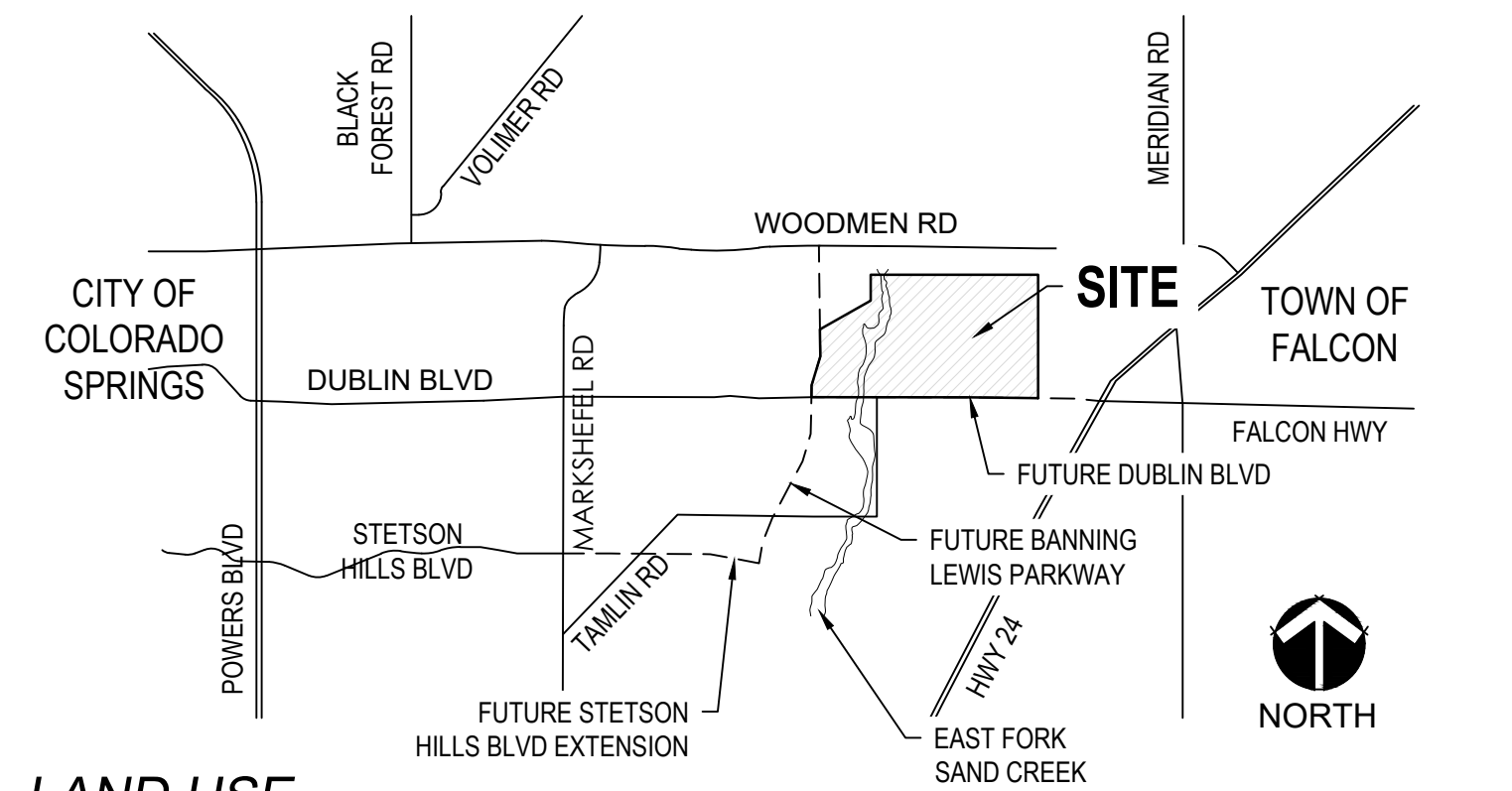


# BANNING LEWIS RANCH - VILLAGE B2

## VICINITY MAP

N.T.S.



