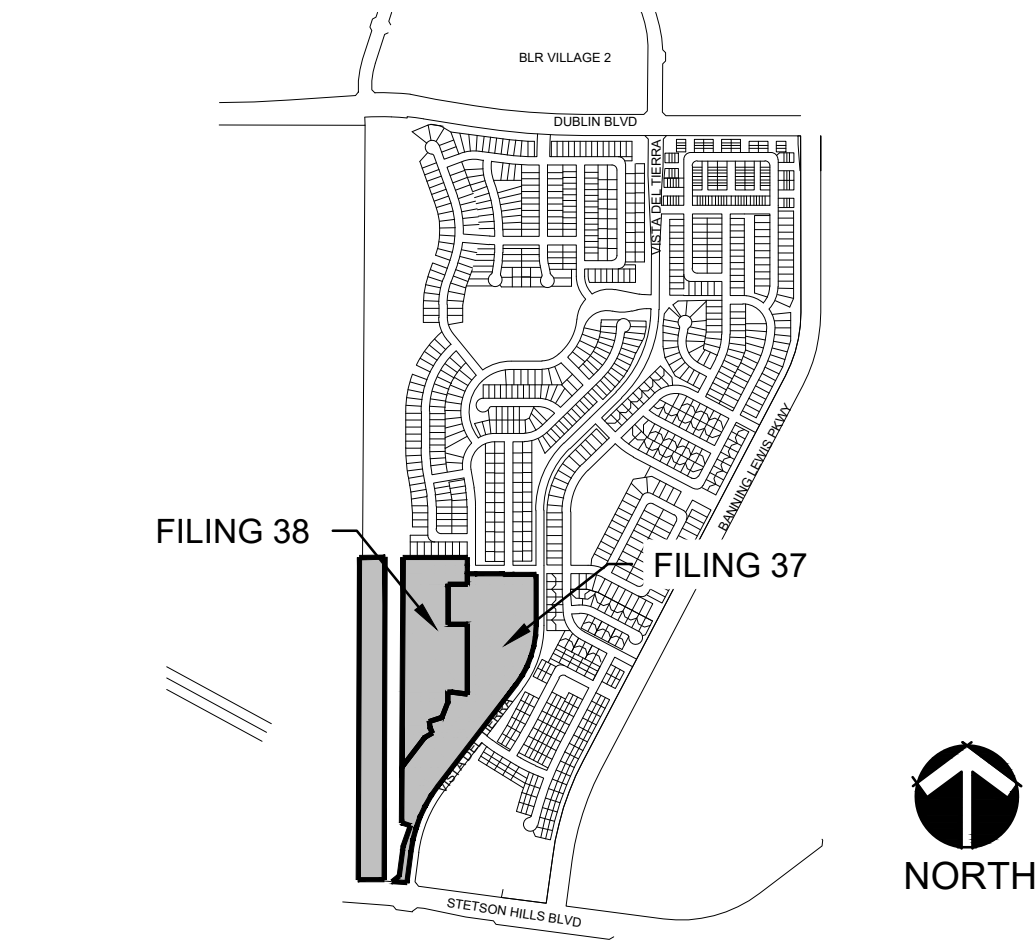


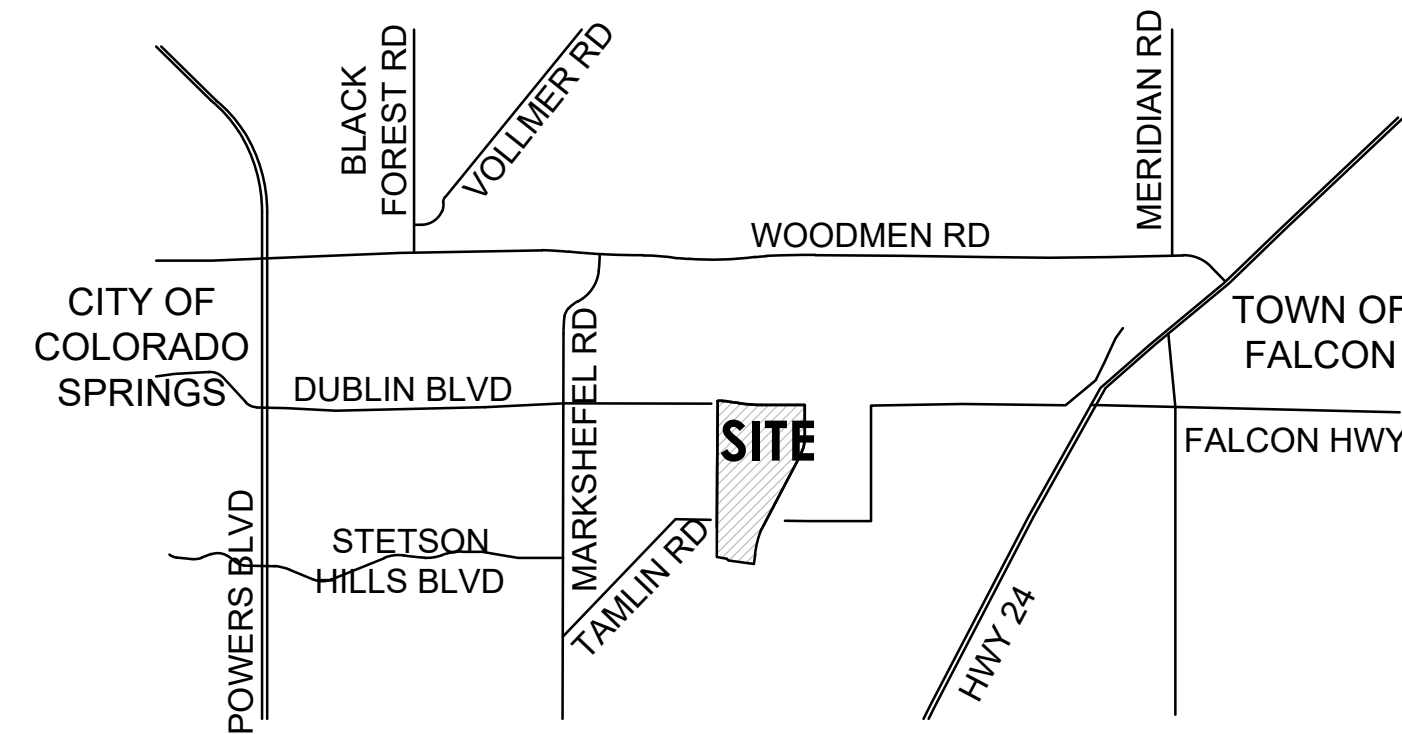
LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.



FILING DEVELOPMENT DATA

FILE NUMBER	AR PUD 19-00831				
EXISTING LAND USE	VACANT				
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL				
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381)				
CONCEPT PLAN	BANNING LEWIS RANCH VILLAGE 3 PUD CONCEPT PLAN - CPC PUP 17-00048				
ZONING	PUD/AO (Planned Unit Development with Airport Overlays: Single-family residential with a maximum density of 7.99 dwelling units per acre with a maximum building height of 35'). Refer to City Ordinance No. 17-96 (City File CPC PUP 17-00048)				
TAX SCHEDULE NUMBER	5300000707				
APPROXIMATE SCHEDULE FOR DEVELOPMENT	BEGIN SPRING 2022, END 2023				
SETBACKS	REFER TO TYPICAL LOT DETAILS				
MAXIMUM LOT COVERAGE	60%				
FILING	ACRES	UNITS	DENSITY (DU/AC)		AVG LOT SIZE
			GROSS	NET	
37	16.84	85	5.05 DU/AC	10.63 DU/AC	4,096 SF
38	21.20	67	3.16 DU/AC	8.67 DU/AC	5,019 SF
TOTAL	38.04	152			

GEOLOGIC HAZARD STUDY  
DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON, DATED JUNE 4, 2003. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUP 05-142 OF THE CITY OF COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FILINGS 37 & 38  
LEGAL DESCRIPTIONS

SEE SHEET DP0.1 FOR LEGAL DESCRIPTIONS.

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTES / COMMENTS

TRACT TABLE

FILING	TRACTS	USE	OWNED/MAINTAINED	SIZE
37	TRACT A	FULL SPECTRUM DETENTION POND, PUBLIC TRAIL ACCESS, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	1.672 AC.
37	TRACT B	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	0.166 AC.
37	TRACT C	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	0.496 AC.
37	TRACT D	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	1.540 AC.
TOTAL FILING 37				3.874 AC.
38	TRACT A	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	1.601 AC.
38	TRACT B	PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	0.217 AC.
38	TRACT C	PUBLIC IMPROVEMENTS, PUBLIC TRAIL, PUBLIC UTILITIES, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 5	9.584 AC.
TOTAL FILING 38				11.402 AC.

PARKING DATA

**REQUIRED PARKING**  
SINGLE FAMILY DETACHED DWELLING UNIT 1 SPACE PER DWELLING UNIT

FILING 37 DWELLING UNITS	27 D.U.
FILING 38 DWELLING UNITS	39 D.U.
TOTAL	66 UNITS
TOTAL REQUIRED PARKING	66 SPACES

ATTACHED DWELLING UNIT (2 BEDROOMS) 1.7 SPACES PER DWELLING UNIT

FILING 37 DWELLING UNITS	58 D.U.
FILING 38 DWELLING UNITS	28 D.U.
TOTAL	86 UNITS
TOTAL REQUIRED PARKING	86 SPACES

**PROVIDED PARKING**  
ALL REQUIRED PARKING SPACES ARE PROVIDED BY GARAGE SPACES WITHIN EACH UNIT.

GUEST PARKING IS AVAILABLE AS ON-STREET PARALLEL PARKING SPACES THROUGHOUT THE DEVELOPMENT.

PUD DEVELOPMENT PLAN NOTES

- THIS PROPERTY IS SUBJECT TO THE BANNING LEWIS RANCH PUD CONCEPT PLAN DEVELOPMENT AGREEMENT, CPC PUP 17-00048.
- ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545G, EFFECTIVE DATE DECEMBER 7, 2018, THE ABOVE PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD PLAIN.
- TRACTS FOR OPEN SPACE, IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITIES, LANDSCAPING, AND DRAINAGE PURPOSES WILL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 5; CONVEYANCE BY SEPARATE RECORDED DOCUMENT.
- THE DEVELOPER HAS CONSTRUCTION RESPONSIBILITY OF ALL FENCING IMPROVEMENTS SHOWN ON PLANS. SEE SHEETS L2.1 AND L2.2 FOR FENCE TYPES.
- THIS PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 5.
- STREET TREES AND STREETScape ARE IMPROVEMENTS THAT WILL BE OWNED AND MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 5.
- MINIMUM GRADE FOR ASPHALT AND UNPAVED AREAS SHALL BE 2% WHERE PRACTICAL. MINIMUM GRADE FOR CONCRETE SHALL BE 0.5%.
- NO SLOPE SHALL EXCEED 3:1 WITHOUT SPECIAL TREATMENT TO AVOID EROSION.
- FINISHED GRADE BEHIND CURBS AND SIDEWALKS SHALL NOT BE LOWER THAN THE TOP OF CONCRETE.
- EXISTING AND PROPOSED CROSS-PANS ARE CITY STANDARD D-7.
- ROADWAY CENTERLINES ARE MINIMUM STANDARDS AS NOTED BY CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STAFF WITH A MINIMUM 150' RADIUS AND THE 65' CENTERLINE KNUCKLE RADIUS.
- CURB RETURNS ARE TO HAVE A TYPE 1 VERTICAL CURB WITH 10 FEET TANGENT LENGTHS OF TYPE 1, THEN 10 FEET TRANSITION LENGTH TO OTHER CURB TYPES.
- A PUBLIC IMPROVEMENT EASEMENT WILL BE REQUIRED FOR PUBLIC IMPROVEMENTS (PEDESTRIAN RAMPS, SIDEWALKS, STORM DRAIN SYSTEMS, ETC.) THAT ARE LOCATED OUTSIDE OF THE ROW.
- NO TREES SHALL BE PLACED WITHIN 15' OF ANY PUBLIC WATER OR SANITARY SEWER MAINS.
- TREES, FENCES OR WALLS WILL NOT BE ALLOWED WITHIN 10 FEET OF THE PUBLIC STORM SEWER FACILITIES. TREES SHALL NOT BE PLANTED WITHIN DRAINAGE OR PUBLIC IMPROVEMENT EASEMENT UNLESS OTHERWISE APPROVED.
- THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC SIGNAL, TRAFFIC SIGN OR STREET MARKING (TRAFFIC CONTROL DEVICE) ON PUBLIC RIGHT OF WAY OR EASEMENT SHOWN ON THIS OR ANY OTHER DEVELOPMENT DOCUMENT. THE DEVELOPMENT, OR ITS OWNER, HAS NO OWNERSHIP RIGHT, OR VESTED INTEREST, AFTER INSTALLATION, TO ANY TRAFFIC CONTROL DEVICE ON PUBLIC ROW. ALL TRAFFIC SIGNALS, SIGNS AND MARKINGS SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND MUST HAVE TWO APPROVALS FROM THE CITY TRAFFIC ENGINEER BY SIGNATURE ON THE DRAWINGS: CONCEPTUAL APPROVAL OF FUTURE INSTALLATION AND DESIGN APPROVAL AND PERMISSION TO INSTALL. ALL DESIGN CRITERIA AND CONDITIONS ON THE APPROVED TRAFFIC SIGNAL, SIGN AND MARKINGS SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN THE DEVELOPMENT DOCUMENTS.
- THE DEVELOPER SHALL CONSTRUCT IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT PLAN APPROVALS AND APPROVED CONSTRUCTION PLANS.
- A FINANCIAL SECURITY WILL BE REQUIRED TO BE POSTED FOR FENCING, STREETScape, LANDSCAPE, TRAIL AND OPEN SPACE IMPROVEMENTS ILLUSTRATED ON THIS DEVELOPMENT PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE FILING.
- THE PEDESTRIAN RAMP, INLET, DRIVEWAY & FIRE HYDRANT LOCATIONS AND DESIGNS WILL BE FINALIZED WITH THE STREET IMPROVEMENT PLAN REVIEW AND APPROVAL BY TRAFFIC AND CITY ENGINEERING.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "BANNING LEWIS RANCH FILING NO.37 & 38" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069867 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PRIOR TO EARTHWORK ACTIVITIES COMMENCING ON THE SITE, A GRADING AND EROSION CONTROL PLAN MUST BE APPROVED BY CITY ENGINEERING, AND FINANCIAL ASSURANCES MUST BE POSTED FOR EROSION CONTROL AND PERMANENT WATER QUALITY FACILITIES.
- DRAINAGE MUST CONFORM TO THE APPROVED BANNING LEWIS MASTER DEVELOPMENT DRAINAGE PLAN, AND IT MUST CONFORM TO THE "FINAL DRAINAGE REPORT FOR BANNING LEWIS RANCH FILINGS 37 & 38", BY CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC.
- IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE F.A.A., AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LIGHTING AS PART OF THIS DEVELOPMENT WILL COMPLY WITH CITY CODE AND ALL FIXTURES ARE TO BE FULL CUT OFF LENSES.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE 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.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTION AND COVENANTS OF THE BANNING LEWIS RANCH METRO DISTRICT 5, WHICH IS CREATED BY ORDINANCE NUMBER 07-01 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 207030103.
- SIGNAGE IS NOT APPROVED BY THIS PLAN. REFERENCE THE THE APPROVED CSP, CPC PUP 17-00048-A1MN18-CSP.
- MARKSHEFFEL ROAD WIDENING NORTH OF BANNING LEWIS RANCH TO WOODMEN ROAD WILL BE DESIGNED AND CONSTRUCTION INITIATED IN CONJUNCTION WITH THE VILLAGE 3 FINAL PLAT AND CONSTRUCTION THAT CONTAINS THE 600TH SINGLE FAMILY LOT WITHIN THIS VILLAGE, OR SURETY POSTED FOR SAID IMPROVEMENTS WITH THE SAME FILING UPON AGREEMENT WITH CITY STAFF. IMPROVEMENTS WILL CONSIST OF PROVIDING 2 LANES IN EACH DIRECTION (WITH ASPHALT EDGE, NO CURB) AND RE-STRIPING AS NEEDED BASED ON THE NEW LANE CONSTRUCTION.
- DEVELOPER ACKNOWLEDGES THAT THE INTERSECTION OF VISTA DEL TIERRA DRIVE AND BERRIEDALE VIEW MAY BE SIGNALIZED IN THE FUTURE.
- PRIOR TO ANY DEVELOPMENT WITHIN THIS DEVELOPMENT PLAN, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, 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 AR PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- NON-ASSIGNED GUEST PARKING SPACES SHALL BE PERMANENTLY AVAILABLE AS ON-STREET PARALLEL PARKING SPACES THROUGHOUT THE DEVELOPMENT. ANY METRO DISTRICT OR HOA MAY NOT CHANGE THE ABILITY FOR GUESTS OF THE DEVELOPMENT TO PARK ON THE STREET.

PROJECT TEAM

OWNER:

CLAYTON PROPERTIES GROUP II,  
A COLORADO CORPORATION DBA  
OAKWOOD HOMES COLORADO SPRINGS  
1290 N. Newport Rd.  
Colorado Springs, CO 80916  
Ph: (719) 380-5058

PLANNING & LANDSCAPE BY:

LAI DESIGN GROUP OF COLORADO, LLC  
88 Inverness Circle East, Suite J-101  
Englewood, CO 80112  
Ph: (303) 734-1777

ENGINEERING & SURVEYING BY:

CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Ph: (719) 785-0790

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DP0.1	LEGAL DESCRIPTIONS
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DP1.1 - DP1.3	DEVELOPMENT PLAN
C1.1 - C1.5	PRELIMINARY UTILITY PLAN
C2.1 - C2.4	PRELIMINARY GRADING PLAN
L2.1 - L2.2	SITE DETAILS
L3.01 - L3.13	FINAL LANDSCAPE PLAN
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L4.3	HYDROZONE & REQUIREMENTS
L4.4	STREAMSIDE EXHIBIT
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PLANNER / L.A.



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CIVIL ENGINEER



619 N. CASCADE AVE.  
COLORADO SPRINGS, CO 80903  
PHONE: 719-785-0790

OWNER/CLIENT

CLAYTON PROPERTIES GROUP II, INC.  
DBA OAKWOOD HOMES OF  
COLORADO SPRINGS  
1290 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

PROJECT NAME

BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

COVER SHEET

AR PUD 21-XXXXX

SHEET NUMBER

DP0.0

SHEET 1 OF 34



FILING 37 LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, 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 SOUTHWESTERLY CORNER OF BERRIEDALE VIEW AS PLATTED IN BANNING LEWIS RANCH FILING NO. 29 RECORDED UNDER RECEPTION NO. 220714625, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BERRIEDALE VIEW THE FOLLOWING THREE (3) COURSES:

- 1. N90°00'00"E, A DISTANCE OF 265.00 FEET;
- 2. S00°00'00"E, A DISTANCE OF 5.00 FEET;
- 3. N90°00'00"E, A DISTANCE OF 225.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 36A, RECORDED UNDER RECEPTION NO. 220714608;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE THE FOLLOWING FIVE (5) COURSES:

- 1. S00°00'00"E, A DISTANCE OF 364.13 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°32'00", A RADIUS OF 686.50 FEET AND A DISTANCE OF 449.71 FEET TO A POINT OF TANGENT;
- 3. S37°32'00"W, A DISTANCE OF 910.99 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°59'00", A RADIUS OF 978.50 FEET AND A DISTANCE OF 512.06 FEET TO A POINT OF TANGENT;
- 5. S07°33'00"W, A DISTANCE OF 224.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE N85°45'07"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 104.29 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT E, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 UNDER RECEPTION NO. 205087778;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING SIX (6) COURSES:

- 1. N52°34'51"E, A DISTANCE OF 62.23 FEET;
- 2. N07°34'51"E, A DISTANCE OF 187.00 FEET TO A POINT OF CURVE;
- 3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°27'46", A RADIUS OF 993.00 FEET AND A DISTANCE OF 25.35 FEET TO A POINT ON CURVE;
- 4. N19°00'54"E, A DISTANCE OF 158.13 FEET;
- 5. N70°59'06"W, A DISTANCE OF 65.68 FEET;
- 6. N00°20'14"E, A DISTANCE OF 394.69 FEET;

THENCE N37°32'00"E, A DISTANCE OF 269.72 FEET;  
THENCE N60°48'25"E, A DISTANCE OF 60.00 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N60°48'25"E, HAVING A DELTA OF 29°11'35", A RADIUS OF 170.00 FEET AND A DISTANCE OF 86.62 FEET TO A POINT ON CURVE;  
THENCE N72°27'45"E, A DISTANCE OF 94.03 FEET;  
THENCE N21°10'25"E, A DISTANCE OF 118.96 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 69.55 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 30.89 FEET;  
THENCE S82°04'04"E, A DISTANCE OF 107.51 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 497.90 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 135.00 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 285.00 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 135.00 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16.844 ACRES.

FILING 38 LEGAL DESCRIPTION

(2) TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, 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.

PARCEL 1

COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT A, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 26 RECORDED UNDER RECEPTION NO. 220714622, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE N90°00'00?E, ON THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 185.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT A SAID POINT BEING ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 UNDER RECEPTION NO. 205087778;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING TWO (2) COURSES:

- 1. S00°20'14?W, A DISTANCE OF 2063.07 FEET;
- 2. S10°50'29?W, A DISTANCE OF 229.80 FEET;

THENCE N83°08'28?W, A DISTANCE OF 143.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE N00°14'02?E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 56.51 FEET TO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N00°20'14?E, ON THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 1989.00 TO THE SOUTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK O-2 AT PAGE 47;  
CONTINUING N00°20'14?E ON THE WEST LINE OF SAID SECTION 15 AND THE EASTERLY BOUNDARY OF SAID TOY RANCHES ESTATES NO. 2, A DISTANCE OF 226.07 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.584 ACRES.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 26 RECORDED UNDER RECEPTION NO. 220714622, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID TRACT E, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N90°00'00?E, ON THE SOUTHERLY BOUNDARY OF SAID TRACT A, A DISTANCE OF 185.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 UNDER RECEPTION NO. 205087778;

CONTINUING N90°00'00?E, A DISTANCE OF 105.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID BANNING LEWIS RANCH FILING NO. 26 SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID TRACT E SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 26 THE FOLLOWING TWO (2) COURSES:

- 1. N90°00'00?E, A DISTANCE OF 456.32 FEET;
- 2. S00°00'00?E, A DISTANCE OF 55.58 FEET TO THE NORTHWESTERLY CORNER OF BERRIEDALE VIEW AS PLATTED IN BANNING LEWIS RANCH FILING NO. 29 RECORDED UNDER RECEPTION NO. 220714625;

CONTINUING S00°00'00?E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BERRIEDALE VIEW, A DISTANCE OF 60.00 FEET;

CONTINUING S00°00'00?E, A DISTANCE OF 75.00 FEET;  
THENCE N90°00'00?W, A DISTANCE OF 135.00 FEET;  
THENCE S00°00'00?E, A DISTANCE OF 285.00 FEET;  
THENCE N90°00'00?E, A DISTANCE OF 135.00 FEET;  
THENCE S00°00'00?E, A DISTANCE OF 497.90 FEET;  
THENCE N82°04'04?W, A DISTANCE OF 107.51 FEET;  
THENCE N90°00'00?W, A DISTANCE OF 30.89 FEET;  
THENCE S00°00'00?E, A DISTANCE OF 69.55 FEET;  
THENCE S21°10'25?W, A DISTANCE OF 118.96 FEET;  
THENCE S72°27'45?W, A DISTANCE OF 94.03 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N90°00'00?E, HAVING A DELTA OF 29°11'35?, A RADIUS OF 170.00 FEET AND A DISTANCE OF 86.62 FEET TO A POINT ON CURVE;  
THENCE S60°48'25?W, A DISTANCE OF 60.00 FEET;  
THENCE S37°32'00?W, A DISTANCE OF 269.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT E ;  
THENCE N00°20'14?E, ON THE EASTERLY BOUNDARY OF SAID TRACT E, A DISTANCE OF 1493.56 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.595 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 21.179 ACRES.

PLANNER / L.A.



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OWNER/CLIENT

CLAYTON PROPERTIES GROUP II, INC.  
DBA OAKWOOD HOMES OF  
COLORADO SPRINGS  
1290 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

PROJECT NAME

BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

LEGAL DESCRIPTIONS

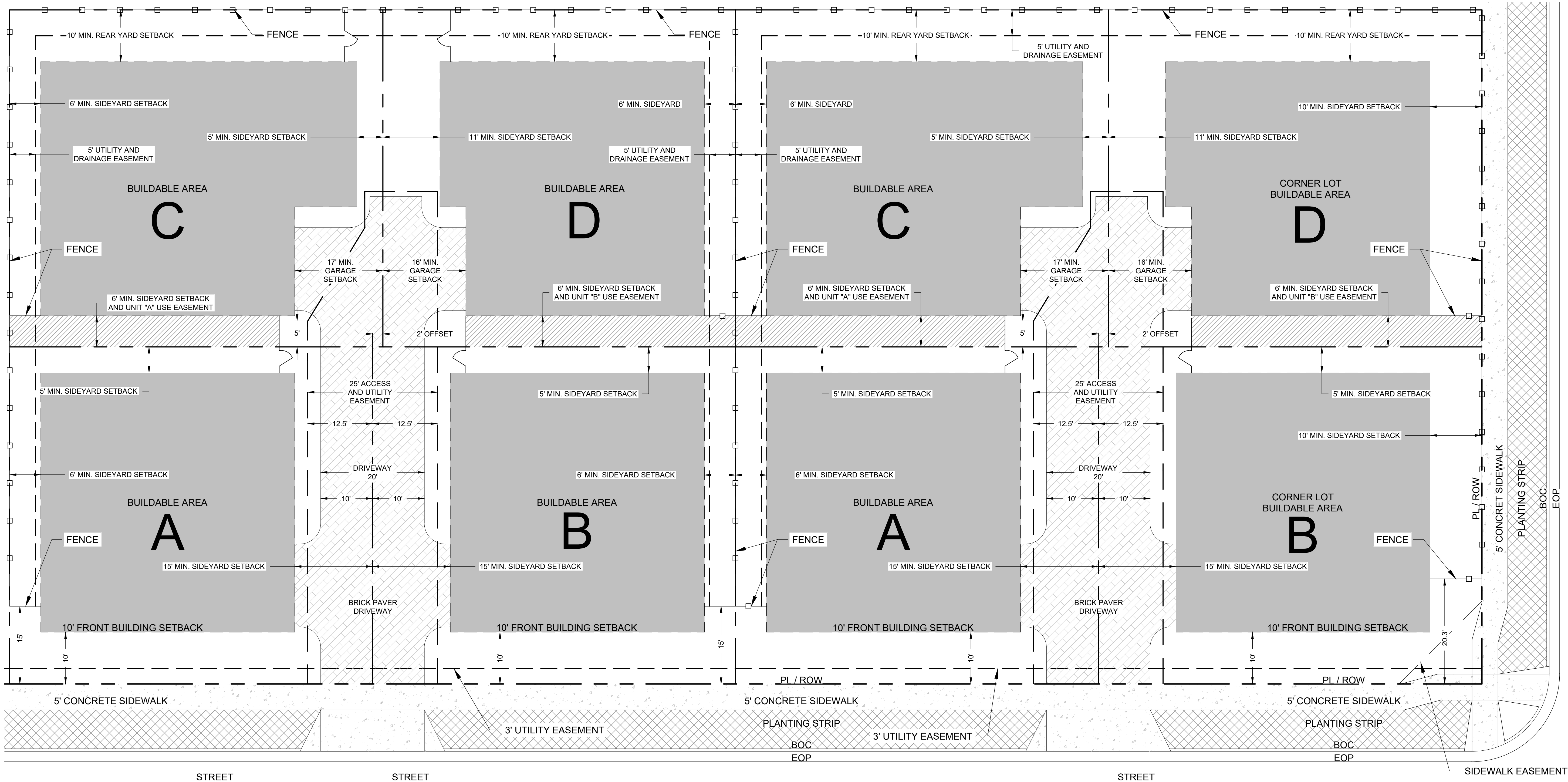
AR PUD 21-XXXXX

SHEET NUMBER

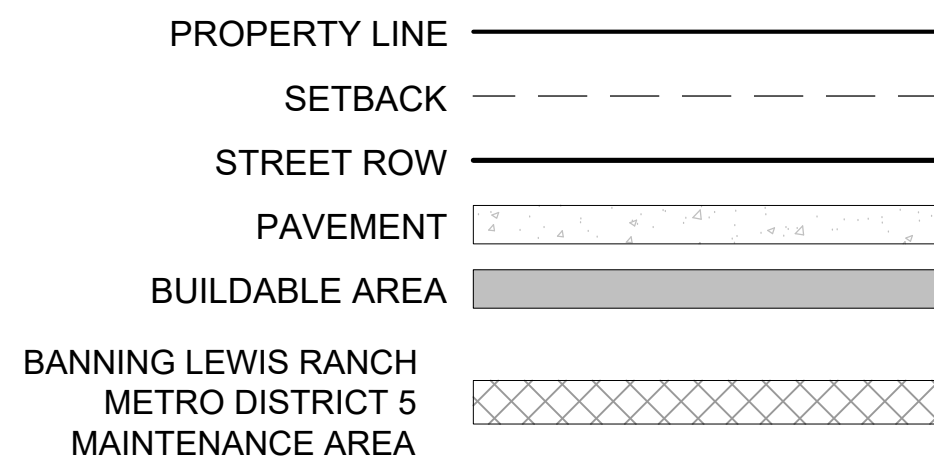
DP0.1

SHEET 2 OF 34



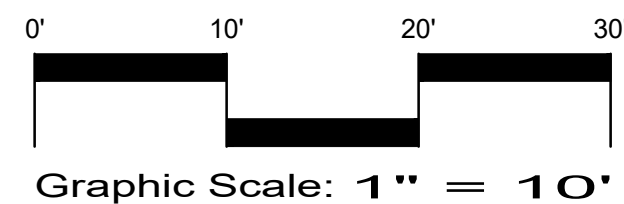


LEGEND



NOTES

1. PARKING IS NOT PERMITTED ON DRIVEWAYS OR FIRE LANES.
2. FENCING SHOWN ON DETAIL VARIES IN TYPE (MATERIAL) DEPENDING ON LOCATION OF LOT. REFER TO DEVELOPMENT PLANS FOR LOCATION OF ALTERNATE TYPES OF FENCING. TYPICAL FENCING BETWEEN UNITS IS VINYL. SEE FENCING TYPES ON SHEETS L2.1 AND L2.2.
3. BUILDABLE AREAS TO MAINTAIN SHAPE AND SIZE SHOWN. ANY PROPOSED BUILDING MUST FIT WITHIN THE BUILDABLE AREA FOR THAT LOT.
4. USE EASEMENT (BETWEEN UNITS A-C AND B-D) WILL BE FOR THE BENEFIT AND USE OF UNITS A OR B, CREATING A SIDE YARD OFF THE PATIO AREA FOR UNITS A OR B.
5. MAIN STRUCTURE TO BE BUILT WITHIN THE BUILDABLE AREA SHOWN.
6. PORCHES, STEPS, WALKS, PATIOS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH INTO SIDEYARDS AND REARYARDS. ENCROACHMENTS CANNOT BE MORE THAN 3 FEET.
7. DECKS, PATIOS AND SHADE ELEMENTS ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
8. ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
9. VERIFY PLAT FOR UTILITY AND ACCESS EASEMENT DIMENSIONS. TYPICALLY, FRONT UNITS A AND B HAVE A 5' UTILITY EASEMENT AT THE SIDES AND REAR OF EACH LOT, AND REAR UNITS C AND D HAVE A 5' UTILITY EASEMENT ON ALL SIDES.
10. END LOTS WITH A TRACT BETWEEN THE SIDE PROPERTY LINE AND RIGHT-OF-WAY SHALL BE CONSIDERED STANDARD LOTS. THEY SHALL ADHERE TO STANDARD LOT SETBACKS, NOT CORNER LOT SETBACKS.
11. TREE LAWNS WILL BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 5.
12. ALL BUNGALOW UNITS ARE SINGLE FAMILY DETACHED HOMES. SEE SHEET A1.1 FOR TYPICAL BUNGALOW ARCHITECTURAL ELEVATIONS.



