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BANNING LEWIS RANCH - VILLAGE A

PUD CONCEPT PLAN

COLORADO SPRINGS, CO

COVER SHEET

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

ISSUE RECORD	
1st Submittal	08/14/20
2nd Submittal	02/22/21
4th Submittal	03/22/21
5th Submittal	03/29/21

SHEET NUMBER	
CPC PUP 20-00125	
CPC PUZ 20-00124	
CPC ZC 21-100038	
CPC CP 21-100039	
SHEET NUMBER	1

BANNING LEWIS RANCH - VILLAGE A

PUD CONCEPT PLAN AND ZONE CHANGE

PUP AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
CPC PUP 20-00125	PENDING	ORIGINAL APPROVAL	
CPC PUZ 20-00124			
CPC ZC 21-100038			
CPC CP 21-100039			

PUBLIC IMPROVEMENTS

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

BANNING LEWIS PARKWAY

AT TIME OF REZONING, BANNING LEWIS PARKWAY IS CLASSIFIED AS A PRINCIPAL ARTERIAL. THE CURRENT RIGHT-OF-WAY WIDTH REFLECTS A CLASSIFICATION OF A HIGHWAY. A RIGHT-OF-WAY VACATIONS IS BEING PROCESSED AS PART OF THIS SUBMITTAL. THE AVERAGE OF VACATION IS INCLUDED IN VILLAGE A TOTAL ACREAGE.

DUBLIN BLVD.

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

PUBLIC STREETS

IN ACCORDANCE WITH THE BANNING LEWIS RANCH ANNEXATION AGREEMENT ARTICLE III(A), CONSTRUCTION OF ALL PUBLIC STREETS SHALL OCCUR AT THE TIME OF PLATTING 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 PLATTED 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 3.5 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 WHEN 75% OF THE FILINGS ADJACENT TO THE PARK AREA ARE DEVELOPED.

VISTA PRADO BLVD.

THE CURRENT VISTA PRADO BLVD. RIGHT-OF-WAY SHOWN WILL BE VACATED IN CONJUNCTION WITH THIS PUD. VISTA PRADO BLVD. SHALL BE REDESIGNED TO FIT THE NEEDS OF VILLAGE A AND REDEDICATED TO CITY. IT WILL REMAIN A COLLECTOR ROAD AND SHALL BE CONSTRUCTED TO CITY STANDARDS.

DRAINAGE FACILITIES & CHANNELS

THE UNIMAGED TRIBUTARY CHANNELS THAT FEED EAST FORK SAND CREEK, WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, MUST BE ANALYZED AND BE DEEMED NECESSARY BY THE ANALYSIS IMPROVEMENTS COMPLETED OR 100% ASSURANCES PAID. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN A DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPS AT THE TIME OF DEVELOPMENT.

AVIGATION EASEMENT STATEMENT

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.

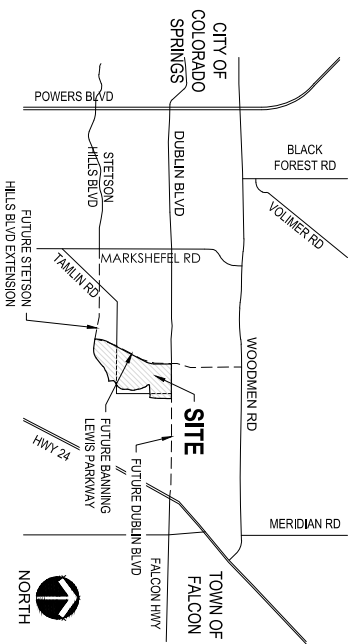
FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 09041C0945G EFFECTIVE DATE DECEMBER 7 2018, PORTIONS OF THE ABOVE PROJECT ARE WITHIN A DESIGNATED FEMA FLOOD PLAIN.

SHEET INDEX

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R.O.W. VACATION LEGAL DESCRIPTION	
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ZONE CHANGE - RESIDENTIAL (PUD)	
UTILITY SERVICE PLAN	