## LAND USE

### DEVELOPMENT DATA

MASTER PLAN	BANNING LEWIS RANCH CPC MP 87-00381
AVIGATION EASEMENT	RECEPTION # 217069667, DATED 06-15-2017
EXISTING ZONING	PDZ/R-5-CR/R-1 6-CR/MX-M-CR/AP-O/SS-O (PLANNED DEVELOPMENT ZONE, MULTI-FAMILY HIGH WITH CONDITIONS OF RECORD, SINGLE-FAMILY-MEDIUM, MIXED-USE MEDIUM WITH CONDITIONS OF RECORD, WITH AIRPORT AND STREAMSIDE OVERLAYS)
EXISTING OVERLAYS	AIRPORT OVERLAY, STREAMSIDE OVERLAY
PROPOSED ZONING	1. PDZ/AP-O/SS-O (PLANNED DEVELOPMENT ZONE DISTRICT WITH AIRPORT AND STREAMSIDE OVERLAYS) - 501.993 AC. 2. MX-M/AP-O/SS-O (MIXED-USE MEDIUM WITH AIRPORT AND STREAMSIDE OVERLAYS) - 9.2 AC.
OVERLAYS TO REMAIN	AIRPORT OVERLAY, STREAMSIDE OVERLAY
CURRENT LAND USE	UNDEVELOPED
PROPOSED LAND USE	COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, TWO FAMILY RESIDENTIAL, PARK
OVERALL PROPOSED DENSITY	MEDIUM DENSITY - 3.5 - 7.99 UNITS / ACRE (SEE GENERAL NOTE 1 ON COVER SHEET)

ZONING SUMMARY	ACRES	NOTES
VILLAGE B2	511.193	GROSS AREA (SEE GENERAL NOTE 2)
PDZ	501.993	
MX-M	9.2	

ROW VACATIONS	ACRES	NOTES
TOTAL VACATIONS	35.856	
BANNING LEWIS PARKWAY - PARCEL 1	15.508	
DUBLIN BLVD - PARCEL 2	1.885	
VISTA DEL ORO BLVD - PARCEL 3	18.463	