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PROJECT NAME

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VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

TYPICAL  
BUNGALOW LOT  
LAYOUT & SETBACKS

AR PUD 21-XXXXX

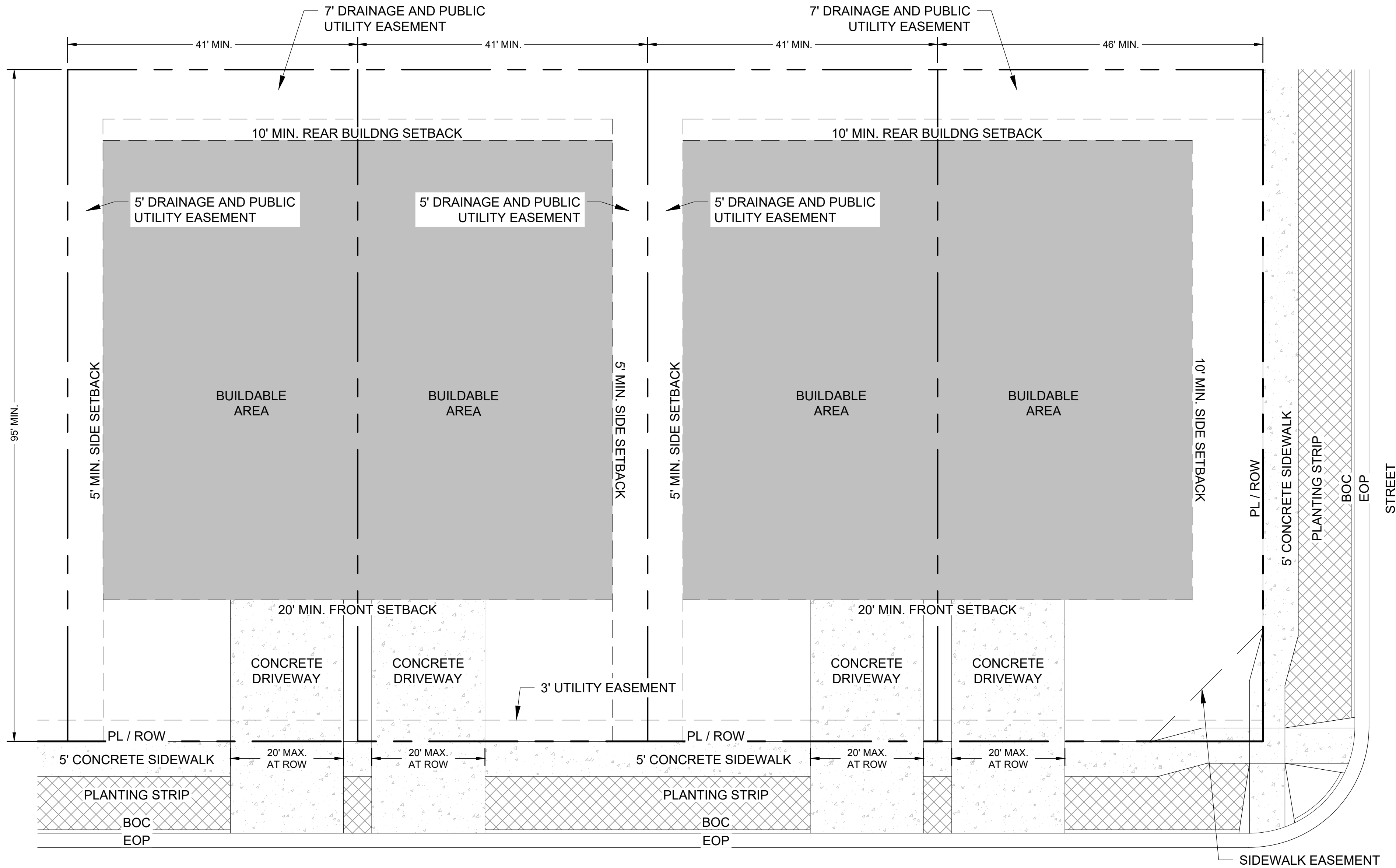
SHEET NUMBER

DP0.2

SHEET 3 OF 34



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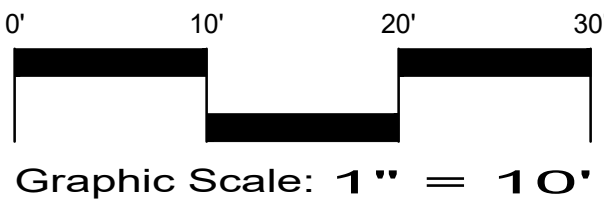


## NOTES

- BAY WINDOWS, ARCHITECTURAL EXTENSIONS, MEDIA NICHES, FIREPLACES, UTILITY CABINETS, AND SIMILAR FEATURES MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 24 INCHES. A SINGLE ENCROACHMENT MAY NOT EXCEED 40 S.F. OF FINISHED FLOOR AREA.
- WINDOW WELLS MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES.
- DECKS, PATIOS AND SHADE ELEMENTS ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
- MAXIMUM LOT COVERAGE = 60%
- MAXIMUM BUILDING HEIGHT = 35 FT
- ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
- END LOTS WITH A TRACT BETWEEN THE SIDE PROPERTY LINE AND RIGHT-OF-WAY SHALL BE CONSIDERED STANDARD LOTS. THEY SHALL ADHERE TO STANDARD LOT SETBACKS, NOT CORNER LOT SETBACKS.
- DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 20' AT THE RIGHT-OF-WAY. NO MORE THAN FIFTY PERCENT (50%) OF THE REQUIRED FRONT YARD, AS MEASURED FROM THE FRONT LOT LINE TO THE FRONT SETBACK LINE, SHALL BE USED AS DRIVEWAY OR PARKING AREA.
- TREE LAWNS WILL BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 5.
- ALL PAIRED HOMES ARE SINGLE FAMILY ATTACHED HOMES. SEE SHEET A1.1 FOR TYPICAL PAIRED HOME ARCHITECTURAL ELEVATIONS.
- PER SMALL LOT REVIEW CRITERIA, ONE STREET TREE PER LOT (FILING 27 - 24 TREES, FILING 28 - 46 TREES) SHALL BE PROVIDED WITHIN THE R.O.W. AND BE CHOSEN FROM THE CURRENT APPROVED CITY FORESTRY ROW TREE LIST. CUL-DE-SAC LOTS 10-12 IN FILING 27, AND LOT 28 IN FILING 28 SHALL HAVE THE STREET TREE AS CLOSE TO THE R.O.W. AS POSSIBLE WITHOUT ENCROACHING INTO UTILITY EASEMENTS.

## LEGEND

- PROPERTY LINE
- SETBACK
- STREET ROW
- PAVEMENT
- BUILDABLE AREA
- BANNING LEWIS RANCH METRO DISTRICT 5 MAINTENANCE AREA



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PROJECT NAME

## BANNING LEWIS RANCH VILLAGE 3 WEST FILINGS 37 & 38 PUD DEVELOPMENT PLAN

## ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

## SHEET TITLE

## TYPICAL PAIRED HOME LOT LAYOUT & SETBACKS

AR PUD 21-XXXXX  
SHEET NUMBER

DP0.3  
SHEET 4 OF 34



p:\2016\16015 01r v3 purt1 cad2 dp\3w-3w-dp71 sheets\21009\_overall.dwg / 8/20/2021 1:45 PM

**LEGEND**

PROPERTY LINE —————

SETBACK - - - - -

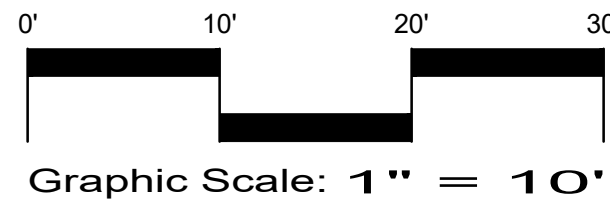
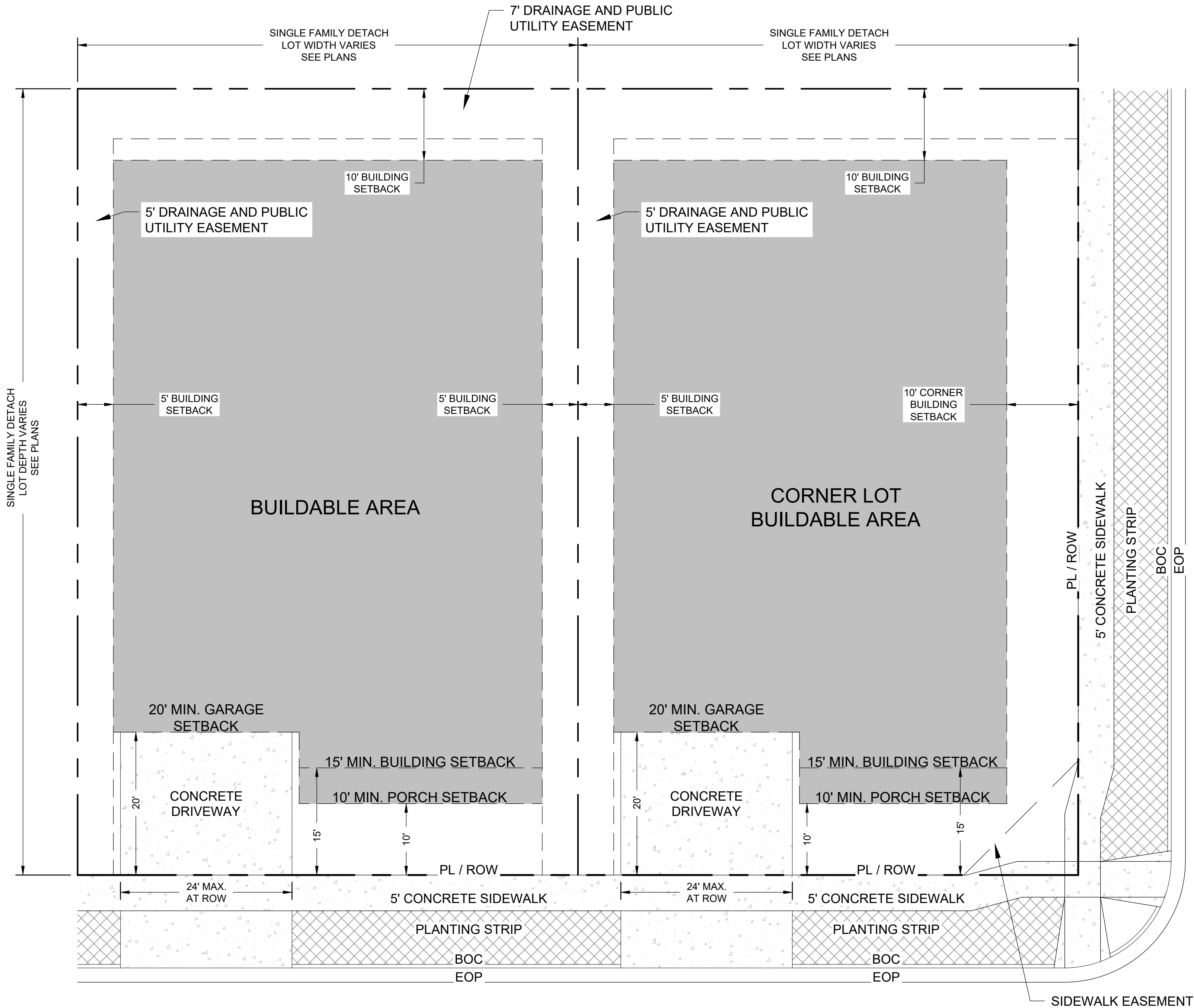
STREET ROW —————

PAVEMENT [Pattern]

BUILDABLE AREA [Solid Grey]

BANNING LEWIS RANCH METRO DISTRICT 5 MAINTENANCE AREA [Cross-hatch]

- NOTES**
- BAY WINDOWS, ARCHITECTURAL EXTENSIONS, MEDIA NICHES, FIREPLACES, UTILITY CABINETS, AND SIMILAR FEATURES MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES, A SINGLE ENCROACHMENT MAY NOT EXCEED 40 S.F. OF FINISHED FLOOR AREA.
  - WINDOW WELLS MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES.
  - DECKS, PATIOS AND SHADE ELEMENTS ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
  - MAXIMUM LOT COVERAGE = 60%
  - MAXIMUM BUILDING HEIGHT = 35 FT
  - ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
  - END LOTS WITH A TRACT BETWEEN THE SIDE PROPERTY LINE AND RIGHT-OF-WAY SHALL BE CONSIDERED STANDARD LOTS. THEY SHALL ADHERE TO STANDARD LOT SETBACKS, NOT CORNER LOT SETBACKS.
  - DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' AT THE RIGHT-OF-WAY. NO MORE THAN SIXTY FIVE PERCENT (65%) OF THE REQUIRED FRONT YARD, AS MEASURED FROM THE FRONT LOT LINE TO THE FRONT SETBACK LINE, SHALL BE USED AS DRIVEWAY OR PARKING AREA.
  - TREE LAWNS WILL BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 5.
  - THESE UNITS ARE TRADITIONAL SINGLE FAMILY DETACHED HOMES.



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PROJECT NAME

**BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

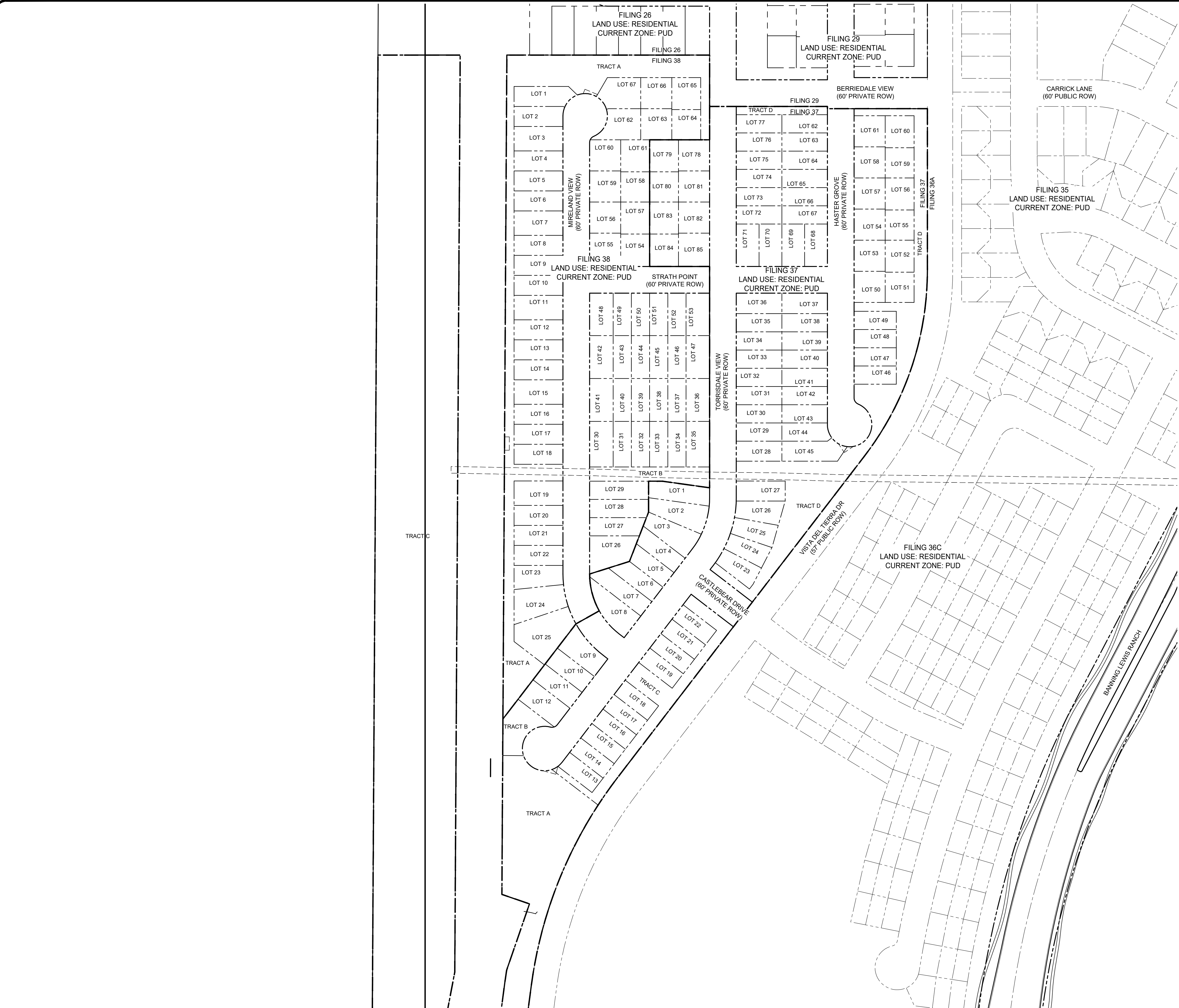
SHEET TITLE

**TYPICAL SINGLE-FAMILY  
DETACHED LOT  
LAYOUT & SETBACKS**

AR PUD 21-XXXXX  
SHEET NUMBER

**DP0.4**  
SHEET 5 OF 34





NOTES

- ALL RESIDENTIAL UNITS ON THIS PLAN ARE SINGLE FAMILY DETACHED HOMES OR SINGLE FAMILY ATTACHED HOMES.
- ALL UNITS IN FILING 37 ARE SINGLE FAMILY DETACHED HOMES, PAIRED HOME UNITS, OR BUNAGLOW UNITS.
- ALL UNITS IN FILING 38 ARE SINGLE FAMILY DETACHED HOMES, PAIRED HOME UNITS, OR BUNAGLOW UNITS.



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**VILLAGE 3 WEST FILINGS 37 & 38**  
**PUD DEVELOPMENT PLAN**

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PROJECT #: 211009  
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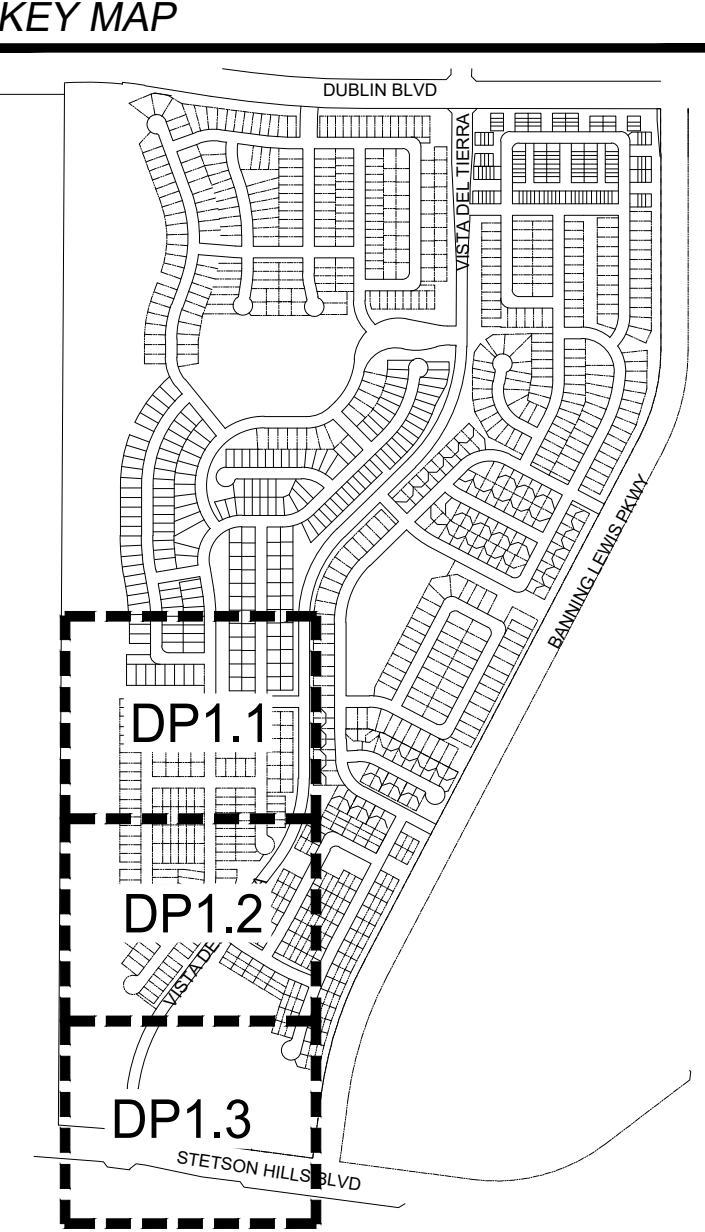
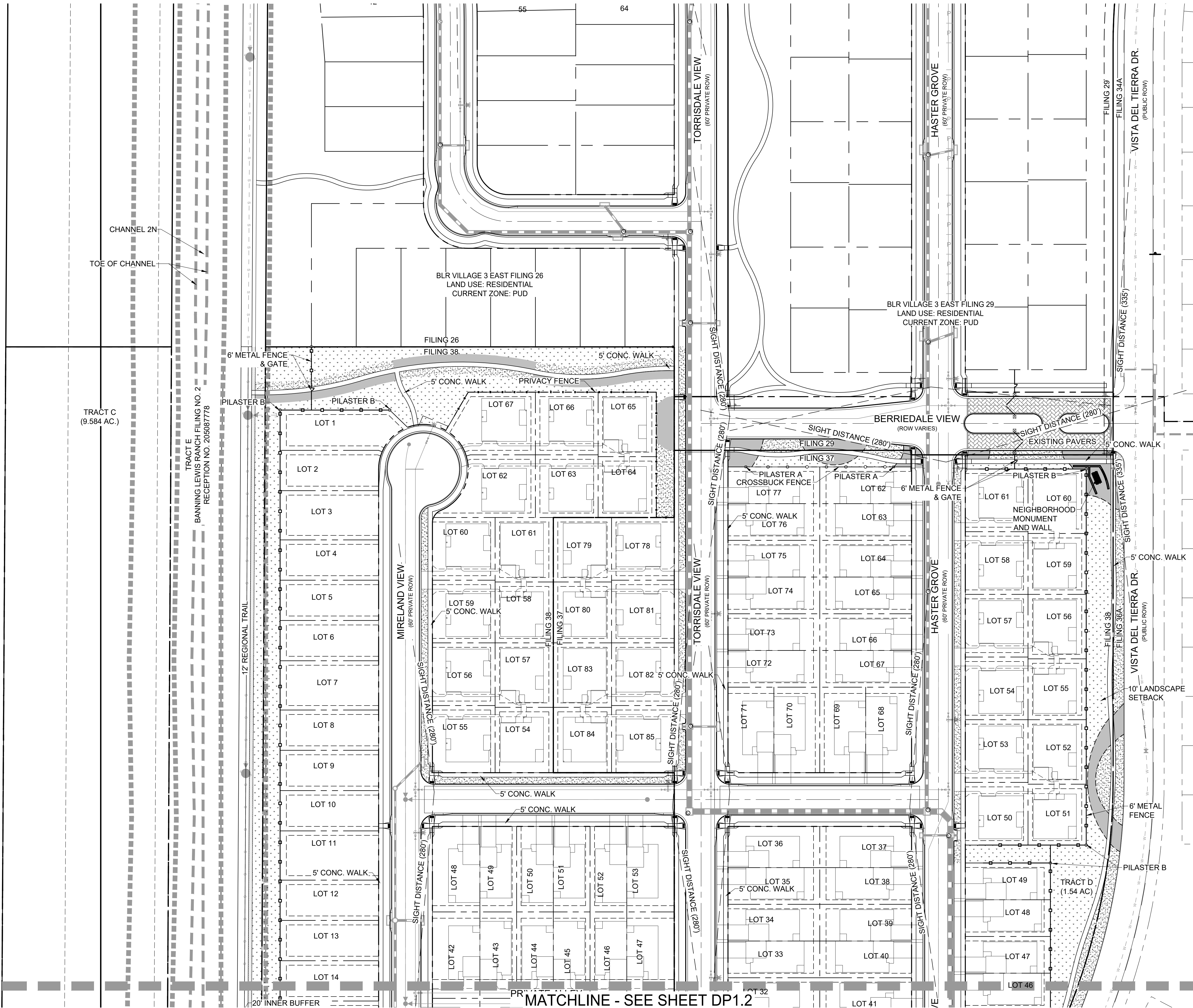
SHEET TITLE

**OVERALL PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

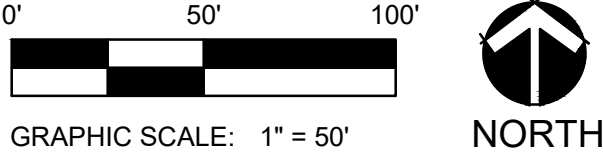
**DP1.0**  
SHEET 6 OF 34





- LEGEND**
- PROPERTY LINE
  - STREET ROW
  - CROSSBUCK FENCE
  - METAL FENCE
  - PRIVACY FENCE
  - PILASTER (A)
  - PILASTER (B)
  - BOULDER SEAT
  - CRUSHER FINES
  - PLANTING BED
  - NATIVE SEED
  - SOD
  - EDGER

- NOTES**
- ALL RESIDENTIAL UNITS ON THIS PLAN ARE SINGLE FAMILY DETACHED HOMES OR SINGLE FAMILY ATTACHED HOMES.
  - ALL UNITS IN FILING 26 ARE TRADITIONAL SINGLE FAMILY DETACHED UNITS. SEE SHEET DP0.4 FOR TYPICAL TRADITIONAL SINGLE FAMILY DETACHED UNIT LAYOUT.
  - ALL UNITS IN FILING 27 ARE PAIRED HOME UNITS. SEE SHEET DP0.3 FOR TYPICAL PAIRED HOME UNIT LAYOUT. SEE SHEET A1.1 FOR TYPICAL PAIRED HOME ARCHITECTURAL ELEVATIONS.
  - ALL UNITS IN FILING 28 ARE PAIRED HOME UNITS. SEE SHEET DP0.3 FOR TYPICAL PAIRED HOME UNIT LAYOUT. SEE SHEET A1.1 FOR TYPICAL PAIRED HOME ARCHITECTURAL ELEVATIONS.
  - ALL UNITS IN FILING 29 ARE BUNGALOW UNITS. SEE SHEET DP0.2 FOR TYPICAL BUNGALOW UNIT LAYOUT. SEE SHEET A1.1 FOR TYPICAL BUNGALOW ARCHITECTURAL ELEVATIONS.



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PROJECT NAME

**BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN**

ISSUE RECORD	
1st Submittal	08/18/21
PROJECT #:	211009
DRAWN BY:	TH
CHECKED BY:	RH

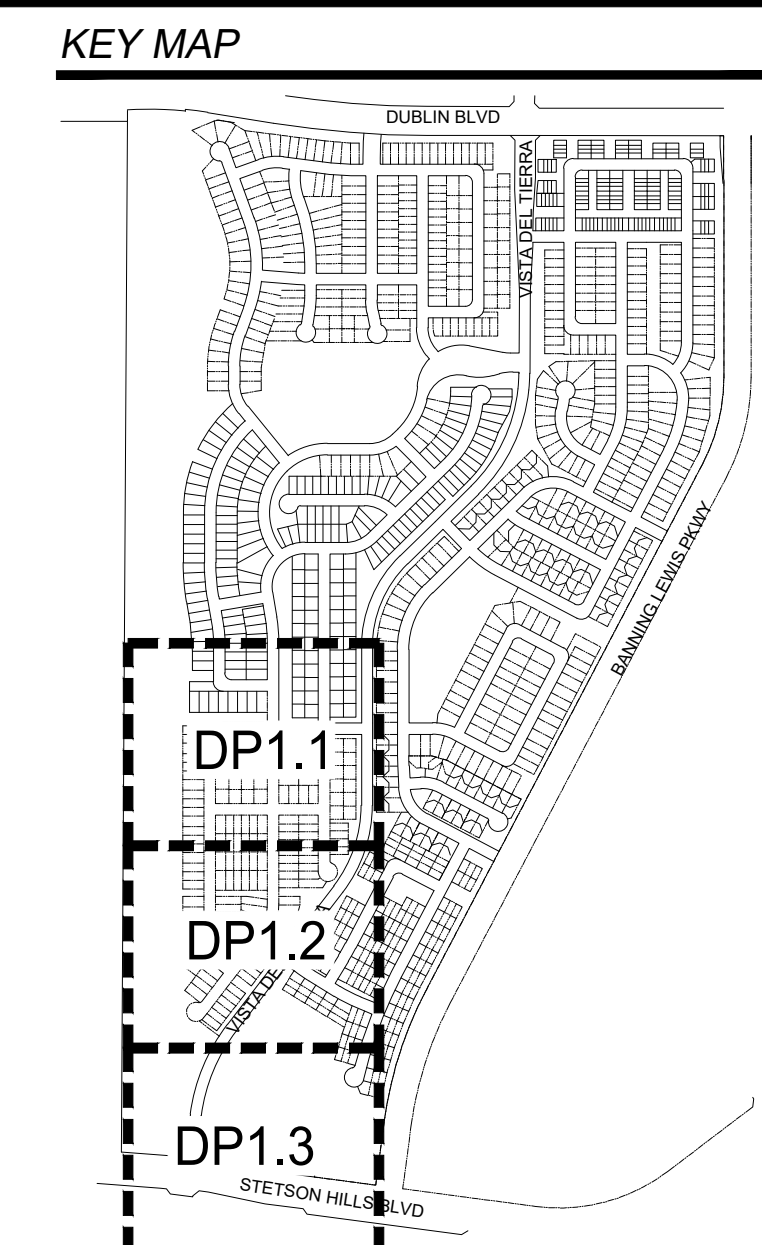
SHEET TITLE

**SITE PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

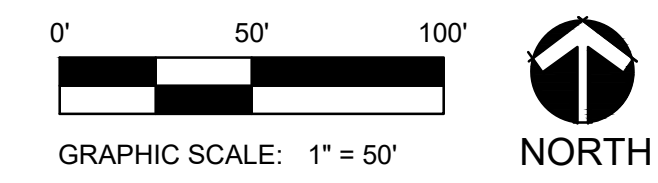
**DP1.1**  
SHEET 7 OF 34





**PROPERTY LINE** ———— ———— ———— ————  
**STREET ROW** ————— ————— ————— —————  
**CROSSBUCK FENCE** ○————○————  
**METAL FENCE** □————  
**PRIVACY FENCE** X————  
**PILASTER (A)** ■————  
**PILASTER (B)** ●————  
**BOULDER SEAT** [Image of boulder seat]  
**CRUSHER FINES** [Image of crusher fines material]  
**PLANTING BED** [Image of planting bed with wavy lines]  
**NATIVE SEED** [Image of native seed mix]  
**SOD** [Image of sod pieces]  
**EDGER** ————— ————— ————— —————

1. ALL RESIDENTIAL UNITS ON THIS PLAN ARE SINGLE FAMILY DETACHED HOMES OR SINGLE FAMILY ATTACHED HOMES.
2. ALL UNITS IN FILING 26 ARE TRADITIONAL SINGLE FAMILY DETACHED UNITS. SEE SHEET DP0.4 FOR TYPICAL TRADITIONAL SINGLE FAMILY DETACHED UNIT LAYOUT.
3. ALL UNITS IN FILING 27 ARE PAIRED HOME UNITS. SEE SHEET DP0.3 FOR TYPICAL PAIRED HOME UNIT LAYOUT. SEE SHEET A1.1 FOR TYPICAL PAIRED HOME ARCHITECTURAL ELEVATIONS.
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5. ALL UNITS IN FILING 29 ARE BUNGALOW UNITS. SEE SHEET DP0.2 FOR TYPICAL BUNGALOW UNIT LAYOUT. SEE SHEET A1.1 FOR TYPICAL BUNGALOW ARCHITECTURAL ELEVATIONS.



