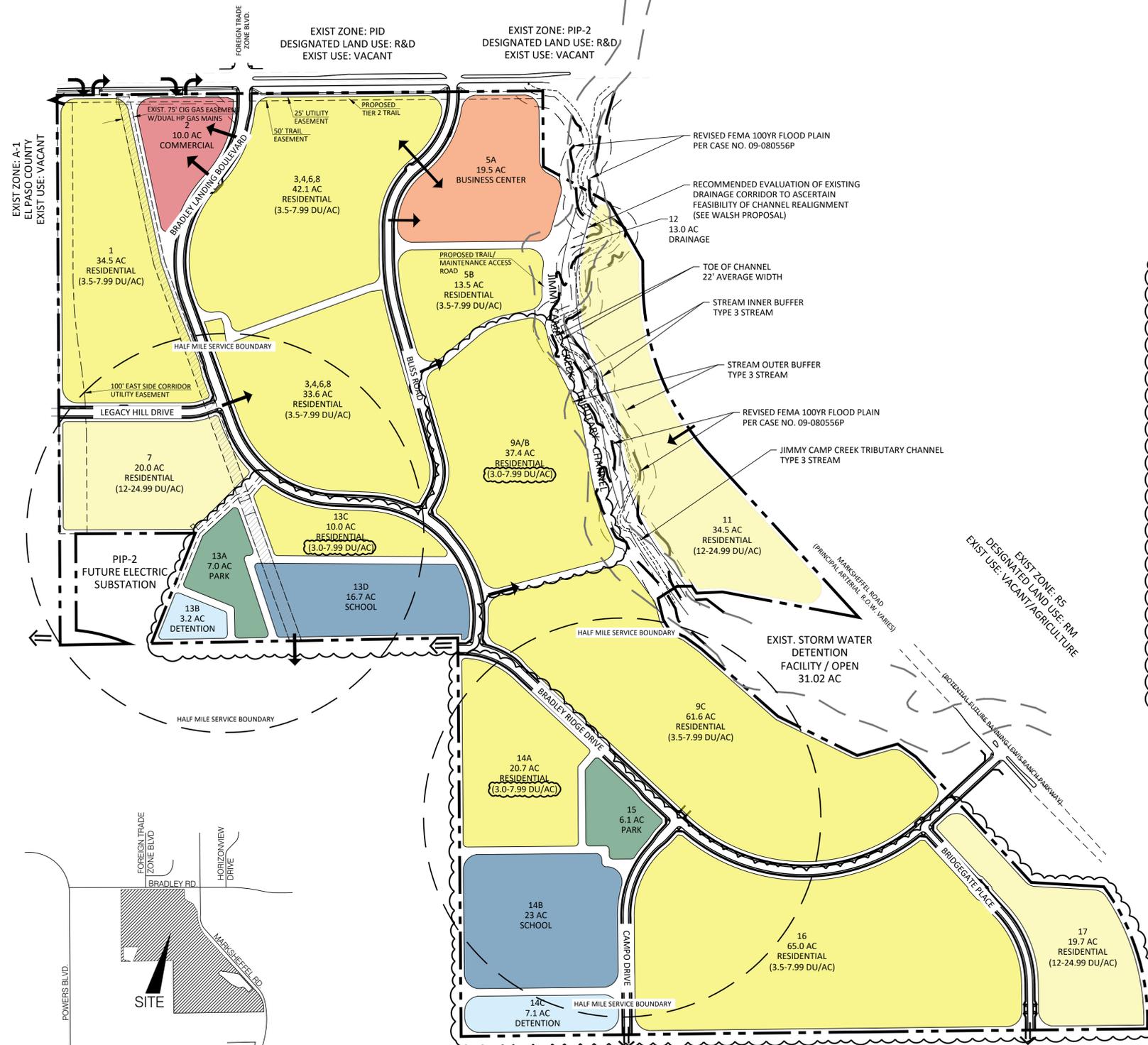


BRADLEY HEIGHTS

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN MINOR AMENDMENT



LAND USE AND DATA TABLE (EXISTING PLAN)