## GENERAL NOTES

- THE GROSS DENSITY RANGE IS THE DENSITY RANGE PROVIDED IN THE BANNING LEWIS RANCH OVERALL MASTER PLAN (CPC MP 87-00381-A32MJ22) AND AS SHOWN IN THIS PDZ CONCEPT PLAN.
- REZONING TO PDZ AUTOMATICALLY GOES TO CENTERLINE OF ADJACENT RIGHT-OF-WAYS AND THE ACREAGE WITHIN THE RIGHT-OF-WAYS IS NOT INCLUDED IN THE PDZ GROSS AREA. HOWEVER, EXISTING PLATTED RIGHT-OF-WAYS, BANNING LEWIS PARKWAY, DUBLIN BLVD, AND VISTA ORO BLVD, WITHIN VILLAGE B2 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 B2.
- PORTIONS OF BANNING LEWIS PARKWAY, VISTA ORO RIGHTS-OF-WAY ARE TO BE VACATED AS PART OF THIS REZONING (SUBD-23-0052).
- VILLAGE B2 RESIDENTIAL AREAS CALCULATIONS ARE POST ROW VACATIONS OF REVISED ROADS.
- INDIVIDUAL LOT DEVELOPMENT STANDARDS (INCLUDING SETBACKS) AND PRODUCT SHALL BE DETERMINED BY THE FILING'S DEVELOPMENT PLAN. DEVELOPMENT DATA FOR EACH FILING (HOUSING 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.
- 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. (TYPES 1 & 2 CHANNEL). PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT LOCATED ADJACENT TO ANY CITY DESIGNATED STREAMSIDE OVERLAY AREAS, THE PLAN AND PLAT SHALL BE FOUND TO BE IN COMPLIANCE WITH THE CITY STREAMSIDE OVERLAY STANDARDS AND REQUIREMENTS, OR THE STREAMSIDE OVERLAY SHALL BE AMENDED.
- CONSTRUCTION OF DUBLIN BOULEVARD WILL BE REQUIRED AS PER 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. BANNING LEWIS RANCH VILLAGE B2 BY LSC TRANSPORTATION CONSULTANTS, INC. ON JULY 15TH, 2022
- MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL AREAS SHALL BE THIRTY-FIVE FEET (35').
- EAST FORK SAND CREEK CHANNEL AND ANY OTHER OPEN CHANNELS WITHIN THE BOUNDARIES OF OR ADJACENT TO THIS CONCEPT PLAN AREA MUST BE ANALYZED FOR STABILITY. ANY NECESSARY (AS DEEMED BY A FOREMENTIONED ANALYSIS) CHANNEL IMPROVEMENTS MUST BE COMPLETED BY THE DEVELOPER, OR 100% ASSURANCES PAID BY THE DEVELOPER TO THE CITY, PRIOR TO THE CITY'S ISSUANCE OF ANY BUILDING PERMITS WITHIN ANY OF THE DEVELOPMENTS ADJACENT TO CHANNELS NEEDING IMPROVEMENTS. ALL CHANNEL IMPROVEMENTS MUST MEET CURRENT CITY OPEN CHANNEL DESIGN CRITERIA IN EFFECT AT THE TIME OF DEVELOPMENT.
- 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 MARCH 22, 2023.
- THE PDZ CONCEPT PLAN/CONCEPT IS NOT TO BE USED FOR FINAL PLATTING. A SUBSEQUENT ENTITLEMENT APPLICATION IS REQUIRED TO ESTABLISH THE PROPOSED LOT CONFIGURATION FOR PLATTING.
- RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED BY A PDZ DEVELOPMENT PLAN. STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL SETBACKS.
- ACCESS LOCATION WILL BE COORDINATED AND FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
- SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
- STREETS INTERNAL TO VILLAGE B2 ARE CLASSIFIED AS 'LOCAL RESIDENTIAL' STREETS UNLESS OTHERWISE INDICATED.
- RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
- 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.
- PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PDZ, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
- SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY AND DUBLIN BLVD.
- PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS 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.
- THIS PDZ CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS. PLANNING AND CONSTRUCTION OF THE ROADWAYS AND PARK/OPEN SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PDZ.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICALLY PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- PRIOR TO ANY DEVELOPMENT WITHIN THIS CONCEPT PLAN, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, APPROVAL OF A DEVELOPMENT PLAN MUST BE OBTAINED, AND THE INNER 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.
- THIS AREA LIES WITHIN THE CLOSED SAND CREEK DRAINAGE BASIN, AS SUCH NO BASIN FEES ARE DUE UPON THE FINAL PLATTING OF EACH PORTION OF VILLAGE B2.
- REMOVAL OF STREAMSIDE OVERLAY ZONES IS DEPENDENT UPON A ZONE CHANGE. REALIGNMENT OF STREAMSIDE OVERLAY ZONES IS SUBJECT TO THE APPROVAL OF A DEVELOPMENT PLAN.
- PUBLIC PONDS WILL BE OWNED BY METRO DISTRICT; AESTHETIC MAINTENANCE BY DISTRICT AND STRUCTURAL MAINTENANCE BY THE CITY.
- PUBLIC CHANNELS WILL BE OWNED AND MAINTAINED BY THE CITY.
- PRIVATE PONDS WILL BE OWNED BY METRO DISTRICT, ALBEIT FUNCTIONALLY/STRUCTURALLY MAINTAINED BY THE CITY; AESTHETIC MAINTENANCE WILL BE BY THE DISTRICT. PUBLIC DRAINAGE EASEMENT, INCLUDING ANY REQUIRED PUBLIC ACCESS EASEMENTS, FOR (PRIVATELY OWNED, PUBLICLY MAINTAINED) PONDS WILL BE DEDICATED TO THE CITY BY PLAT AT TIME OF DEVELOPMENT PLAN AND FINAL PLAT.
- ONLY LOTS AND TRACTS WITHIN THE STREAMSIDE OVERLAY BOUNDARIES WILL RECEIVE THE SS-O OVERLAY ZONE DESIGNATION. THIS WILL BE DETERMINED DURING THE DEVELOPMENT PLAN APPLICATION PROCESS.
- VILLAGE B2 TO BE UNDER JURISDICTION OF ONE OF THE BANNING LEWIS RANCH METROPOLITAN DISTRICTS 9, 10 OR 11. DISTRICT BOUNDARIES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS AND PLATS.
- DRAINAGE TRACTS TO BE RE-DEDICATED TO CITY OF COLORADO SPRINGS BASED ON FINAL ALIGNMENT OF CHANNELS AT TIME OF DEVELOPMENT PLAN AND FINAL PLAT.
- THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL PER THE BANNING LEWIS RANCH ANNEXATION AGREEMENT AT THE INTERSECTION OF REDCLOUD PEAK DRIVE AND BANNING LEWIS PARKWAY.
- SCHOOL LAND REQUIREMENTS WILL BE MET BY LAND DEDICATION WITH UTILITY INFRASTRUCTURE TO THE SCHOOL SITE. SHOULD DENSITY INCREASE, LAND DEDICATION SHOULD BE PROVIDED IN LIEU OF FEES.