# BANNING LEWIS RANCH

VILLAGE 3 WEST FILINGS 37 & 38

## PUD DEVELOPMENT PLAN

t Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

## SITE PLAN

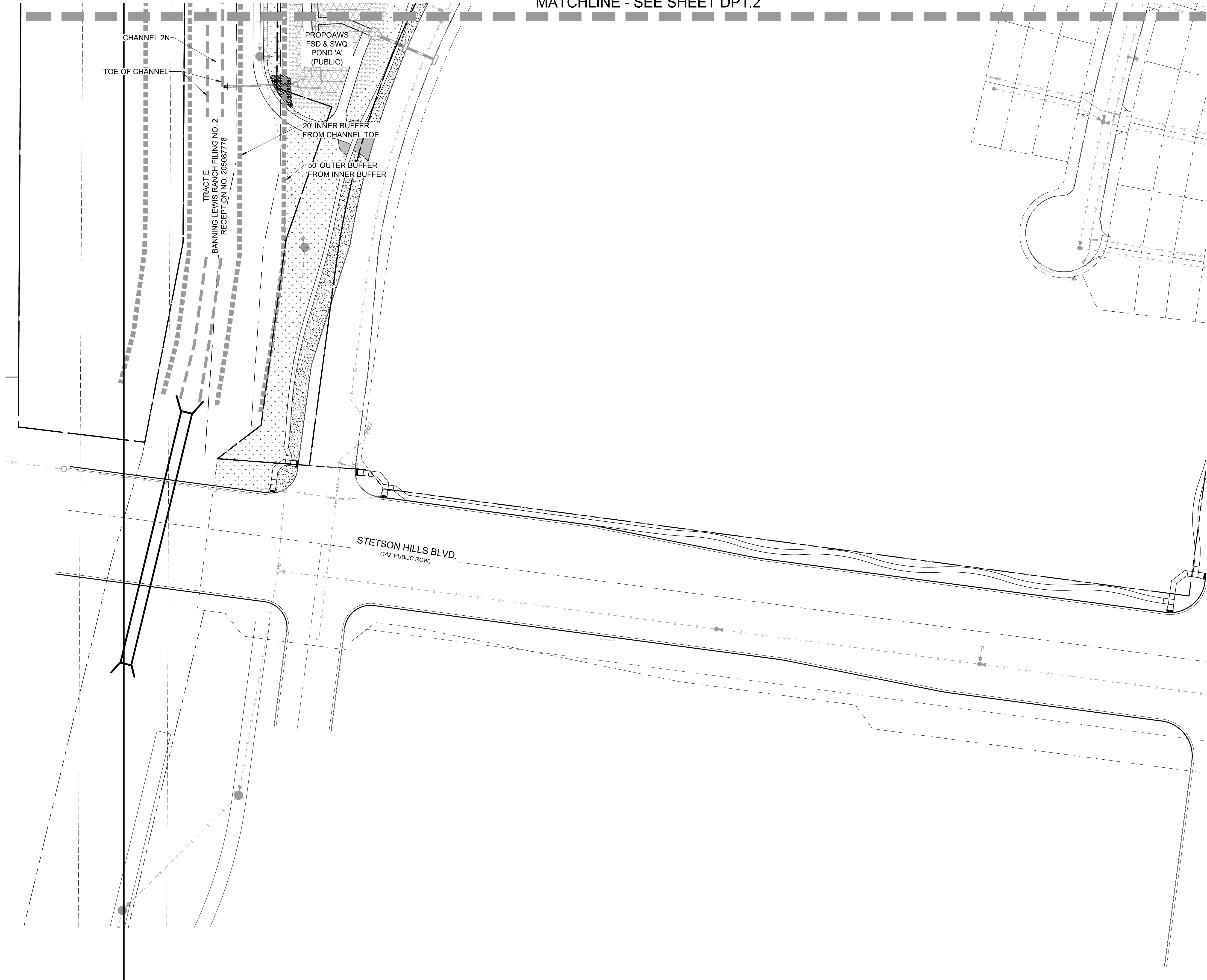
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SHEET NUMBER

DP1.2

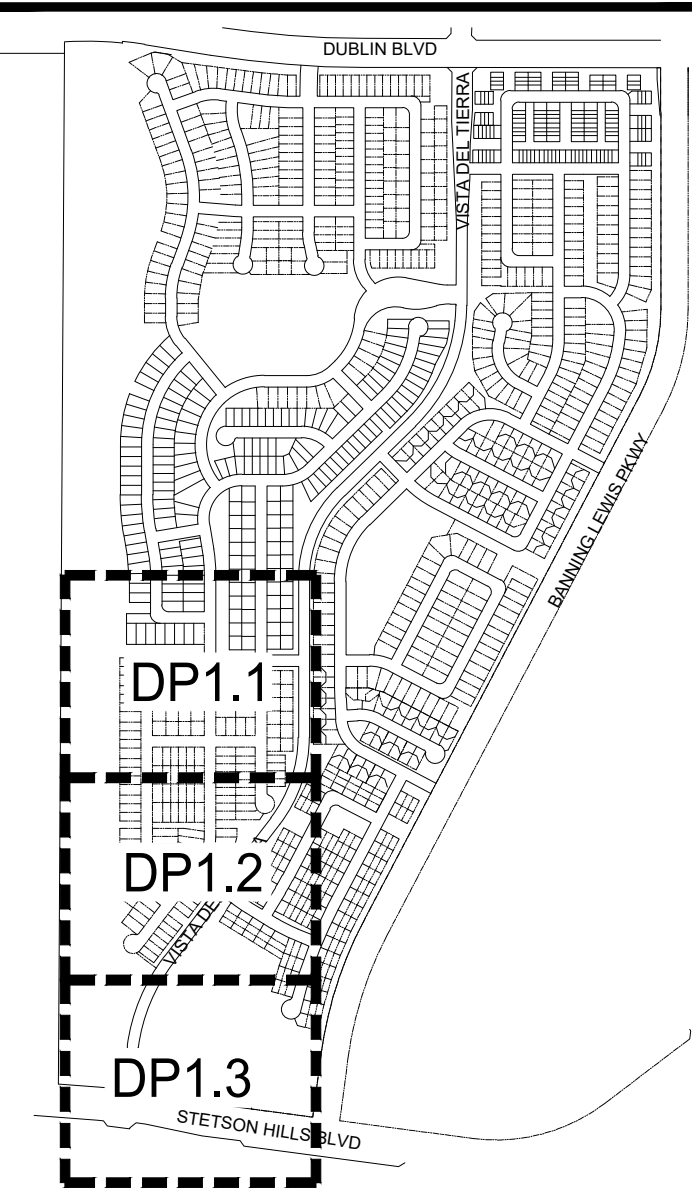
SHEET 8 OF 34



MATCHLINE - SEE SHEET DP1.2



KEY MAP

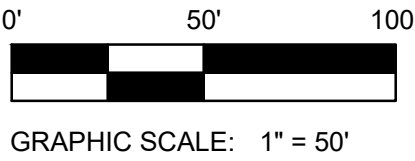


LEGEND

PROPERTY LINE	---
STREET ROW	---
CROSSBUCK FENCE	○
METAL FENCE	□
PRIVACY FENCE	x
PILASTER (A)	■
PILASTER (B)	●
BOULDER SEAT	▤
CRUSHER FINES	▨
PLANTING BED	▩
NATIVE SEED	✱
SOD	▨
EDGER	---

NOTES

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PROJECT NAME

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PUD DEVELOPMENT PLAN**

ISSUE RECORD	
1st Submittal	08/18/21
PROJECT #:	211009
DRAWN BY:	TH
CHECKED BY:	RH

SHEET TITLE

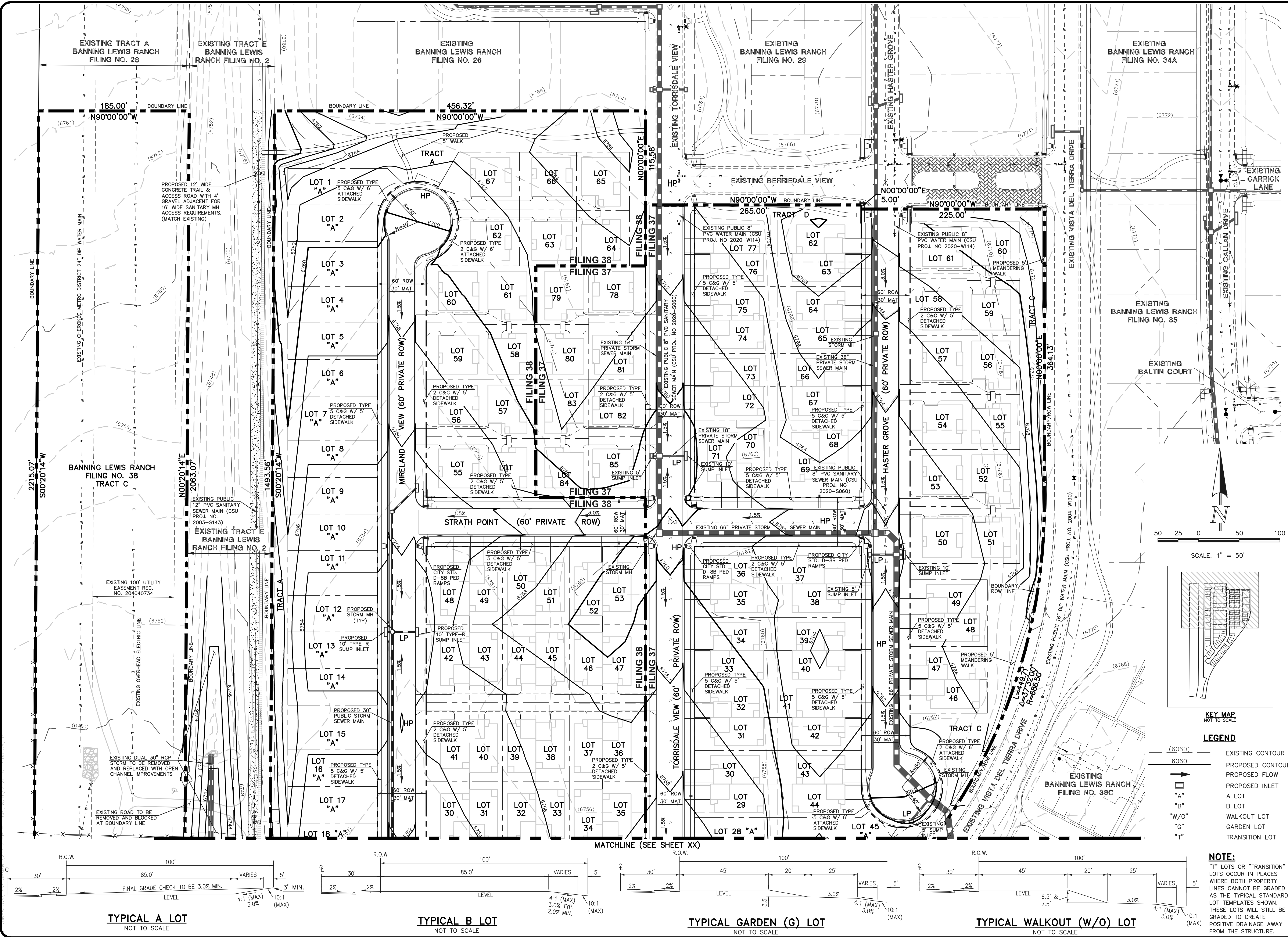
**SITE PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

**DP1.3**

SHEET 9 OF 34





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1290 N. NEWPORT RD.  
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PHONE: (719) 380-5058

PROJECT NAME

# BANNING LEWIS RANCH VILLAGE 3 WEST- FILINGS 37 & 38 DEVELOPMENT PLAN

ISSUE RECORD

FIRST SUBMITTAL 08/18/21

PROJECT #: 2570.21  
DATE: XXXXXX

SHEET TITLE

## PRELIMINARY GRADING PLAN

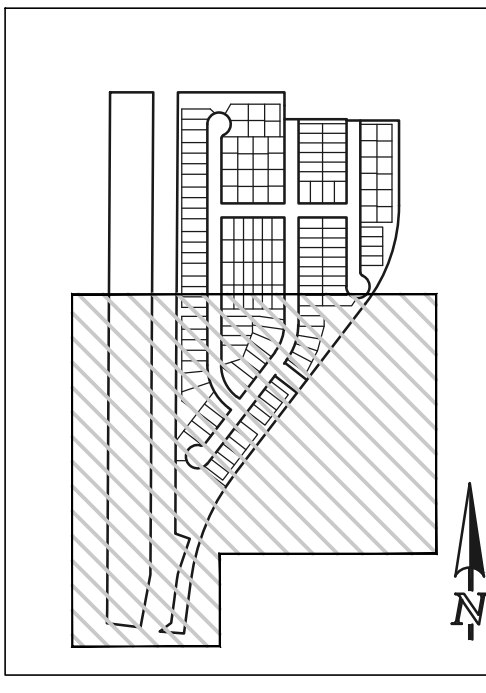
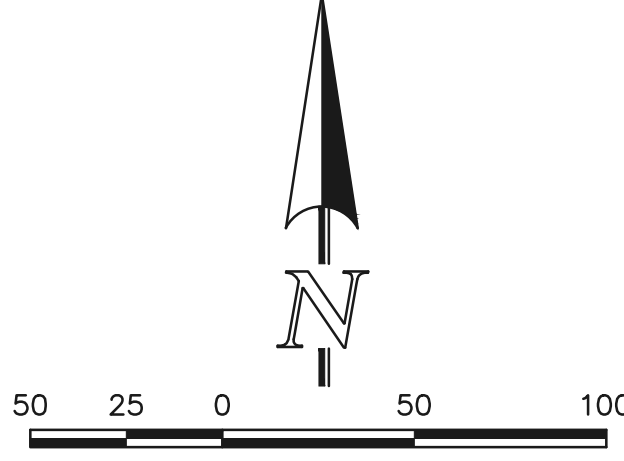
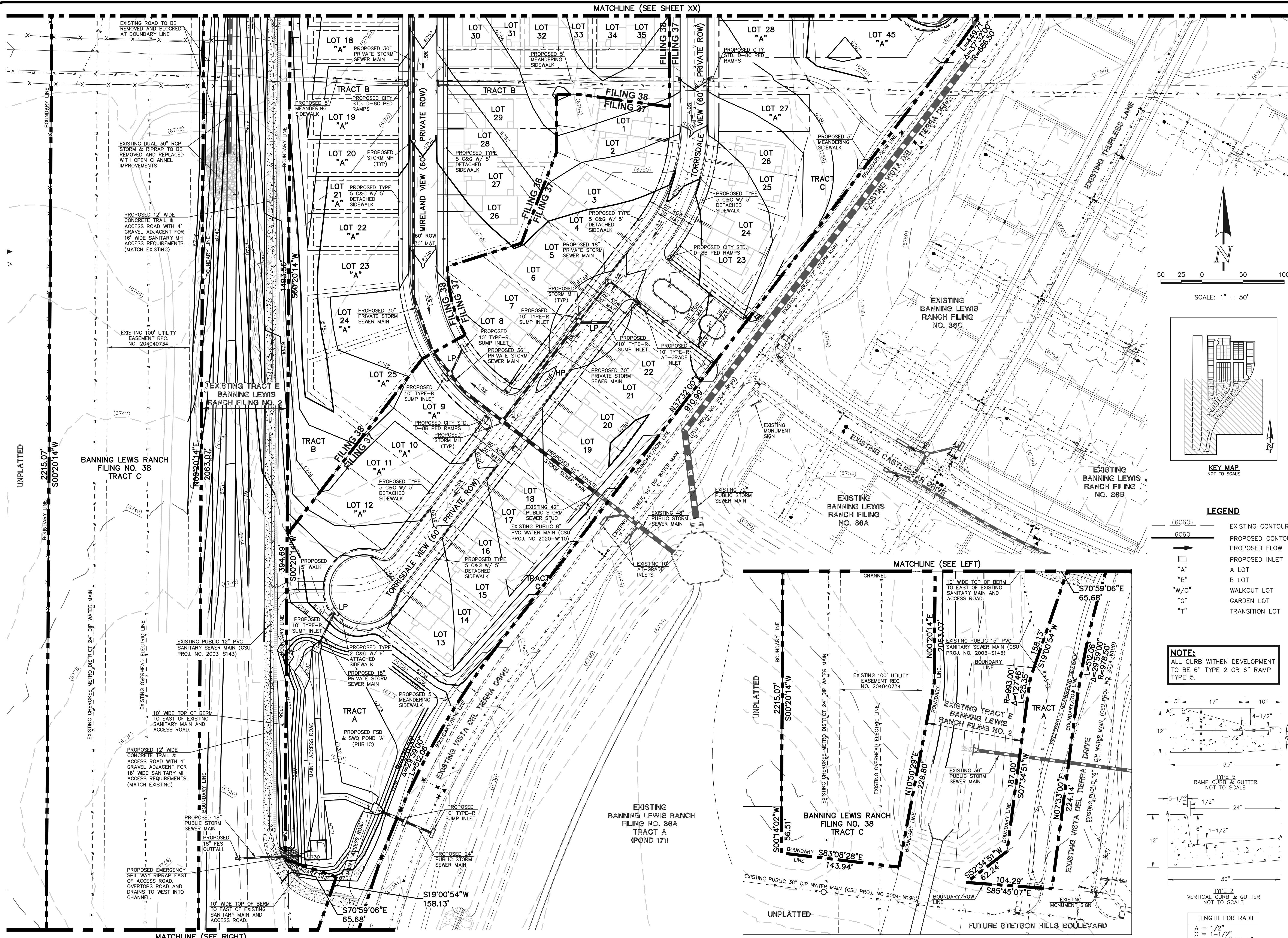
AR PUD 21-XXXXX

SHEET NUMBER

10

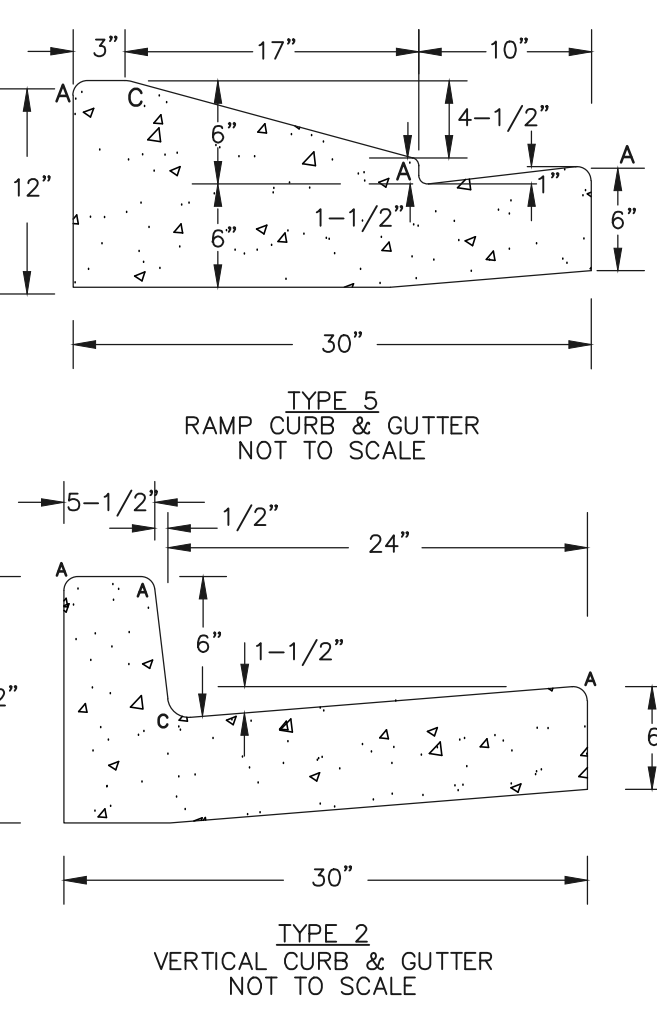
SHEET 10 OF 34





LEGEND	
(6060)	EXISTING CONTOUR
6060	PROPOSED CONTOUR
→	PROPOSED FLOW
□	PROPOSED INLET
"A"	A LOT
"B"	B LOT
"W/O"	WALKOUT LOT
"G"	GARDEN LOT
"T"	TRANSITION LOT

**NOTE:**  
ALL CURB WITHIN DEVELOPMENT  
TO BE 6" TYPE 2 OR 6" RAMP  
TYPE 5.



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PROJECT NAME

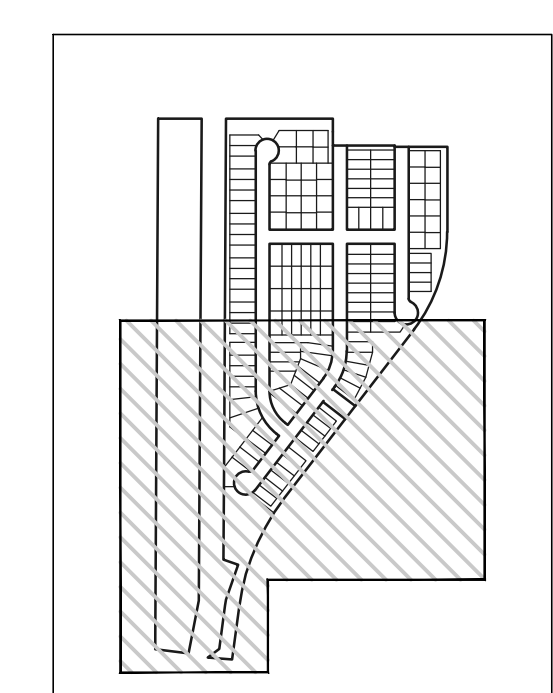
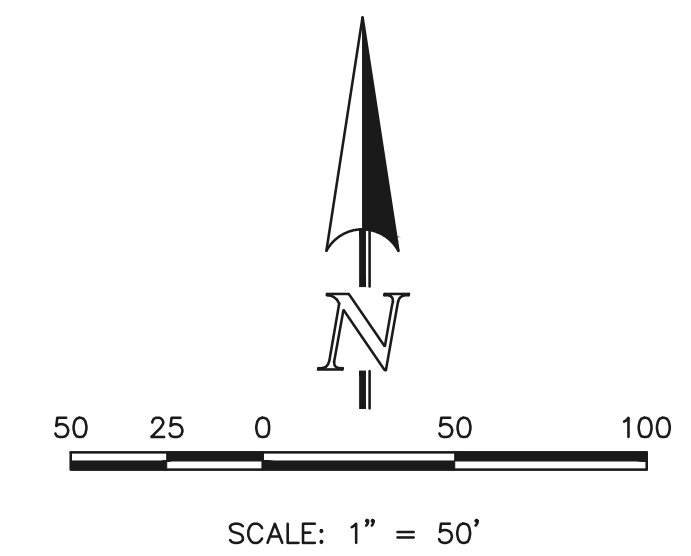
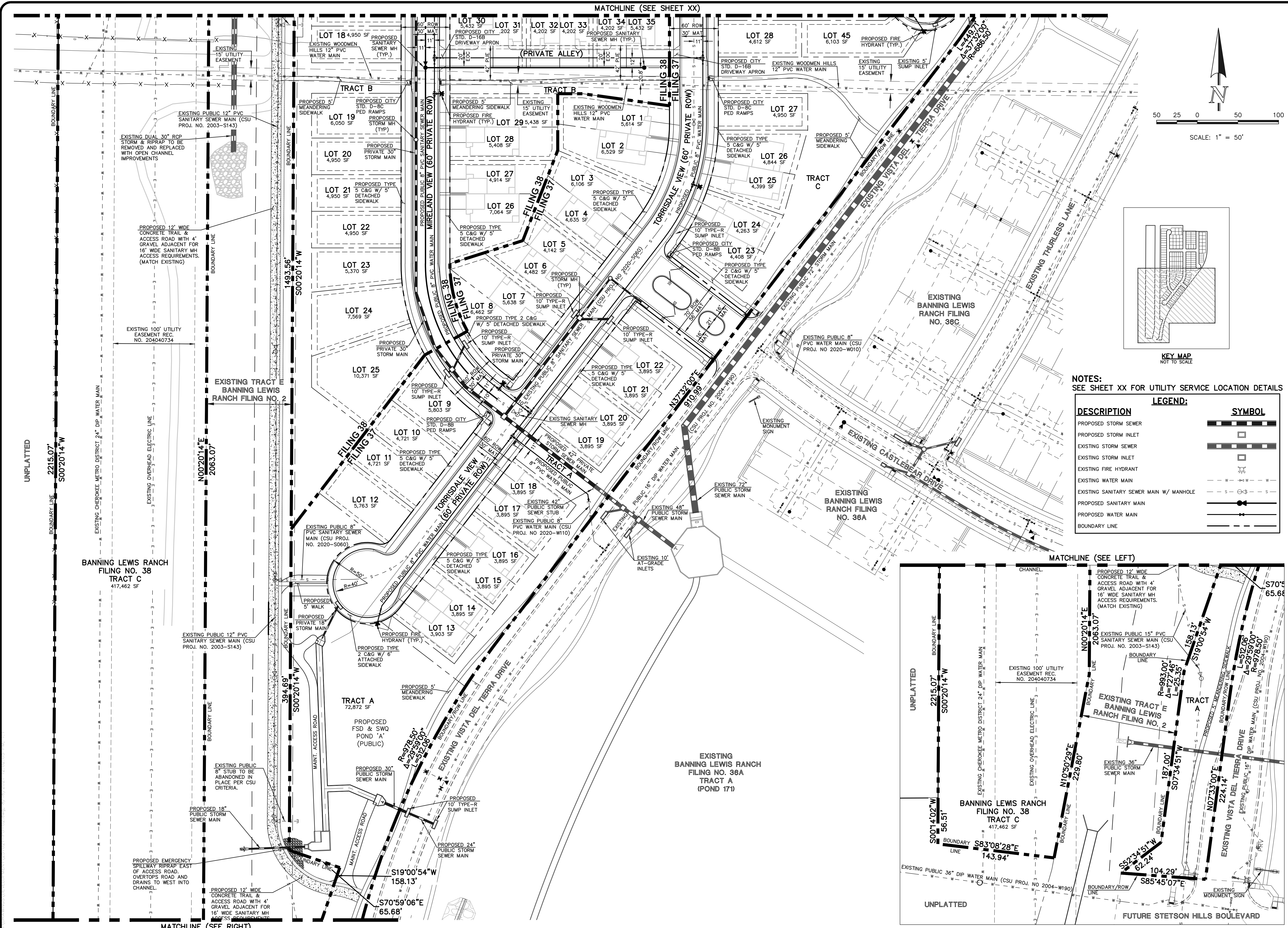
**BANNING LEWIS RANCH**  
VILLAGE 3 WEST-  
FILINGS 37 & 38  
DEVELOPMENT PLAN

ISSUE RECORD	
FIRST SUBMITTAL	08/18/21
PROJECT #:	2570.21
DATE:	XXXXXX



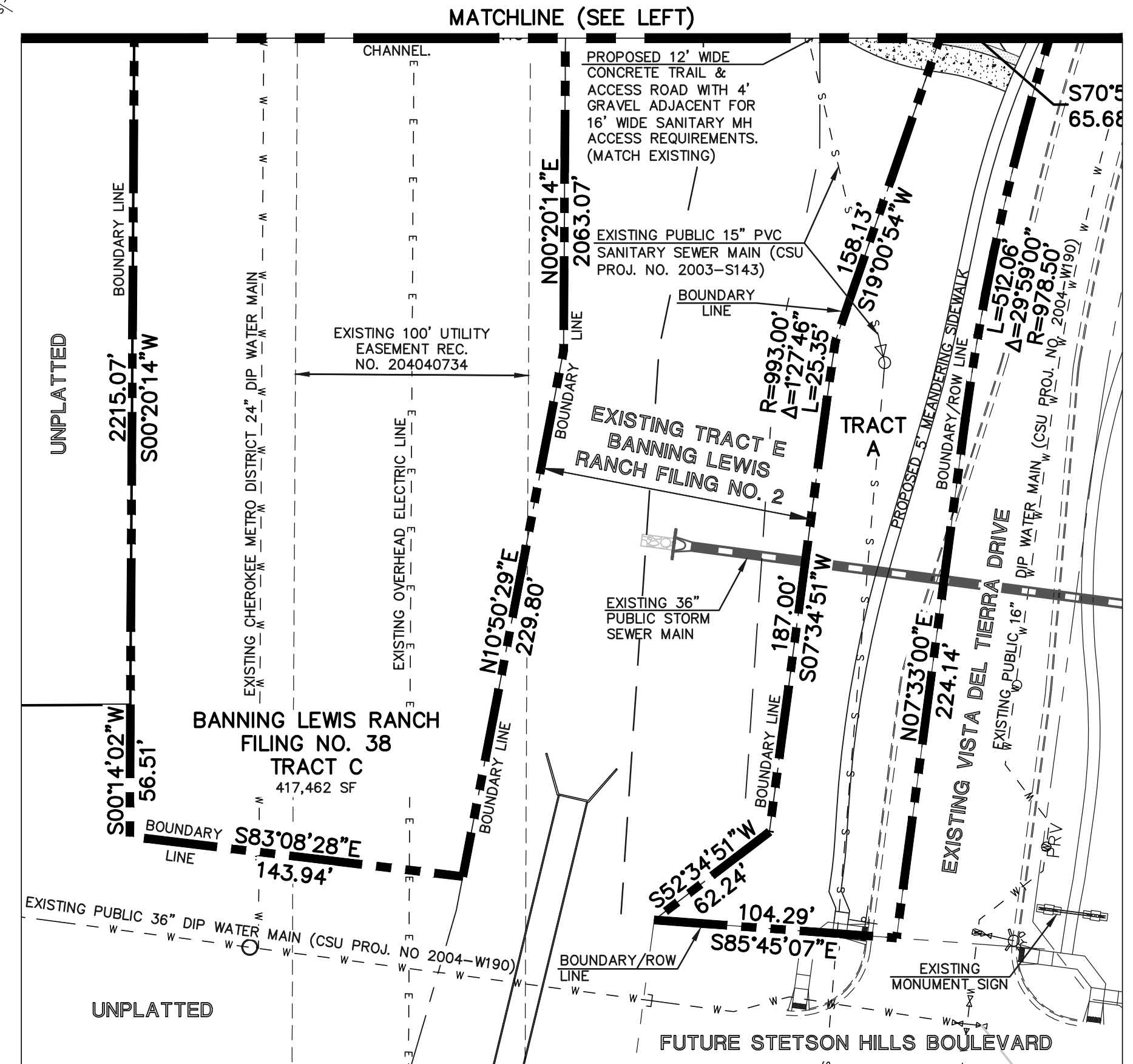






NOTES:  
SEE SHEET XX FOR UTILITY SERVICE LOCATION DETAILS

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



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BANNING LEWIS RANCH  
VILLAGE 3 WEST-  
FILINGS 37 & 38  
DEVELOPMENT PLAN