| PARCEL | GROSS ACRES | PROPOSED | LAND USE DENSITY | NET UNITS* | MAX BLDG SF | MAX BLDG HT |
|----------|-------------|-----------------|------------------|------------|-------------|-------------|
| 1 | 34.5 | SINGLE FAMILY | 3.5-7.99 DU/AC | 170 | - | 35 FT |
| 2 | 10.0 | COMMERCIAL | 0.2 FAR | - | 78,500.00 | 45 FT |
| 3 | 75.7 | SINGLE FAMILY | 3.5-7.99 DU/AC | 325 | - | 35 FT |
| 4 | " | SINGLE FAMILY | 3.5-7.99 DU/AC | " | - | 35 FT |
| 6 | " | SINGLE FAMILY | 3.5-7.99 DU/AC | " | - | 35 FT |
| 8 | " | SINGLE FAMILY | 3.5-7.99 DU/AC | " | - | 35 FT |
| 5A | 19.5 | BUSINESS CENTER | 0.25 FAR | - | 368,063.00 | 50 FT |
| 5B | 13.5 | SINGLE FAMILY | 3.5-7.99 DU/AC | 61 | - | 35 FT |
| 7 | 20.0 | SINGLE FAMILY | 12-24.99 DU/AC | 250 | - | 50 FT |
| 9A | 37.4 | SINGLE FAMILY | 3.0-7.99 DU/AC | 168 | - | 35 FT |
| 9B | " | " | " | " | - | 35 FT |
| 9C | 61.6 | SINGLE FAMILY | 3.5-7.99 DU/AC | 268 | - | 35 FT |
| 10 | " | (FORMERLY PARK) | " | " | - | " |
| 11 | 34.5 | MULTI FAMILY | 12-24.99 DU/AC | 604 | - | 45 FT |
| 12 | 13.0 | DRAINAGE | " | " | - | " |
| 13A | 7.0 | PARK | " | " | - | 35 FT |
| 13B | 3.2 | DETENTION | " | " | - | " |
| 13C | 10.0 | SINGLE FAMILY | 3.0-7.99 DU/AC | 48 | - | 35 FT |
| 13D | 16.7 | SCHOOL | " | " | - | 35 FT |
| 14A | 20.7 | SINGLE FAMILY | 3.0-7.99 DU/AC | 99 | - | 35 FT |
| 14B | 23.0 | SCHOOL | " | " | - | 35 FT |
| 14C | 7.1 | DETENTION | " | " | - | " |
| 15 | 6.1 | PARK | " | " | - | " |
| 16 | 65.0 | SINGLE FAMILY | 3.5-7.99 DU/AC | 407 | - | 35 FT |
| 17 | 19.5 | MULTI FAMILY | 12-24.99 DU/AC | 154 | - | 50 FT |
| ROAD ROW | 30.446 | ROAD ROW | " | " | - | " |
| TOTALS: | 529.446 | | | 2,654 | | |

PARKLAND DEDICATION ORDINANCE

| TOTAL UNITS | UNITS/BUILDING CATEGORY | APPLICABLE RATE | | PARKLAND OBLIGATIONS | |
|---|-------------------------|-----------------|----------|----------------------|--------------------|
| | | LAND | FEES | LAND | FEES |
| COMBINED NP + CP (5.5 acres/1000 population) | | | | | |
| 1546 | 1 | 0.0146 | \$1,696 | 22.572 | \$2,622,016 |
| 154 | 2-4 | 0.0117 | \$1,363 | 1.802 | \$209,902 |
| | 5-19 | 0.0106 | \$1,228 | 0.000 | \$0 |
| 954 | 20-49 | 0.0097 | \$1,117 | 9.254 | \$1,065,618 |
| | 50+ | 0.0090 | \$1,044 | 0.000 | \$0 |
| | | | | 33.627 | \$3,897,536 |
| Neighborhood (2.5 acres/1000 population) | | | | | |
| 1546 | 1 | 0.0066 | \$915.00 | 10.204 | \$1,414,590 |
| 154 | 2-4 | 0.0053 | \$735.00 | 0.816 | \$113,190 |
| | 5-19 | 0.0048 | \$662.00 | 0.000 | \$0 |
| 954 | 20-49 | 0.0044 | \$602.00 | 4.198 | \$574,308 |
| | 50+ | 0.0041 | \$563.00 | 0.000 | \$0 |
| | | | | 15.217 | \$2,102,088 |
| Community Parks (3 acres/1,000 population) | | | | | |
| 1546 | 1 | 0.0080 | \$781.00 | 12.368 | \$1,207,426 |
| 154 | 2-4 | 0.0064 | \$628.00 | 0.986 | \$96,712 |
| | 5-19 | 0.0058 | \$566.00 | 0.000 | \$0 |
| 954 | 20-49 | 0.0053 | \$515.00 | 5.056 | \$491,310 |
| | 50+ | 0.0049 | \$481.00 | 0.000 | \$0 |
| | | | | 18.410 | \$1,795,448 |

