VILLAGE B1 LEGAL DESCRIPTION

(PARCEL 1-A OF PROPOSED MASTER PLAN)

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, VISTA DEL ORO BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, TRACT B AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205009006 AND A PORTION OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N89°51'27"E, A DISTANCE OF 446.21 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE N89°51'27"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°51'27"E, A DISTANCE OF 592.60 FEET.
THENCE S32°25'57"E, A DISTANCE OF 874.56 FEET;
THENCE S48°52'50"E, A DISTANCE OF 73.27 FEET;
THENCE S33°33'50"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°33'50"E, HAVING A DELTA OF 20°45'09", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET TO A POINT OF TANGENT;
THENCE S35°41'02"W, A DISTANCE OF 221.91 FEET;
THENCE S54°18'58"E, A DISTANCE OF 3.50 FEET;
THENCE S35°41'02"W, A DISTANCE OF 691.27 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
THENCE N90°00'00"W, A DISTANCE OF 104.20 FEET;
THENCE N00°26'27"E, A DISTANCE OF 67.20 FEET;
THENCE N00°09'21"E, A DISTANCE OF 116.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°50'00", A RADIUS OF 2071.00 FEET AND A DISTANCE OF 283.14 FEET TO A POINT OF TANGENT;
THENCE N07°40'39"W, A DISTANCE OF 391.39 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°50'00", A RADIUS OF 2929.00 FEET AND A DISTANCE OF 400.45 FEET TO A POINT OF TANGENT;
THENCE N00°09'21"E, A DISTANCE OF 596.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,412,909 S.F. (32.436 ACRES)

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

RIGHT OF WAY VACATION LEGAL DESCRIPTION

(BANNING LEWIS PKWY R.O.W. VACATION)

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N89°51'27"E, A DISTANCE OF 446.21 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO. 218714161 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE N89°51'27"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS RANCH PARKWAY THE FOLLOWING FOUR (4) COURSES;

1. CONTINUING N89°51'27"E, A DISTANCE OF 190.00 FEET;
2. S00°09'21"W, A DISTANCE OF 1047.96 FEET;
3. S02°08'06"E, A DISTANCE OF 300.24 FEET;
4. S00°09'21"W, A DISTANCE OF 235.31 FEET;

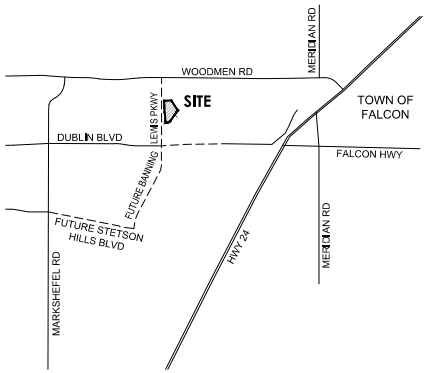
THENCE N90°00'00"W, A DISTANCE OF 102.00 FEET;
THENCE N00°09'21"E, A DISTANCE OF 116.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 07°50'00", A RADIUS OF 2071.00 FEET AND A DISTANCE OF 283.14 FEET TO A POINT OF TANGENT;
THENCE N07°40'39"W, A DISTANCE OF 391.39 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°50'00", A RADIUS OF 2929.00 FEET AND A DISTANCE OF 400.45 FEET TO A POINT OF TANGENT;
THENCE N00°09'21"E, A DISTANCE OF 596.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6.446 ACRES.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

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 MARKSHEFFEL.



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 THIS AREA ARE REFLECTED IN THE PLANS AS WELL.

AMENDMENT HISTORY

- JANUARY 2020 - CPC MP 87-00381-A25MJ20
  REQUESTS TO CHANGE LAND-USE DESIGNATION FOR EXISTING BLR RESIDENTIAL PARCEL FROM RH TO RES-M

SITE DATA

PROPERTY OWNER:	WALTON COLORADO LLC. 14614 N. KIERLAND BLVD #120 SCOTTSDALE, ARIZONA 85254
DEVELOPER:	CLAYTON PROPERTIES GROUP II, A COLORADO CORPORATION DBA OAKWOOD HOMES OF COLORADO SPRINGS 1290 N. NEWPORT RD. COLORADO SPRINGS, CO 80916
TAX ID NUMBER:	5300000659
MASTER PLAN AMENDMENT AREA:	32.44 ACRES
MASTER PLAN:	BANNING LEWIS RANCH MASTER PLAN CPC MP 87-00381
EXISTING LAND USE:	VACANT
EXISTING ZONING:	R5/AO/SS (SEE NOTE BELOW)
PROPOSED LAND USE:	RESIDENTIAL - 32.44 AC. SINGLE FAMILY DETACHED 3.5-7.99 DU/AC UNIT RANGE - 114-259 DU
PROPOSED ZONING:	PUD / 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 R5/AO. THE STREAMSIDE OVERLAY IS OUTSIDE OF THE AREA BEING AMENDED.

FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545G EFFECTIVE DATE DECEMBER 7 2018, THE ABOVE PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD PLAIN.

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, THE FSD FACILITY WILL BE PUBLIC AND OWNED AND MAINTAINED (POND STRUCTURES) BY THE CITY OF COLORADO SPRINGS. AESTHETIC MAINTENANCE WILL BE BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
5. BANNING LEWIS PARKWAY CONSTRUCTION BETWEEN REDCLOUD PEAK DR. AND DUBLIN BLVD. WILL OCCUR AS TRAFFIC STUDIES FOR FUTURE BANNING LEWIS RANCH DEVELOPMENT ACTIVITIES DEEM IT NECESSARY TO COMPLETE THIS CONNECTION.

