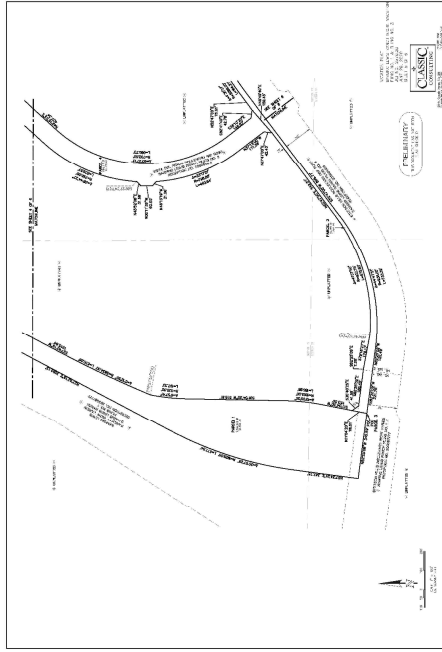
BANNING LEWIS RANCH - VILLAGE A  
 P.U. CONCEPT PLAN  
 COLORADO SPRINGS, CO  
 R.O.W. VACATION

PROJECT INFORMATION  
 PROJECT # 201012  
 DRAWN BY TH  
 CHECKED BY RH

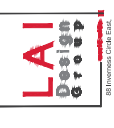
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 CPC P.U.Z 20-00124  
 CPC P.U.Z 20-00123  
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 SHEET NUMBER  
**3**

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# BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN CONCEPT PLAN COLORADO SPRINGS, CO

|            |       |
|------------|-------|
| PROJECT #  | 20112 |
| DRAWN BY   | RM    |
| CHECKED BY |       |

|                |          |
|----------------|----------|
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|                  |
|------------------|
| CPC PUP 20-00125 |
| CPC PUD 20-00124 |
| CPC PUD 20-00123 |
| CPC C 21-00038   |