THE PARKLAND DEDICATION IS THIRTEEN AND 1/10 ACRES CONSISTING OF PARCELS 13 A AND 15, 7.0 ACRES AND 6.1 ACRES RESPECTIVELY. THIS DEDICATION DISCHARGES THE PARKLAND OBLIGATION OF 897 UNITS ORIGINATING FROM PARCELS 9 A/B, 9 C, 13 C, 14 A, AND 16. THE DEVELOPMENT PLAN FOR EACH DEVELOPMENT WITHIN PARCELS 9 A/B, 9 C, 13 C, 14 A, AND 16 SHALL IDENTIFY THE NUMBER OF UNITS DISCHARGED BY DEDICATION AND NUMBER OF UNITS REQUIRED TO PAY FEES IN LIEU OF DEDICATION. THE PARKS SHALL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. ANY PARK DEVELOPED BY A DEVELOPER SHALL REQUIRE AN ALTERNATIVE COMPLIANCE AGREEMENT AS REQUIRED BY THE CITY CODE. ALL REMAINING PARCELS IN BRADLEY HEIGHTS SHALL BE SUBJECT TO FEES IN LIEU OF THE LAND DEDICATION. FEES WILL BE ASSESSED AT TIME OF PLAT RECORDATION AND PAID AT THE TIME OF BUILDING PERMIT. *

* THE PARKLAND DEDICATION FOR EACH PARCEL WAS CALCULATED USING THE MEDIAN PROJECT UNITS WITHIN THAT PARCEL. THIS DOES NOT LIMIT THE NUMBER OF UNITS IN EACH PARCEL TO THE MEDIAN NUMBER. THE ABOVE PLDO CALCULATIONS WILL BE ADJUSTED WITH EACH DEVELOPMENT PLAN WHEN FINAL LOT COUNTS ARE KNOWN.