ARCHITECT / PLANNER

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

BANNING LEWIS RANCH - VILLAGE B1

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

MASTER PLAN AMENDMENT

PROJECT INFORMATION

PROJECT #:	191084
DRAWN BY:	DO
CHECKED BY:	RH

ISSUE RECORD

1st Submittal	01/23/20
2nd Submittal	05/07/20
3rd Submittal	06/25/20

SEAL

CPC MP 87-00381-A25MJ20

SHEET NUMBER

1

1 OF 2

MASTER PLAN AMENDMENT

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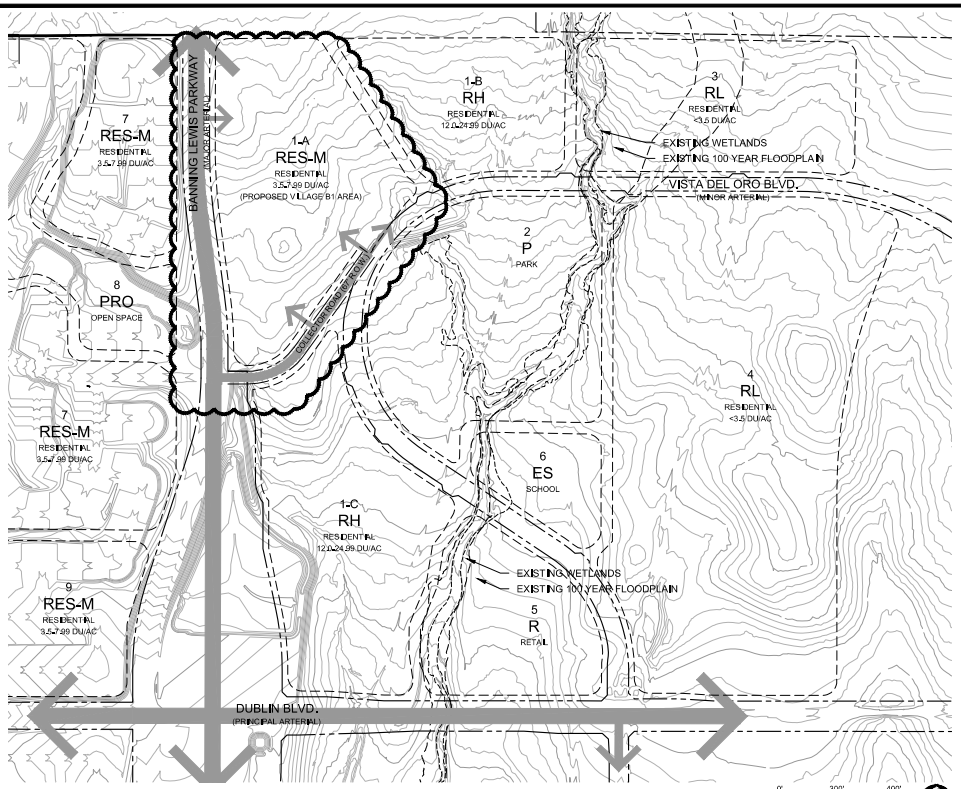
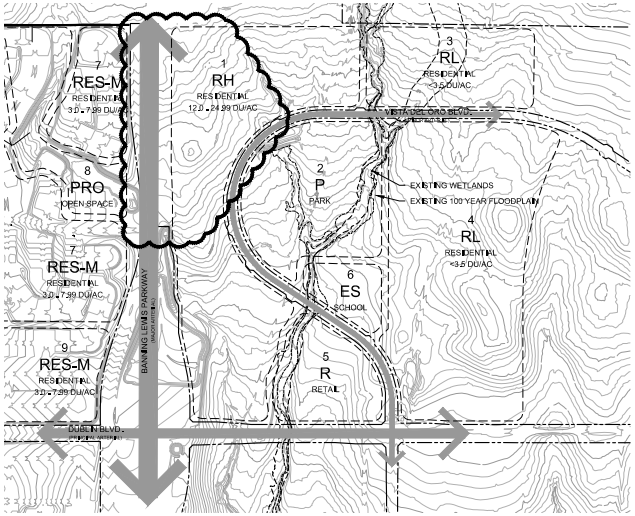
MASTER PLAN AMENDMENT



PROPOSED MASTER PLAN AMENDMENT

0' 300' 400'
GRAPHIC SCALE: 1" = 300'
NORTH



EXISTING MASTER PLAN AREA

0' 600' 1200'
GRAPHIC SCALE: 1" = 600'
NORTH

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'
1-C	32.03	RESIDENTIAL	12.0 - 24.99	385 - 800	35'
2	38.60	PARK			
3	26.25	RESIDENTIAL	<3.5	91 (max.)	35'
4	82.62	RESIDENTIAL	<3.5	206 (max.)	35'
5	17.91	COMMERCIAL			45'
6	9.43	SCHOOL			
7	72.68	RESIDENTIAL	3.5 - 7.99	255 - 580	35'
8	24.08	OPEN SPACE			
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 ACREAGES 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			
3	26.25	RESIDENTIAL	<3.5	91 (max.)	35'
4	82.62	RESIDENTIAL	<3.5	206 (max.)	35'
5	17.91	COMMERCIAL			45'
6	9.43	SCHOOL			
7	72.68	RESIDENTIAL	3.5 - 7.99	255 - 580	35'
8	24.08	OPEN SPACE			
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 ACREAGES ARE APPROXIMATE.			

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BANNING LEWIS RANCH - VILLAGE B1

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

MASTER PLAN AMENDMENT

PROJECT INFORMATION

PROJECT #: 191084
DRAWN BY: DO
CHECKED BY: RH

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SEAL

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SHEET NUMBER

2

2 OF 2

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