## PDZ CONCEPT PLAN AND CONCEPT PLAN

### PUP AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	DESCRIPTION	NOTES
COPN-23-0010 PUDZ-23-0002 PDZL-24-0003 MAPN-23-0001 SUBD-23-0052	PENDING	ORIGINAL APPROVAL	

### PUBLIC IMPROVEMENTS

ALL ROADWAY AND SIGNAL IMPROVEMENTS AND CORRESPONDING ESCROWED FUNDS WILL BE DISCUSSED THROUGH SUBSEQUENT DEVELOPMENT PLAN SUBMITTALS
<b>DUBLIN BLVD.</b> 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.
<b>PUBLIC STREETS</b> 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.
<b>TRAFFIC SIGNALS</b> PER THE ACCEPTED TRAFFIC STUDY PROVISIONS AND WARRANTED, AS DETERMINED BY THE CITY TRANSPORTATION MANAGER OR CITY TRAFFIC ENGINEER.
<b>OPEN SPACE &amp; TRAILS</b> 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.
<b>NEIGHBORHOOD PARKS</b> RESIDENTIAL DEVELOPMENT IS SUBJECT TO THE PARK LAND DEDICATION ORDINANCE. SEE PARK LAND DEDICATION OBLIGATIONS ON SHEET 3 OF THIS PLAN SET. ALL PARK LAND MUST BE DESIGNATED FOR PARK PURPOSES, TO OCCUR DURING DEVELOPMENT PLAN AND PLAT PROCESS.
<b>VISTA ORO BLVD.</b> THE CURRENT VISTA ORO BLVD, RIGHT-OF-WAY SHOWN WILL BE VACATED IN CONJUNCTION WITH THIS PDZ CONCEPT PLAN. VISTA ORO BLVD, SHALL BE REDESIGNED TO FIT THE NEEDS OF VILLAGE B2 AND RE-DEDICATED TO CITY. IT WILL REMAIN A COLLECTOR ROAD AND SHALL BE CONSTRUCTED TO CITY STANDARDS.
<b>DRAINAGE FACILITIES &amp; CHANNELS</b> EAST FORK SAND CREEK CHANNEL AND ANY OTHER OPEN CHANNELS WITHIN THE BOUNDARIES OF OR ADJACENT TO THIS CONCEPT PLAN AREA MUST BE ANALYZED FOR STABILITY. ANY NECESSARY (AS DEEMED BY A FOREMENTIONED ANALYSIS) CHANNEL IMPROVEMENTS MUST BE COMPLETED BY THE DEVELOPER, OR 100% ASSURANCES PAID BY THE DEVELOPER TO THE CITY, PRIOR TO THE CITY'S ISSUANCE OF ANY BUILDING PERMITS WITHIN ANY OF THE DEVELOPMENTS ADJACENT TO CHANNELS NEEDING IMPROVEMENTS. ALL CHANNEL IMPROVEMENTS MUST MEET CURRENT CITY OPEN CHANNEL DESIGN CRITERIA IN EFFECT 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

THE WESTERN PORTION OF THIS SITE CONTAINS FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C 0545G EFFECTIVE DATE, DECEMBER 7, 2018 (SEE APPENDIX). THIS IS A ZONE A, UNSTUDIED FLOODPLAIN.

### GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 1, 2020 (REVISED JUNE 17, 2020), WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: AREAS OF HYDROCOMPACTION, LOOSE SOILS, POTENTIALLY EXPANSIVE SOILS, EROSION, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, PONDED WATER, FLOODPLAINS AND ARTIFICIAL FILL. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CPC PUP 22-00075, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

### PROPERTY OWNER

WALTON COLORADO LLC.  
14614 N. KIERLAND BLVD #120  
SCOTTSDALE, ARIZONA 85254

CITY OF COLORADO SPRINGS  
PO BOX 1575, MAIL CODE 525  
COLORADO SPRINGS, CO 80901

### DEVELOPER

CLAYTON PROPERTIES GROUP INC.  
1290 N. NEWPORT RD.  
COLORADO SPRINGS, COLORADO 80916  
PH: (719) 380-5058

### PLANNER

LAI DESIGN GROUP  
116 INVERNESS DRIVE EAST, SUITE 340  
ENGLEWOOD, COLORADO 80112  
Ph: (303) 734-1777

### ENGINEERING & SURVEYING

CLASSIC CONSULTING, INC.  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
PH: (719) 785-0790

ARCHITECT / PLANNER



116 Inverness Drive East,  
Suite 340  
Englewood, Colorado 80112  
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Planning & Entitlements  
Landscape Architecture  
Architecture | Visual Media  
Real Estate Advisory  
www.LAIdesigngroup.com

### OWNER/CLIENT

CLAYTON PROPERTIES  
GROUP INC.  
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COLORADO SPRINGS, CO 80916  
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**BANNING LEWIS RANCH - VILLAGE B2**  
**PDZ CONCEPT PLAN AND CONCEPT PLAN**  
**COLORADO SPRINGS, CO**  
**COVER SHEET**

### PROJECT INFORMATION

PROJECT #: 211047  
DRAWN BY: TH  
CHECKED BY: RH

### ISSUE RECORD

1st Submittal	04/05/22
2nd Submittal	08/01/22
3rd Submittal	03/22/23
4th Submittal	06/07/23
6th Submittal	10/13/23
7th Submittal	10/09/24
8th Submittal	05/28/25
9th Submittal	11/06/25
10th Submittal	04/24/26
11th Submittal	05/27/26

### SHEET INDEX

1	COVER SHEET
2	LEGAL DESCRIPTION
3	CONCEPT PLAN
4	UTILITY PLAN

COPN-23-0010  
PDZL-24-0003  
SHEET NUMBER



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**BANNING LEWIS RANCH - VILLAGE B2**  
PDZ CONCEPT PLAN AND CONCEPT PLAN  
COLORADO SPRINGS, CO  
**LEGAL DESCRIPTION**

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9th Submittal	11/06/25
10th Submittal	04/24/26
11th Submittal	05/27/26

COPN-23-0010  
PDZL-24-0003  
SHEET NUMBER

**LEGAL DESCRIPTION (PDZ RESIDENTIAL)**

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AND A PORTION OF VISTA DEL ORO BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO, TRACTS A, J AND K AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006, LOT 61 AND A PORTION OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714432 AND A PORTION OF TRACT C AND TRACT D AS PLATTED IN BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND SOUTH HALF OF SECTION 11, 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 AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 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 O-2 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 SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N83°22'44"E, A DISTANCE OF 3275.19 FEET TO A POINT ON CURVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S84°00'42"E HAVING A DELTA OF 12°00'03", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 294.91 FEET TO A POINT OF TANGENT;  
THENCE N17°59'21"E, A DISTANCE OF 725.23 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°34'10", A RADIUS OF 1371.00 FEET AND A DISTANCE OF 396.48 FEET TO A POINT ON CURVE;  
THENCE N90°00'00"E, A DISTANCE OF 102.33 FEET TO THE NORTHWESTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF REDCLOUD PEAK DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID REDCLOUD PEAK DRIVE AND THE NORTHERLY BOUNDARY OF SAID TRACT E AND LOT 61 AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 40 THE FOLLOWING THREE (3) COURSES;

- N90°00'00"E, A DISTANCE OF 1.86 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°18'58", A RADIUS OF 368.50 FEET AND A DISTANCE OF 349.34 FEET TO A POINT OF TANGENT;
- N35°41'02"E, A DISTANCE OF 428.17 FEET;

