

| CROSS-SECTION | PROPOSED LAND USE | MASTER PLAN | DENSITY (DU/AC) | NET UNITS | FLOOR AREA (FATD) | SQUARE FOOTAGE | MAX BLDG HT |
|---------------|-----------------------------|-------------|-----------------|-----------|-------------------|----------------|-------------|
| 20-34 | OFFICE/LT INDUSTRIAL | COM | 20% | 221,500 | 221,500 | 87 | 87 |
| 67-26 | COMMERCIAL OFFICE | COM | 25% | 874,500 | 874,500 | 47 | 47 |
| 20-38 | PARKS | COM-RES-H | | 1120 | | 47 | 47 |
| 98-14 | RESIDENTIAL (SINGLE-FAMILY) | RES-H | 3.25-11.99 | | | 47 | 47 |
| 21-25 | RESIDENTIAL (MULTI-FAMILY) | RES-H | 17-24.09 | 500 | | | |
| 13-12 | FUTURE PUBLIC R.O.W. | | | | | | |
| TOTAL = 1820 | | | | | | | |

MASTER PLAN GENERAL NOTES:

1. THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT.
2. ALL LANDSCAPE TRIMMINGS AND TREES WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
3. THE REAGAN RANCH METROPOLITAN DISTRICT HAS APPROVED THE CITY OF COLORADO SPRINGS CITY CODE ON AUGUST 25, 2020.
4. THE REAGAN RANCH METROPOLITAN DISTRICT HAS APPROVED THE REAGAN RANCH RESIDENTIAL, OFFICE AND PARK LOT REQUIREMENTS ADDENDUM TO THE MASTER PLAN AMENDMENT SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
5. ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC.
6. ALL PROPOSED ACCESS POINTS AND ROADWAYS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
7. THERE SHALL BE NO INDIRECT ACCESS TO STATE HIGHWAY 94.
8. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AND IS SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE Lanes TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
9. PROPOSED ACCESS POINTS AND ROADWAYS WILL BE LOCATED BETWEEN RESIDENTIAL LAND USES AND INDUSTRIAL LAND USES.
10. A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDP DATED NOVEMBER 20, 2021 FOR PRELIMINARY DRAINAGE INFORMATION. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT OF AN AMBITION ENVIRONMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBMITTING A CONCEPTUAL MASTER PLAN OR ROADWAYS WILL BE LOCATED BETWEEN RESIDENTIAL LAND USES AND INDUSTRIAL LAND USES.
12. THE MASTER DEVELOPERS WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROADWAYS) THAT WERE OBTAINED IN THE PRELIMINARY BOARD OR HEARING. SHOULD THERE BE A NEW ORDINANCE IN PLACE AT THE TIME OF THE BOARD OR HEARING, THE MASTER DEVELOPERS SHALL BE RESPONSIBLE TO UPDATE THE MASTER PLAN AND ROADWAYS TO MEET THE NEW ORDINANCE.
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14. SCHOOL FEES WILL BE PAID AT THE TIME OF BUILDING PERMIT FOR THE FIRST 280 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR TENTATIVE OF THE 280th RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIGHT OF RECEIVING A FOURTH EIGHT (8) HOME SQUARE FEET AND DESCRIPTION AS SHOWN ON THE REAGAN RANCH.

PARK AND OPEN SPACE NOTES:

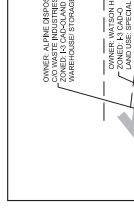
1. ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
2. THE REAGAN RANCH METROPOLITAN DISTRICT HAS APPROVED THE CITY OF COLORADO SPRINGS CITY CODE ON AUGUST 25, 2020.
3. PARKING DETENTION (OR DRAINAGE) IS REQUIRED.
4. IF THERE ARE ANY ADDITIONAL PARKING REQUIREMENTS, THESE SHALL BE SET THROUGH PARKING LAND DEDICATION, DEVELOPMENT PLAN AND/OR A COMBINATION OF BOTH.
5. THE REAGAN RANCH METROPOLITAN DISTRICT HAS APPROVED THE REAGAN RANCH RESIDENTIAL, OFFICE AND PARK LOT REQUIREMENTS ADDENDUM TO THE MASTER PLAN AMENDMENT SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
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AMENDMENT STATEMENT:

PROPOSED AMENDMENT REQUESTS TO CHANGE LAND USES OF THE BANNING LEVINS RANCH MASTER PLAN, PROJECT NO. 18-224-R02, AS SHOWN ON THE ATTACHED MAP.