SHEET NUMBER  
4  
OF 7

## LEGAL DESCRIPTION VILLAGE A CONCEPT PLAN

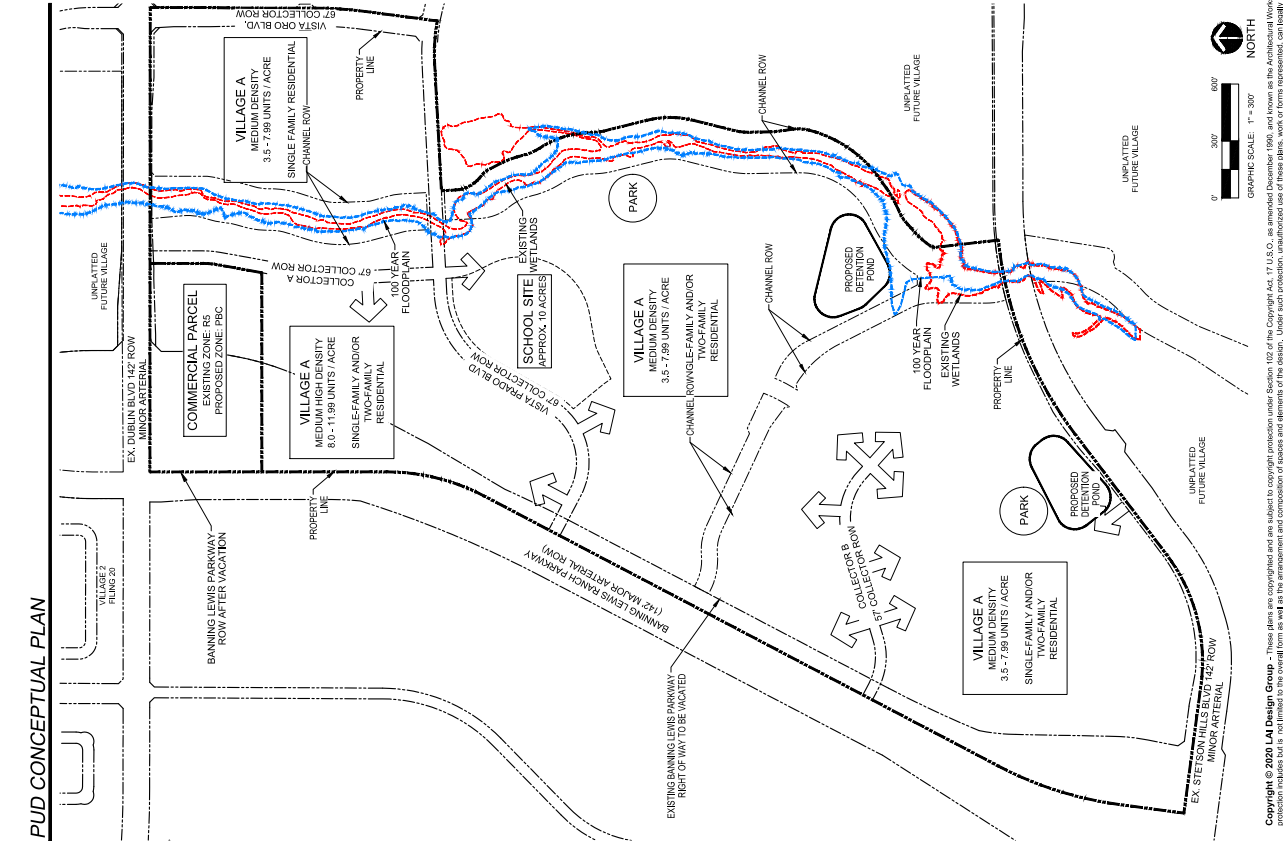
### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:  
SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:  
P.L. 220.00' AND AT THE WEST CORNER BY A 1/4-1/2 ALUMINUM CO. STAMPED "UNUSUAL" BARRELL & CO. L.S. 170647" AND IS ASSUMED TO BEAR N 07° 01' 41" E, A DISTANCE OF 2046.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND PROCEEDING AS FOLLOWS:  
1. BEARING S 65° 00' 00" W, A DISTANCE OF 140.00 FEET TO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBINA BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20087777.  
2. BEARING S 89° 11' 16" E, A DISTANCE OF 2046.87 FEET TO THE POINT OF BEGINNING.  
3. BEARING S 89° 11' 16" E, A DISTANCE OF 1133.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING ALSO ON THE WESTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 200964515;  
4. BEARING S 89° 11' 16" E, A DISTANCE OF 326.87 FEET TO THE POINT OF BEGINNING.

THESE BEING THE WESTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1, SAID POINT BEING ALSO ON THE WESTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 200964515;  
THESE CONTINUING S89°11'16" E, A DISTANCE OF 1277.98 FEET;  
THESE CONTINUING S89°11'16" E, A DISTANCE OF 3026.38 FEET TO A POINT OF CURVE;  
THENCE S07°52'34" W, A DISTANCE OF 180.00 FEET;  
THENCE S07°52'34" W, A DISTANCE OF 180.00 FEET;  
TANGENT ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 97° 01' 41" E, A RADIUS OF 2048.00 FEET AND A DISTANCE OF 264.7 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 96.38 FEET TO A POINT OF REVERSE CURVE;  
THENCE S01°02'07" E, A DISTANCE OF 143.00 FEET;  
THENCE S01°02'07" E, A DISTANCE OF 143.00 FEET TO THE NORTHEASTLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 20090608.

THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-SIX (26) COURSES:  
1. S87°02'07" E, A DISTANCE OF 643.22 FEET TO A POINT OF CURVE;  
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 46° 33' 00" E, A RADIUS OF 180.00 FEET AND A DISTANCE OF 142.64 FEET TO A POINT OF COMPOUND CURVE;  
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 132° 01' 41" E, A RADIUS OF 302.00 FEET AND A DISTANCE OF 163.22 FEET TO A POINT OF REVERSE CURVE;  
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29° 39' 52" E, A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;  
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 125° 48' 12" E, A RADIUS OF 517.00 FEET AND A DISTANCE OF 126.48 FEET TO A POINT OF REVERSE CURVE;  
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 96.38 FEET TO A POINT OF REVERSE CURVE;  
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 96.38 FEET TO A POINT OF REVERSE CURVE;  
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 97° 01' 41" E, A RADIUS OF 2048.00 FEET AND A DISTANCE OF 264.7 FEET TO A POINT OF REVERSE CURVE;  
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 96.69 FEET TO A POINT OF TANGENT;  
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28° 00' 00" E, A RADIUS OF 817.00 FEET AND A DISTANCE OF 382.68 FEET TO A POINT OF COMPOUND CURVE;  
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28° 00' 00" E, A RADIUS OF 817.00 FEET AND A DISTANCE OF 382.68 FEET TO A POINT OF COMPOUND CURVE;  
12. S141°00'00" W, A DISTANCE OF 226.46 FEET TO A POINT OF CURVE;  
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;  
14. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 00' 00" E, A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;  
15. S87°02'07" E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;  
16. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41° 47' 51" E, A RADIUS OF 715.21' E, A RADIUS OF 220.00 FEET AND A DISTANCE OF 62.86 FEET TO A POINT OF COMPOUND CURVE;  
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41° 47' 51" E, A RADIUS OF 715.21' E, A RADIUS OF 220.00 FEET AND A DISTANCE OF 62.86 FEET TO A POINT OF COMPOUND CURVE;  
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 69° 42' 52" E, A RADIUS OF 90.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;  
19. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 69° 42' 52" E, A RADIUS OF 90.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;  
20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44° 51' 32" E, A RADIUS OF 443.92 FEET AND A DISTANCE OF 168.99 FEET TO A POINT OF REVERSE CURVE;  
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44° 51' 32" E, A RADIUS OF 443.92 FEET AND A DISTANCE OF 168.99 FEET TO A POINT OF REVERSE CURVE;  
22. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 61° 28' 42" E, A RADIUS OF 468.68 FEET AND A DISTANCE OF 63.70 FEET TO A POINT OF COMPOUND CURVE;  
23. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 61° 28' 42" E, A RADIUS OF 468.68 FEET AND A DISTANCE OF 63.70 FEET TO A POINT OF COMPOUND CURVE;  
24. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09° 55' 09" E, A RADIUS OF 448.09 FEET AND A DISTANCE OF 77.84 FEET TO A POINT OF REVERSE CURVE;  
25. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09° 55' 09" E, A RADIUS OF 448.09 FEET AND A DISTANCE OF 77.84 FEET TO A POINT OF REVERSE CURVE;  
26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06° 14' 57" E, A RADIUS OF 540.00 FEET AND A DISTANCE OF 54.00 FEET TO A POINT OF REVERSE CURVE;  
27. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06° 14' 57" E, A RADIUS OF 540.00 FEET AND A DISTANCE OF 54.00 FEET TO A POINT OF REVERSE CURVE;  
28. S89°11'16" E, A DISTANCE OF 46.60 FEET AND A DISTANCE OF 46.60 FEET AND A DISTANCE OF 46.60 FEET TO A POINT OF TANGENT;  
29. S89°11'16" E, A DISTANCE OF 315.59 FEET;  
THENCE CONTINUING S89°11'16" E, A DISTANCE OF 14.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31° 16' 24" E, A RADIUS OF 2085.00 FEET AND A DISTANCE OF 533.39 FEET TO A POINT OF TANGENT;  
THENCE S89°11'16" E, A DISTANCE OF 862.77 FEET TO A POINT OF CURVE;  
THENCE S89°11'16" E, A DISTANCE OF 862.77 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44° 47' 51" E, A RADIUS OF 580.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44° 47' 51" E, A RADIUS OF 580.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;  
THENCE CONTINUING S89°11'16" E, A DISTANCE OF 897.44 FEET;  
THENCE CONTINUING S89°11'16" E, A DISTANCE OF 897.44 FEET;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20° 07' 28" E, A RADIUS OF 1020.00 FEET AND A DISTANCE OF 677.74 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20° 07' 28" E, A RADIUS OF 1020.00 FEET AND A DISTANCE OF 677.74 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27° 42' 26" E, A RADIUS OF 1116.00 FEET AND A DISTANCE OF 839.69 FEET TO A POINT OF TANGENT;  
THENCE N07°01'41" E, A DISTANCE OF 1298.01 FEET TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 397.9791 ACRES.