THENCE CONTINUING N35°41'02"E, A DISTANCE OF 263.80 FEET;  
THENCE N54°18'58"W, A DISTANCE OF 3.50 FEET;  
THENCE N35°41'02"E, A DISTANCE OF 221.41 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°45'08", A RADIUS OF 470.00 FEET AND A DISTANCE OF 170.23 FEET;  
THENCE N33°33'50"W, A DISTANCE OF 60.00 FEET;  
THENCE N48°52'50"W, A DISTANCE OF 73.27 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 42 RECORDED UNDER RECEPTION NO. 221714734;  
THENCE N32°25'57"W, ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 42, A DISTANCE OF 874.56 FEET TO THE NORTHEASTERLY CORNER OF SAID BANNING LEWIS RANCH FILING NO. 42 SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PARCEL 7, AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214104176;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL 7 THE FOLLOWING (2) TWO COURSES:

- N89°51'27"E, A DISTANCE OF 1272.84 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 10;
- S89°08'12"E, A DISTANCE OF 3884.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN BOOK 2609 AT PAGE 177;

THENCE S00°08'13"W ON SAID WESTERLY BOUNDARY, A DISTANCE OF 145.14 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 214044794 THE FOLLOWING (2) TWO COURSES:

- S00°08'13"W, A DISTANCE OF 300.00 FEET;
- S89°08'14"E, A DISTANCE OF 1119.97 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED BOOK 2194 AT PAGE 154;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2194 AT PAGE 154 THE FOLLOWING (2) TWO COURSES:

- S00°08'13"W, A DISTANCE OF 461.76 FEET TO A POINT ON THE NORTH LINE OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
- S00°08'29"W, A DISTANCE OF 2535.48 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N04°58'37"W, HAVING A DELTA OF 02°22'22", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 203.99 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N02°34'16"W, HAVING A DELTA OF 02°36'32", A RADIUS OF 4926.00 FEET AND A DISTANCE OF 224.31 FEET TO A POINT OF TANGENT;  
THENCE N89°57'43"W, A DISTANCE OF 5403.43 FEET;  
THENCE N00°00'39"W, A DISTANCE OF 9.00 FEET TO THE SOUTHERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732;  
THENCE CONTINUING N00°00'39"W, A DISTANCE OF 301.00 FEET;  
THENCE N89°57'43"W, A DISTANCE OF 854.65 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT E SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 205064513;  
THENCE CONTINUING N89°57'43"W, A DISTANCE OF 631.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BANNING LEWIS PARKWAY SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 501.93 ACRES.

**LEGAL DESCRIPTION (MX-M COMMERCIAL)**

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 10, 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 "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 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 O-2 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. 205087777;

THENCE N88°48'21"E, A DISTANCE OF 3246.40 FEET TO THE POINT OF BEGINNING;

