

Land Planning
Landscape
Architecture
Urban Design
NES

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**BANNING LEWIS RANCH
MASTER PLAN MAJOR
AMENDMENT**

A SUBAREA OF THE BANNING
LEWIS RANCH MASTER PLAN

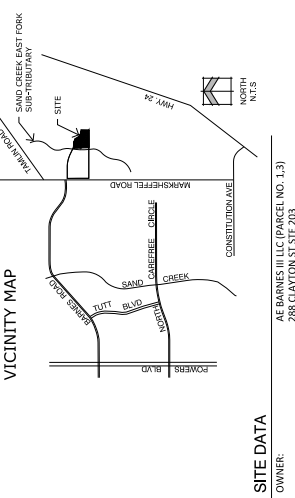
DATE: 03.24.20
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MASTER PLAN

DATE: 03.24.20
DRAWN BY: [NAME]
CHECKED BY: [NAME]
PRINTED BY: [NAME]

NO. 1 OF 3

CPC MP 87-00381-A31MJ22



SITE DATA

OWNER:
ALEXANDER WILLCORP (PARCEL NO. 13)
288 CLAYTON ST STE 403
DENVER, CO 80206-4439

PARCEL NO. 9: ALC (PARCEL NO. 2)
111 S. TULSA ST. SITE 222
COLORADO SPRINGS, CO 80903

CHALLENGER COMMUNITIES LLC (PARCEL NO. 4)
5500 CURET RD #250
COLORADO SPRINGS, CO 80920

Tax ID Number:
5300000714 (PARCEL NO. 1)
PUD PK SS AO
5300006929 (PARCEL NO. 2)
PUD R5/CR R1-6 SS AO
5300007335 (PARCEL NO. 3)
R5/CR RBC/CR R1-6/PUD

184.29 AC
BANNING LEWIS RANCH
MASTER PLAN, CPC MP 87-381

AGRICULTURAL
PUD PK SS AO PUD R5 / CR R1-6 SS AO / R5 / CR RBC / CR R1-6 / PUD
RESIDENTIAL MEDIUM-DENSITY (RM), 115-29 AC
MAX DENSITY 79.99 DU / 115-29 AC
MAX BUILDING HEIGHT: 35'

OPEN SPACE: 39.17 AC
MAX BOUNDING RESIDENTIAL HIGH (C/RH), 10-41 AC
MAX BUILDING HEIGHT: 45'
COMMERCIAL: 5.37 AC
R.O.W.: 297.4
PUD AO

Master Plan Area:
BANNING LEWIS RANCH
MASTER PLAN, CPC MP 87-381

Existing Land Use:
AGRICULTURAL

Proposed Land Use:
RESIDENTIAL MEDIUM-DENSITY (RM), 115-29 AC
PUD PK SS AO PUD R5 / CR R1-6 SS AO / R5 / CR RBC / CR R1-6 / PUD

PROJECT DESCRIPTION

THIS PROJECT IS A MAJOR AMENDMENT TO THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL. THE PROJECT IS A SUBAREA OF THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL. THE PROJECT IS A SUBAREA OF THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL.

LEGAL DESCRIPTION

THE TRACT DESCRIBED IN THIS INSTRUMENT QUARTERS OF THE COLORADO SPRINGS METRO AREA GOVT. IN THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL. THE PROJECT IS A SUBAREA OF THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL.

