



Legend

- Residential areas
- Community, Neighborhood and Pocket Parks
- Open Space for 30% Credit
- General Open Space

PARK LANDS SUMMARY

PARK LAND REQUIREMENTS
 - MORE THAN 8 DU/AC - REQUIRES 719 SF PER UNIT
 - LESS THAN 8 DU/AC - REQUIRES 1013 SF PER UNIT

VILLAGE	VILLAGE SUMMARY	PARKS (ACRES)		BREAKDOWN (ACRES)	
		REQUIRED	PROVIDED	TYPE	AC.
VILLAGE 1	GROSS ACREAGE - 321.0	REQUIRED (848 units x 1013 sf)	19.72	COMMUNITY PARK	9.30
	TOTAL UNITS - 848	PROVIDED	21.38	NEIGHBORHOOD PARK	4.10
	DENSITY - 2.64 DU/AC	BALANCE	+1.66	OPEN SPACE	7.98
				TOTAL	21.38
VILLAGE 2	GROSS ACREAGE - 438.4	REQUIRED (1,393 units x 1013 sf)	32.39	COMMUNITY PARK	29.90
	TOTAL UNITS - 1,393*	PROVIDED	42.13	POCKET PARKS	4.40
	DENSITY - 3.16 DU/AC	BALANCE	+10.73	OPEN SPACE	8.82
				TOTAL	43.12
VILLAGE 3	GROSS ACREAGE - 298.76	REQUIRED (1,055 units x 1013 sf)	24.53	NEIGHBORHOOD PARK	3.5
	TOTAL UNITS - 1,055*	PROVIDED	16.13	OPEN SPACE	12.63
	DENSITY - 3.53 DU/AC	BALANCE	-8.40	TOTAL	16.13

*NOTE: VILLAGE 2 & 3 UNIT COUNTS ARE ESTIMATED AND SUBJECT TO CHANGE.

TOTAL REQUIRED 76.65
 TOTAL PROVIDED 80.63
 BALANCE +3.98

Banning Lewis Ranch - Parks Plan

Colorado Springs, Colorado
 MREC Oakwood Colorado Ranch, LLC
 February 23, 2017 • Project #12041

LAI Design Group

www.LAIdesigngroup.com • 303.734.1777

FIGURE 9 - BLR V3