VICINITY MAP



GENERAL NOTES

- THE GROSS DENSITY RANGE IS THE DENSITY RANGE PROVIDED IN THE BANNING LEWIS RANCH OVERALL MASTER PLAN AND AS SHOWN IN THIS PUD.
- REZONING TO PUD AUTOMATICALLY GOES TO CENTERLINE OF ADJACENT 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, WITHIN VILLAGE A ARE TO BE VACATED AS A PART OF THIS REZONING. THE VACATED RIGHT-OF-WAY ACREAGE FOR THESE IS INCLUDED IN THE GROSS AREA FOR VILLAGE A.
- PORTIONS OF BANNING LEWIS PARKWAY, STETSON HILLS BLVD., VISTA ORO RIGHTS-OF-WAY ARE TO BE VACATED AS PART OF THIS REZONING.
- VILLAGE A RESIDENTIAL AREAS CALCULATIONS ARE POST ROW VACATIONS OF REVISED ROADS.
- INDIVIDUAL LOT DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FILINGS DEVELOPMENT PLAN. DEVELOPMENT DATA FOR EACH FILING (INCLUDING PRODUCT TYPES, 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 FEES-IN-LIEU SHALL BE CONDUCTED BY THE APPROPRIATE SCHOOL DISTRICT DURING THE REVIEW OF A FILINGS DEVELOPMENT PLAN AND FINAL PLAT. THE APPLICANT/BUILDER OF VILLAGE A TO PROVIDE THE PLANNING DEPARTMENT A COPY OF THE FILINGS COVENANTS, CONDITIONS & RESTRICTIONS TO PROVIDE TO THE SCHOOL DISTRICT FOR CONSIDERATION. A GENERAL NOTE MUST BE PLACED ON THE PLAT STATING THE SUBDIVISION FILINGS SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AT THE APPLICABLE RECEPTION NUMBER.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL. FURTHER, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- FULL SPECTRUM DETENTION WILL BE PROVIDED FOR ALL DEVELOPED RUNOFF.
- THE STREAMSIDE OVERLAY BOUNDARY SHOWN IS REPRESENTATIVE OF WHAT IS CURRENTLY INDICATED ON THE CITY ZONING MAP. (TYPE 1 CHANNEL). PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT LOCATED ADJACENT TO ANY CITY DESIGNATED STREAMSIDE OVERLAY AREA, THE PLAN AND PLAT SHALL BE FOUND TO BE IN COMPLIANCE WITH THE CITY STREAMSIDE OVERLAY STANDARDS AND REQUIREMENTS.
- CONSTRUCTION OF BANNING LEWIS PARKWAY, AND EXTENSIONS OF STETSON HILLS BOULEVARD AND DUBLIN BOULEVARD WILL BE REQUIRED AS TRAFFIC STUDIES FOR FUTURE 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 OR 100% ASSURANCES PAID, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN A DEVELOPMENT ADJACENT TO THE CREEK. ALL IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE CURRENT DBPS AT THE TIME OF DEVELOPMENT.
- ALL PARKING MUST BE REMOVED TO PK BY THE MASTER DEVELOPER. REZONING SHALL OCCUR AT SUCH TIME 75% OF THE FILINGS ADJACENT TO THE PARK AREA ARE DEVELOPED.
- THE DEVELOPER WILL CONTINUE DISCUSSION AND COORDINATION WITH CITY STAFF ON TIMING AND TRIGGERS FOR ALL THE FUTURE ROADWAY IMPROVEMENTS DISCUSSED AND RECOMMENDED IN THE LSC MASTER TRAFFIC IMPACT STUDY, PREPARED ON JANUARY 21, 2021.