MASTER PLAN

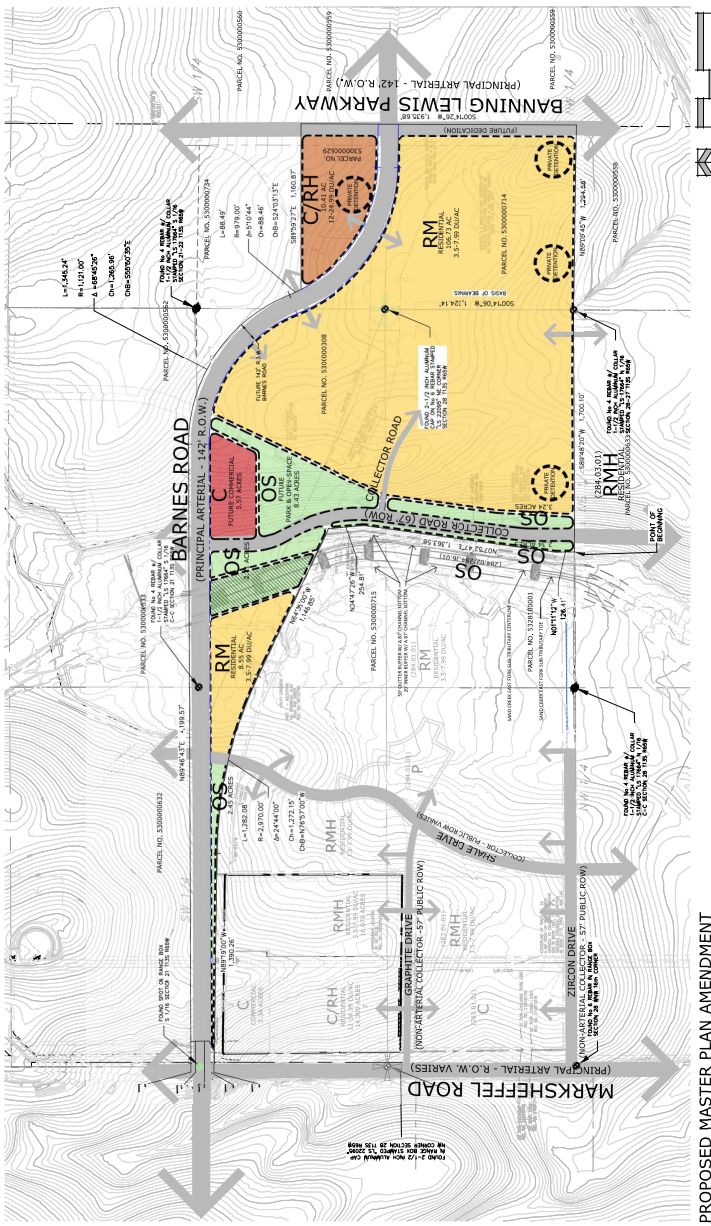
DATE:	BY:	FOR CITY ACTION:
03.24.20	[NAME]	YES / CITY ACTION
03.24.20	[NAME]	YES / CITY ACTION

**MAJOR MASTER PLAN
AMENDMENT**

1

OF 3

CPC MP 87-00381-A31MJ22



LAND USE TABLE

GRAND AREAS	LAND USE	DENSITY UNITS	MAX BLDG	MAX BLDG	
115-29	RM	Residential (Medium Density)	3.5, 7.9	79' 11"	35'
115-29	RMH	Residential (Medium Density High)	12, 24, 59	208'	60', 60', 60'
5.37	C	Commercial	2, 4	40, 52.5	45'
23.23	OS	Park & Open Space	-	-	-
79.99	P	Right of Way	-	-	-
184.24	-	-	-	-	-

NOTES:
1. RMH is calculated with a 50/50 split average. Minimums shown for coverage in comment only.
2. Minimum Floor Area Ratio (FAR) is 1.5 for all residential uses.
3. Minimum Floor Area Ratio (FAR) is 1.5 for all residential uses. In combination with density range of lot coverage.
4. Maximum Floor Area Ratio (FAR) is 3.5 for all residential uses.

PARK LAND DEDICATION

TRACED AREA	ESTIMATE	MIN. NO. OF TREES	PARK CATEGORY	LAND DEDICATION FORMULA	MAX. BLDG
13, 24, 59	208'	20	Residential	2.13 x 1.57/1000	9
5.37	40, 52.5	20	Commercial	1.35 x 5.2/1000	7
23.23	-	10	Park & Open Space	1.35 x 5.2/1000	7
79.99	-	10	Right of Way	1.35 x 5.2/1000	7
184.24	-	10	Right of Way	1.35 x 5.2/1000	7

TOTAL: 65.8

GENERAL NOTES

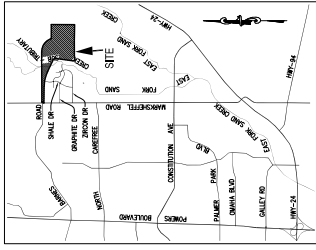
- ALL PROPOSED ACCESS ROADS TO THE DEVELOPMENT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:
a. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND 8 FEET HIGH.
b. THE ACCESS ROAD SHALL BE A MINIMUM OF 10 FEET WIDE AND 4 FEET HIGH.
- THE DEVELOPMENT SHALL BE SUBJECT TO THE BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381, AND IS SUBMITTED TO THE COLORADO SPRINGS METRO AREA GOVT. FOR REVIEW AND APPROVAL.
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EXHIBIT A - MASTER PLAN AMENDMENT

