

DEVELOPMENT SUMMARY

Residential - Flex Low (1-6 DU/AC) 250 - 1,500 Dwelling Units	250 AC (27.7% Gross)
Residential - Flex Medium (6-12 DU/AC) 1,626- 3,252 Dwelling Units	271 AC (30.1% Gross)
Residential - Flex High (12-25 DU/AC) 672- 1,400 Dwelling Units	56 AC (6.2% Gross)
Civic / Public	33 AC (3.6% Gross)
Commercial	9 AC (1% Gross)
TOTAL DWELLING UNITS	2,489 - 5,951 DUs
TOTAL NET ACREAGE (DEVELOPABLE)	619 AC
Parks & O.S., Buffers, Easements, Trails, & Floodplain	181 AC (20.1% Gross)
ROW Dedication (Collector Roadways)	100 AC (11 % Gross)
TOTAL GROSS ACREAGE	900 AC

LEGEND

- Property Boundary
- Proposed Collectors
- Future Connections
- Existing Easements
- Proposed Access

Note: Contour Lines are at 10' intervals.

Stetson Hills Boulevard

Smart Space
Self Storage

Barnes
Road

Marksheffel Road

Challenger Homes at
Mountain Vista

N. Carefree
Circle

Timberline
Landscaping

Note: *All acreages are approximate.
**COS Draft Unified Development Code 7.2.2

KimleyHorn

BANNING LEWIS RANCH / BARNES CONCEPT PLAN - ALT. D

Nor'wood Development Group | April 7, 2021