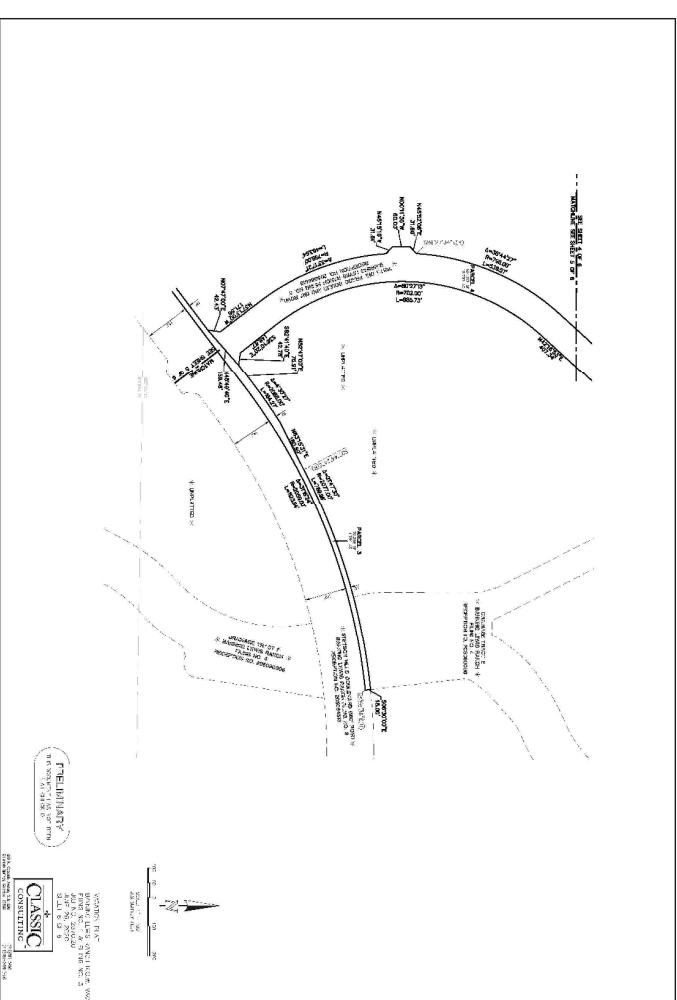
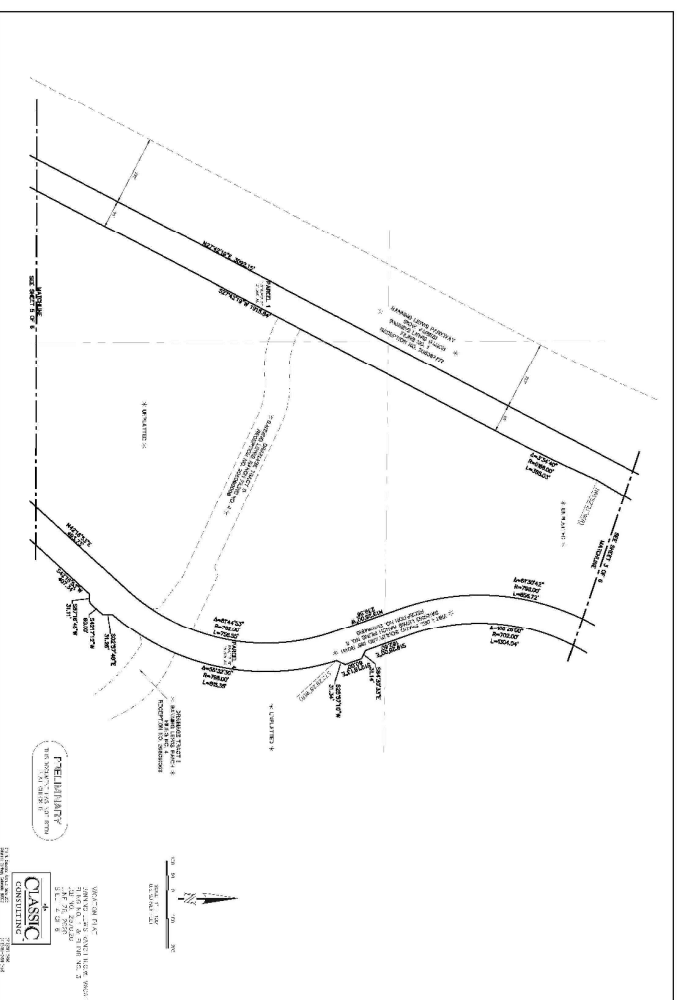
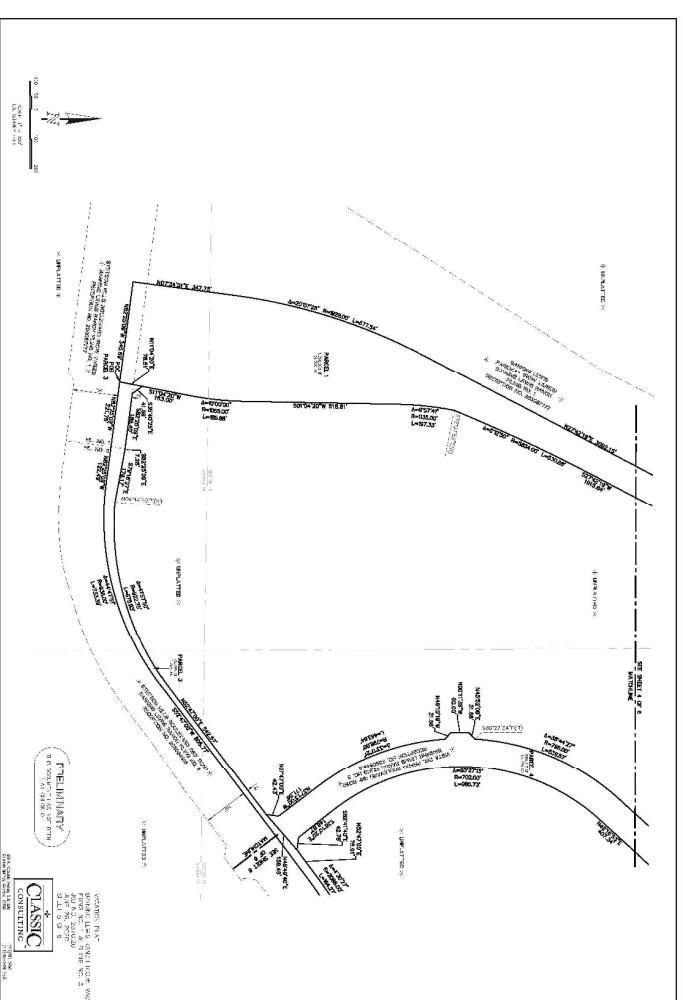
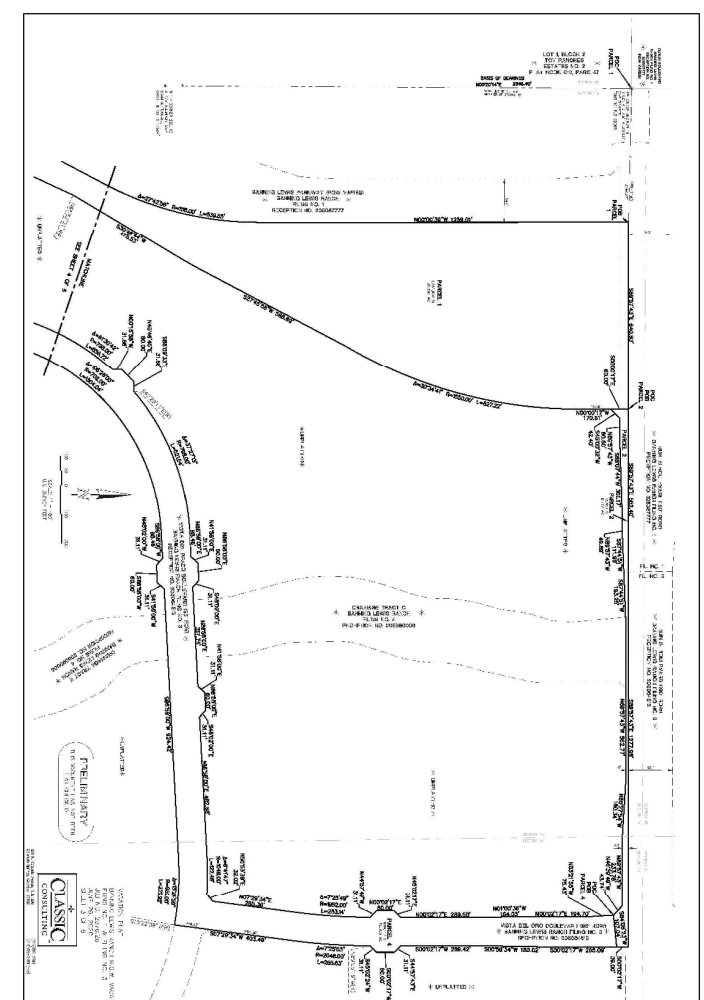