ISSUE RECORD	
FIRST SUBMITTAL	08/18/21
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SHEET TITLE

PRELIMINARY UTILITY &  
PUBLIC FACILITIES PLAN

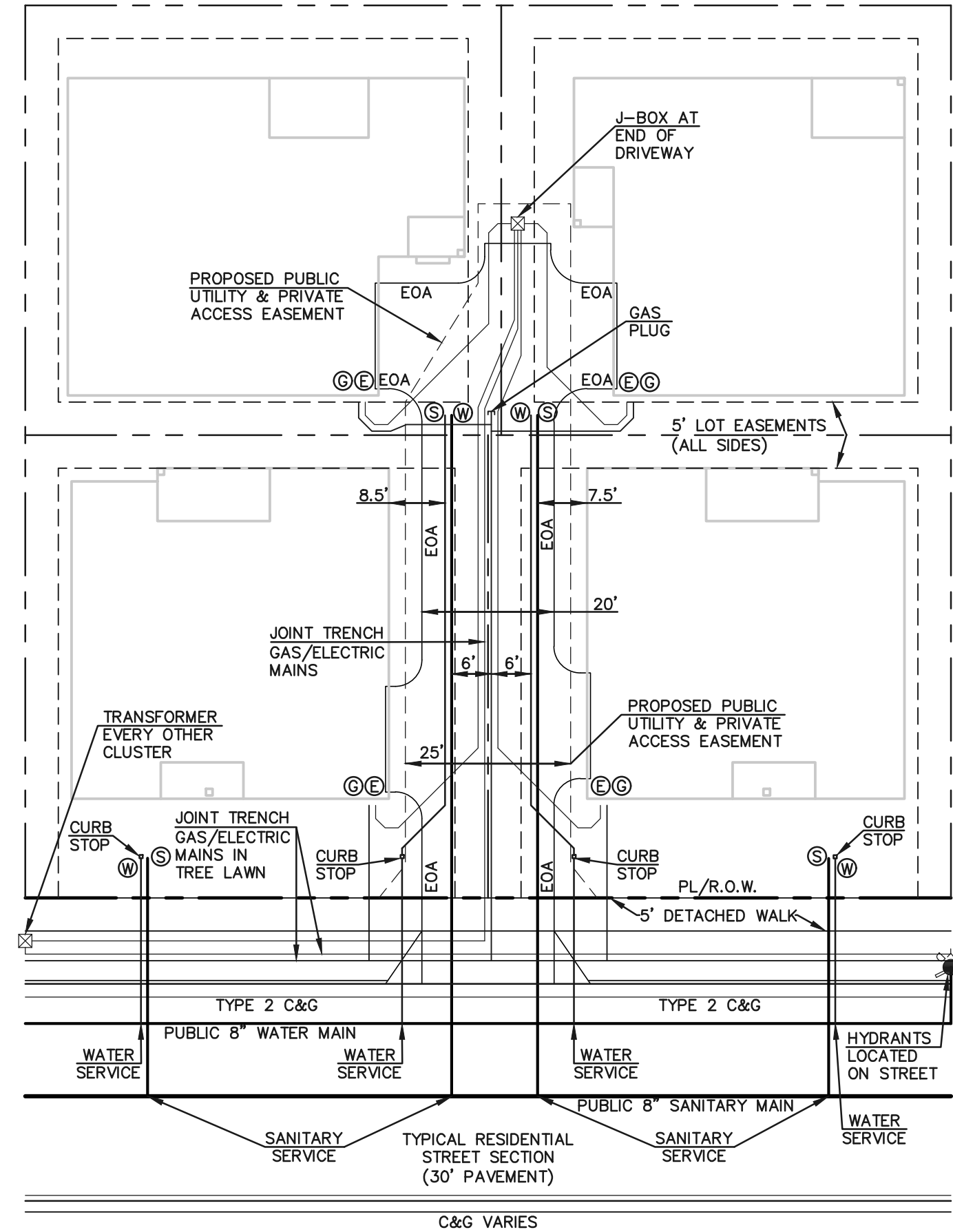
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SHEET NUMBER

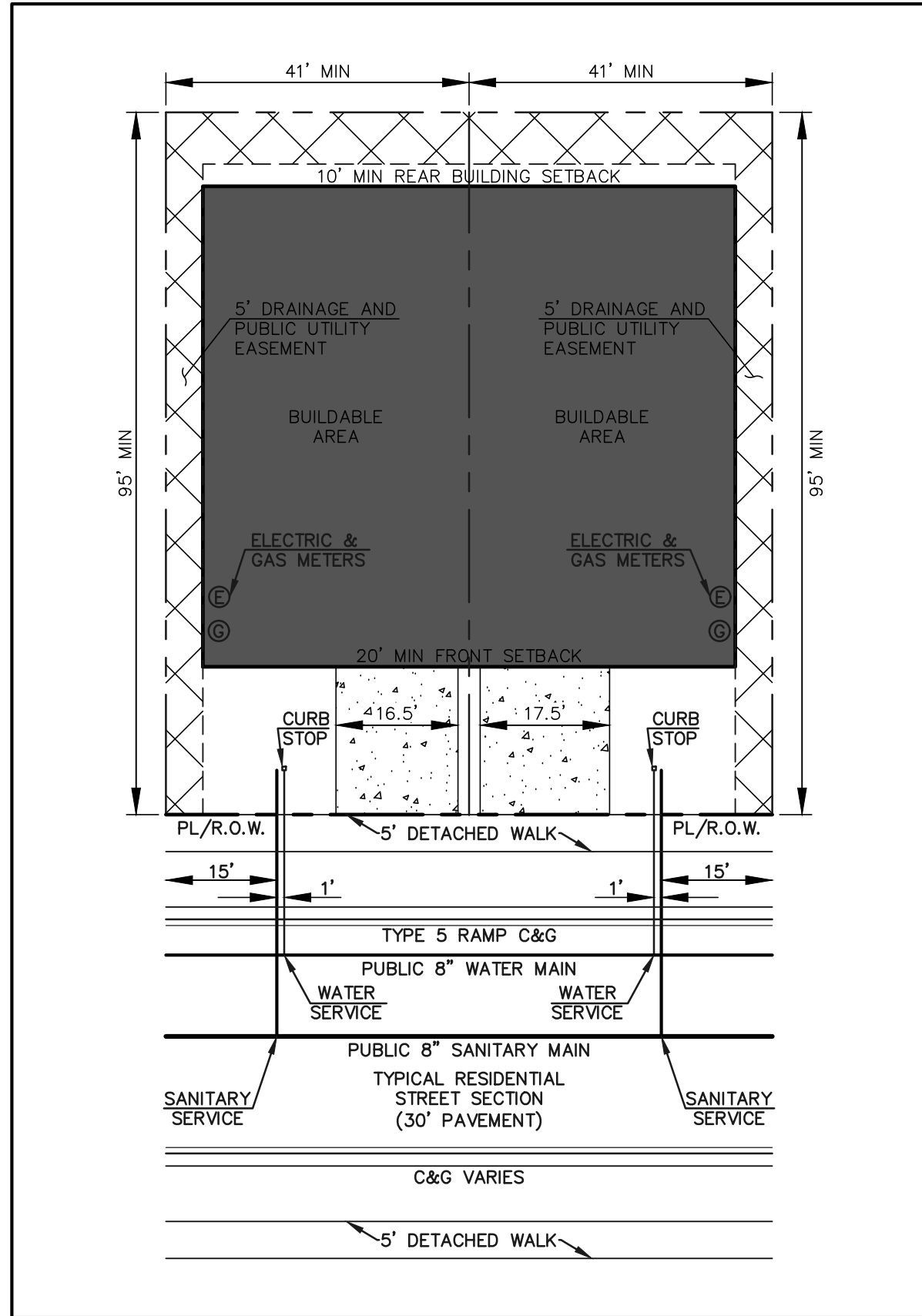
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SHEET 13 OF 34

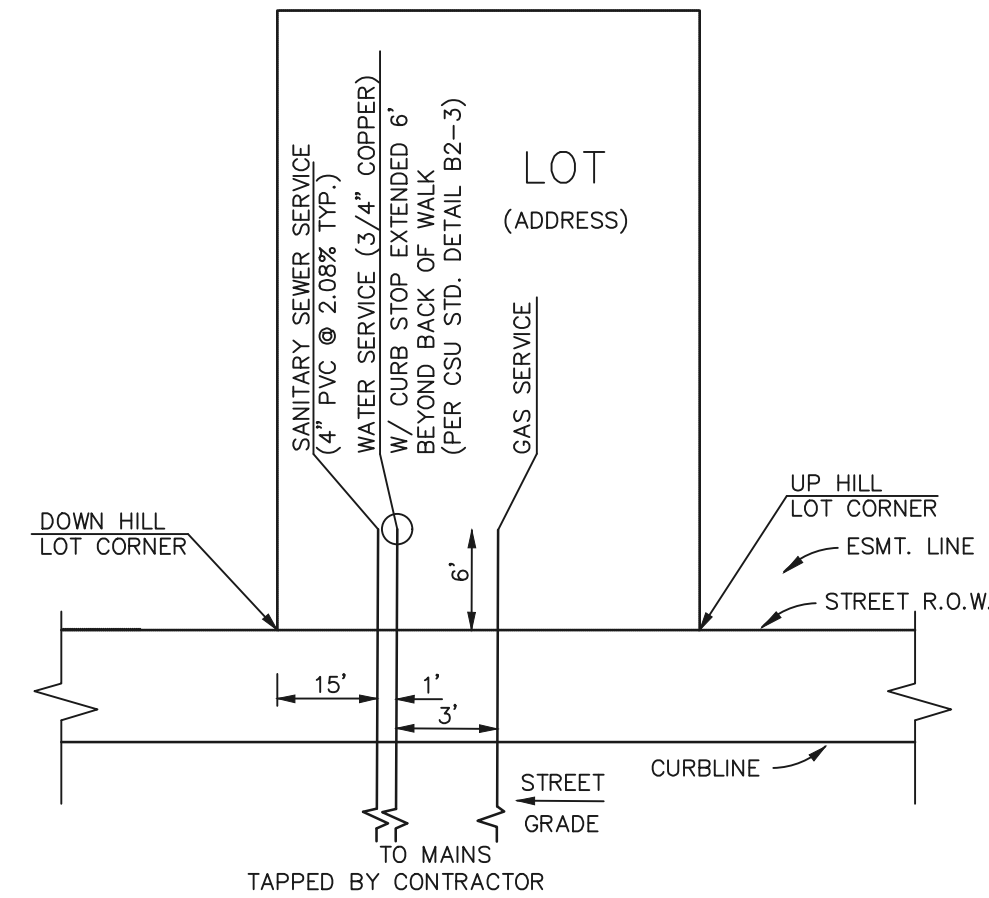




**TYPICAL UTILITY SERVICE LOCATIONS FILING NO. 37 & 38**  
SCALE: 1" = 20'

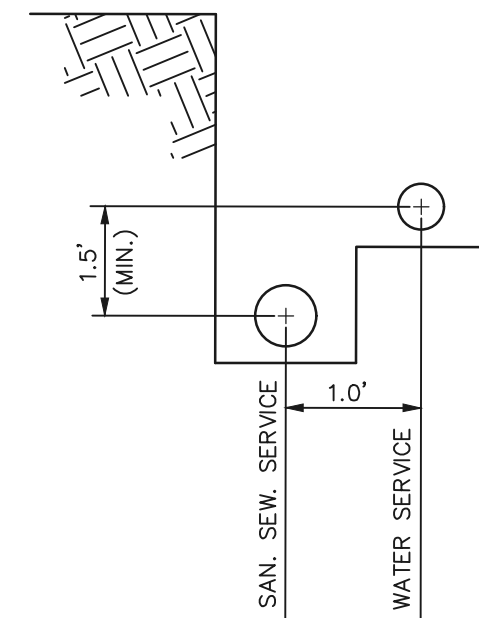


**TYPICAL UTILITY SERVICE LOCATIONS FILING NO. 37 & 38**  
SCALE: 1" = 20'



**DETAIL: UTILITY SERVICE LOCATIONS FILINGS 37 & 38**  
N.T.S.

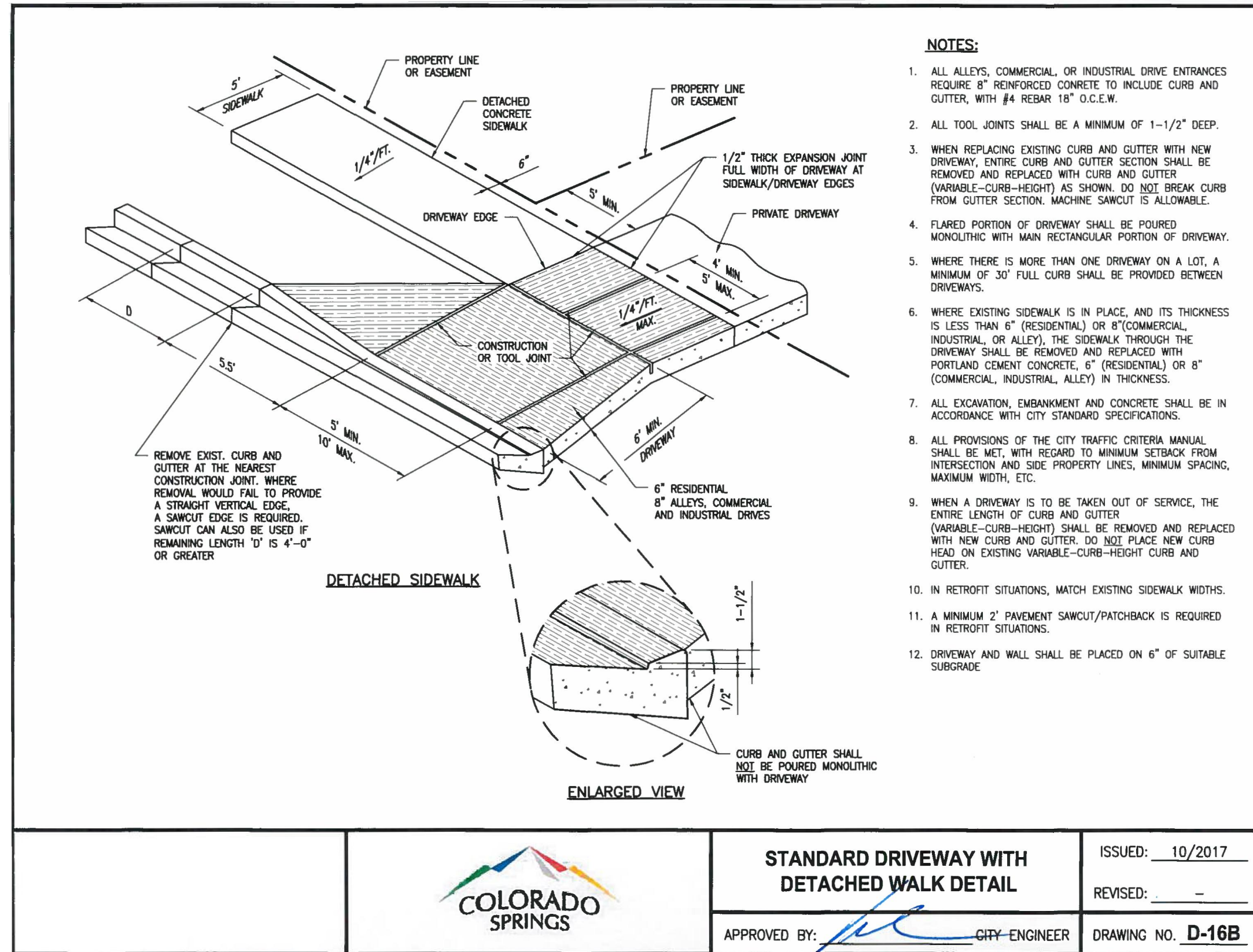
- UTILITY SERVICE LOCATION NOTES:**
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR MAINLINE SIZES.
  - 3.) ALL WATER SERVICES TO BE 3/4" TYPE "K" COPPER UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/4"x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
  - 4.) ALL CLEANOUTS TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARD DETAIL C 5-4.
  - 5.) SEE DETAIL C5-5 AND SECTION 7.03 FOR JOINT TRENCH SERVICE LOCATIONS.
  - 6.) ALL WASTEWATER SERVICES TO BE 4" PVC UNLESS OTHERWISE SHOWN ON PLANS. ALL WASTEWATER SERVICES ARE 4"x 8" TAPS UNLESS OTHERWISE NOTED ON PLANS.
  - 7.) WATER CURB STOPS AND SANITARY SEWER CLEANOUTS NOT TO BE WITHIN DRIVEWAYS OR SIDEWALKS.
  - 8.) INSTALL WATER CURB STOP LOCATION PER COLORADO SPRINGS UTILITY STANDARD DETAIL B2-3.



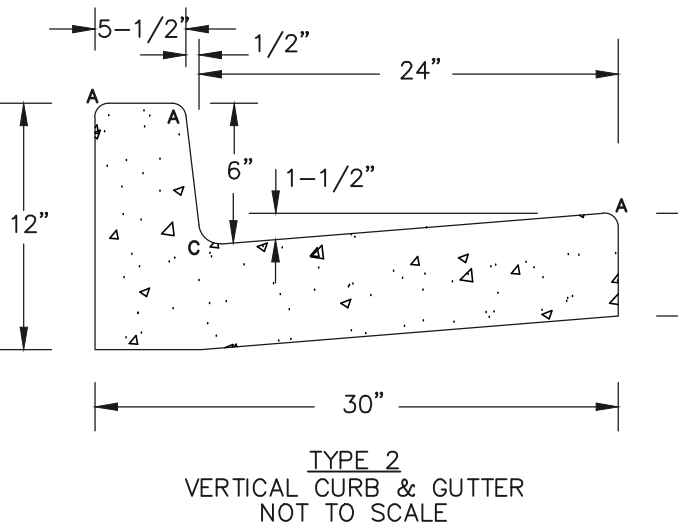
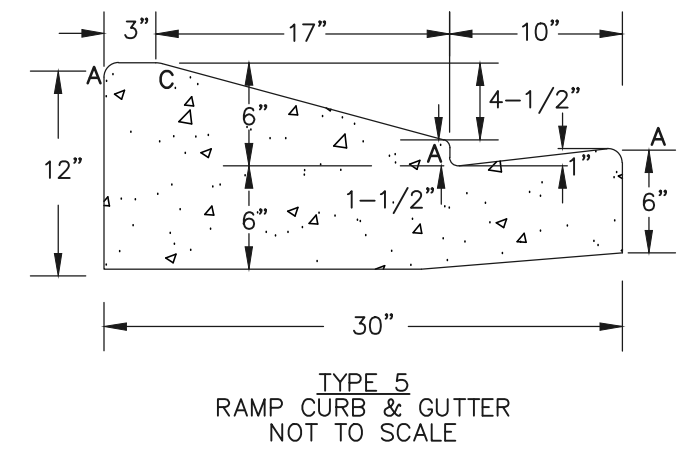
**DETAIL: SERVICE TRENCH**  
N.T.S.

**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS  
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)  
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE  
FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:**

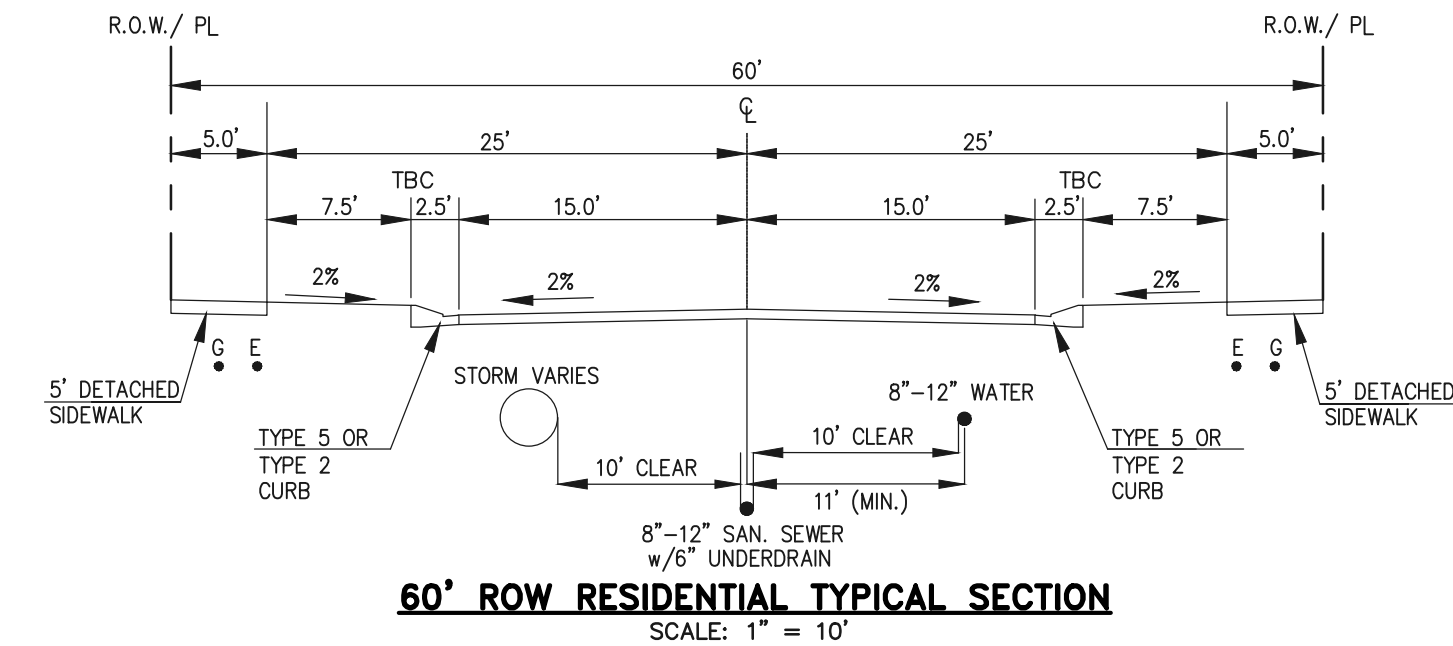
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES 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 TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY 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 SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT; SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON 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 OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



- NOTES:**
1. ALL ALLEYS, COMMERCIAL, OR INDUSTRIAL DRIVE ENTRANCES REQUIRE 8" REINFORCED CONCRETE TO INCLUDE CURB AND GUTTER, WITH #4 REBAR 18" O.C.E.W.
  2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2" DEEP.
  3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION. MACHINE SAWCUT IS ALLOWABLE.
  4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
  5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, A MINIMUM OF 30' FULL CURB SHALL BE PROVIDED BETWEEN DRIVEWAYS.
  6. WHERE EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, OR ALLEY), THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE, 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, ALLEY) IN THICKNESS.
  7. ALL EXCAVATION, EMBANKMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
  8. ALL PROVISIONS OF THE CITY TRAFFIC CRITERIA MANUAL SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.
  9. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER (VARIABLE-CURB-HEIGHT) SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER. DO NOT PLACE NEW CURB HEAD ON EXISTING VARIABLE-CURB-HEIGHT CURB AND GUTTER.
  10. IN RETROFIT SITUATIONS, MATCH EXISTING SIDEWALK WIDTHS.
  11. A MINIMUM 2" PAVEMENT SAWCUT/PATCHBACK IS REQUIRED IN RETROFIT SITUATIONS.
  12. DRIVEWAY AND WALL SHALL BE PLACED ON 6" OF SUITABLE SUBGRADE.



LENGTH FOR RADII	
A	= 1/2"
C	= 1-1/2"
D	= 1-1/2" TO 2"



**60' ROW RESIDENTIAL TYPICAL SECTION**  
SCALE: 1" = 10'

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PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH  
VILLAGE 3 WEST-  
FILINGS 37 & 38  
DEVELOPMENT PLAN**

ISSUE RECORD

FIRST SUBMITTAL	08/18/21

PROJECT #: 2570.21  
DATE: XXXXXX

SHEET TITLE

**PRELIMINARY UTILITY &  
PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

14

SHEET 14 OF 34



**A WASTE RECEPTACLE**  
SCALE: NTS

**B** CONCRETE WALK  
SCALE: 1/2"=1'-0"

**C** LIGHT FIXTURE  
SCALE: NTS

**D MAIL KIOSKS**  
SCALE: 1/2" = 1'-0"

**(E) TYPICAL BOULDER SEAT IN CRUSHER FINES**  
SCALE: 1/2"=1'-0"

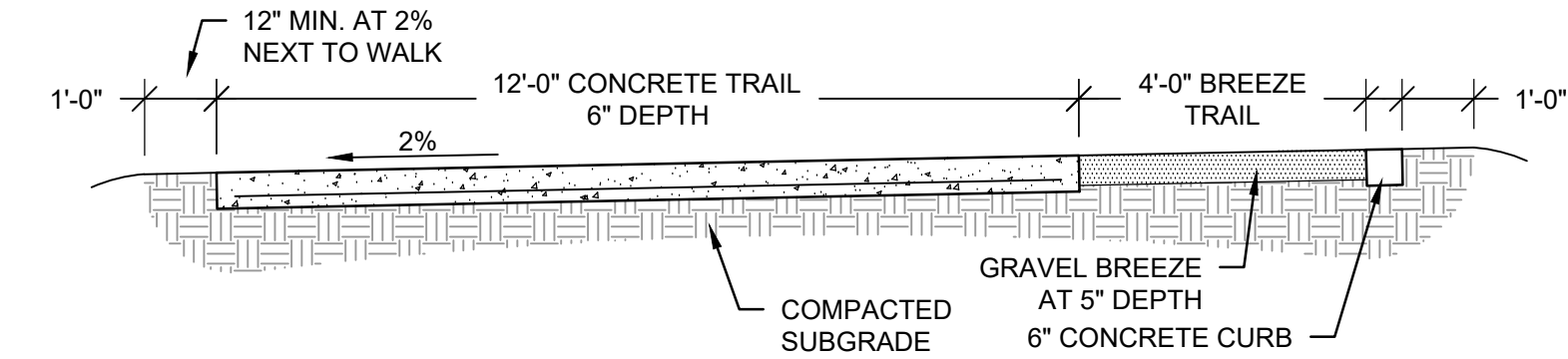
**F FENCE MAINTENANCE STRIP**  
SCALE: 1/2" = 1'-0"

**G** PILASTER A  
SCALE: 1/2" = 1'-0"

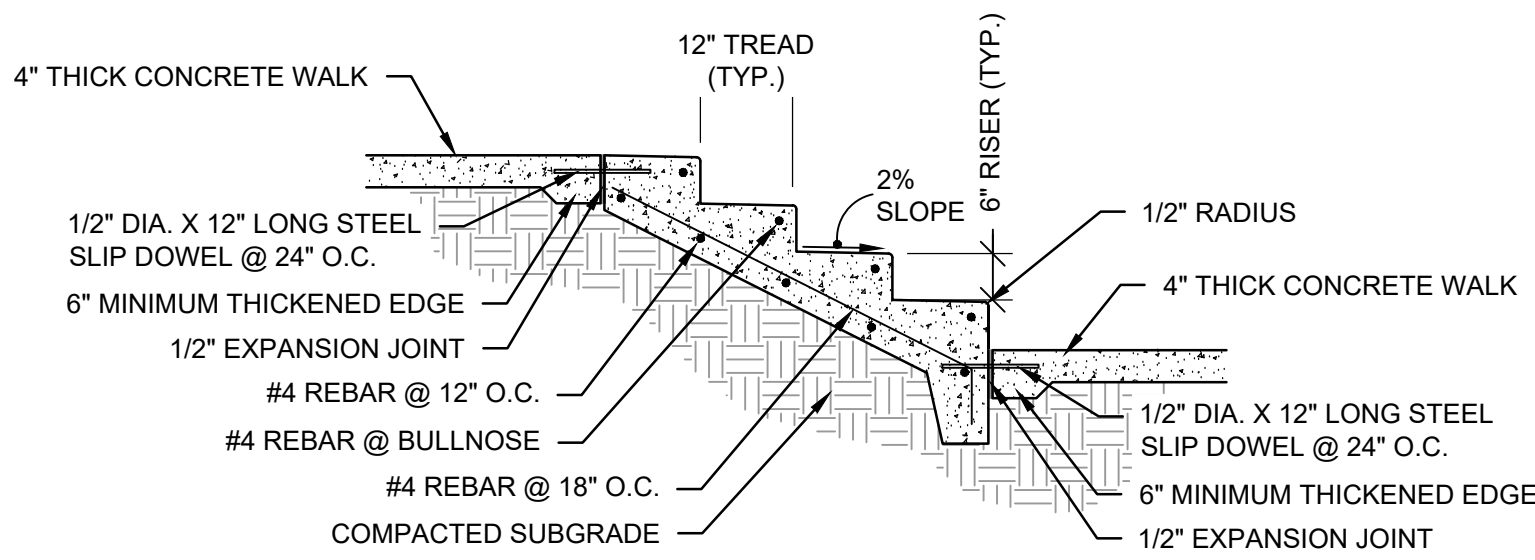
**(H) CROSSBUCK FENCE**  
SCALE: 1/2" = 1'-0"