SITE DATA

| | |
|-------------------------|---------------------------------|
| PROPERTY SIZE | 235.29 ACRES |
| TAX SCHEDULE NO. | 549000004, 540000290, |
| MASTER PLAN | 540000029, 540000271, 540000029 |
| CONCEPT PLAN | BANNING LEVINS RANCH |
| PRIMEGRASS BASIN | (PREVIOUS CONCEPT PLAN) |
| DEVELOPMENT SCHEDULE | JIMMY CAMP CREEK |
| EXISTING INCL. LAND USE | 2024-2026 |
| | AG GRAZING LAND VACANT |



EXISTING MASTER PLAN AREA:

LEGEND

| | |
|-------|------------------------------------|
| RES-M | RESIDENTIAL - LOW DENSITY |
| RES-H | RESIDENTIAL - HIGH DENSITY |
| COM | COMMERCIAL |
| IND | INDUSTRIAL |
| PUB | PARKS & OPEN SPACE |
| PUB | PUBLIC / INSTITUTIONAL |
| V | VACANT |
| ST | STREETS / RIGHT OF WAY / EASEMENTS |
| FP | FLOOD PLAIN |
| PE | PARKWAY/EXPRESSWAY - EXISTING |
| PE | PARKWAY/EXPRESSWAY - PROPOSED |
| PA | PRINCIPAL ARTERIAL - EXISTING |
| PA | PARKWAY/FREEWAY - PROPOSED |
| PA | PARKWAY/FREEWAY - EXISTING |
| CO | COLLECTOR - EXISTING |
| RD | ROAD |

PROPOSED MASTER PLAN AMENDMENT:

1. Original Master Plan approved by the City of Colorado Springs on July 1, 2016.
2. The City of Colorado Springs Planning Department approved a revision of the Master Plan on July 1, 2020.
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CONSULTANTS:
 PLANNERS LANDSCAPE ARCHITECTS/CIVIL ENGINEERS

2426 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80909
 PHONE: 719.585.5500
 FAX: 719.585.4200

PIKES PEAK INVESTMENTS LLC
 9450 FT. CALDWAY, SUITE 1000
 COLORADO SPRINGS, CO 80920
 PHONE: 719.448.4631



OWNER: BLIND LLC
 ZONED: R-100
 LAND USE: AS GRADING LAND

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 ZONED: R-100
 LAND USE: AS GRADING LAND