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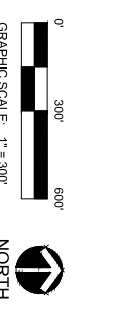
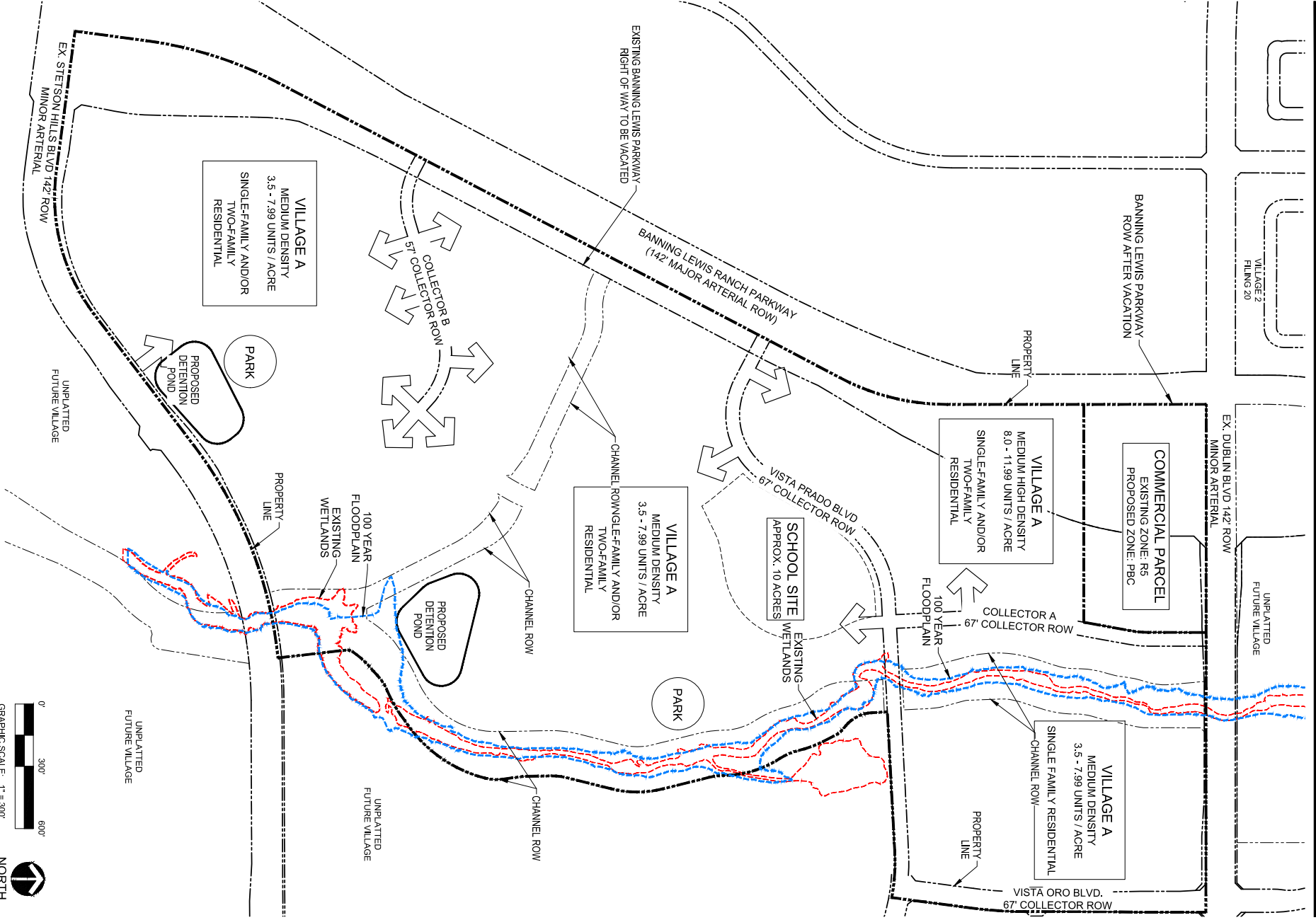