**J** **PRIVACY FENCE & PILASTER B**  
SCALE: 1/2" = 1'-0"

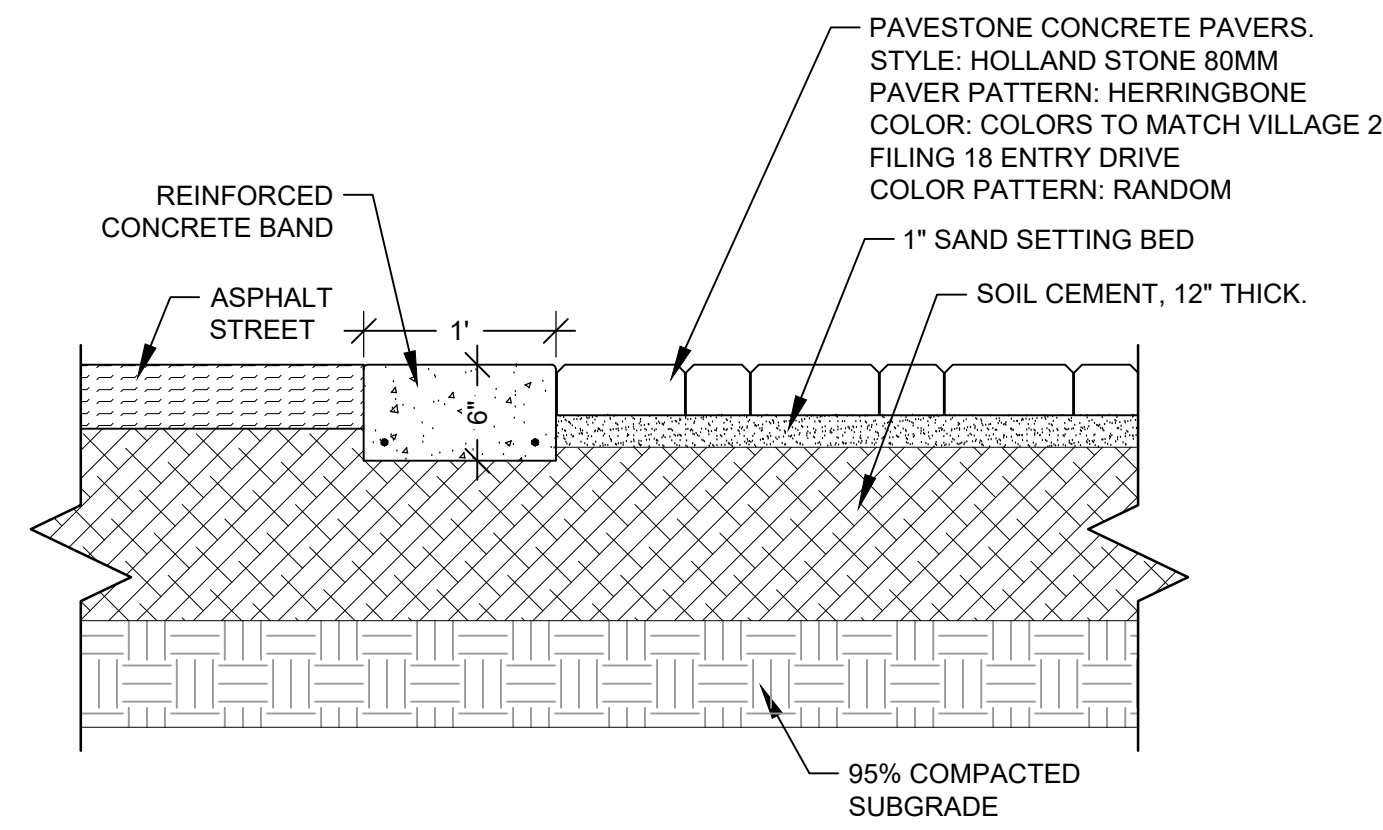




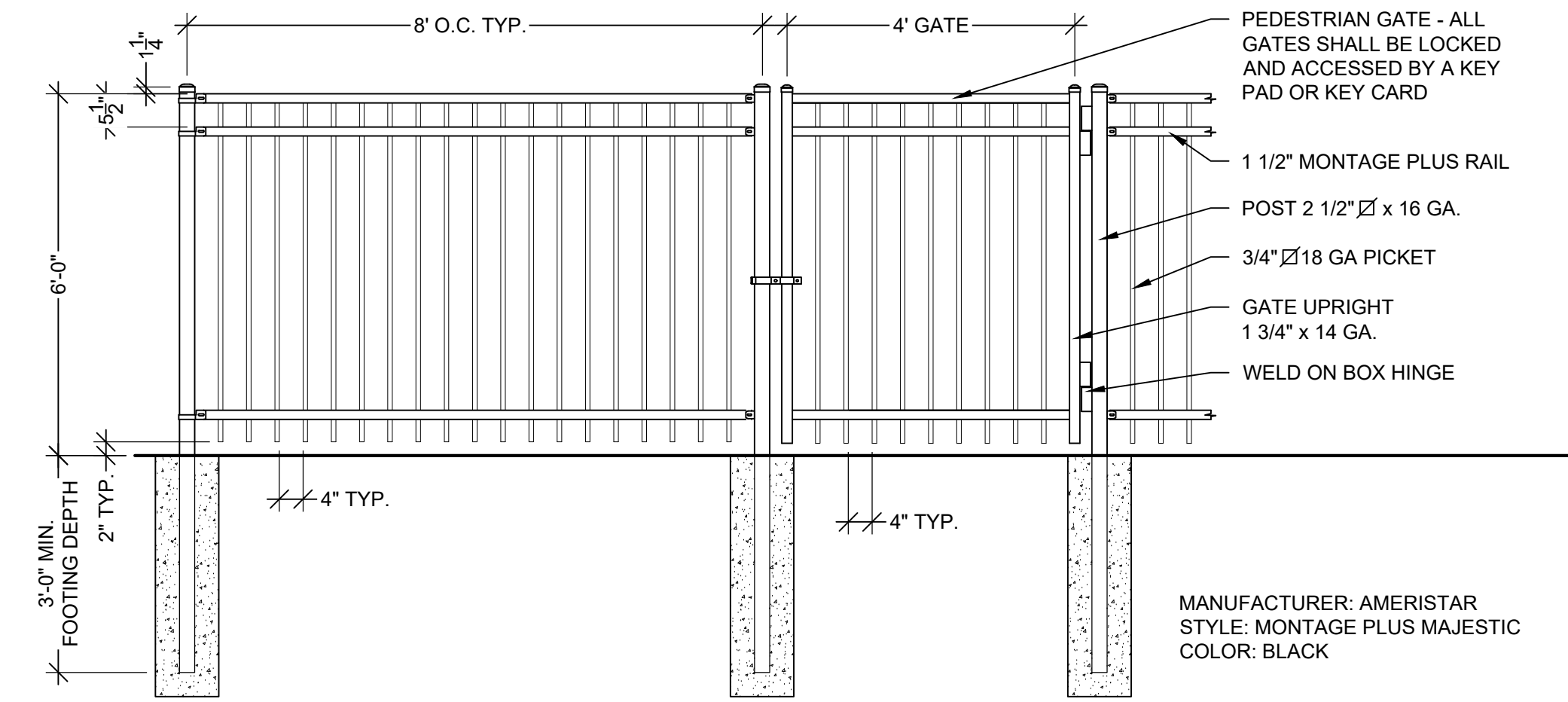
**K REGIONAL TRAIL**  
SCALE: 3/8" = 1'-0"



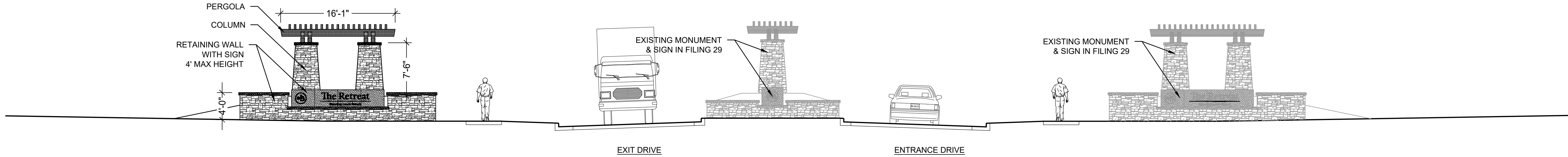
**L CONCRETE STEPS**  
SCALE: 1/2" = 1'-0"



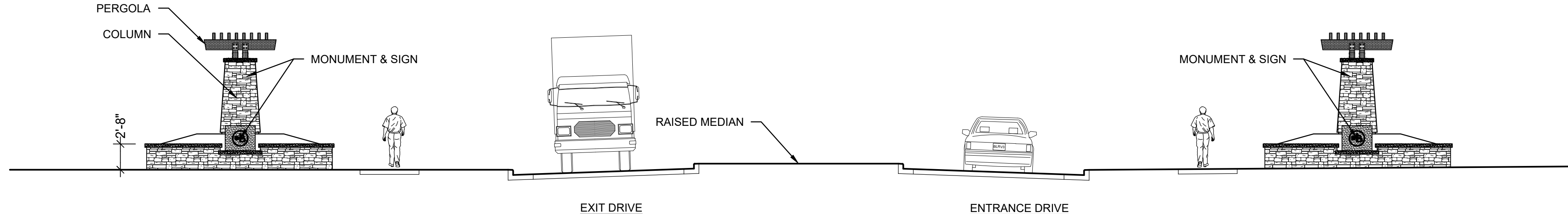
**M VEHICULAR ENTRY PAVERS**  
SCALE: 1" = 1'-0"



**N METAL FENCE & GATE**  
SCALE: 1/2" = 1'-0"



**O ADULT ACTIVE NORTH ENTRANCE MONUMENT**  
SCALE: 1/8" = 1'



**P ADULT ACTIVE SOUTH ENTRANCE MONUMENT**  
SCALE: 1/8" = 1'

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PROJECT NAME

# BANNING LEWIS RANCH VILLAGE 3 WEST FILINGS 37 & 38 PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

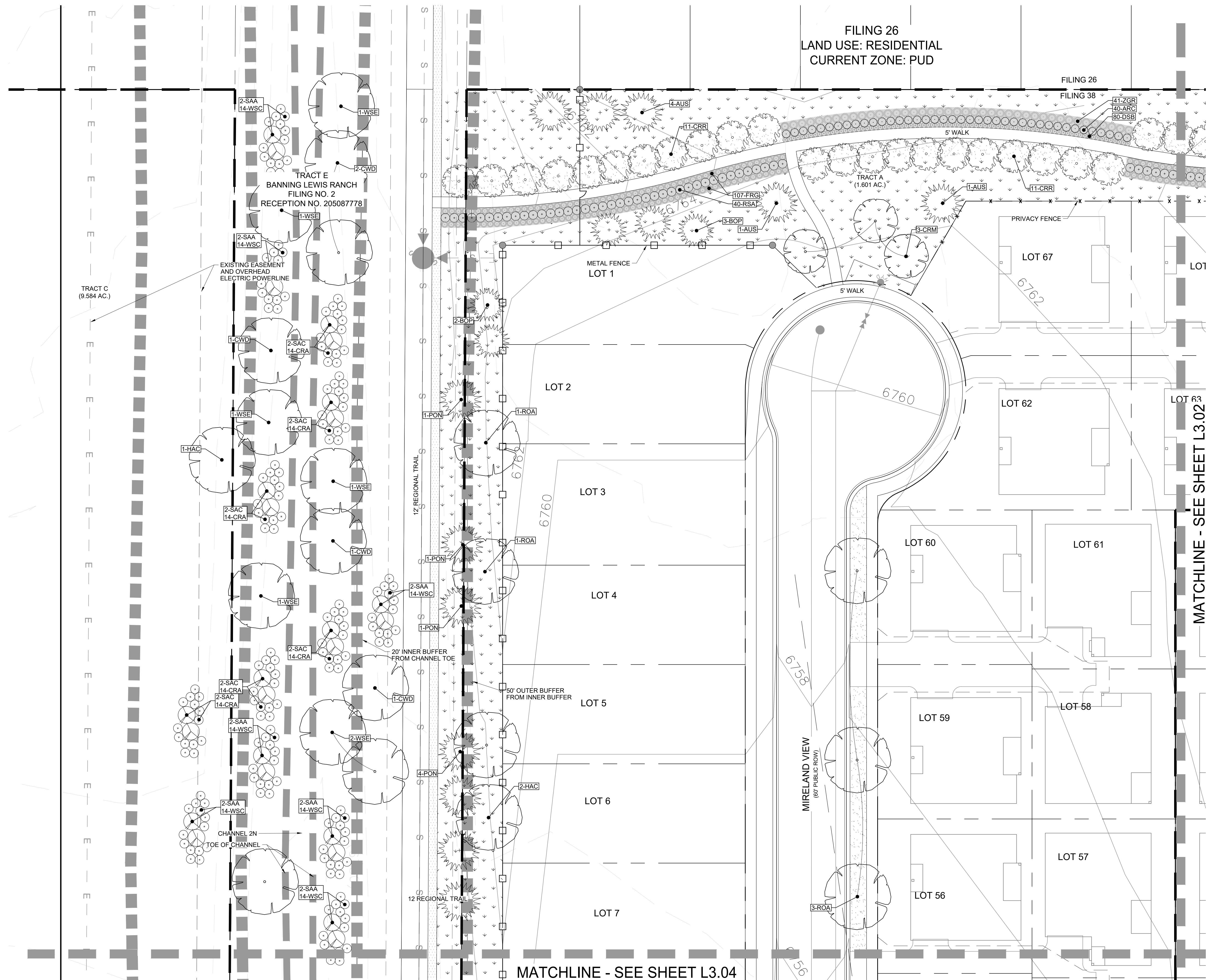
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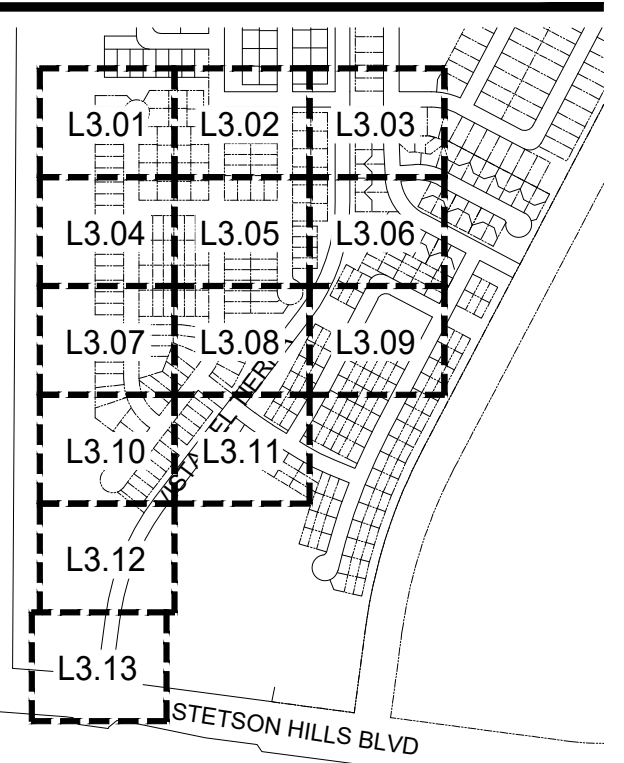
AR PUD 21-XXXXX  
SHEET NUMBER

L2.2  
SHEET 16 OF 34



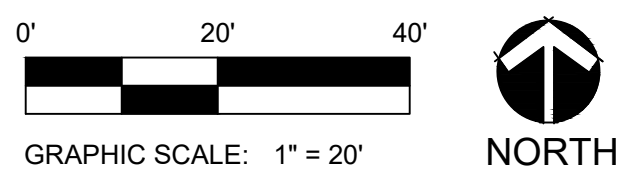


KEY MAP



LEGEND

- LEGEND**
- PROPERTY LINE
  - STREET ROW
  - FILING BOUNDARY
  - BOULDER SEAT
  - CRUSHER FINES
  - NATIVE SEED
  - SOD
  - COBBLE MULCH
  - EDGER
  - LANDSCAPE BOULDER
  - TREE-DECIDUOUS
  - TREE-EVERGREEN
  - SHRUB-DECIDUOUS
  - SHRUB-EVERGREEN
  - GRASSES AND PERENNIALS



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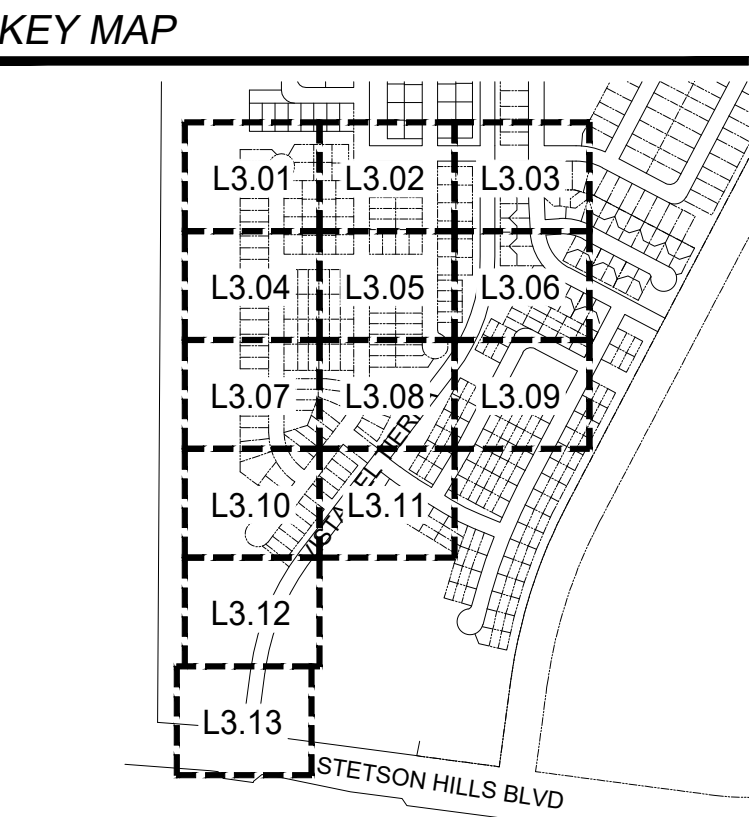
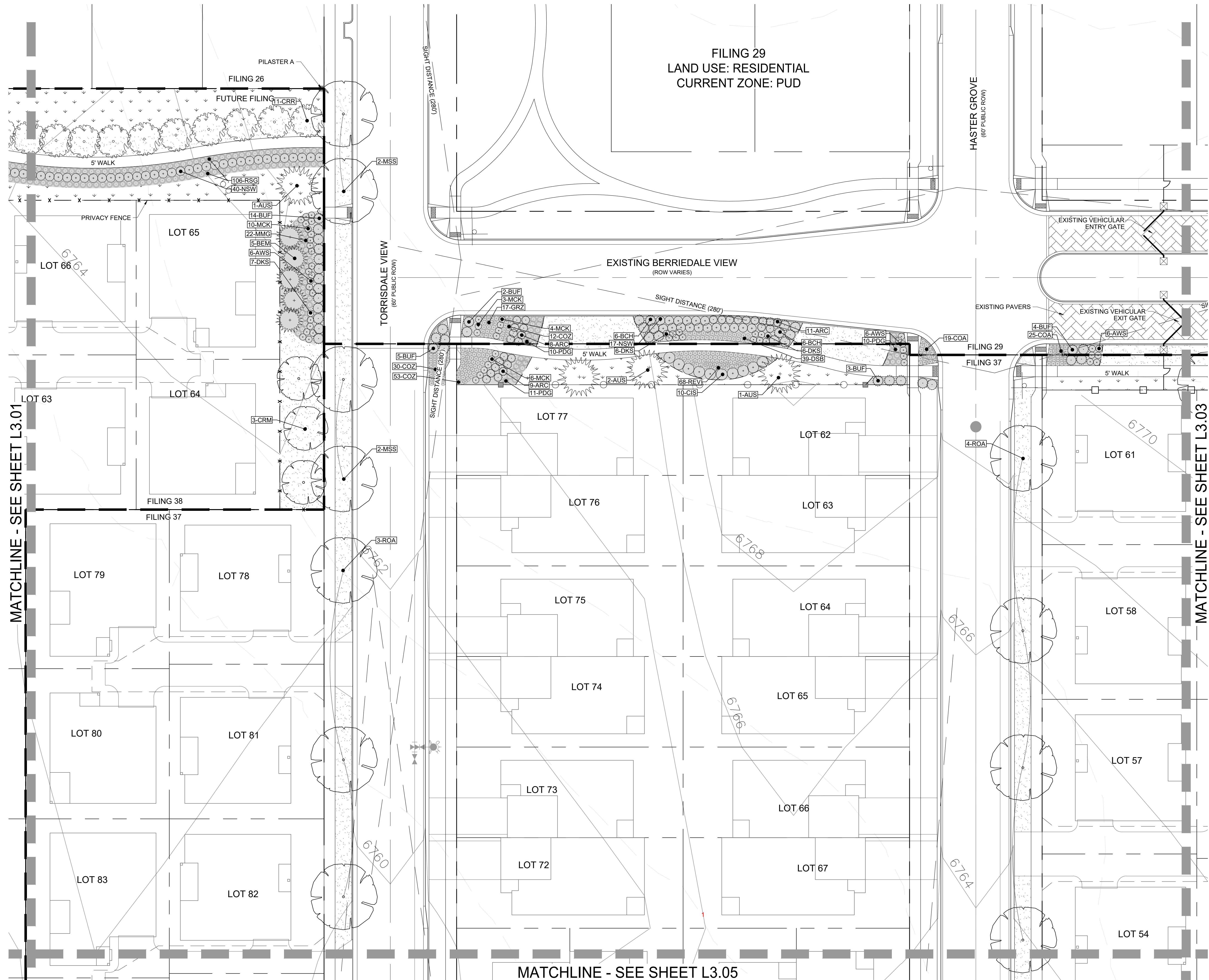
SHEET TITLE

**FINAL**  
**LANDSCAPE PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

**L3.01**  
SHEET 17 OF 34





**LEGEND**

PROPERTY LINE	---
STREET ROW	---
FILING BOUNDARY	---
BOULDER SEAT	
CRUSHER FINES	
NATIVE SEED	
SOD	
COBBLE MULCH	
EDGER	
LANDSCAPE BOULDER	
TREE-DECIDUOUS	
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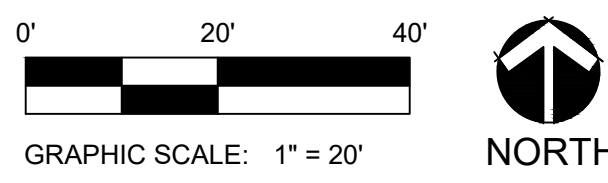
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**SHEET TITLE**

**FINAL**  
**LANDSCAPE PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

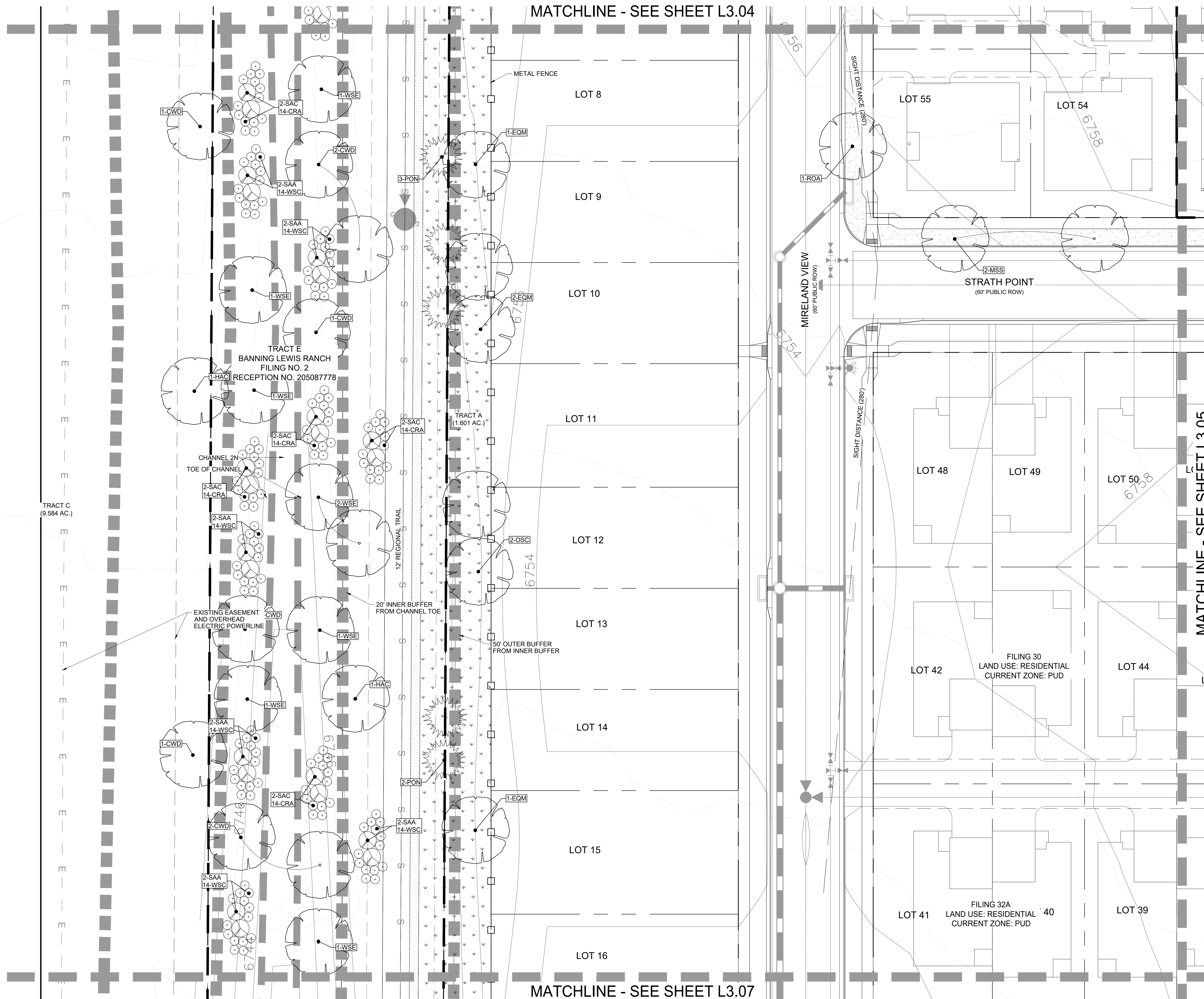
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SHEET 18 OF 34



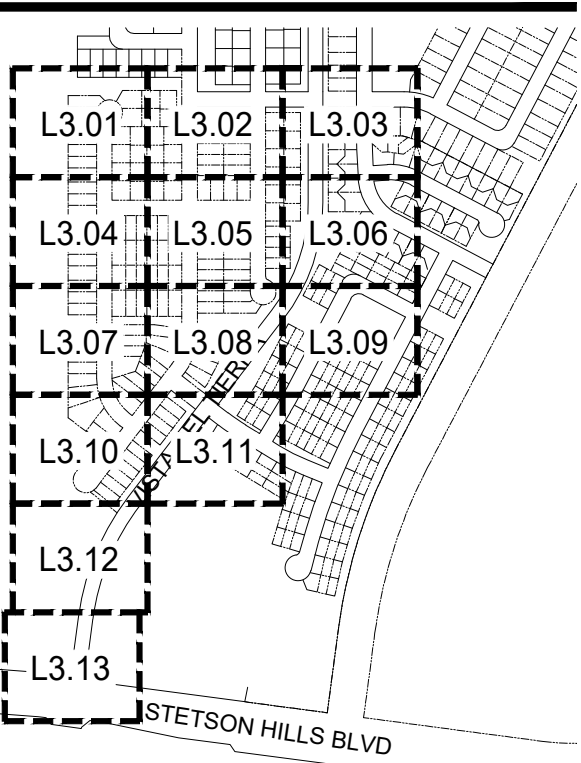






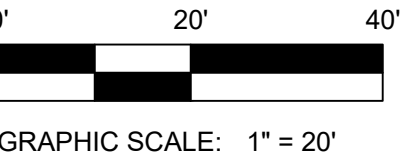


KEY MAP



LEGEND

LEGEND	
PROPERTY LINE	---
STREET ROW	---
FILING BOUNDARY	---
BOULDER SEAT	---
CRUSHER FINES	---
NATIVE SEED	---
SOD	---
COBBLE MULCH	---
EDGER	---
LANDSCAPE BOULDER	---
TREE-DECIDUOUS	---
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GRASSES AND PERENNIALS	---



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ISSUE RECORD

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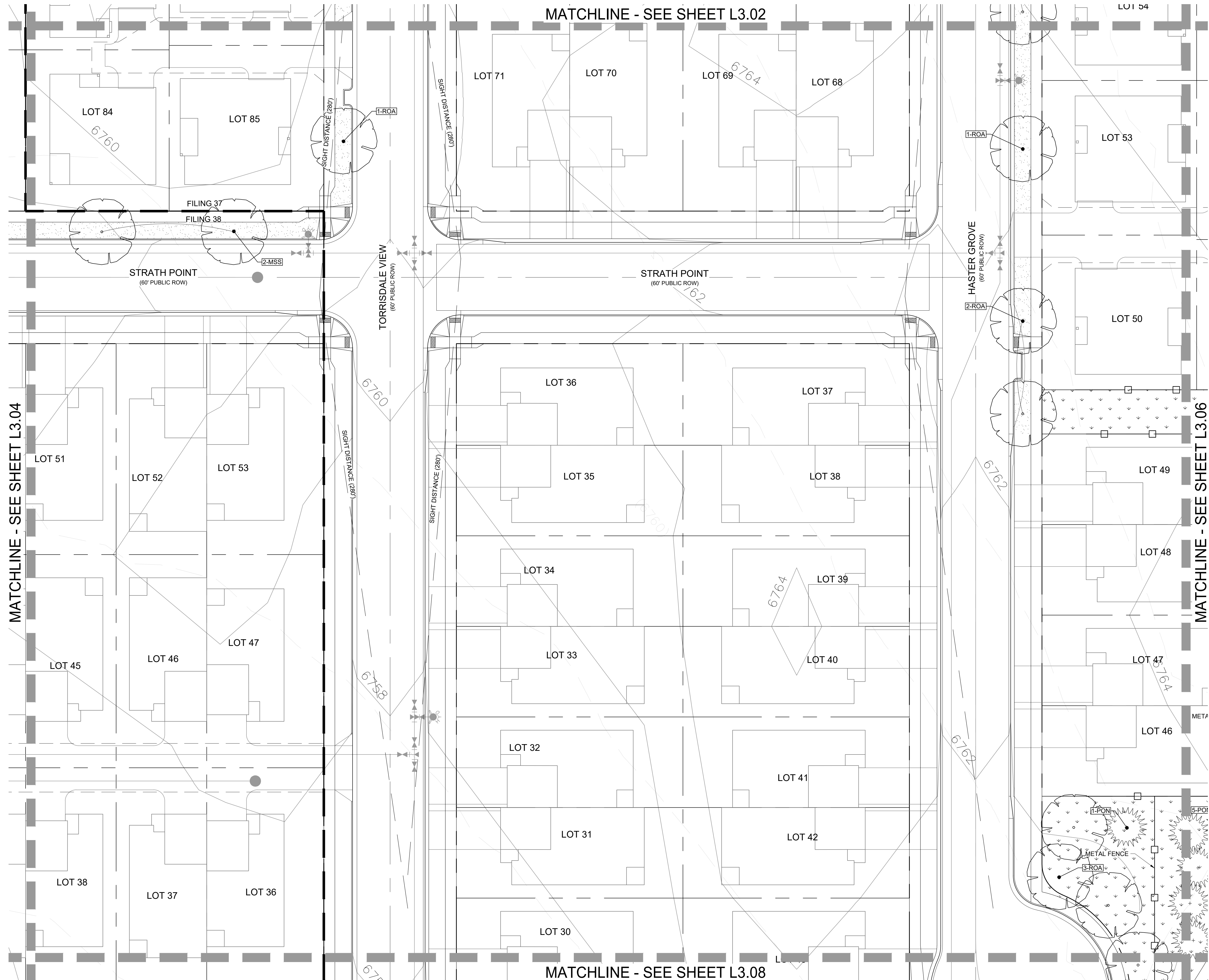
SHEET TITLE