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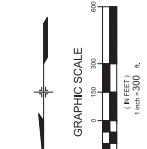
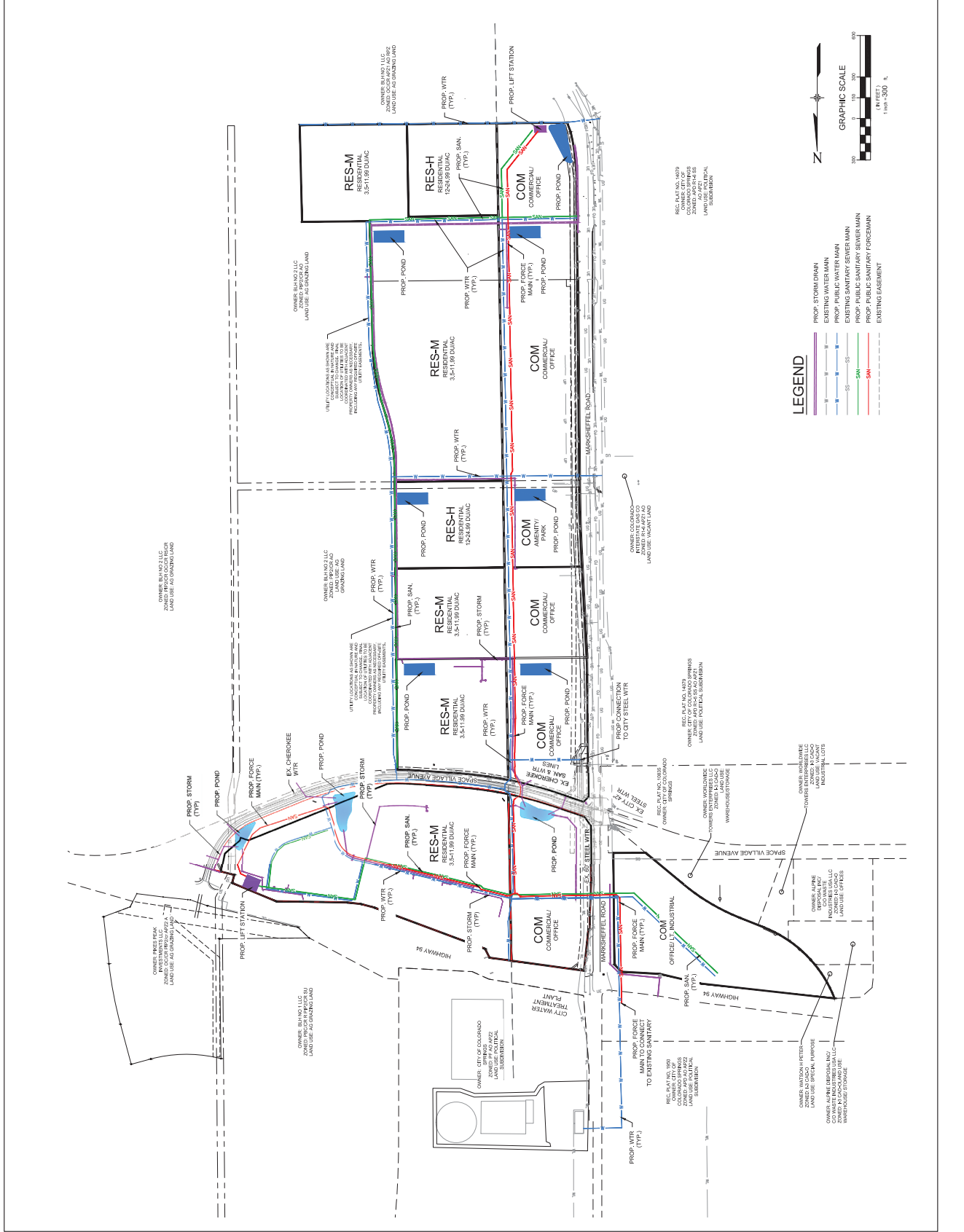
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- LEGEND**
- PROP. STORM DRAIN
 - EXISTING WATER MAIN
 - PROP. PUBLIC WATER MAIN
 - EXISTING SANITARY SEWER MAIN
 - PROP. PUBLIC SANITARY SEWER MAIN
 - PROP. PUBLIC SANITARY FORCE MAIN
 - EXISTING EASEMENT

PROJECT:
 PEACAN RANCH
 MAJOR MASTER PLAN AMENDMENT
 COLORADO SPRINGS, CO FOURTH
 SUBMITTAL 07/14/2021

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------|
| 1 | 11/15/2020 | FINAL MASTER PLAN |
| 2 | 11/15/2020 | REVISED PER CITY COMMENTS |
| 3 | 07/14/2021 | REVISED PER CITY COMMENTS |

DRAWING INFORMATION:
 PROJECT NO.: 19.224.008
 DRAWN BY: JRA
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE: MASTER UTILITY PLAN

REG. PLAT NO. 14979
 COLORADO SPRINGS
 ZONED: R-100
 LAND USE: AS GRADING LAND