GRAPHIC SCALE: 1" = 300'



NORTH

PUD CONCEPTUAL PLAN



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 65 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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A 2.71' ALUMINUM CAP STRIPED DIRECTIONAL BARNELL 8 00 18 17 0581' AND 18 ASSUMED TO BE AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205898777;
THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;
THENCE S89°57'33"E, A DISTANCE OF 1193.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205864515;
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 1277.98 FEET;
THENCE S00°02'17"W, A DISTANCE OF 304.09 FEET;
THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET TO A POINT OF CURVE;
THENCE S07°12'14"N, A DISTANCE OF 622.58 FEET TO THE RIGHT HAVING A DELTA OF 27°27'18"; RADIUS OF 2048.80 FEET AND A DISTANCE OF 266.47 FEET TO A POINT OF TANGENT;
THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF 968.50 FEET AND A DISTANCE OF 225.58 FEET TO A POINT OF TANGENT;
THENCE S86°58'00"W, A DISTANCE OF 679.74 FEET;
THENCE S03°02'00"E, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205859008;
THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-NINE (29) COURSES:
1. S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 48°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;
5. S07°12'14"N, A DISTANCE OF 622.58 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
7. ON AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°59'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 98.38 FEET TO A POINT OF REVERSE CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 293.00 FEET AND A DISTANCE OF 66.89 FEET TO A POINT OF TANGENT;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO A POINT OF TANGENT;
11. S14°00'00"W, A DISTANCE OF 226.46 FEET TO A POINT OF CURVE;
12. S14°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 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
14. S01°00'00"W, A DISTANCE OF 134.72 FEET;
15. S07°38'07"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 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF COMPOUND CURVE;
17. REVERSE CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°44'11", A RADIUS OF 689.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 1°45'13"2", A RADIUS OF 643.92 FEET AND A DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'38", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 449.59 FEET AND A DISTANCE OF 77.94 FEET TO A POINT OF REVERSE CURVE;
23. O THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°1'54"15", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF COMPOUND CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'49", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.58 FEET TO A POINT OF TANGENT;
26. S06°30'00"E, A DISTANCE OF 313.55 FEET;
THENCE CONTINUING S86°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°18'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;
THENCE S52°47'00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;
THENCE S22°29'59"W, A DISTANCE OF 429.48 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING THE NORTHEASTLY CORNER OF SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE CONTINUING N82°25'00"W, A DISTANCE OF 587.44 FEET;
THENCE N07°34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;
THENCE N27°42'19"E, A DISTANCE OF 3092.19 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF TANGENT;
THENCE N00°00'39"W, A DISTANCE OF 129.01 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 297,078 ACRES.

GENERAL NOTES

1. DETACHED SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
2. ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
3. SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
4. STREETS INTERNAL TO VILLAGE ARE CLASSIFIED AS LOCAL RESIDENTIAL, STREETS UNLESS OTHERWISE INDICATED.
5. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREWAYS, MAJOR OR MINOR ARTERIAL, STREETS, OR COLLECTOR STREETS.
6. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
7. PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PUD, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
8. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STEYTON HILLS BLVD, AND DUBLIN BLVD.
9. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPERS ARE REQUIRED TO REMIT THE APPROPRIATE SIGNAL FEES FOR EACH OF THE PROPOSED SIGNALIZED INTERSECTIONS IDENTIFIED IN THE TRAFFIC IMPACT STUDY. THE APPROPRIATE SIGNAL FEES WILL BE DISCUSSED DURING THE DEVELOPMENT PLAN REVIEW FOR EACH PHASE.
10. THIS PUD CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS.
11. PLANNING AND CONSTRUCTION OF THE ROADWAYS AND PARKING SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PUD.

ARCHITECT / PLANNER



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CONCEPT PLAN

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ZONE CHANGE - EXHIBIT A

LEGAL DESCRIPTION
VILLAGE A COMMERCIAL PARCEL (PBC)

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 205064513 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & COLS 17864", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2848.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777;

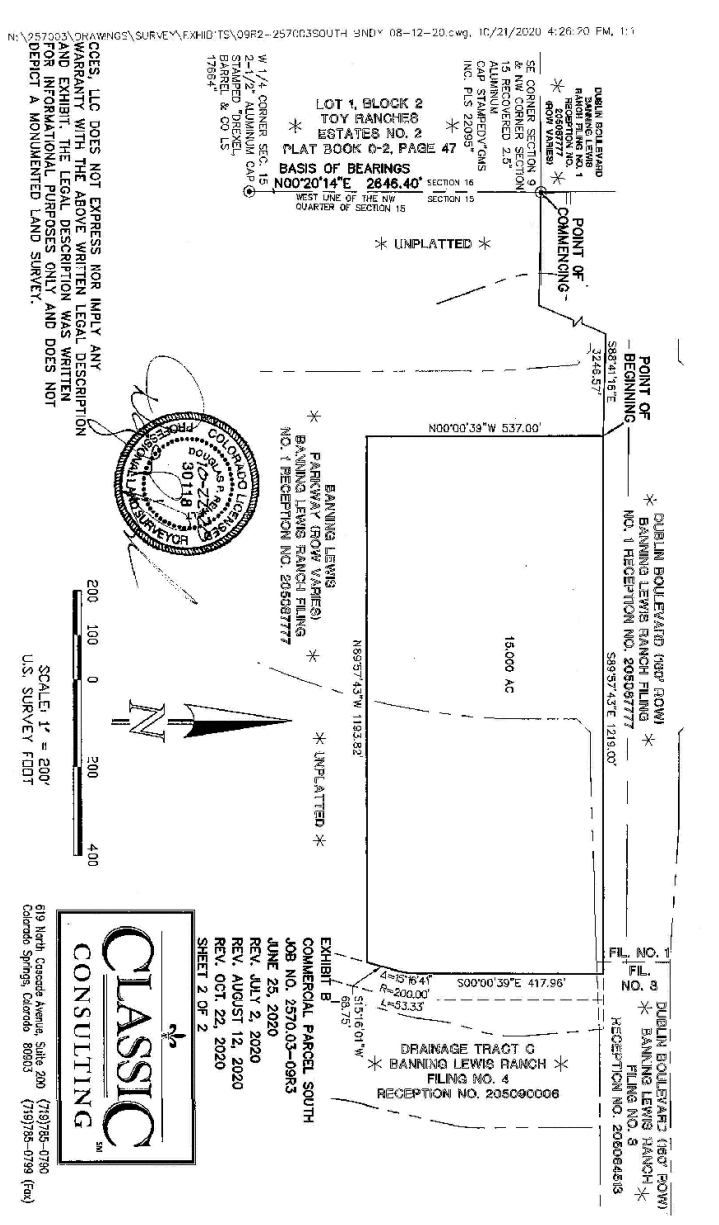
THENCE S89°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;
THENCE S89°57'43"E, A DISTANCE OF 1183.23 FEET TO THE EASTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, SAID BOUNDARY BEING SECTION 15, WESTERN BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 205064513;
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 25.77 FEET;
THENCE S00°00'39"E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;
THENCE CONTINUING S00°00'39"E, A DISTANCE OF 403.47 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°16'41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.53 FEET TO A POINT OF TANGENCY;
THENCE S89°57'43"W, A DISTANCE OF 596.57 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
THENCE CONTINUING N89°57'43"W, A DISTANCE OF 596.85 FEET;
THENCE N00°00'39"W, A DISTANCE OF 537.40 FEET TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 15,000 ACRES.