## FINAL LANDSCAPE PLAN

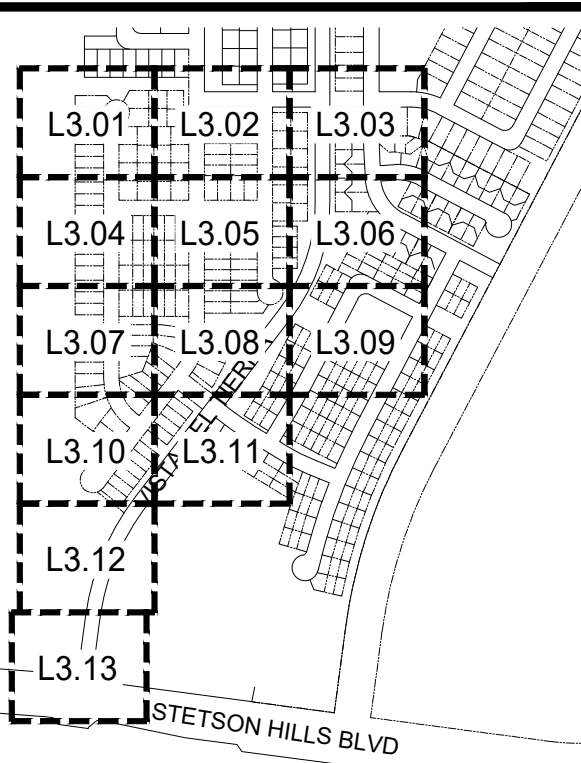
AR PUD 21-XXXXX  
SHEET NUMBER

L3.04  
SHEET 20 OF 34





KEY MAP



LEGEND

LEGEND	
PROPERTY LINE	---
STREET ROW	---
FILING BOUNDARY	---
BOULDER SEAT	---
CRUSHER FINES	---
NATIVE SEED	---
SOD	---
COBBLE MULCH	---
EDGER	---
LANDSCAPE BOULDER	---
TREE-DECIDUOUS	---
TREE-EVERGREEN	---
SHRUB-DECIDUOUS	---
SHRUB-EVERGREEN	---
GRASSES AND PERENNIALS	---

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CLAYTON PROPERTIES GROUP II, INC.  
DBA OAKWOOD HOMES OF  
COLORADO SPRINGS  
1250 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

PROJECT NAME

BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

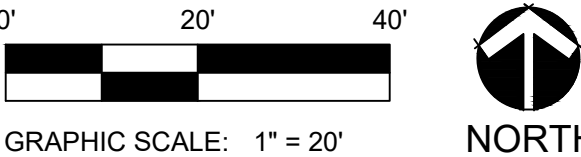
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DRAWN BY: TH  
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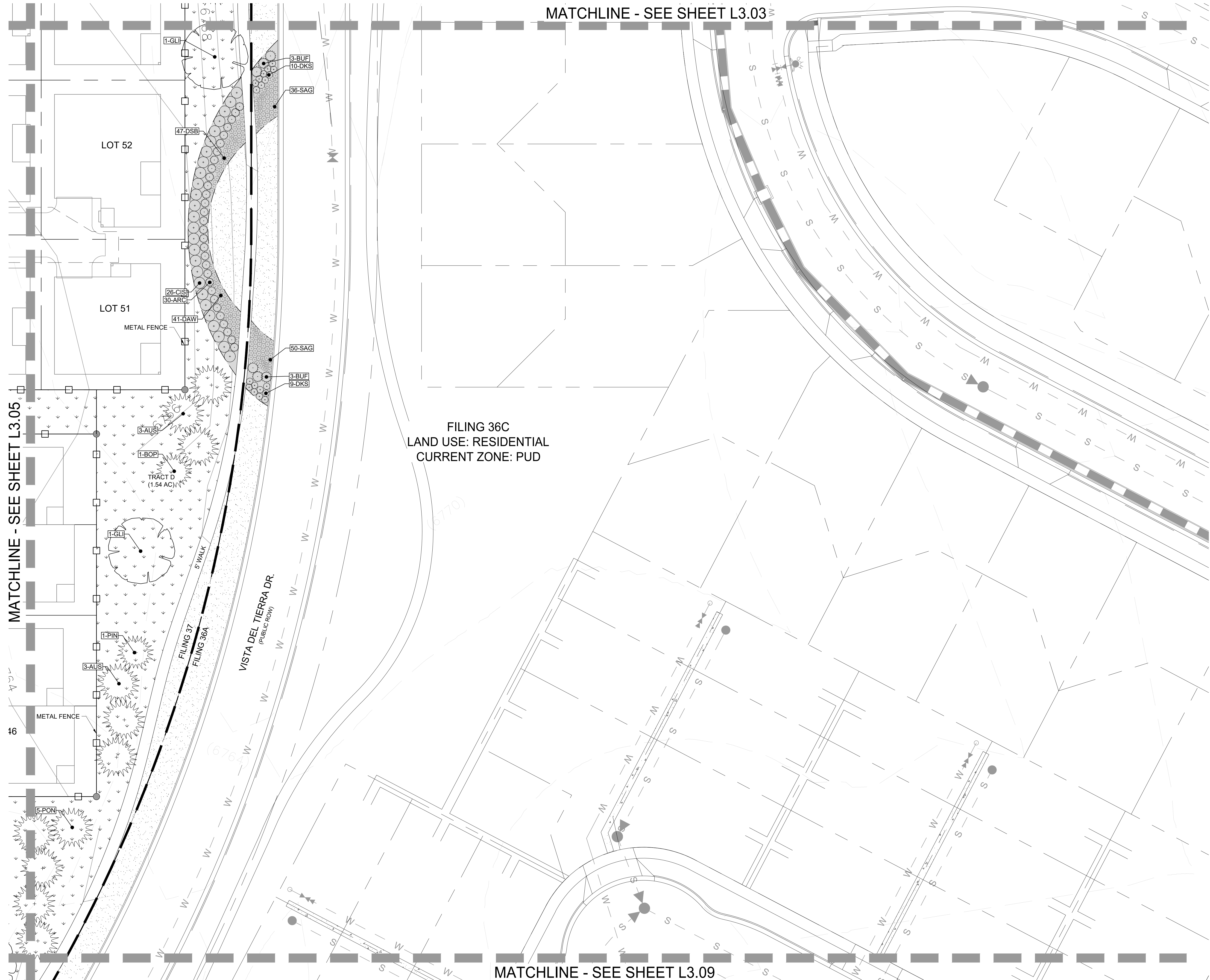
FINAL  
LANDSCAPE PLAN

AR PUD 21-XXXXX  
SHEET NUMBER

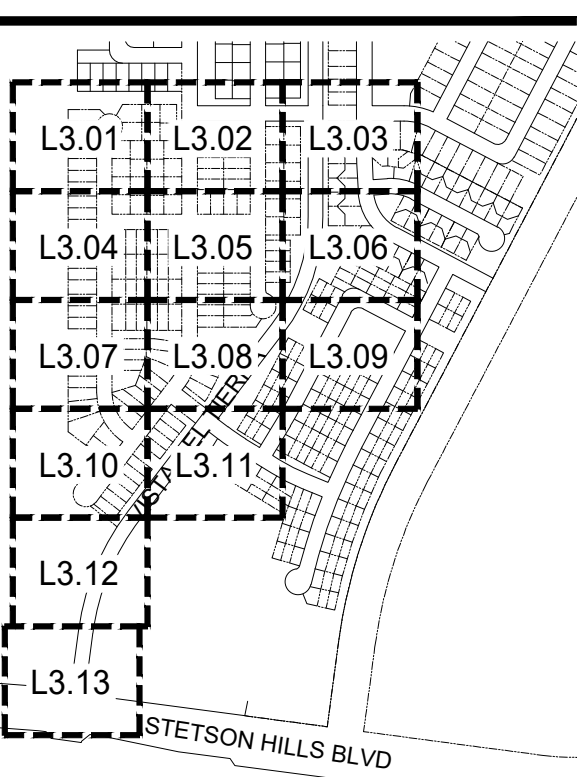
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SHEET 21 OF 34







KEY MAP



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STREET ROW	---
FILING BOUNDARY	---
BOULDER SEAT	---
CRUSHER FINES	---
NATIVE SEED	---
SOD	---
COBBLE MULCH	---
EDGER	---
LANDSCAPE BOULDER	---
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SHRUB-DECIDUOUS	---
SHRUB-EVERGREEN	---
GRASSES AND PERENNIALS	---

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**VILLAGE 3 WEST FILINGS 37 & 38**  
**PUD DEVELOPMENT PLAN**

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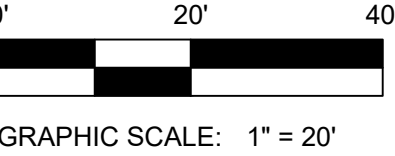
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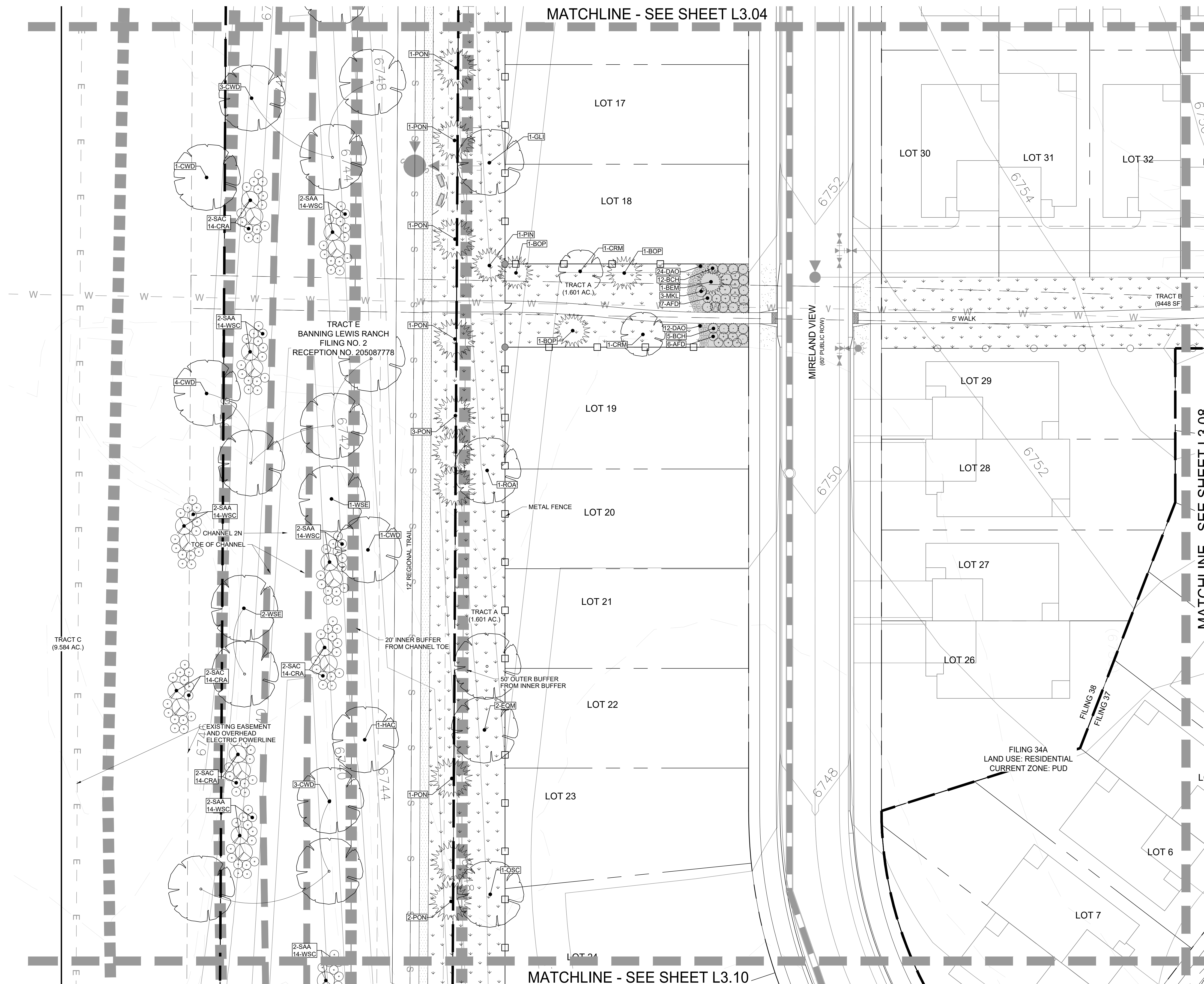
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**LANDSCAPE PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

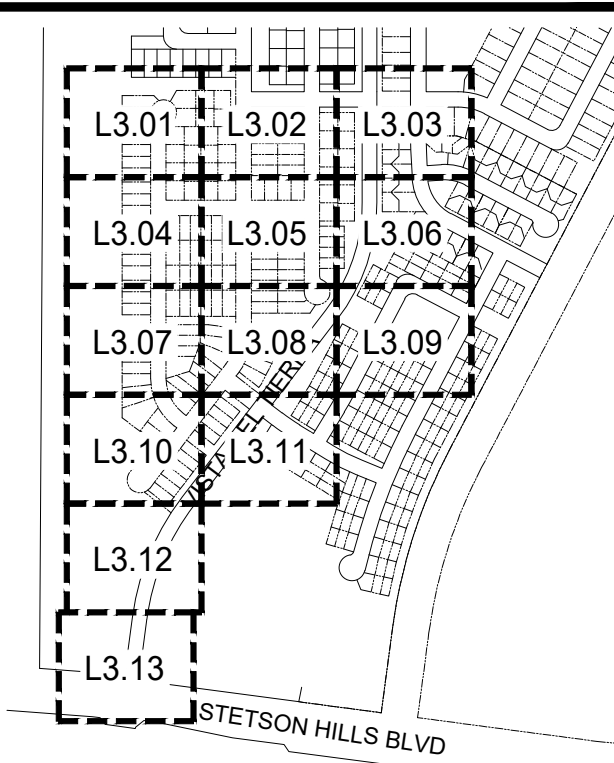
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SHEET 22 OF 34







## KEY MAP




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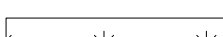
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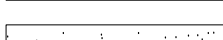
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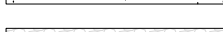
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FILING BOUNDARY ■■■■

BOULDER SEAT 


CRUSHER FINES 


NATIVE SEED 


SOD 


COBBLE MULCH 

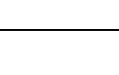
EDGER - - - - -


LANDSCAPE BOULDER 

TREE-DECIDUOUS 

TREE-EVERGREEN 

SHRUB-DECIDUOUS 

SHRUB-EVERGREEN 

GRASSES AND PERENNIALS 

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PROJECT NAME

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VILLAGE 3 WEST FILINGS 37 & 38  
**PUD DEVELOPMENT PLAN**

## ISSUE RECORD

[illegible]

PROJECT #: 211009  
DRAWN BY: TH  
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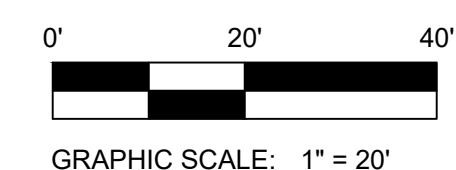
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# FINAL LANDSCAPE PLAN

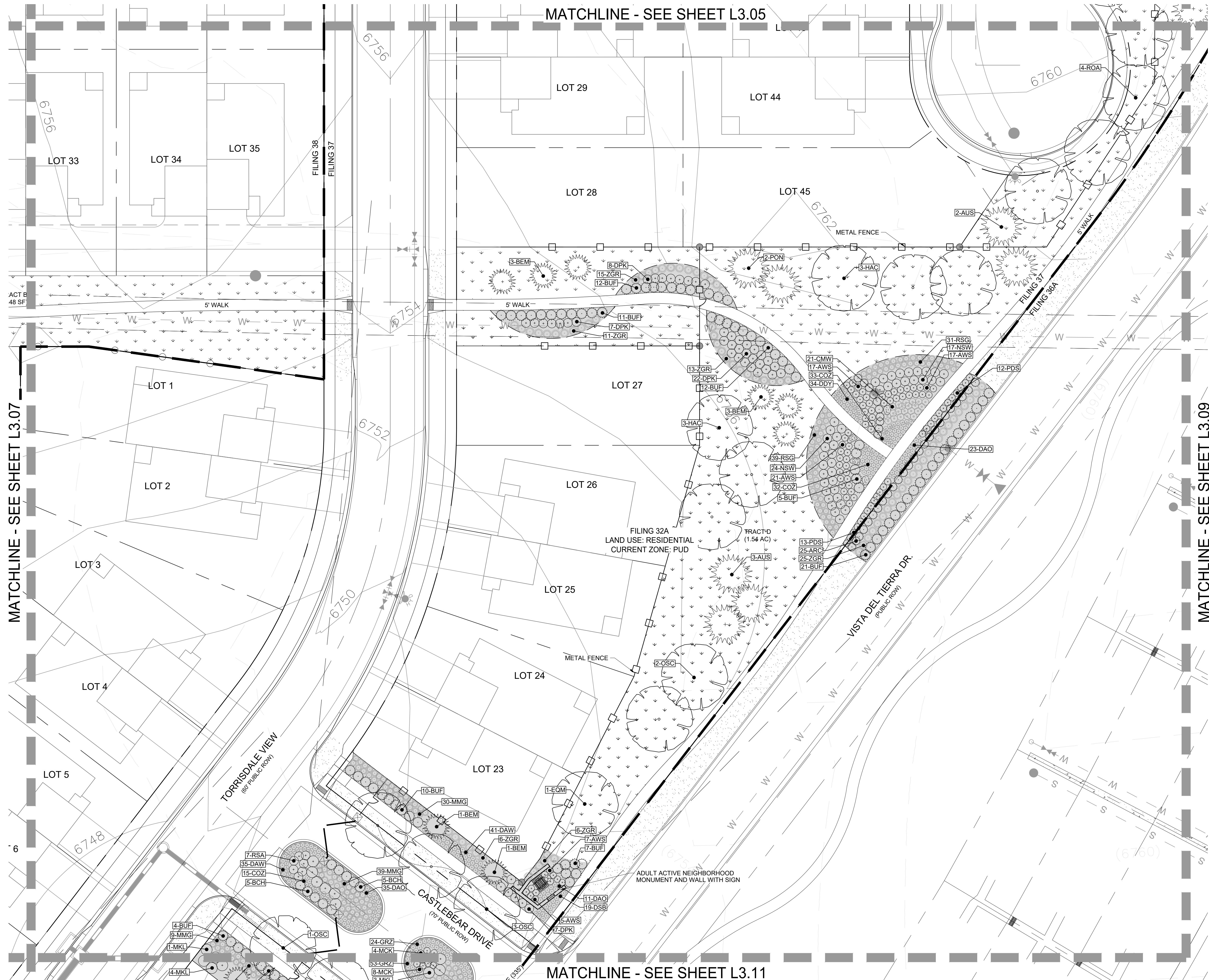
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L3.07

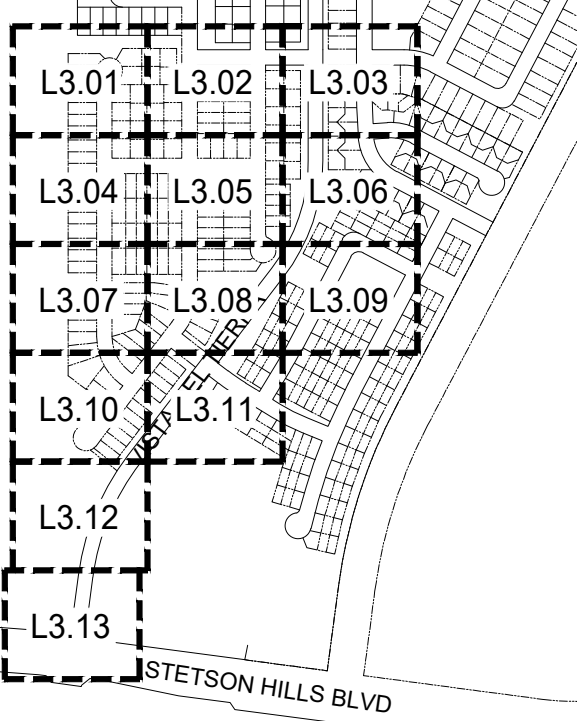
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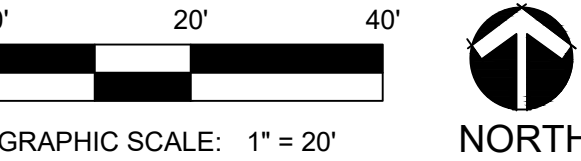


KEY MAP



LEGEND

LEGEND	
PROPERTY LINE	---
STREET ROW	---
FILING BOUNDARY	---
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GRASSES AND PERENNIALS	---



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PUD DEVELOPMENT PLAN

ISSUE RECORD

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PROJECT #: 211009  
DRAWN BY: TH  
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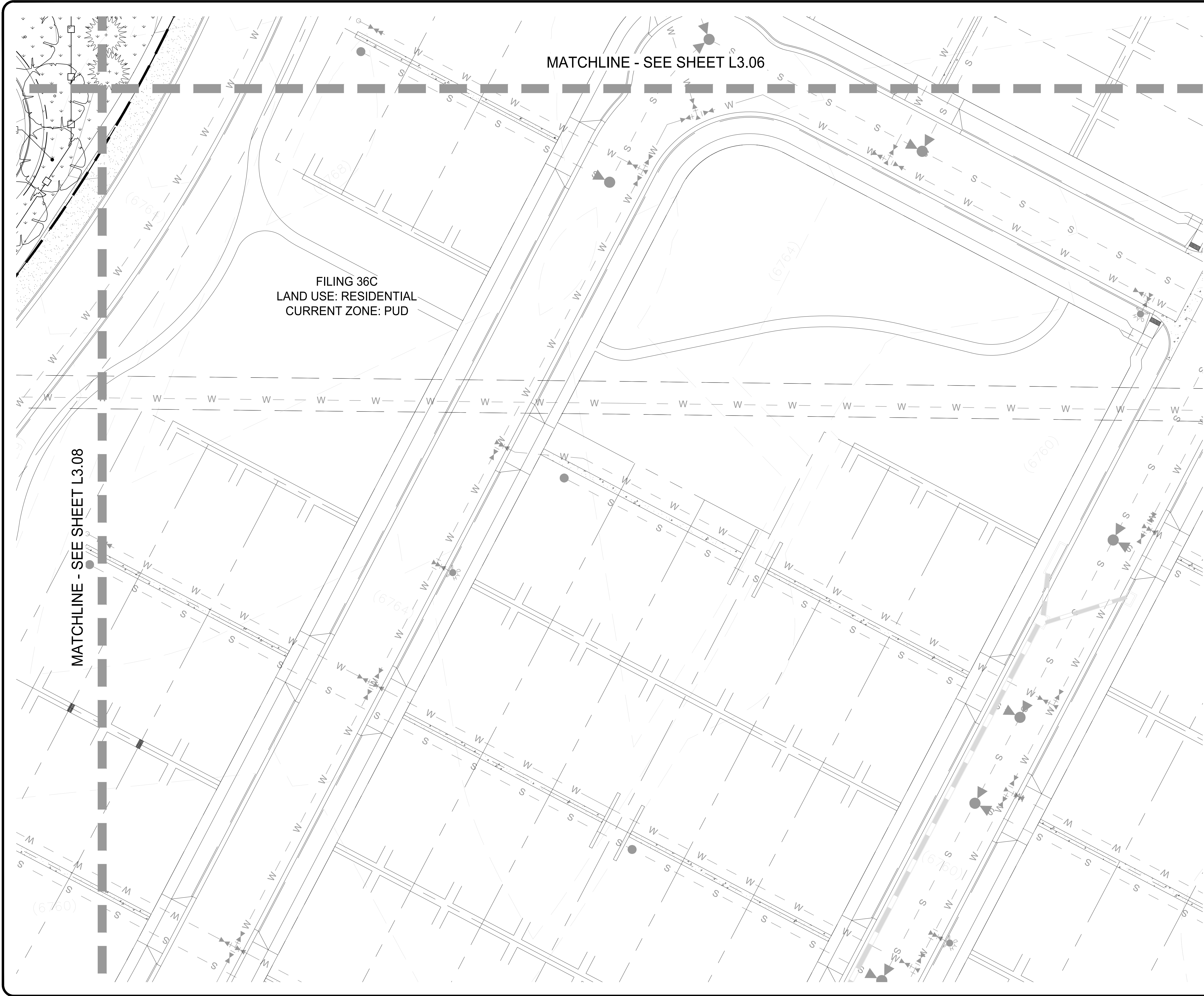
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FINAL  
LANDSCAPE PLAN

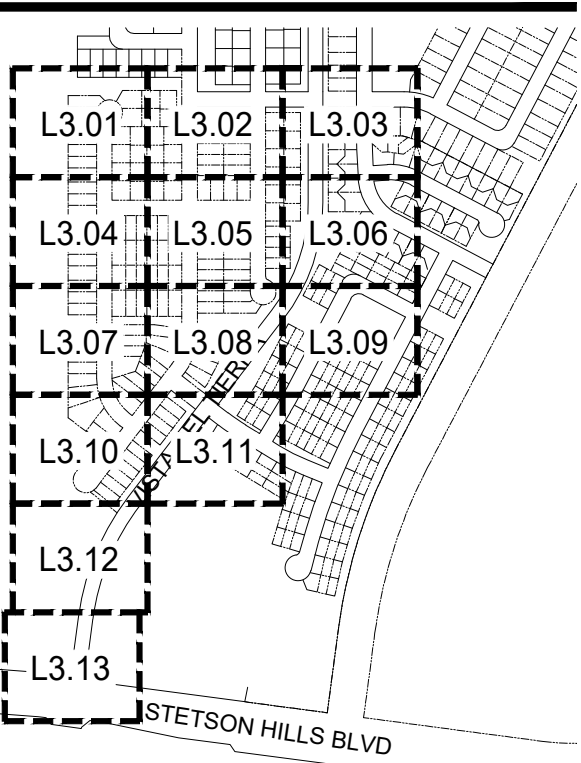
AR PUD 21-XXXXX  
SHEET NUMBER

L3.08  
SHEET 24 OF 34





KEY MAP



LEGEND

LEGEND	
PROPERTY LINE	---
STREET ROW	---
FILING BOUNDARY	---
BOULDER SEAT	---
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NATIVE SEED	---
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PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
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SHEET TITLE

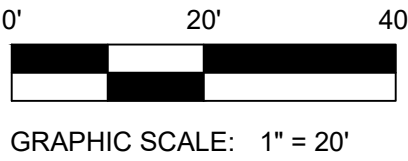
FINAL  
LANDSCAPE PLAN

AR PUD 21-XXXXX

SHEET NUMBER

L3.09

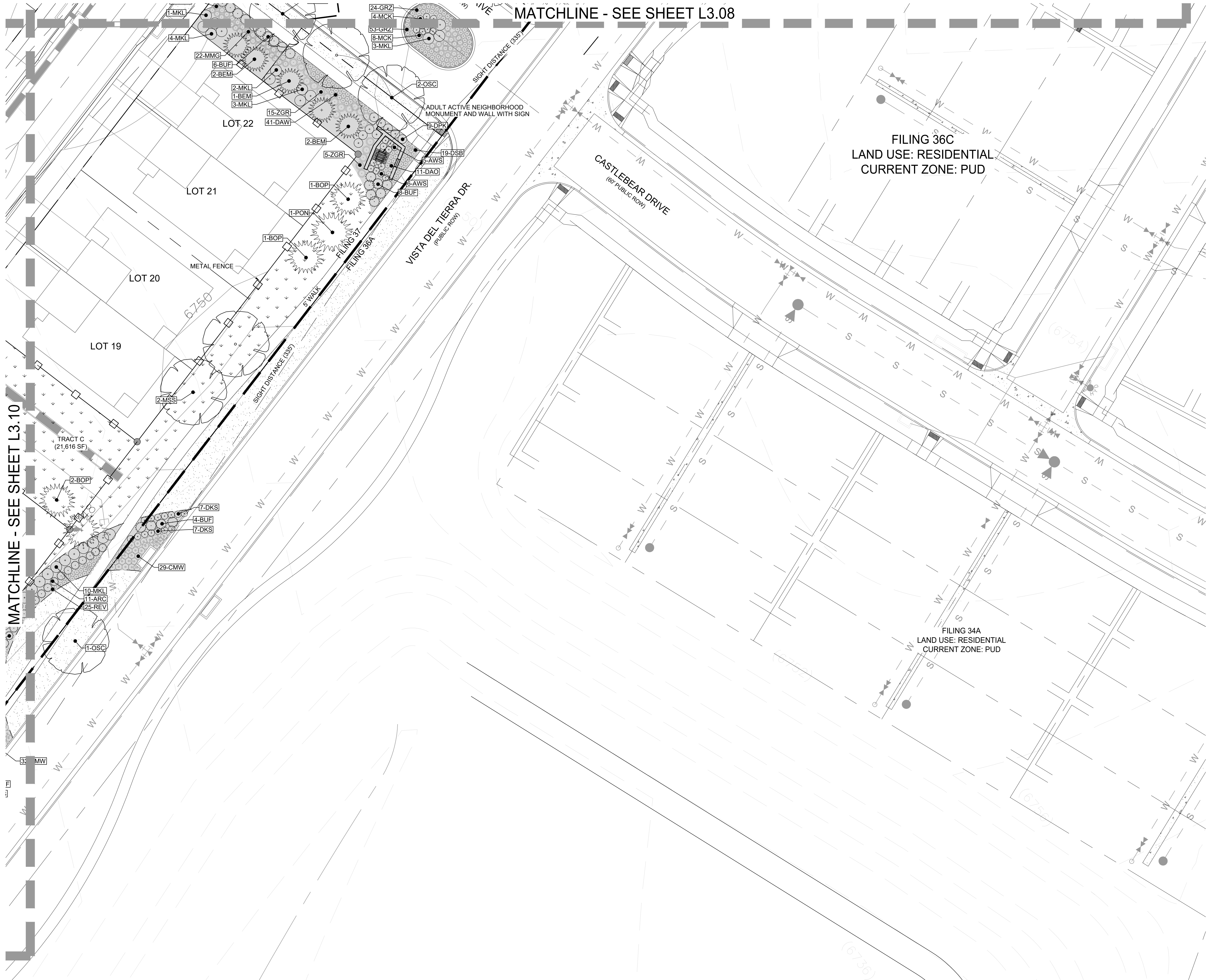
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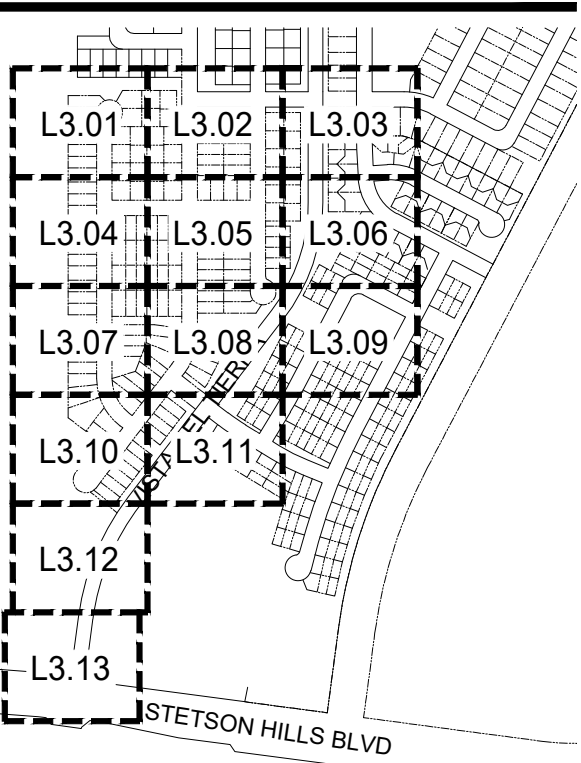