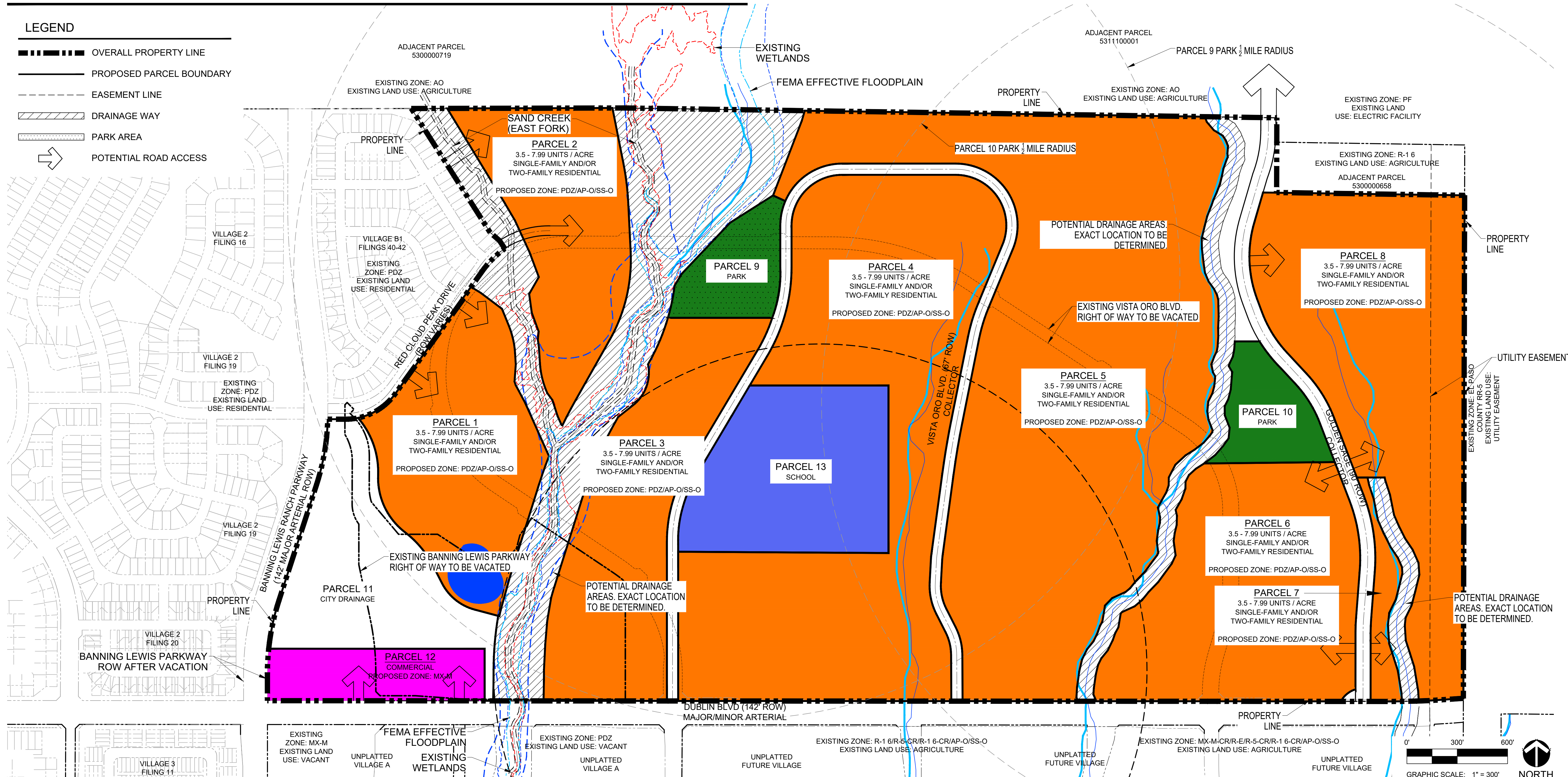
THENCE N00°00'39"W, A DISTANCE OF 58.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 205087777, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;  
THENCE N00°00'39"W, A DISTANCE OF 104.32 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°59'57", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 147.43 FEET TO A POINT ON CURVE;  
THENCE S89°57'43"E, A DISTANCE OF 631.61 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 205064513, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732;  
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 654.65 FEET;  
THENCE S00°00'39"E, A DISTANCE OF 301.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT E, SAID POINT BEING ALSO THE NORTHERLY 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 9.00 FEET;  
THENCE N89°57'43"W, A DISTANCE OF 100.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;  
THENCE CONTINUING N89°57'43"W, A DISTANCE OF 1193.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.200 ACRES.

# CONCEPT PLAN

## LEGEND

- OVERALL PROPERTY LINE
- PROPOSED PARCEL BOUNDARY
- EASEMENT LINE
- DRAINAGE WAY
- PARK AREA
- POTENTIAL ROAD ACCESS



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# BANNING LEWIS RANCH - VILLAGE B2 PDZ CONCEPT PLAN AND CONCEPT PLAN COLORADO SPRINGS, CO CONCEPT PLAN

## PROJECT INFORMATION

PROJECT #: 211047  
DRAWN BY: TH  
CHECKED BY: RH

## ISSUE RECORD

1st Submittal	04/05/22
2nd Submittal	08/01/22
3rd Submittal	03/22/23
4th Submittal	06/07/23
6th Submittal	10/13/23
7th Submittal	10/09/24
8th Submittal	05/28/25
9th Submittal	11/06/25
10th Submittal	04/24/26
11th Submittal	05/27/26