SITE DATA

TOTAL ACRES: 529.446 ACRES
EXISTING ZONING: PUD

GENERAL NOTES

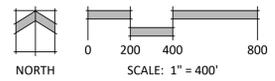
- OWNERS: MARKSHEFFEL-WOODMEN INVESTMENTS, LLC
THE KIEMELE FAMILY PARTNERSHIP, LLLP
CHALLENGER COMMUNITIES LLC
REDEMPTION HILL CHURCH
BRADLEY RIDGE DEVELOPMENT
ROS EQUITY HOLDINGS-INDEPENDENCE
RMI LLC
PHI REAL ESTATE SERVICES LLC
- MASTER PLAN: BANNING LEWIS RANCH
- RESIDENTIAL LAND USE CATEGORY R3 5-7.99 MAY INCLUDE SEVERAL DIFFERENT LAND USE TYPES.
- COMMERCIAL USES ALLOWED ARE THOSE USES AS PERMITTED, CONDITIONAL AND ACCESSORY WITHIN THE PBC ZONE DISTRICT
- DURING THE DEVELOPMENT PLAN REVIEW PROCESS JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA, A LAND SUITABILITY ANALYSIS, AND CALCULATION OF IMPERVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.
- INTERIM WATER AND WASTEWATER SERVICE MAY BE OBTAINED THROUGH THE COLORADO CENTRE METROPOLITAN DISTRICT (CCMD). THE APPLICANT ACKNOWLEDGES AND AGREES THAT CCMD SHALL PROVIDE INTERIM SERVICE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE INTERGOVERNMENTAL AGREEMENT FOR WATER DISTRIBUTION AND WASTEWATER COLLECTION, TREATMENT AND DISPOSAL (IGA) DATED AUGUST 11, 2009, BETWEEN CCMD AND THE CITY OF COLORADO SPRINGS ON BEHALF OF COLORADO SPRINGS UTILITIES, AS SUCH IGA IS AMENDED OR RESTATED FROM TIME TO TIME.
- AS A CONDITION OF APPROVAL OF ANY DEVELOPMENT PLAN AND PRIOR TO THE PROVISION OF UTILITY SERVICE FOR THE SUBJECT PROPERTY, A FACILITIES PARTICIPATION, UTILIZATION, AND SERVICE AGREEMENT (SERVICE AGREEMENT) BETWEEN COLORADO SPRINGS UTILITIES AND MARKSHEFFEL-WOODMEN INVESTMENTS, LLC OR THE MASTER DEVELOPMENT ENTITY SHALL BE EXECUTED. THE APPLICANT ACKNOWLEDGES AND AGREES TO THE UTILITY-EXTENSION REQUIREMENTS, OBLIGATIONS, AND OTHER TERMS OF THE SERVICE AGREEMENT, INCLUDING THE OBLIGATIONS REGARDING THE INTERIM AND PERMANENT UTILITY EXTENSIONS, FUTURE CONVERSION TO CSU AND THE CONNECTION TO BOTH THE CCMD OR CSU WATER AND WASTEWATER SYSTEMS THAT ARE DESCRIBED IN THE "INDIVIDUAL PLAN", WHICH IS AN EXHIBIT TO THE SERVICE AGREEMENT.
- PRIOR TO RECEIPT OF INTERIM SERVICE, THE APPLICANT SHALL PROVIDE THE FOLLOWING NOTICE TO ALL INTERIM CUSTOMERS: "ANY CUSTOMER RECEIVING COLORADO CENTRE METROPOLITAN DISTRICT (CCMD) INTERIM WATER AND/OR WASTEWATER SERVICE THROUGH AN INTERIM WATER DISTRIBUTION SYSTEM AND/OR THROUGH AN INTERIM WASTEWATER COLLECTION SYSTEM AS DEFINED IN THE IGA, SHALL BE A CCMD INTERIM CUSTOMER SUBJECT TO CCMD'S STANDARD RULES AND REGULATIONS, INCLUDING ANY RELEVANT CCMD POLICIES ADOPTED BY RESOLUTION. SUCH INTERIM CUSTOMERS SHALL BE SERVED BY, BILLED DIRECTLY BY, AND ARE SOLELY RESPONSIBLE FOR ALL PAYMENTS TO CCMD. CCMD SHALL CHARGE THE STANDARD RATES, CHARGES, FEES, AND PENALTIES THAT ARE APPLICABLE TO ALL CCMD CUSTOMERS AS MAY BE ADJUSTED BY CCMD'S BOARD OF DIRECTORS."
- THE JIMMY CREEK DRAINAGE BASIN PLANNING STUDY MUST BE APPROVED PRIOR TO THE RECORDATION OF ANY PLATS.
- THE TRAFFIC IMPACT STUDY SHOWS THAT INTERSECTION #46 & #48 WILL NEED TO BE SIGNALIZED BY 2030. THIS REQUIREMENT WILL BE DISCUSSED DURING THE CD REVIEW PROCESS.

SHEET INDEX

- PUD CONCEPT PLAN MINOR AMENDMENT
- PREVIOUSLY APPROVED CONCEPT PLAN 2015



| AMENDMENT HISTORY | | |
|--------------------------|-----------|---|
| CITY LUR FILE NUMBER | DATE | AMENDMENT DESCRIPTION |
| CPC PUD 05-00139-A2/M/15 | 1/26/2021 | PARCEL 2 COMMERCIAL CONCEPT LAYOUT |
| COPN-22-0020 | CURRENT | REVISED LAND USE BUBBLES TO REFLECT FUTURE DEVELOPMENT PLAN LAYOUTS |



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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BRADLEY HEIGHTS PUD CONCEPT PLAN