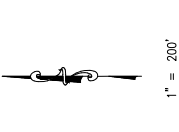
ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CONCEPT PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

MAY 2022



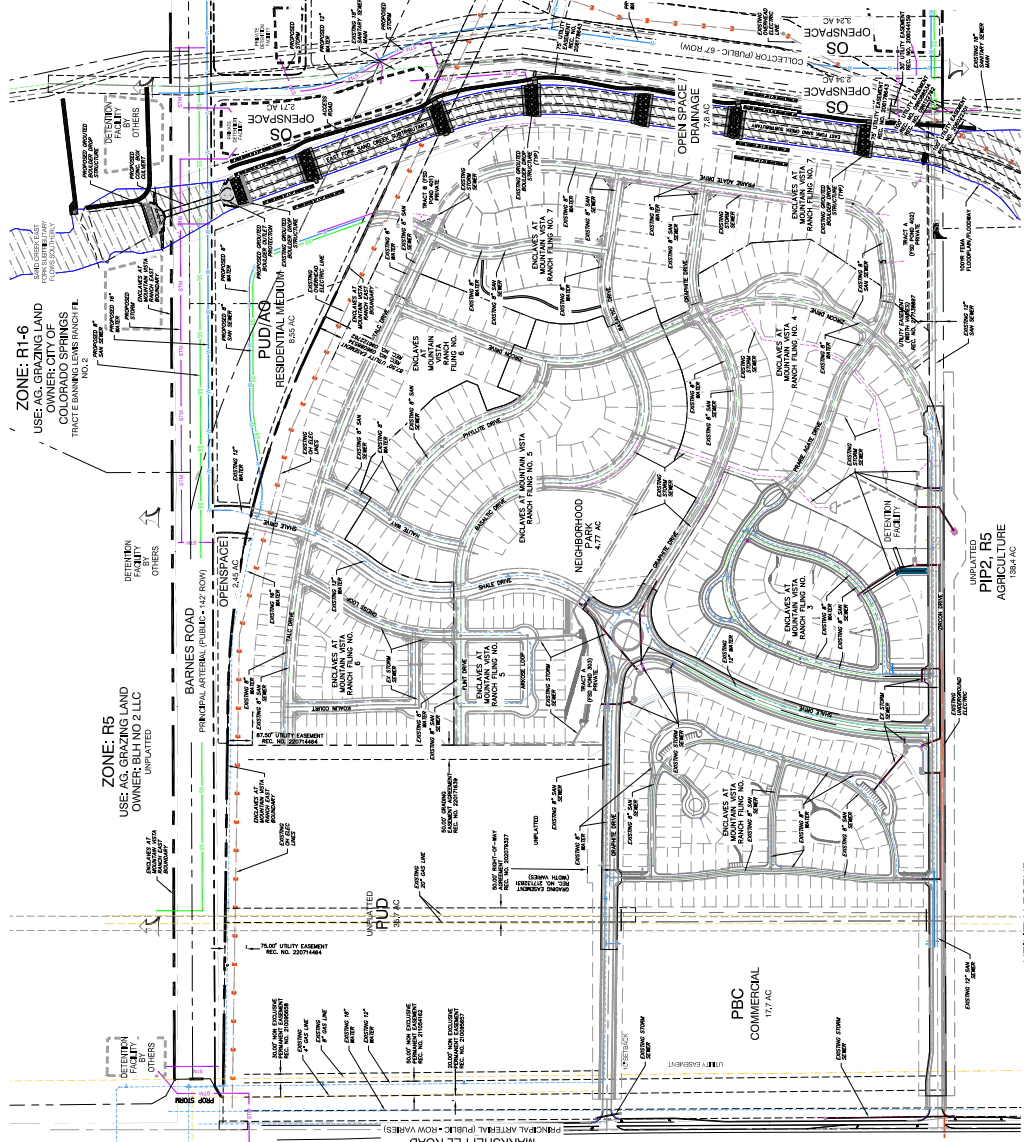
VICINITY MAP
N.T.S.