## PUD CONCEPT PLAN

## CONCEPT PLAN

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**ZONE CHANGE - EXHIBIT A**

**LEGAL DESCRIPTION  
VILLAGE A COMMERCIAL PARCEL (PBC)**

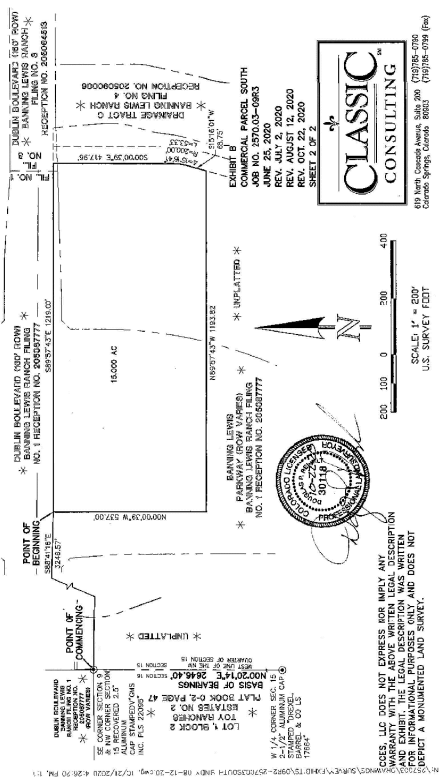
**LEGAL DESCRIPTION:**  
 THE SOUTHERLY RIGHT OF WAY BANNING LEWIS RANCH PARCELS, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20687777, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A PORTION OF BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 20684813 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:  
 BEGINS AT THE WEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND PROCEEDS SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING, AND IS ASSUMED TO BEAR N07°20'14"E, A DISTANCE OF 3064.60 FEET;  
 CONTINUES AS A CALCULATED AREA OF 15000 ACRES, BEING THE EASTERN 1/2 OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTLY CORNER OF TOY RANCHES ESTATES NO. 2, RECORDED IN PLAT BOOK 02 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20687777;  
 THENCE S89°47'19"E, A DISTANCE OF 1183.23 FEET TO THE POINT OF BEGINNING;  
 THENCE S89°47'19"E, A DISTANCE OF 1183.23 FEET TO THE EASTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20684813;  
 THENCE S00°00'00"E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20684813;  
 THENCE CONTINUING S00°00'00"E, A DISTANCE OF 25.77 FEET;  
 THENCE S00°00'00"E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20684813;  
 THENCE CONTINUING S00°00'00"E, A DISTANCE OF 40.67 FEET TO A POINT OF CURVE;  
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 197°54'1", A RADIUS OF 200.00 FEET TO THE POINT OF BEGINNING;  
 THENCE S11°10'10"W, A DISTANCE OF 66.75 FEET;  
 THENCE S11°10'10"W, A DISTANCE OF 66.75 FEET;  
 BANNING LEWIS PARCELS AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 20687777, A DISTANCE OF 59.89 FEET TO THE POINT OF BEGINNING;  
 CONTAINING A CALCULATED AREA OF 15000 ACRES.

**COMMERCIAL DEVELOPMENT NOTES**

1. COMMERCIAL DEVELOPMENT WITHIN BANNING LEWIS RANCH VILLAGE A SHALL FOLLOW CITY OF COLORADO ZONING ORDINANCES AND BUSINESS CENTER DEVELOPMENT STANDARDS SCHEDULED FOR THE CHANGE NOTED BELOW.
2. PROHIBITED USES:  
 2.1. MINOR HOUSES  
 2.2. SINGLY-UNITED BUSINESS