KEY MAP



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LEGEND	
PROPERTY LINE	---
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BOULDER SEAT	---
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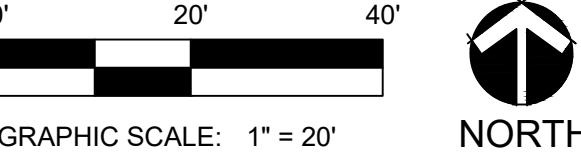
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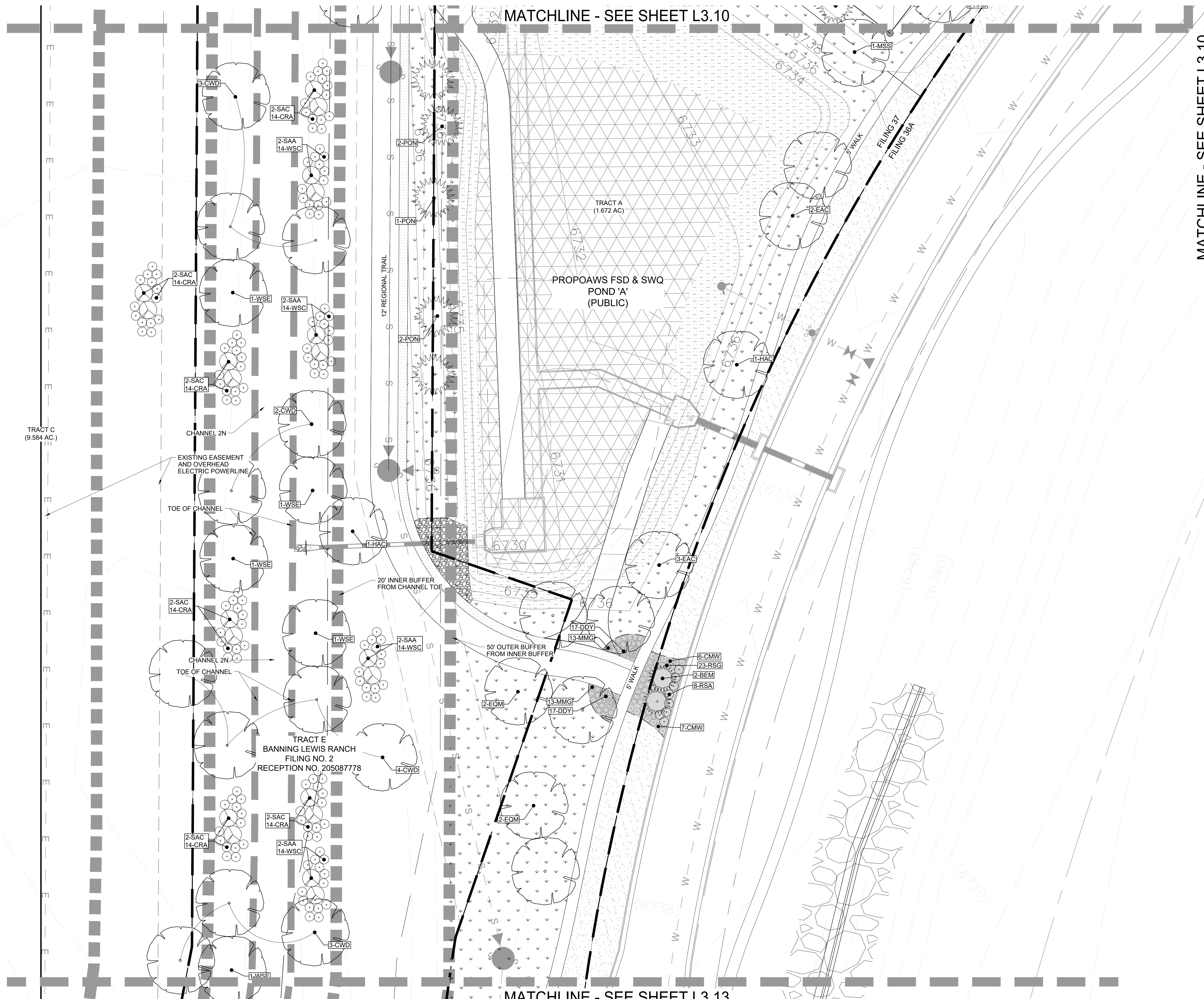
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AR PUD 21-XXXXX  
SHEET NUMBER

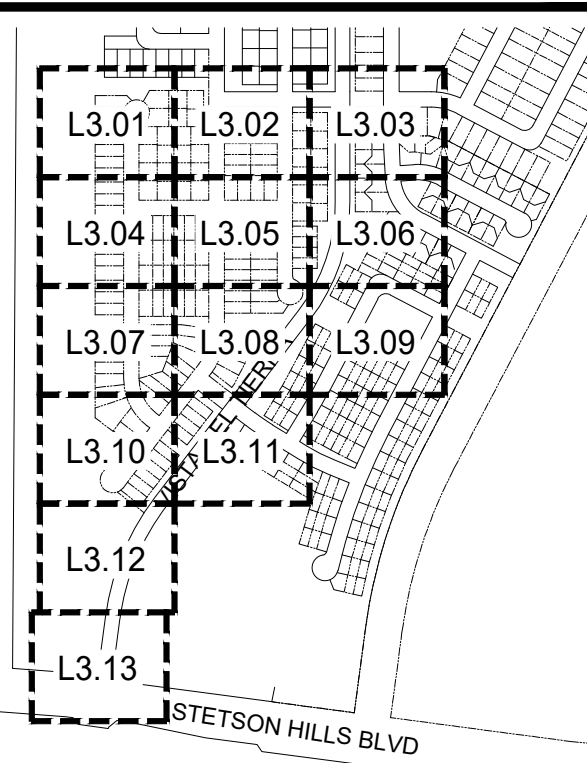
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SHEET 27 OF 34





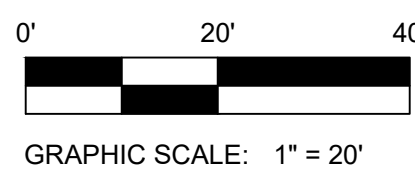


KEY MAP



LEGEND

LEGEND	
PROPERTY LINE	---
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FILING BOUNDARY	---
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CRUSHER FINES	---
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SHRUB-EVERGREEN	---
GRASSES AND PERENNIALS	---



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PUD DEVELOPMENT PLAN**

ISSUE RECORD

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PROJECT #: 211009  
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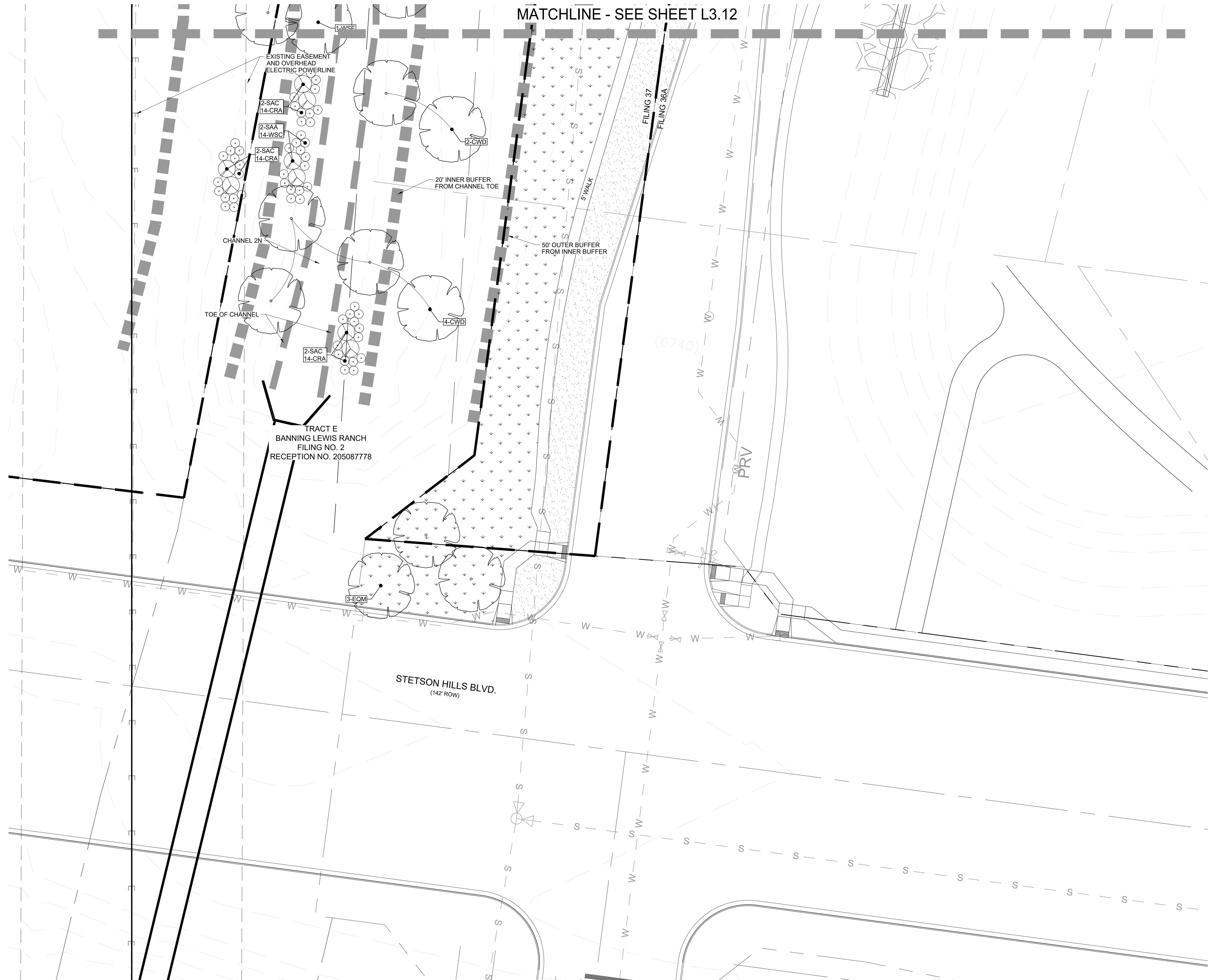
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**FINAL  
LANDSCAPE PLAN**

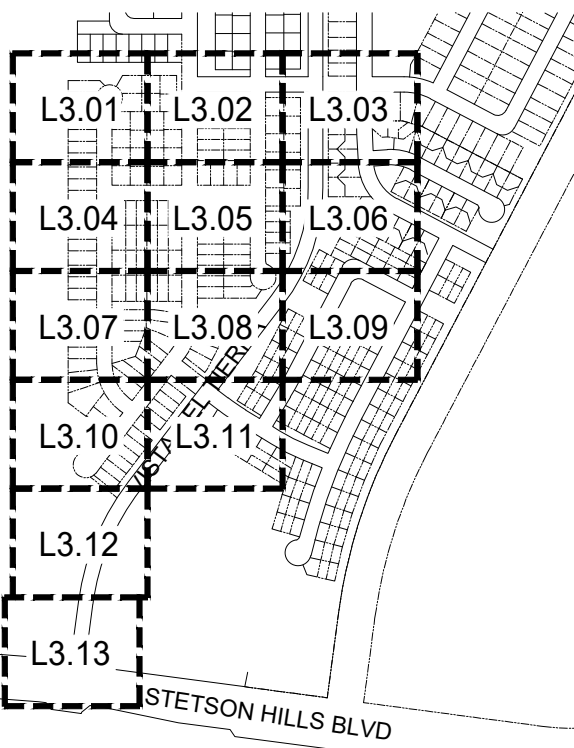
AR PUD 21-XXXXX  
SHEET NUMBER

**L3.12**  
SHEET 28 OF 34





KEY MAP



LEGEND

LEGEND	
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FILING BOUNDARY	---
BOULDER SEAT	
CRUSHER FINES	
NATIVE SEED	
SOD	
COBBLE MULCH	
EDGER	---
LANDSCAPE BOULDER	
TREE-DECIDUOUS	
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PROJECT NAME

# BANNING LEWIS RANCH VILLAGE 3 WEST FILINGS 37 & 38 PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

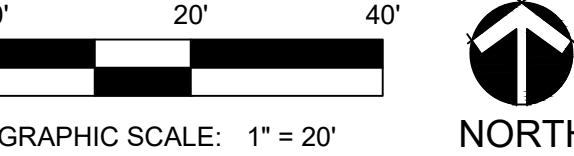
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CHECKED BY: RH

SHEET TITLE

## FINAL LANDSCAPE PLAN

AR PUD 21-XXXXX  
SHEET NUMBER

L3.13  
SHEET 29 OF 34





SYM	QTY	COMMON NAME	BOTANICAL NAME	KEY / APPENDIX B	MATURE WIDTH	SIZE	SPACING
<b>DECIDUOUS TREES (Adaptable 18-28")</b>							
EAC	9	ACCOLADE ELM	ULMUS X 'MORTON'	457DA	30'	2.5" caliper	Per plan
HAC	22	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	3457DA	40'	2.5" caliper	Per plan
<b>DECIDUOUS TREES (Steady 23-38")</b>							
CRR	33	ROYAL RAINDROPS CRABAPPLE	MALUS X 'JFS-KW5'	467S	15'	2" caliper	Per plan
CRM	8	CRIMSON SUNSET MAPLE	ACER TRUNCATUM 'JFS-KW202'		25'	2.5" caliper	Per plan
EQM	16	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	4S	40'	2.5" caliper	Per plan
MSS	18	STATE STREET MAPLE	ACER MIYABEI 'MORTON'		30'	2.5" caliper	Per plan
OSC	12	SCARLET OAK	QUERCUS COCCINEA		40'	2.5" caliper	Per plan
ROA	25	NORTHERN RED OAK	QUERCUS RUBRA	4S	30'	2.5" caliper	Per plan
CWD	56	PLAINS COTTONWOOD	POPULUS SARGENTII	478S	50-60'	2.5" caliper	Per plan
<b>DECIDUOUS TREES (Wet &gt;36")</b>							
WSE	25	PEACH LEAF WILLOW	SALIX AMYGDALOIDES	47W	30-40'	2.5" caliper	Per plan
<b>EVERGREEN TREES (Dry 13-20")</b>							
PIN	2	PINON PINE	PINUS EDULIS	1256D	12 - 15'	6' ht. min.	Per plan
PON	53	PONDEROSA PINE	PINUS PONDEROSA	2678D	20 - 30'	6' ht. min.	Per plan
<b>EVERGREEN TREES (Adaptable 18-28")</b>							
BEM	21	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'		12'	6' ht. min.	Per plan
BOP	17	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS		15'	6' ht. min.	Per plan
AUS	22	AUSTRIAN PINE	PINUS NIGRA	25678A	20'	6' ht. min.	Per plan
<b>EVERGREEN TREES (Steady 23-38")</b>							
PERCENT SIGNATURE TREES - 60% MINIMUM			SIGNATURE TREES PROVIDED 211 TOTAL TREES PROVIDED 343 PERCENT SIGNATURE TREES PROVIDED = 61%				
<b>DECIDUOUS SHRUBS (Dry 13-20")</b>							
RSA	55	RUSSIAN SAGE	PEROVSKIA X ATRIPLICIFOLIA	12D	4'	5 gallon	Per plan
CRA	XX	GOLDEN CURRANT	RIBES AUREUM	24567DA	4-6'	5 gallon	Per plan
SAA	112	SASKATOON SERVICEBERRY	AMELANCHIER ANIFOLIA	257D	8-12'	5 gallon	Per plan
<b>DECIDUOUS SHRUBS (Adaptable 18-28")</b>							
MKL	47	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	568A	5'	5 gallon	Per plan
WSC	XX	WESTERN SAND CHERRY	PRUNUS BESSEYI	1345A	4 - 6'	5 gallon	Per plan
CIS	36	PURPLE LEAF SANDCHERRY	PRUNUS X CISTENA	1245678AD	6'	5 gallon	Per plan
<b>DECIDUOUS SHRUBS (Steady 23-38")</b>							
AFD	13	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	457S	4'	5 gallon	Per plan
NSW	98	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	568SA	4'	5 gallon	Per plan
PDS	25	DAKOTA SUNSPOT POTENTILLA	POTENTILLA FRUTICOSA 'FARGO'	4567S	3'	5 gallon	Per plan
MCK	35	MCKAY'S WHITE POTENTILLA	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	4567S	3'	5 gallon	Per plan
AWS	130	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	SA	3'	5 gallon	Per plan
DKS	109	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONSESIS 'DARK KNIGHT'	SA	3'	5 gallon	Per plan
DPK	62	ROSE, KNOCKOUT 'DOUBLE PINK'	ROSA 'RADTKOPINK'		4'	5 gallon	Per plan
SAC	XX	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	4578S	8-12'	5 gallon	Per plan
<b>EVERGREEN SHRUBS (Dry 13-20")</b>							
OLD	XX	OLD GOLD JUNIPER	JUNIPERUS X MEDIA AND CVS.	DA	4'	5 gallon	Per plan
<b>EVERGREEN SHRUBS (Adaptable 18-28")</b>							
BCH	39	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	2568A	6'	5 gallon	Per plan
BUF	155	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	568A	6'	5 gallon	Per plan
ARC	169	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	568A	4'	5 gallon	Per plan
PERCENT SIGNATURE SHRUBS - 60% MINIMUM			SIGNATURE SHRUBS PROVIDED 2,718 TOTAL SHRUBS PROVIDED 2,889 PERCENT SIGNATURE SHRUBS PROVIDED = 94%				
<b>PERENNIALS &amp; ORNAMENTAL GRASSES (Dry 13-20")</b>							
DDR	28	DWARF LITTLE BUSINESS DAYLILY	HEMEROCALLIS 'LITTLE BUSINESS'	D	2'	1 gallon	PER PLAN
DDY	96	DAYLILY STELLA D'ORO	HEMEROCALLIS 'STELLA D'ORO'	D	18"	1 gallon	PER PLAN
DAO	116	DAYLILY ORANGE	HEMEROCALLIS HYBRIDS	D	24"	1 gallon	PER PLAN
DAW	158	DAYLILY WHITE	HEMEROCALLIS HYBRIDS	D	24"	1 gallon	PER PLAN
ZGR	152	ZEBRA GRASS	MISCANTHUS SINENSIS 'STRICTUS'	DA	5"	1 gallon	PER PLAN
MMG	181	MAIDEN GRASS, MORNING LIGHT	MISCANTHUS SINENSIS 'MORNING LIGHT'	DA	3'	1 gallon	PER PLAN
PDG	31	PRAIRIE DROPSIED	SPOROBOLUS HETEROLEPIS	134D	3'	1 gallon	PER PLAN
RSQ	212	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	12346D	30"	1 gallon	PER PLAN
COA	XX	CORAL BELLS 'ALUMROOT'	HEUCHERA SANGUINEA		15"	1 gallon	PER PLAN
<b>PERENNIALS &amp; ORNAMENTAL GRASSES (Adaptable 18-28")</b>							
DSB	304	ALASKA SHASTA DAISY	LEUCANTHEMUM X SUPERBUM 'ALASKA'	A	2'	1 gallon	PER PLAN
FRG	107	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	A	2'	1 gallon	PER PLAN
SAG	105	SEDUM / AUTUMN JOY	SEDUM SPECTABILE 'AUTUMN JOY'	A	24"	1 gallon	PER PLAN
COZ	213	COREOPSIS, ZAGREB	COREOPSIS VERTICALLATA ZAGREB	123A	18"	1 gallon	PER PLAN
<b>PERENNIALS &amp; ORNAMENTAL GRASSES (STEADY 23-28")</b>							
GRZ	94	GERANIUM ROZANNE	GERANIUM 'GERWAT' RO				

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER REQUESTED THAT THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
2. PLANTING SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
3. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
5. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
7. ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
8. ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER THE RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
9. DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 8 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ETC.). ALL TREES SHALL NOT BE PLANTED CLOSER THAN 15' TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
10. ALL SHRUB BED AREAS SHALL BE EDGED WITH 6" DURA-EDGE STEEL LANDSCAPE EDGER (12 GAUGE, DARK GREEN) UNLESS OTHERWISE INDICATED. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
11. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
12. ALL WOOD MULCH SHALL BE DOUBLE-SHREDDED CEDAR MULCH (FRONT RANGE MATERIALS LANDSCAPE MULCH #16-643 OR APPROVED EQUAL) SPREAD TO A MINIMUM DEPTH OF 4 INCHES (4") UNLESS OTHERWISE INDICATED ON THE PLANS.
  - 12.1. ALL TREES SHALL RECEIVE A MINIMUM 36-INCH (36") DIAMETER RING OF WOOD MULCH REGARDLESS OF WHETHER THEY ARE PLANTED IN NATIVE GRASS AREAS, SOD AREAS, OR IN PLANTING BEDS.
  - 12.2. ALL ORNAMENTAL GRASS AND PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH WOOD MULCH AS INDICATED ABOVE.
13. ALL ROCK MULCH SHALL BE MULTI-COLORED, WASHED RIVER ROCK/COBBLE, WITH A BLEND OF 50% OF THE AREA COVERED WITH 1-INCH TO 2-INCH (1"-2") DIAMETER AND 50% OF THE AREA COVERED WITH 2-INCH TO 6-INCH (2"-6") DIAMETER.
  - 13.1. ALL DECIDUOUS AND EVERGREEN SHRUBS IN PLANTING BEDS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
  - 13.2. ALL NARROW AREAS BETWEEN STORM INLETS AND SIDEWALKS, AND BETWEEN SIDEWALK RAMPS AT INTERSECTIONS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
14. TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
15. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
16. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
17. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
18. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
19. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
20. NO TREES/STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENTS OR WITHIN 15' OF ANY COLORADO SPRINGS UTILITIES' MAINLINES.
21. PERMANENT IRRIGATION TO BE PROVIDED TO ESTABLISH NATIVE AREA PLANT MATERIAL AND WATER DURING DRY PERIODS.
22. SHRUB BEDS WITHIN NATIVE AREAS SHALL BE MULCHED TO DELINEATE BETWEEN NATIVE GRASS AND SHRUB BED AND ASSIST WITH MAINTENANCE.
23. TREE STAKING SHALL BE REMOVED 12-18 MONTHS AFTER INSTALLATION, OR AS SOON AS THE TREE IS WELL ESTABLISHED IN ITS LOCATION.

SUPPLIER		TURF TYPE	
GREEN BELT TURF	PIKES PEAK BLUEGRASS BLEND		
NOTE: SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.			
<b>WOOD MULCH</b>			
DOUBLE-SHREDDED CEDAR MULCH (FRONT RANGE MATERIALS LANDSCAPE MULCH #16-643 OR APPROVED EQUAL.)			
ALL WOOD MULCH AREAS TO HAVE A MINIMUM 4" DEPTH.			
TOTAL PROPOSED WOOD MULCH = 11,254 SF			
<b>COBBLE MULCH</b>			
MULTI-COLORED WASHED RIVER ROCK	50% 1"-2" DIAMETER 50% 2"-6" DIAMETER		
ALL COBBLE MULCH AREAS TO HAVE A MINIMUM 4" DEPTH.			
TOTAL PROPOSED COBBLE MULCH = 16,743 SF			

NATIVE GRASS SEED MIX (DETENTION PONDS)				
COMMON NAME	SCIENTIFIC NAME	% OF MIX	POUND PLS	
BUFFALOGRASS	BUCHLOE DACTYLOIDES	25	4.8	
BLUE GRAMA, HACHITA	BOUTELLOUA GRACILIS	20	5.4	
SIDEOTS GRAMA, VAUGHN	BOUTELLOUA CURTIPENDULA	29	2.8	
GREEN NEEDLEGRASS, LODORM	NASELLA VIRIDULA	5	1.6	
WESTERN WHEATGRASS, ARRIBA	PASCOPYRUM SMITHII	20	6	
DROPSPEED, SAND	SPOROBOLUS CRYPTANDRUS	1	0.4	
SEED RATE (lbs PLS/ACRE)			21	

NOTE: THIS SEED MIX CAN BE FOUND IN THE COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL, TABLE 5-1 (EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX FOR UPLAND TRAITATION AND PERMANENT CONTROL MEASURES). SEED RATES LISTED ABOVE ARE FOR IRRIGATED DRILLED APPLICATIONS FOR HYDROSEEDED APPLICATIONS - DOUBLE THE SEED RATE lbs PLS/ACRE

STREET NAME or ZONE BNDRY (ELEV.)	STREET CLASSIFICATION	WIDTH (FEET) REQUIRED/ MINIMUM PROVIDED	LINEAR FOOTAGE	TREE/FEET	# of TREES REQUIRED/ PROVIDED	SHRUB SUBSTITUTE REQUIRED/PROVIDED
VISTA DEL TIERRA DR.	MODIFIED COLLECTOR	10' / 10'	2,462'	1 / 30'	82 / 77	50 / 310
FUTURE STETSON HILLS	MAJOR ARTERIAL	25' / 25'	60'	1 / 20'	3 / 3	N/A