COMMERCIAL DEVELOPMENT NOTES

- COMMERCIAL DEVELOPMENT WITHIN BANNING LEWIS RANCH VILLAGE A SHALL FOLLOW CITY OF COLORADO SPRINGS ZONE PBC (PLANNED BUSINESS CENTER) DEVELOPMENT STANDARDS EXCEPT FOR THE CHANGES NOTED BELOW.
- PROHIBITED USES:
 - MINIWAREHOUSES
 - SEXUALLY ORIENTED BUSINESS

ZONE CHANGE - EXHIBIT B

SURVEY - COMMERCIAL (PBC)



CLASSIC CONSULTING
30118
PROFESSIONAL SEAL
STATE OF COLORADO
SURVEYING
10-2-2020

EXHIBIT B
COMMERCIAL PARCEL SOUTH
JOB NO. 257003-09K3
DATE: JUN 25, 2020
REV. JULY 2, 2020
REV. AUGUST 12, 2020
REV. OCT. 22, 2020
SHEET 2 OF 2

819 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0796 (fax)

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

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PROJECT INFORMATION

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

ISSUE RECORD

1st Submittal	08/14/20
2nd Submittal	11/06/20
3rd Submittal	02/24/21
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5th Submittal	03/29/21

CPC PUP 20-00125
CPC PUZ 20-00124
CPC ZC 21-00038
CPC CP 21-00039
SHEET NUMBER

ZONE CHANGE - EXHIBIT A

LEGAL DESCRIPTION
VILLAGE A BOUNDARY - RESIDENTIAL (PUD)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AND DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20508777 RECORDS OF EL PASO COUNTY, COLORADO. PORTIONS OF BANNING LEWIS PARKWAY, DUBLIN BOULEVARD AND STEVEN HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 20509006 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, 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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2.1/2" ALUMINUM CAP STAMPED "GMS INC. PLUS 2295" AND AT THE WEST QUARTER BY A 2.1/2" ALUMINUM CAP STAMPED "DENEEL, BARNELL & CO. LS 17884" . AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2846.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 02 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20508777.

THENCE S89°02'08"E, A DISTANCE OF 4465.35 FEET TO THE POINT OF BEGINNING;

THENCE S85°57'43"E, A DISTANCE OF 1292.21 FEET;

THENCE S00°02'17"W, A DISTANCE OF 304.09 FEET;

THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET;

THENCE S00°02'17"W, A DISTANCE OF 392.58 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 07°27'18", RADIUS OF 2048.00 FEET AND A DISTANCE OF 286.47 FEET TO A POINT OF TANGENT;

THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF 986.50 FEET AND A DISTANCE OF 233.82 FEET TO A POINT OF TANGENT;

THENCE S07°29'34"W, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 20509008;

THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-NINE (29) COURSES:

1. S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF TANGENT;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.79 FEET TO A POINT OF TANGENT;
5. S27°00'33"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
7. ON AN ANGLE POINT TO THE LEFT HAVING A DELTA OF 19°55'05", 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 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 283.51 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.89 FEET TO A POINT OF TANGENT;
10. S14°00'00"E, A DISTANCE OF 233.90 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 262.65 FEET TO A POINT OF TANGENT;
12. S07°29'34"W, A DISTANCE OF 228.48 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
14. S01°00'00"E, A DISTANCE OF 04.34 FEET;
15. S07°38'07"E, A DISTANCE OF 103.80 FEET TO A POINT OF CURVE;
16. ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF COMPOUND CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 660.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°48'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°51'32", A RADIUS OF 643.92 FEET AND A DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
22. ON THE REVERSE CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 448.59 FEET AND A DISTANCE OF 77.94 FEET TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 44.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.59 FEET TO A POINT OF COMPOUND CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'49", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.58 FEET TO A POINT OF TANGENT;
26. S89°30'00"E, A DISTANCE OF 315.55 FEET;

THENCE CONTINUING S89°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2056.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;

THENCE S52°47'00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.38 FEET TO A POINT OF TANGENT;