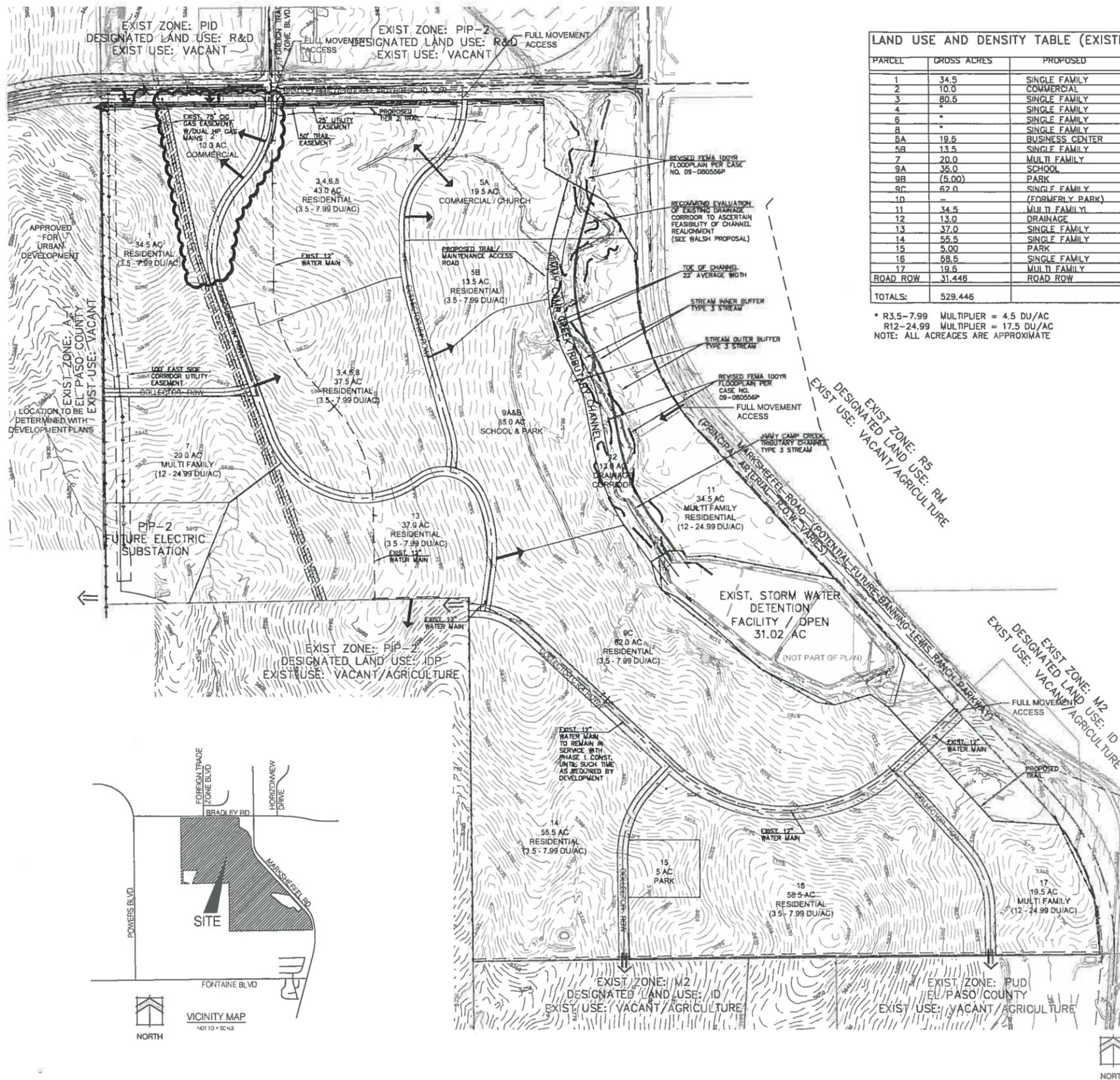
A SUB-AREA OF THE BANNING LEWIS MASTER PLAN