SPECIAL NOTE:
ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- THE DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNERS (OWNER) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL STANDARDS (STANDARDS), TARIFFS, RULES, REGULATIONS, AND CITY ORDINANCES, RESOLUTIONS, AND CONNECTIONS AND PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND AS APPLICABLE TO THE PROPERTY.
- OWNER ASSUMES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE THE DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY FACILITIES AND APPEARANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPEARANCES, AND A COST RECOVERY AGREEMENT HAS BEEN PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES SERVICES ARE AVAILABLE ON A FIRST-COME FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICES TO THE PROPERTY.
- ONLY AFTER THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR EXISTING UTILITY FACILITIES.
- OWNER, AT ITS SOLE COST AND EXPENSE, SHALL LOCATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEMS, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS-OF-WAY, AND EASEMENTS FOR UTILITY SERVICES. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
- OWNER SHALL MAINTAIN ALL UTILITIES MEET SPRINGS UTILITIES' GENERAL USE WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOSING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ASSUMES RESPONSIBILITY FOR THE COSTS OF WATER TREATMENT AND/OR WATER SYSTEM IMPROVEMENTS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN 60 DAYS OF SPRINGS UTILITIES' BILLING PERIOD.
- OWNER SHALL MAINTAIN SPRINGS UTILITIES' PRESSURE, INCLUDING LOSING REQUIREMENTS, AND THE LOCATION OF ALL METERS AND TRANSFORMERS (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-4564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12-25-06).
- SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT CONSTITUTE A GUARANTEE OR WARRANTY ON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL CONTROL. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF SPRINGS UTILITIES TO ADOPT OR AMEND STANDARDS, TARIFFS, RULES, REGULATIONS, AND CITY ORDINANCES, RESOLUTIONS, AND CONNECTIONS OF THE STANDARDS, TARIFFS, RULES, REGULATIONS, AND CITY ORDINANCES, RESOLUTIONS, AND CONNECTIONS WITH THE THEN-CURRENT TARIFFS, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.



- UTILITY LEGEND**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND UTILITIES

NOTES:
1. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE USED FOR ACCESS PIPES.

FOR LOCATION & SIZING OF WATER & SEWER UTILITIES, CALL 1-800-922-1997
FOR BASED UTILITY INFORMATION, CALL 1-800-922-1997



CIVIL CONSULTANTS, INC.

ENCLAVES AT MOUNTAIN VISTA RANCH EAST
PREL. UTILITIES & PUBLIC FACILITIES PLAN

PROJECT NO. 29-010
SCALE: HORIZONTAL: 1"=200'
VERTICAL: 1"=10'
DESIGNED BY: DJM
CHECKED BY: MS

DATE: 05/12/2022
SHEET 2 OF 3
PU01

20 N. WABASH AVE. STE 305
COCHRAN, MONTGOMERY CO. MD 20830
PHONE: (301) 584-4848

MARKSHEFFEL ROAD
BARNES ROAD
PUD #1
PUD #2
PUD #3
PUD #4
PUD #5
PUD #6
PUD #7
PUD #8
PUD #9
PUD #10
PBC COMMERCIAL
NEIGHBORHOOD
RESIDENTIAL MEDIUM DENSITY
AGRICULTURE
PIP2, R5

LOT 1 CHATEAU AT ANTELOPE RIDGE PUD #1 RESIDENTIAL 281.4 AC
LOT 1 CHATEAU AT ANTELOPE RIDGE PUD #2 RESIDENTIAL 398.4 AC
UNPLANNED RS-5000 VACANT

ZONE: R1-6 USE: AG. GRAZING LAND OWNER: CITY OF SPRINGS TRACT EMINENT DOMAIN RANCH NO. 2
ZONE: R5 USE: AG. GRAZING LAND OWNER: BLH NO 2 LLC UNPLANNED
PUD #1 UNPLANNED PUD #2 UNPLANNED PUD #3 UNPLANNED PUD #4 UNPLANNED PUD #5 UNPLANNED PUD #6 UNPLANNED PUD #7 UNPLANNED PUD #8 UNPLANNED PUD #9 UNPLANNED PUD #10 UNPLANNED
PBC COMMERCIAL 117 AC
NEIGHBORHOOD 4.77 AC
RESIDENTIAL MEDIUM DENSITY 8.59 AC
AGRICULTURE 158.4 AC

EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING OVERHEAD ELECTRIC
PROPOSED OVERHEAD ELECTRIC
EXISTING UNDERGROUND UTILITIES

SECONDARY ACCESS POINT
RIGHT-IN RIGHT-OUT ACCESS
PROPOSED 100' R.F. FLOORPLAN

EXISTING GAS (NOT VERIFIED)
EASEMENT SET BACK
UTILITY EASEMENT
PROPERTY BOUNDARY / PROJECT LINE
LAND USE AREA
RIGHT OF WAY
SEMI-FLOORPLAN/FLOORPLAN BOUNDARY

CPC MP 87-00381-A31MJJ2