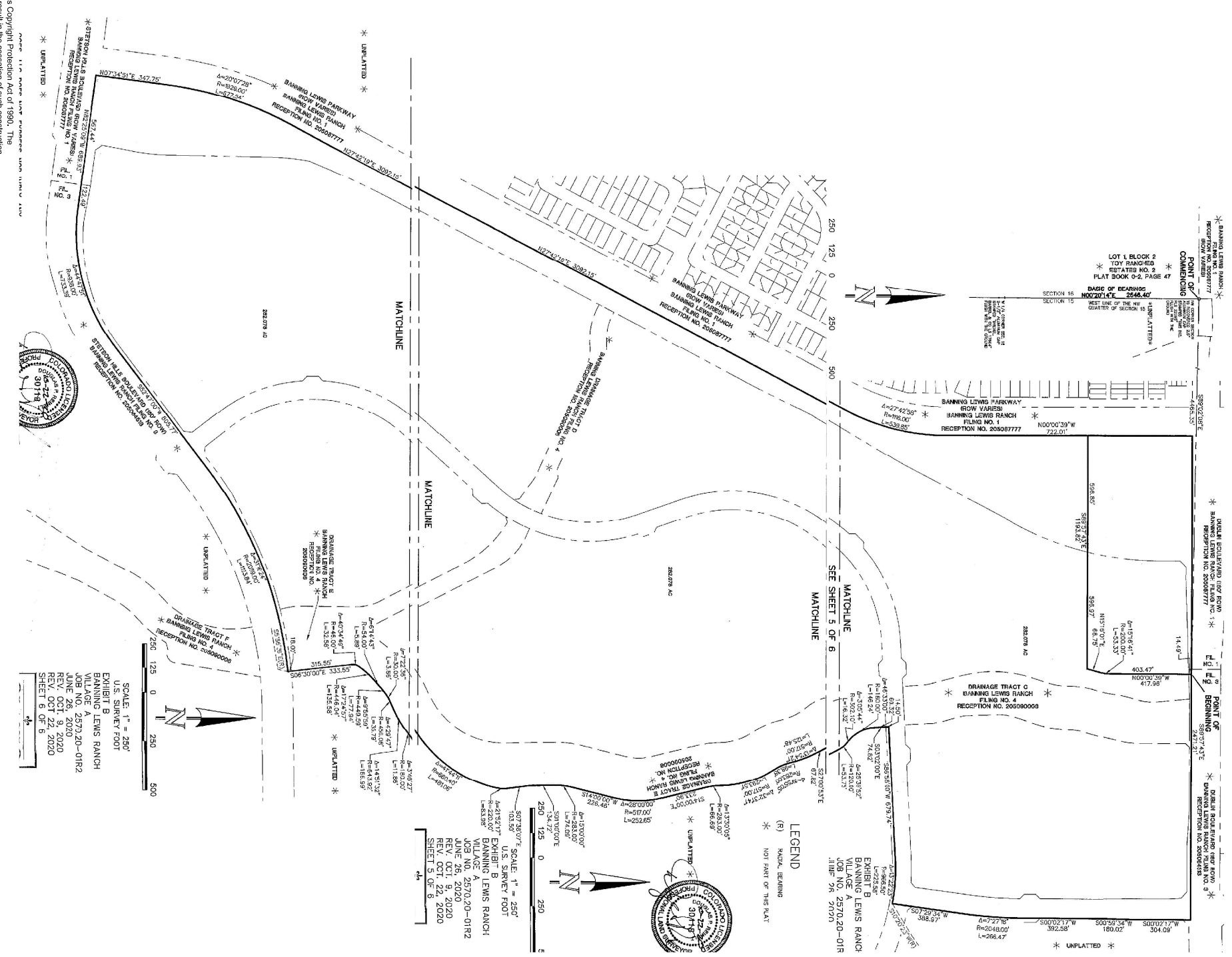
THENCE N82°25'09"W, A DISTANCE OF 122.48 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N82°25'09"W, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 02 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N00°00'39"W, A DISTANCE OF 403.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED CONTAINING A CALCULATED AREA OF 282.078 ACRES.

ZONE CHANGE - EXHIBIT B

SURVEY - RESIDENTIAL (PUD)