MINOR AMENDMENT

DATE: 12/06/2022
PROJECT MGR: B. PERKINS
PREPARED BY: J. SMITH

PUD CONCEPT PLAN MINOR AMENDMENT

1 OF 2
COPN-22-0020



| PARCEL | GROSS ACRES | PROPOSED | LAND USE DENSITY | NET UNITS | MAX BLDG SF | MAX BLDG HT |
|----------|-------------|-----------------|------------------|-----------|-------------|-------------|
| 1 | 34.5 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 155 | - | 35 FT |
| 2 | 10.0 | COMMERCIAL | 0.2 FAR | - | 78,500 | 45 FT |
| 3 | 80.6 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 362 | - | 35 FT |
| 4 | - | SINGLE FAMILY | 3.5-7.99 DU/ACRE | - | - | 35 FT |
| 5 | - | SINGLE FAMILY | 3.5-7.99 DU/ACRE | - | - | 35 FT |
| 6 | - | SINGLE FAMILY | 3.5-7.99 DU/ACRE | - | - | 35 FT |
| 7 | 20.0 | MULTI FAMILY | 12-24.99 DU/ACRE | 360 | - | 50 FT |
| 8 | - | SINGLE FAMILY | 3.5-7.99 DU/ACRE | - | - | 35 FT |
| 9A | 35.0 | SCHOOL | - | - | - | 35 FT |
| 9B | (5.00) | PARK | - | - | - | - |
| 9C | 62.0 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 279 | - | 35 FT |
| 10 | - | (FORMERLY PARK) | - | - | - | - |
| 11 | 34.5 | MULTI FAMILY | 12-24.99 DU/ACRE | 604 | - | 45 FT |
| 12 | 13.0 | DRAINAGE | - | - | - | - |
| 13 | 37.0 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 166 | - | 35 FT |
| 14 | 55.5 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 250 | - | 35 FT |
| 15 | 5.00 | PARK | - | - | - | - |
| 16 | 68.5 | SINGLE FAMILY | 3.5-7.99 DU/ACRE | 263 | - | 35 FT |
| 17 | 19.6 | MULTI FAMILY | 12-24.99 DU/ACRE | 341 | - | 50 FT |
| ROAD ROW | 31.446 | ROAD ROW | - | - | - | - |
| TOTALS: | 529.446 | | | 2830 | | |

* R3.5-7.99 MULTIPLIER = 4.5 DU/AC
R12-24.99 MULTIPLIER = 17.5 DU/AC
NOTE: ALL ACREAGES ARE APPROXIMATE

SITE DATA
TOTAL ACRES 529.446 ACRES
EXISTING ZONING PUD
PROPOSED ZONING PUD

- GENERAL NOTES
- OWNERS MARKSHEFFEL-WOODMEN INVESTMENTS, LLC
RANDLE W. CASE
LINDSAY J. CASE
THE KIEMELE FAMILY PARTNERSHIP, LLLP
BAHR HOLDINGS, LLC
CIRCLE DRIVE BAPTIST CHURCH
BANNING LEWIS RANCH
 - MASTER PLAN
 - RESIDENTIAL LAND USE CATEGORY R3 5-7.99 MAY INCLUDE SEVERAL DIFFERENT LAND USE TYPES
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 - THE JIMMY CREEK DRAINAGE BASIN PLANNING STUDY MUST BE APPROVED PRIOR TO THE RECORDATION OF ANY PLATS.

AMENDMENT HISTORY:

| CITY FILE NO. | DATE | REASON/NOTES |
|-------------------------|---------|------------------------------------|
| CPC PUP 05-00139-A2MN15 | 5.15.15 | PARCEL 2 COMMERCIAL CONCEPT LAYOUT |

2015 AREA OF AMENDMENT
-PARCEL 2 COMMERCIAL CONCEPT PLAN

SHEET INDEX
SHEET 1 PUD CONCEPT PLAN
SHEET 2 COMMERCIAL CONCEPT PLAN AREA (PARCEL 2)

BRADLEY HEIGHTS
PUD CONCEPT PLAN

A SUB-AREA OF THE BANNING
LEWIS RANCH MASTER PLAN

DATE: April 21, 2015
PROJECT MGR: R. Bevens
PREPARED BY: J. Powers

DATE: 5/14/15
BY: JAR
DESCRIPTION: CITY COMMENT REVISIONS

PUD CONCEPT PLAN

2
2 OF 2

CPC PUP 05-00139-A2MN15
COPN-22-0020