**ZONE CHANGE - EXHIBIT B**

**SURVEY - COMMERCIAL (PBC)**



**ARCHITECT PLANNER**

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 1200 N. NEWPORT  
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**BANNING LEWIS RANCH - VILLAGE A  
 PUD CONCEPT PLAN  
 COLORADO SPRINGS, CO  
 ZONE CHANGE - COMMERCIAL**

**PROJECT INFORMATION**

|            |        |
|------------|--------|
| PROJECT#   | 201012 |
| DRAWN BY   | TH     |
| CHECKED BY | RH     |

**ISSUE RECORD**

|               |          |
|---------------|----------|
| 1st Submittal | 08/14/20 |
| 2nd Submittal | 11/05/20 |
| 3rd Submittal | 09/25/21 |
| 4th Submittal | 03/01/22 |
| 5th Submittal | 03/02/22 |

CPC PUP 20-00125  
 CPC PLU 20-00124  
 CPC PU 20-00123  
 CPC CS 21-00039  
 SHEET NUMBER

**5**  
 5 OF 7

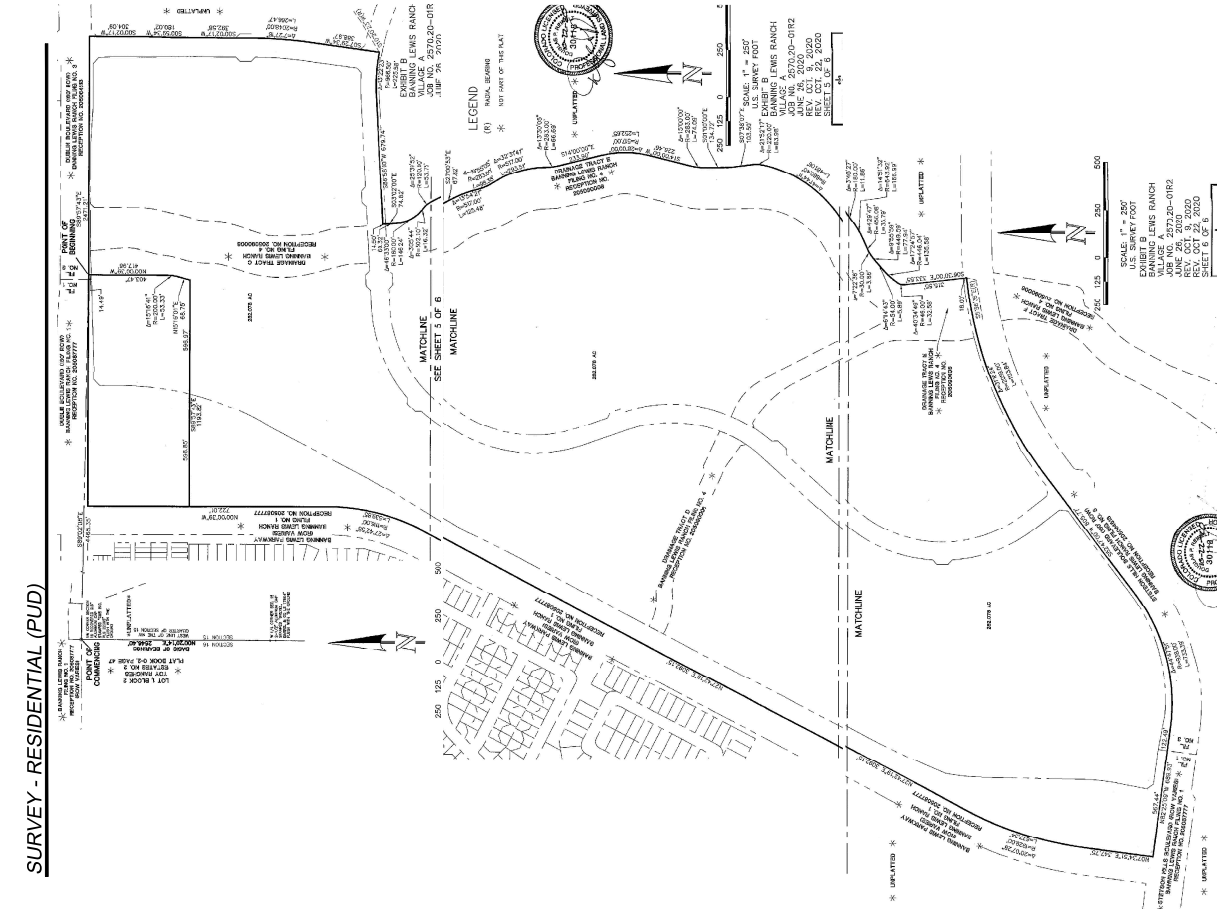
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ZONE CHANGE - RESIDENTIAL (PUD)