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

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PROJECT INFORMATION

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

ISSUE RECORD

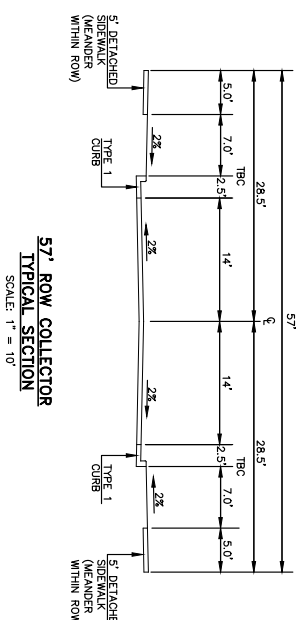
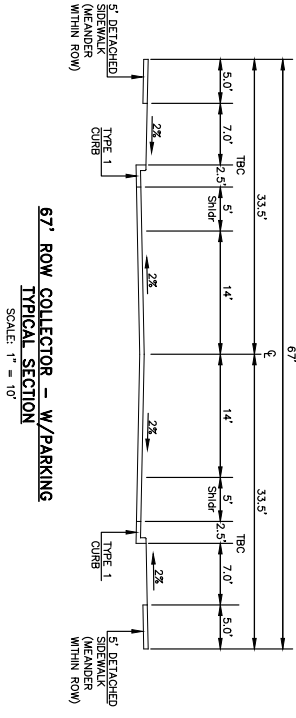
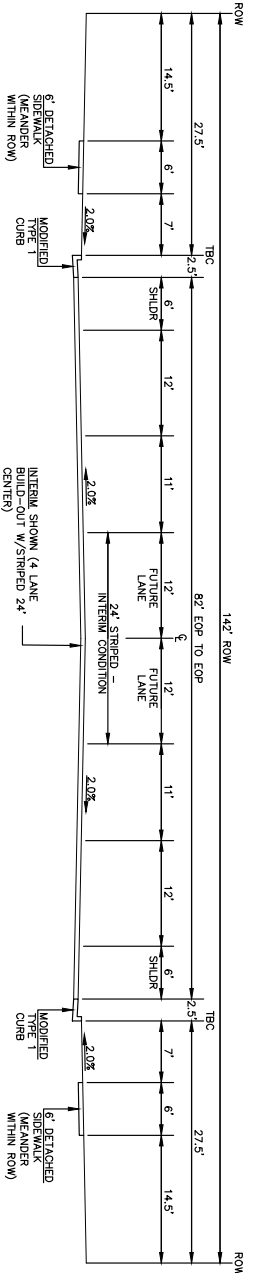
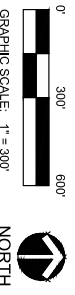
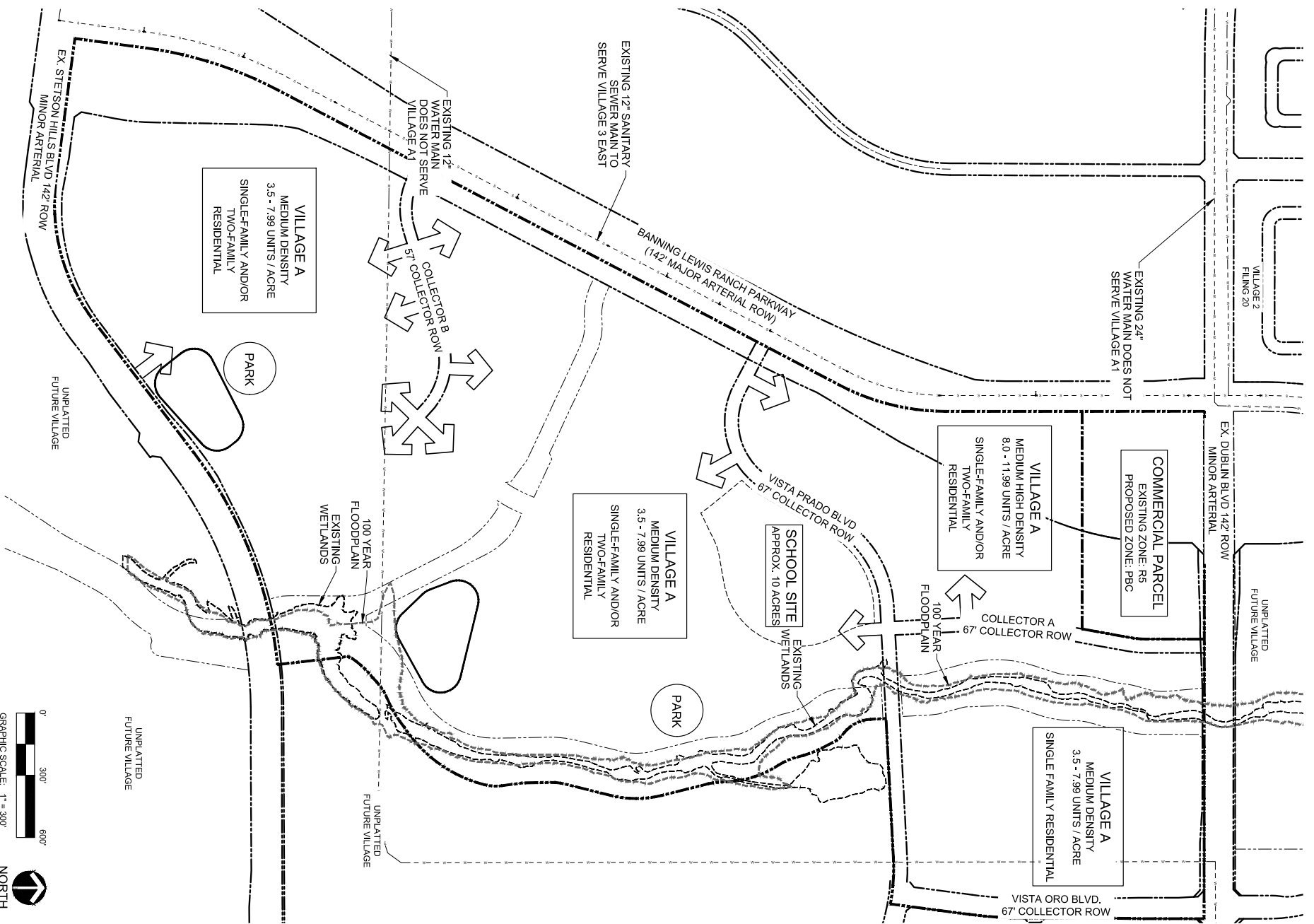
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2nd Submittal	11/06/20
3rd Submittal	02/24/21
4th Submittal	03/22/21
5th Submittal	03/29/21

PROJECT INFORMATION

CPC PUP 20-00125
U.S. SURVEY FOOT
EXHIBIT B
BANNING LEWIS RANCH
JUNE 26, 2020
REV. OCT 9, 2020
REV. OCT 22, 2020
SHEET 6 OF 6

6 OF 7

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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

1st Submittal	08/14/20
2nd Submittal	11/06/20
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 CPC PUZ 20-00124
 CPC ZC 21-00038
 CPC CP 21-00039

SHEET NUMBER

7 OF 7