COPN-23-0010  
PDZL-24-0003  
SHEET NUMBER

## LAND USE AND SITE DATA (PROPOSED)

PARCEL	GROSS ACRES	PROPOSED USE	DENSITY	NET UNITS	MAX BLDG. HT.
1	28.94	RESIDENTIAL-MEDIUM	3.5-7.99	102 - 231	35'
2	24.93	RESIDENTIAL-MEDIUM	3.5-7.99	88 - 199	35'
3	32.63	RESIDENTIAL-MEDIUM	3.5-7.99	115 - 260	35'
4	73.32	RESIDENTIAL-MEDIUM	3.5-7.99	257 - 585	35'
5	106.61	RESIDENTIAL-MEDIUM	3.5-7.99	374 - 851	35'
6	40.34	RESIDENTIAL-MEDIUM	3.5-7.99	142 - 322	35'
7	3.48	RESIDENTIAL-MEDIUM	3.5-7.99	13 - 27	35'
8	50.52	RESIDENTIAL-MEDIUM	3.5-7.99	177 - 403	35'
SUB-TOTAL	360.77			1,268 - 2,878	
9	7.51	PARK			
10	7.54	PARK			
11	22.46	CITY DRAINAGE			
12	9.20	COMMERCIAL-RETAIL			
13	25.00	SCHOOL			
RIGHT-OF-WAY	19.37				
DRAINAGE WAYS	59.35				
TOTAL	511.20				

NOTE: ALL ACRES ARE APPROXIMATE.

## NEIGHBORHOOD PARK OBLIGATION

	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
SINGLE FAMILY DETACHED	1451	0.0066	9.577 AC.
2-4 FAMILY ATACHED	622	0.0053	3.297 AC.
SUBTOTAL			12.874 AC.

## COMMUNITY PARK OBLIGATION

	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
SINGLE FAMILY DETACHED	1451	0.0080	11.608 AC.
2-4 FAMILY ATACHED	622	0.0064	3.981 AC.
SUBTOTAL			15.589 AC.

## TOTAL PARK OBLIGATION

	DWELLING UNITS	LAND APPLICABLE RATE	PARKLAND OBLIGATION
SINGLE FAMILY DETACHED	1451	0.0146	21.185 AC.
2-4 FAMILY ATACHED	622	0.0117	7.278 AC.
SUBTOTAL			28.463 AC.

## PARKLAND DEDICATION NOTES

- UNITS SHOWN REFLECT THE AVERAGE DENSITY REFLECTED IN THIS CONCEPT PLAN. IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
- THE NEIGHBORHOOD PARK LAND OBLIGATION (12.874 ACRES) IS TO BE SATISFIED THROUGH TWO 7.5 ACRE PARK SITES. PARK SITES SHOULD BE RELATIVELY FLAT AND DEVELOPABLE, WITHOUT BEING ENCUMBERED BY EASEMENTS. STORMWATER DETENTION AREAS CANNOT COUNT TOWARDS PLDO DEDICATIONS.
- THE TWO NEIGHBORHOOD PARKS WILL BE BUILT BY THE DEVELOPER, THEN OWNED AND MAINTAINED BY THE DISTRICT. THE NEIGHBORHOOD PARK LAND SHOULD MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: AN ALTERNATIVE COMPLIANCE AGREEMENT MADE WITH THE PARKS DEPARTMENT PRIOR TO THE PARK PLAT, THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO CONSTRUCTION, AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARKS PURPOSES THROUGH PK ZONING, EASEMENT, DEED RESTRICTION, OR COVENANT. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE BUILDING PERMITS ADJACENT DEVELOPMENT HAVE BEEN PULLED.
- THE COMMUNITY PARK LAND OBLIGATION (15.589 ACRES) IS TO BE SATISFIED WITH THE SUMMED COMMUNITY PARK SITE LOCATED IN VILLAGE C (LUPL-25-0008). IF FOR ANY REASON, SATISFACTORY PARK LAND CANNOT BE PROVIDED TO MEET THE B2 OBLIGATION, THE MASTER DEVELOPER WILL OWE FEES IN LIEU OF LAND. BUILDING PERMITS MAY BE HELD UP UNTIL THIS PAYMENT IS SATISFIED.

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