ZONE CHANGE - RESIDENTIAL (PUD)

LEGAL DESCRIPTION  
VILLAGE A BOUNDARY - RESIDENTIAL (PUD)

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AND DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH PLATS NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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998, 999, 1000.



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**BANNING LEWIS RANCH - VILLAGE A**  
**PUD CONCEPT PLAN**  
**COLORADO SPRINGS, CO**  
**ZONE CHANGE - RESIDENTIAL**

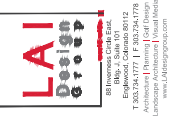
**PROJECT INFORMATION**  
PROJECT#: 201012  
DRAWN BY: RH  
CHECKED BY:

| ISSUE RECORD  | DATE     | DESCRIPTION |
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| 1st Submittal | 08/24/20 |             |
| 2nd Submittal | 11/05/20 |             |
| 3rd Submittal | 09/25/21 |             |
| 4th Submittal | 08/28/21 |             |

CPC PUP 20-00125  
CPC PULZ 20-00124  
CPC PULZ 20-00123  
CPC PULZ 20-00122  
CPC C2 21-00039

SHEET NUMBER  
**6**  
6 OF 7

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 DENVER, COLORADO 80202  
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 PHONE: (719) 390-0558

BANNING LEWIS RANCH - VILLAGE A  
 PUD CONCEPT PLAN  
 COLORADO SPRINGS, CO  
 UTILITY PLAN

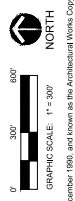
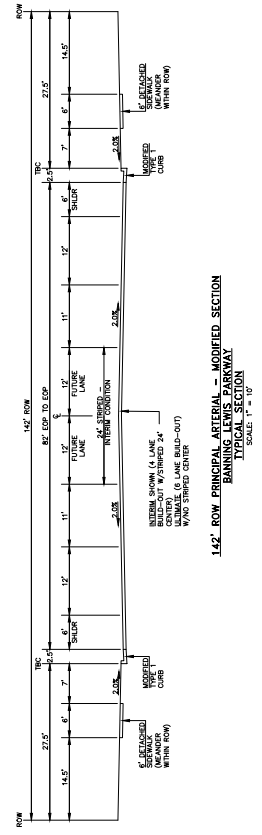
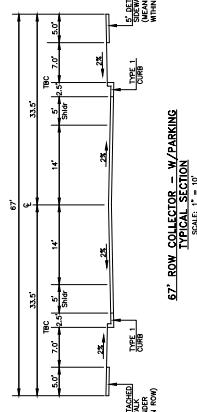
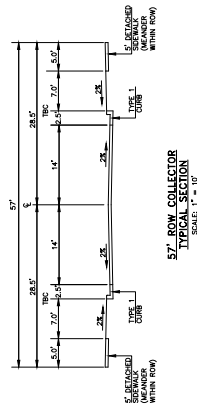
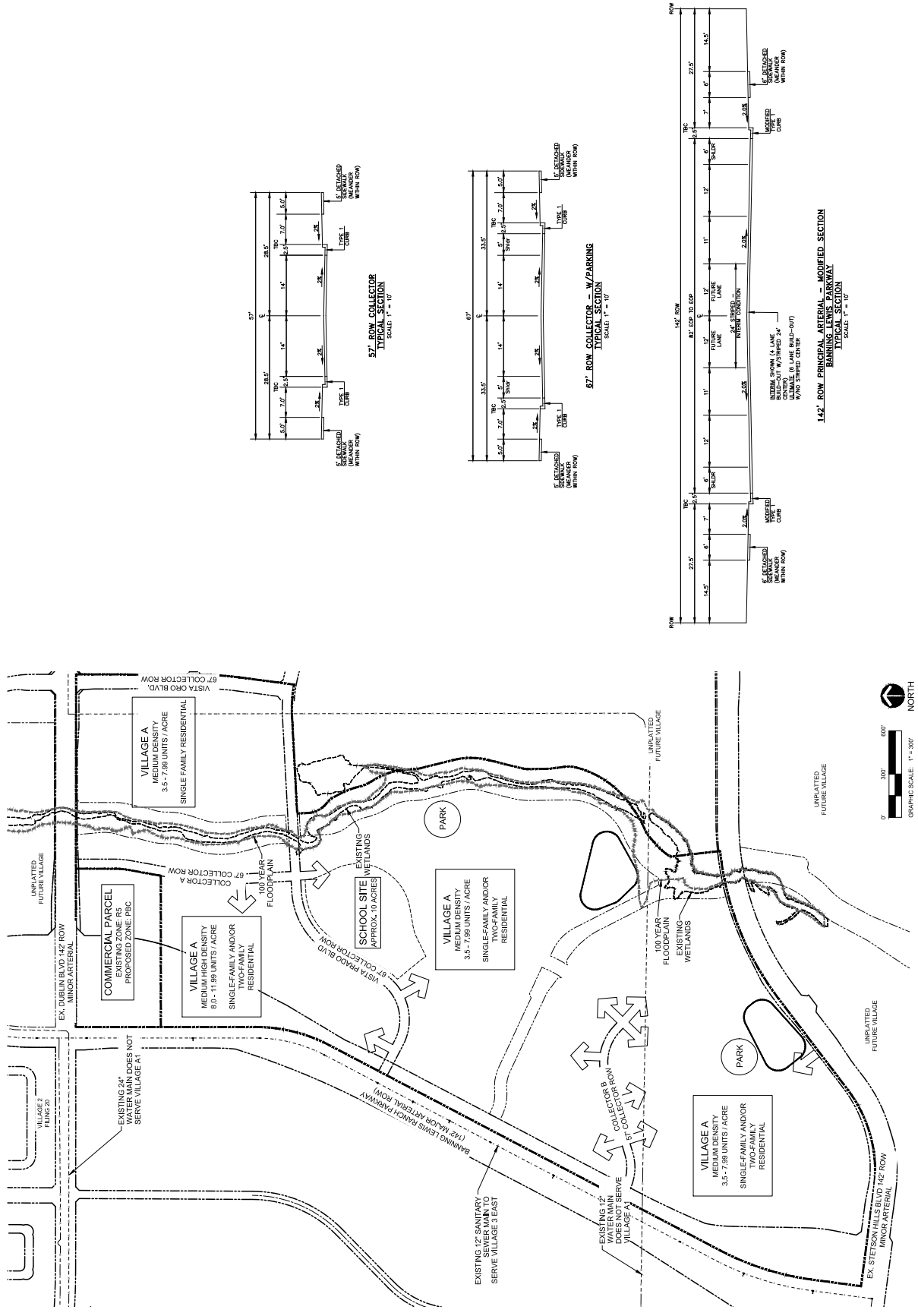
PROJECT INFORMATION

|            |        |
|------------|--------|
| PROJECT#   | 201012 |
| DRAWN BY   | TH     |
| CHECKED BY | RH     |

ISSUE RECORD

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|---------------|----------|
| 1st Submittal | 08/14/20 |
| 2nd Submittal | 11/05/20 |
| 3rd Submittal | 09/25/21 |
| 4th Submittal | 08/28/21 |
| 5th Submittal | 08/28/21 |

|                   |   |
|-------------------|---|
| CPC PUP 20-001125 |   |
| CPC PUP 20-001124 |   |
| CPC PUP 20-001123 |   |
| CPC PUP 21-00039  |   |
| SHEET NUMBER      | 7 |
| OF                | 7 |



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