REFER TO SHEET L4.4 FOR STREAMSIDE LANDSCAPE AND IMPERVIOUS SURFACE REQUIREMENTS

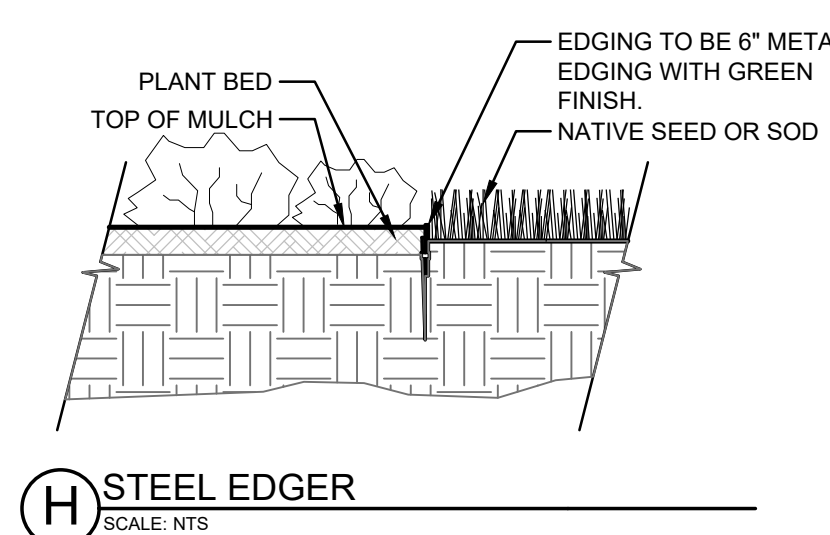
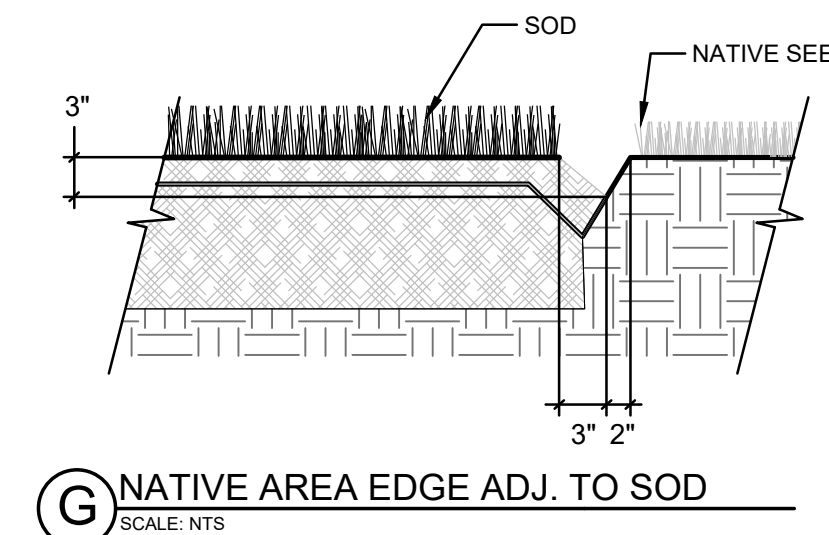
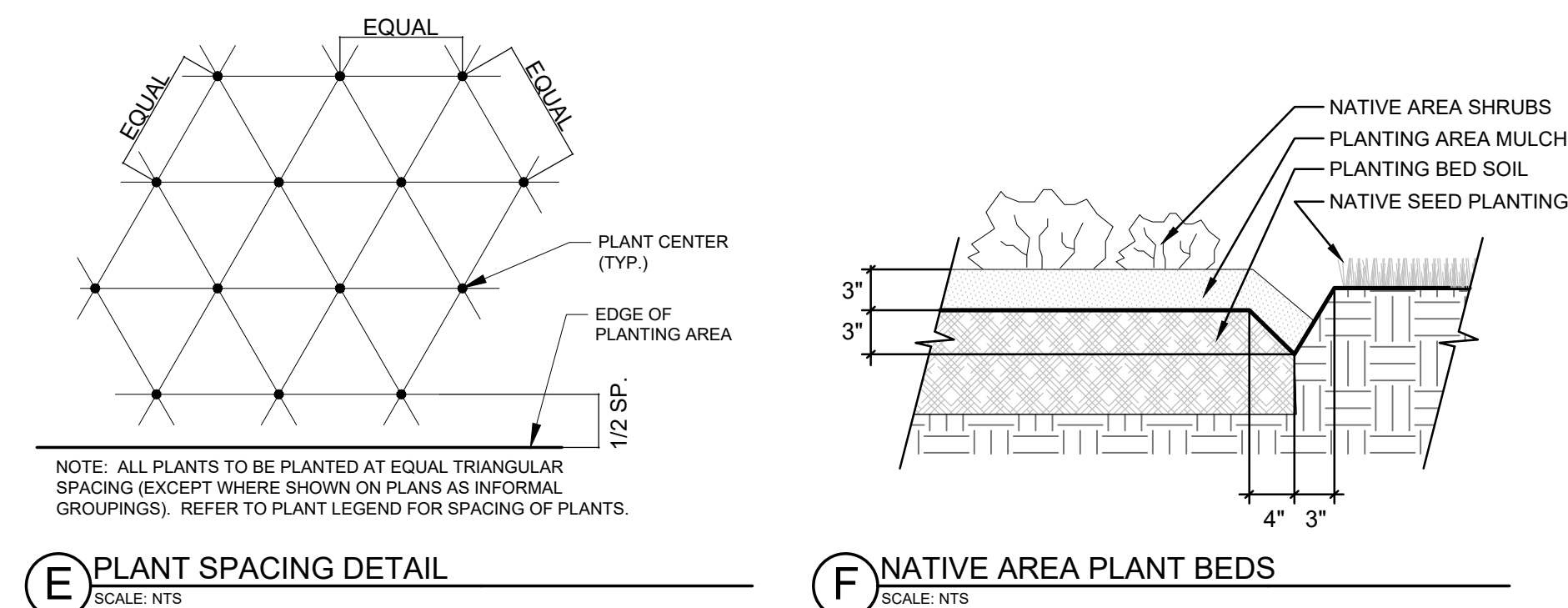
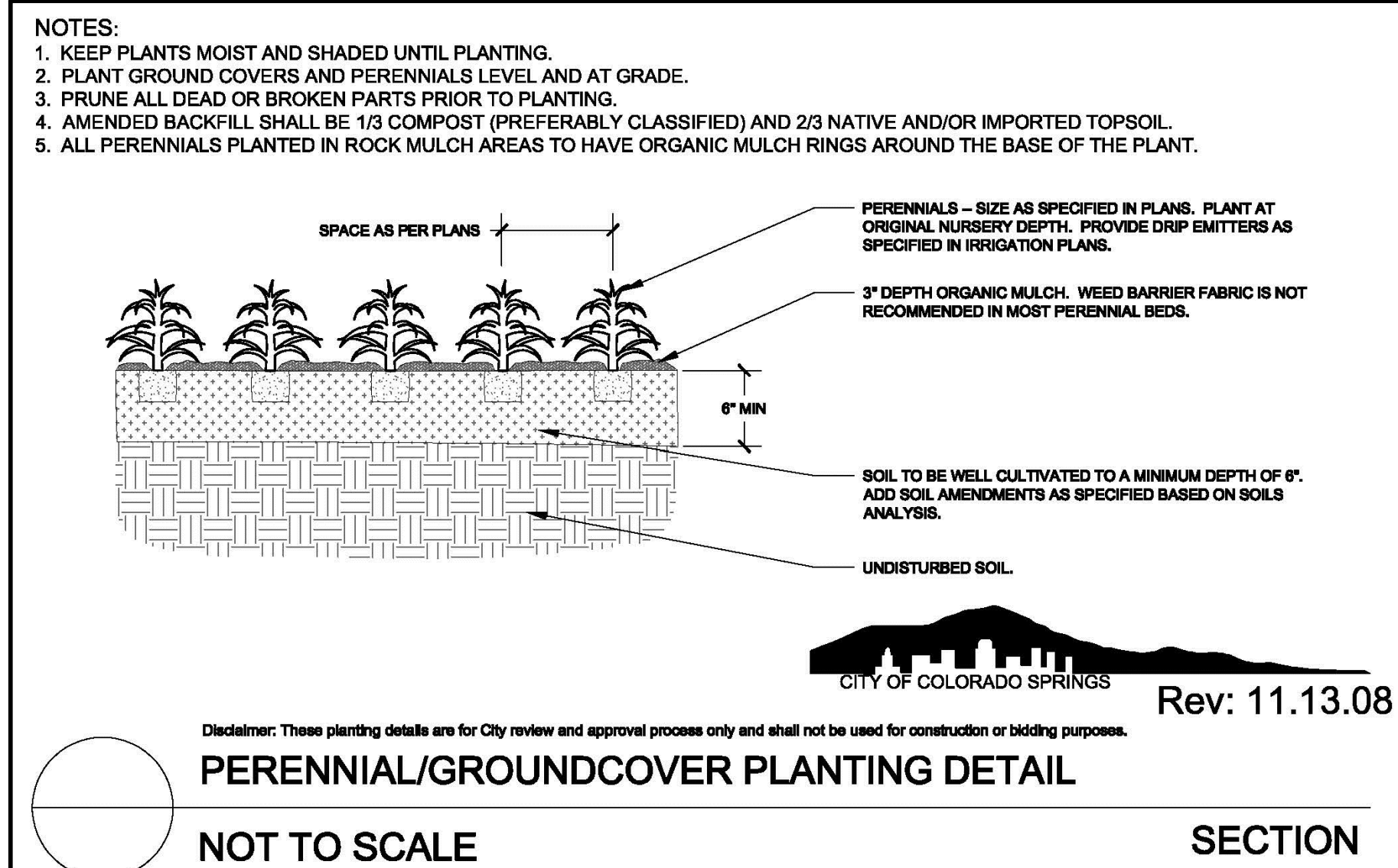
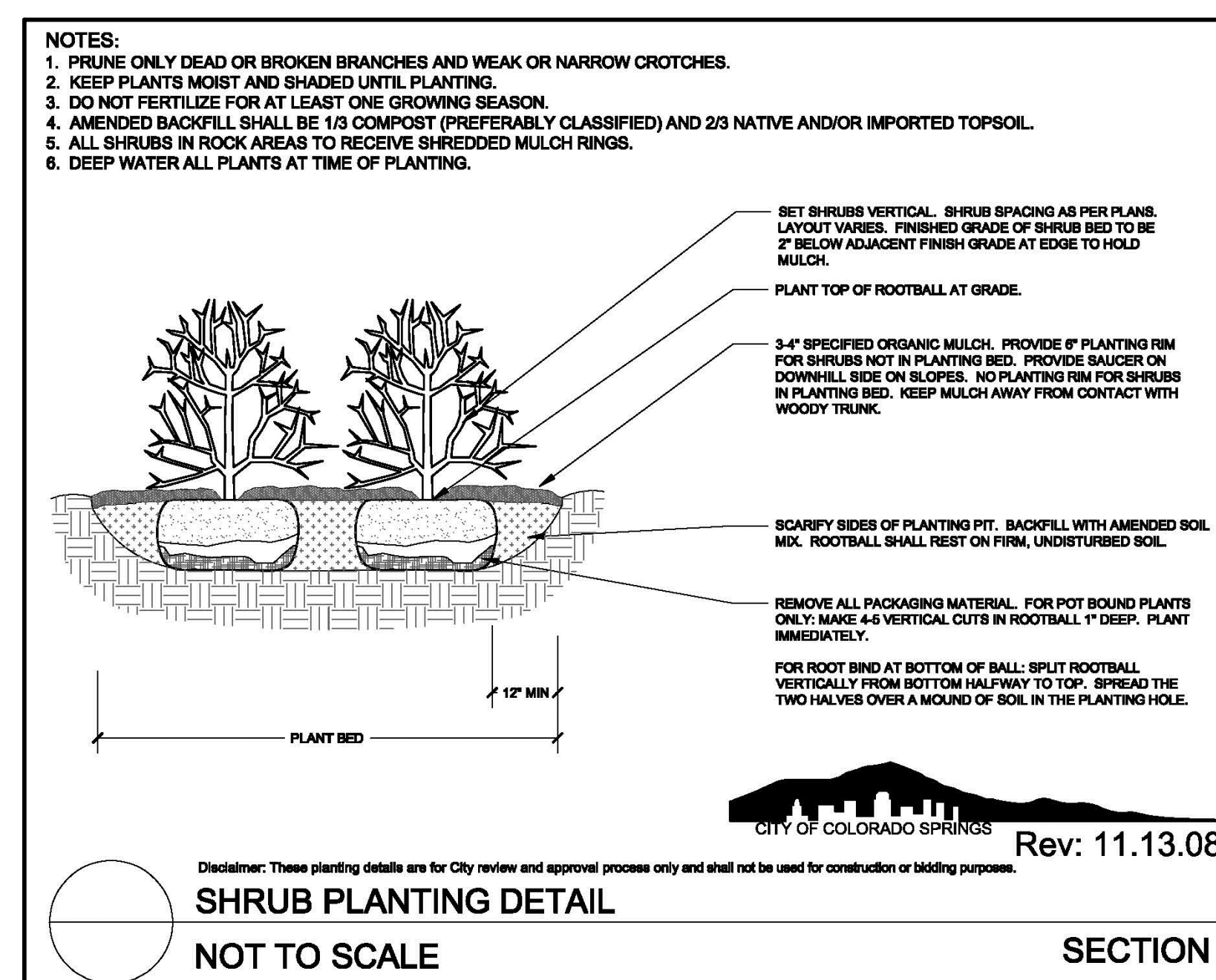
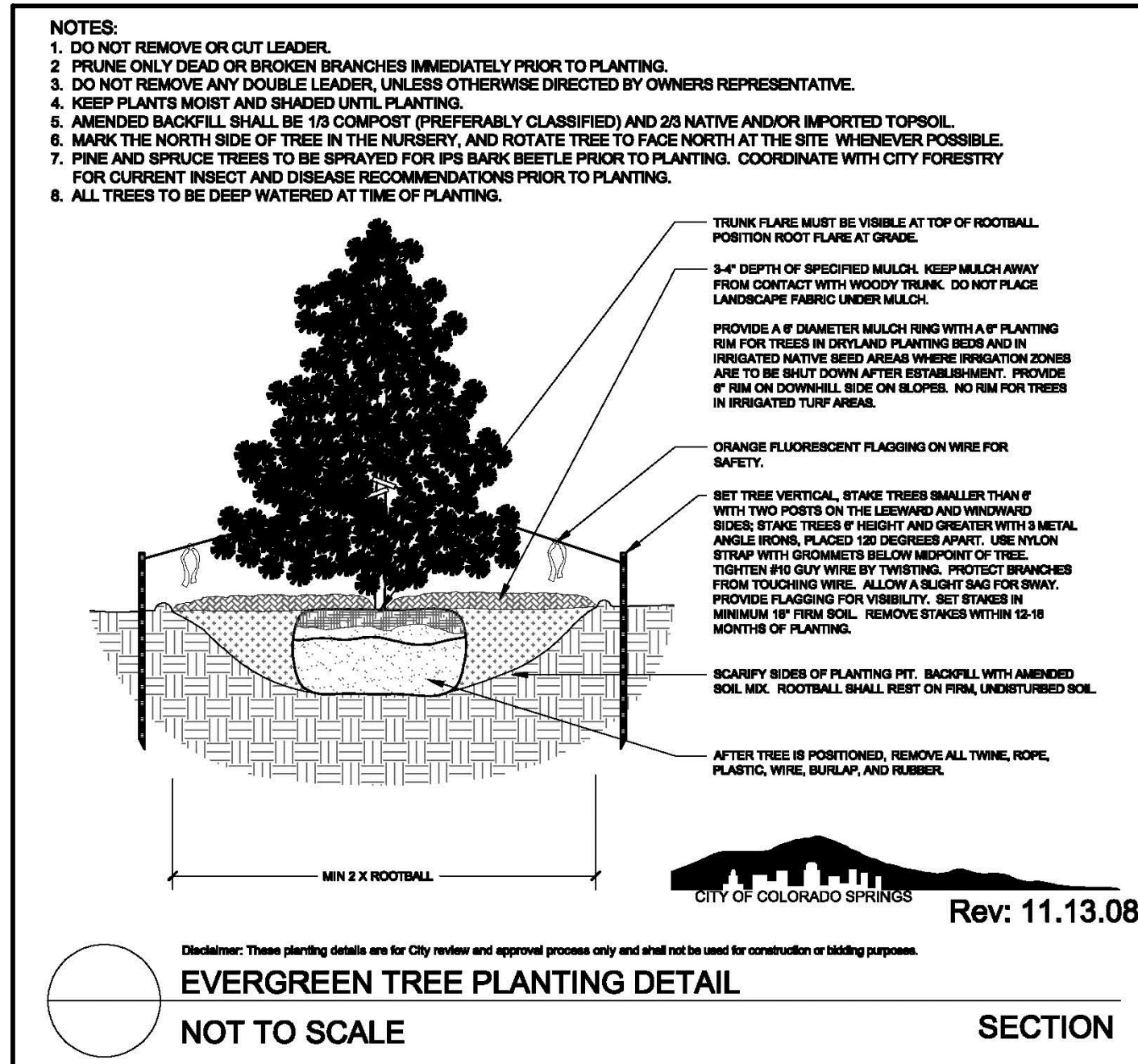
LANDSCAPE COVERAGE TYPE	AREA (SF)	PERCENTAGE
SOD	41,970 SF	13.0%
NATIVE	253,852 SF	78.4%
SHRUB BEDS (WOOD MULCH)	11,254 SF	3.5%
SHRUB BEDS (COBBLE MULCH)	16,743 SF	5.1%
TOTAL	323,819 SF	100%

NOTE: THIS SEED MIX CAN BE FOUND IN THE COLORADO SPRINGS  
STORMWATER CONSTRUCTION MANUAL, TABLE 5-2 (EL PASO COUNTY  
ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS).  
PLS RATES LISTED ABOVE ARE FOR IRRIGATED DRILLED  
APPLICATIONS, FOR HYDROSEEDING APPLICATIONS - DOUBLE THE  
SEED RATE lbs PLS/ACRE.



**NOTES:**

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. DRAP WATER ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURATIVE INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. WRAP TRUNK ALL PLANTS AT TIME OF PLANTING.





## LANDSCAPE PLAN CHECKLIST

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Certification of Professional Qualifications Attached to Application.   | <input checked="" type="checkbox"/> Delineation of Corner Visibility Triangles See Plans  |
| <input checked="" type="checkbox"/> Soil Analysis Report<br>Soil analysis to be obtained by landscape contractor prior to construction.   | <input checked="" type="checkbox"/> Natural Features See Plans  |
| <input checked="" type="checkbox"/> Description of soil preparation and amendments per soil analysis<br>A signed affidavit by the landscape contractor attesting to the soil amendments incorporated to correct deficiencies shall be provided to city staff with the soil analysis prior to the issuance of a certificate of occupancy.  | <input checked="" type="checkbox"/> Storm Water Management Ponds Not Applicable   |
| <input checked="" type="checkbox"/> Climate Zone and Plant Communities to be used<br>The site is located in the Mild Semi-arid Foothills and Plains zone. Plant communities to be used are: Ponderosa Pine, Forest, Foothills Shrublands, Prairie and Pinon-Juniper Woods.  | <input checked="" type="checkbox"/> Height and Slope of Berms Refer to Civil Plans.   |
| <input checked="" type="checkbox"/> Schematic Diagram of Plant Communities and Hydrozones See This Sheet  | <input checked="" type="checkbox"/> Areas of Slope Protection None required for landscaped areas.   |
| <input checked="" type="checkbox"/> Calculation of Site Category Requirements See This Sheet  | <input checked="" type="checkbox"/> Reclamation and Erosion Control Areas None required for landscape areas. See Civil Erosion Control Plan for overlot grading erosion control requirements. |
| <input checked="" type="checkbox"/> Plant Schedule See Landscape Details Sheet  | <input checked="" type="checkbox"/> Location of Existing and Proposed Utility Easements See Plans   |
| <input checked="" type="checkbox"/> Percentages of Signature Plants See Landscape Details Sheet   | <input checked="" type="checkbox"/> Overhead Power Lines Not Applicable   |
| <input checked="" type="checkbox"/> Tree, Shrub and Groundcover Details See Landscape Details Sheet   | <input checked="" type="checkbox"/> Screening of Refuse Collection Areas Not Applicable   |
| <input checked="" type="checkbox"/> North Arrow and Vicinity Map  | <input checked="" type="checkbox"/> Screening of Loading and Utility Service Areas Not Applicable.  |
| <input checked="" type="checkbox"/> Notation of Scale   | <input checked="" type="checkbox"/> Detailed Design of Screening Structures Not Applicable.   |
| <input checked="" type="checkbox"/> Dimensioned Property Line<br>Refer to Plat. Not shown on Landscape Plans for clarity.   | <u>Landscape Grading Plan</u>   |
| <input checked="" type="checkbox"/> Location, Name and Classification of Streets See Plans  | <input checked="" type="checkbox"/> Certification of Professional Qualifications Attached to Application.   |
| <input checked="" type="checkbox"/> Existing and Proposed Zoning of Site and Surrounding Properties See Sheets 2 and 3  | <input checked="" type="checkbox"/> North Arrow and Vicinity Map See Plans  |
| <input checked="" type="checkbox"/> Project Data See Cover Sheet  | <input checked="" type="checkbox"/> Notation of Scale See Plans   |
| <input checked="" type="checkbox"/> Irrigation Types and Methods<br>Hydrozones will be used to determine the appropriate irrigation design per the landscape plant material groupings. Trees and shrubs will be irrigated on separate zones from sod or seed ground covers. Trees and shrubs will be drip irrigated. Native seed and sod areas will get overhead spray or rotor irrigation. All controllers will have rain sensors. | <input checked="" type="checkbox"/> Dimensioned Property Line<br>Refer to Plat. Not shown on Landscape Plans for clarity.   |
| <input checked="" type="checkbox"/> Delineation of 100 Year Floodplain and non-tidal Wetlands Not Applicable.   | <input checked="" type="checkbox"/> Location, Name and Classification of Streets See Plans  |
| <input checked="" type="checkbox"/> Plan for protection of vegetation to remain<br>No major existing vegetation to be retained in development area.   | <input checked="" type="checkbox"/> Delineation of 100 Year Floodplain and non-tidal Wetlands Not Applicable.   |
| <input checked="" type="checkbox"/> Request for Administrative Relief Not Applicable.<br><u>Site Elements Indicated</u>   | <input checked="" type="checkbox"/> Natural Features See Plans  |
| <input checked="" type="checkbox"/> All Structures and Light Standards<br>Not shown at this time. Street lighting will be designed to meet Colorado Springs Utilities' and the City of Colorado Springs' requirements. Locations will be coordinated with utility and planting design.  | <input checked="" type="checkbox"/> Storm Water Management Ponds Not Applicable   |
| <input checked="" type="checkbox"/> Exterior Driveways, Parking and Loading Areas Not Applicable.   | <input checked="" type="checkbox"/> Existing Grade of Plants to be Retained<br>No major existing vegetation to be retained in development area.   |
| <input checked="" type="checkbox"/> Pedestrian Walks, Paths and Areas See Plans   | <input checked="" type="checkbox"/> Topsoil Stockpiling Areas See Plans   |
| <input checked="" type="checkbox"/> Retaining and Screen Walls and Fences See Plans   | <input checked="" type="checkbox"/> Conforming Slopes See Plans   |
| <input checked="" type="checkbox"/> Existing Major Vegetation to be Removed and to Remain<br>No existing vegetation on-site.  | <input checked="" type="checkbox"/> Top and Toe of Manufactured Slopes See Plans  |
| <input checked="" type="checkbox"/> Existing Grade of Plants to be Retained Not Applicable  | <input checked="" type="checkbox"/> Conforming Berms See Plans  |
| <input checked="" type="checkbox"/> Location, Types and Quantities of Trees, Shrubs and Ornamental Grasses See Plans  | <input checked="" type="checkbox"/> Height and Slope of Berms See Plans   |
| <input checked="" type="checkbox"/> Proposed Plants Shown at Range of Mature Width See Plans  | <input checked="" type="checkbox"/> Slopes Greater than 4:1 Labeled See Plans   |
| <input checked="" type="checkbox"/> Ground Plane Treatment See Plans  | <input checked="" type="checkbox"/> Retaining Walls with Typical Heights Labeled See Plans  |
| <input checked="" type="checkbox"/> Plants not required by Code labeled as extra See Plans  | <input checked="" type="checkbox"/> Areas of Slope Protection None Required.  |
| <input checked="" type="checkbox"/> Non-living Materials See Plans  | <input checked="" type="checkbox"/> Reclamation and Erosion Control Areas Labeled None Required.  |
|   | <input checked="" type="checkbox"/> General Intent of Site Drainage See Plans   |
|   | <input checked="" type="checkbox"/> Water Harvesting and Groundwater Recharge Areas None Required.  |

**NOTES:**

1. AN IRRIGATION PLAN APPLICATION IS DUE AT TIME OF FIRST BUILDING PERMIT AND MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. TURF AND NATIVE GRASS AREAS WILL BE IRRIGATED WITH OVERHEAD SPRAY AND ROTOR NOZZLES, SHRUB BEDS AND TREES IN NATIVE AREAS WILL BE SUPPLIED BY DRIP IRRIGATION.

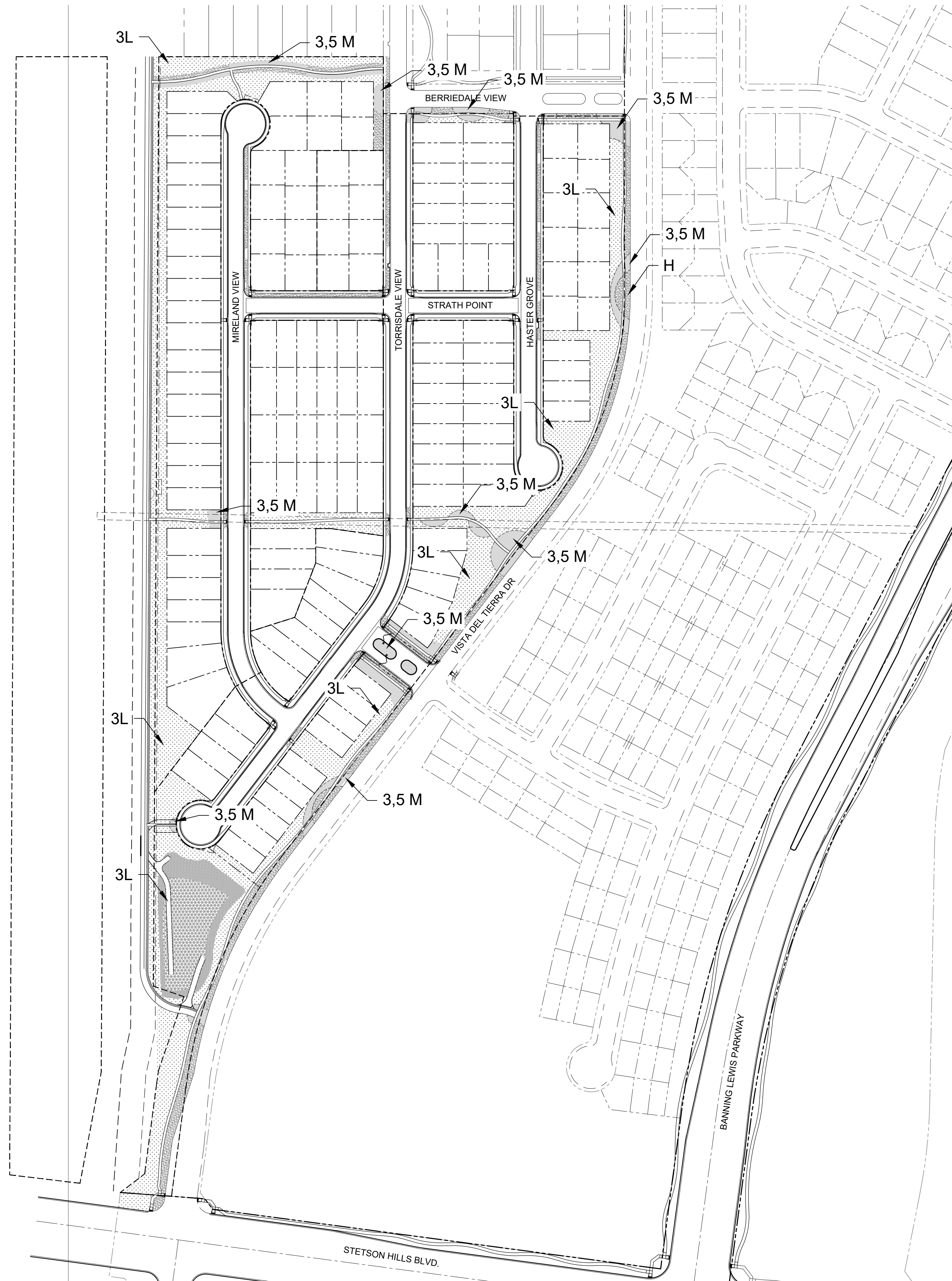
## HYDROZONE DIAGRAM

## PLANT COMMUNITIES

- |                               |                              |
|-------------------------------|------------------------------|
| 1 - SEMIARID SHRUBLANDS       | 5 - FOOTHILL SHRUBLANDS      |
| 2 - PRAIRIE-JUNIPER WOODLANDS | 6 - PONDEROSA PINE FOREST    |
| 3 - PRAIRIE                   | 7 - UPPER ELEVATION RIPARIAN |
| 4 - LOWER ELEVATION RIPARIAN  | 8 - DOUGLAS-FIR FOREST       |

### HYDROZONES (supplemental water)

- V - VERY LOW (0 - 7 INCHES PER YEAR)      M - MODERATE (15 - 25 INCHES PER YEAR)
- L - LOW (7 - 15 INCHES PER YEAR)      H - HIGH (MORE THAN 25 INCHES PER YEAR)



PLANNER / L.A.



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OWNER/CLIENT

PROPERTIES GROUP II, INC.  
OAKWOOD HOMES OF  
COLORADO SPRINGS  
290 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE 3 WEST FILINGS 37 & 38  
**PUD DEVELOPMENT PLAN**

## ISSUE RECORD

[illegible]

#: 211009  
Y: TH  
BY: RH

## SHEET TITLE

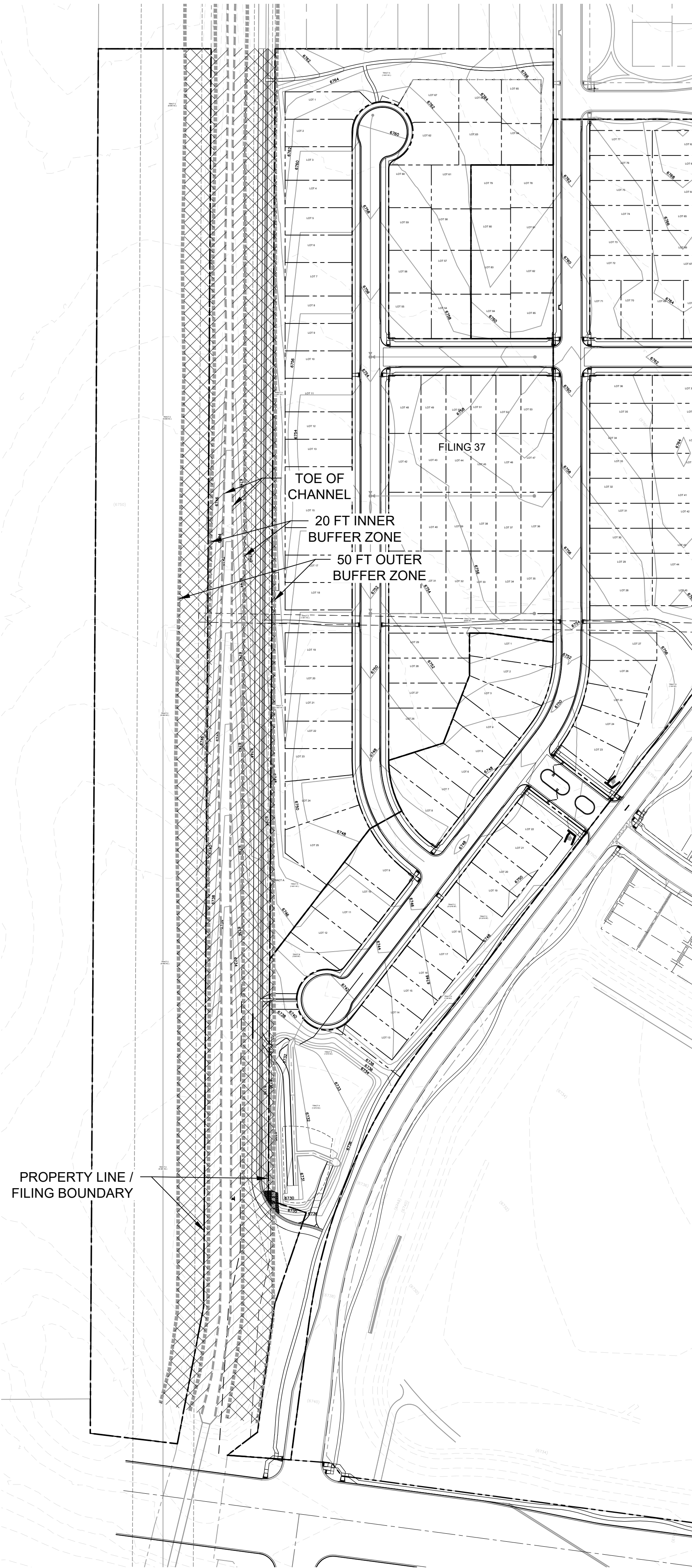
# FINAL LANDSCAPE PLAN

PUD 21-XXXXX  
SHEET NUMBER

### L4.3

HEET 32 OF 34

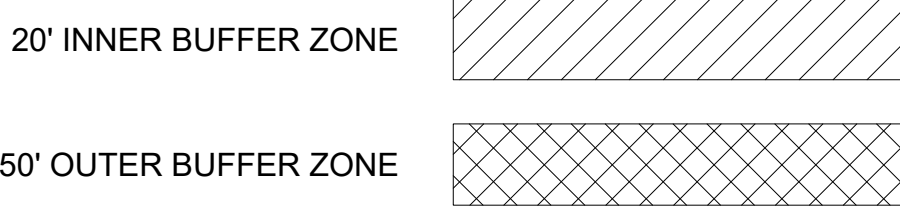




LANDSCAPE & IMPERVIOUS SURFACE REQUIREMENTS

20 FT INNER BUFFER ZONE*				INNER BUFFER ZONE	OUTER BUFFER ZONE
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED	NO IMPERVIOUS SURFACE ALLOWED	10% MAXIMUM IMPERVIOUS SURFACE ALLOWED
1 TREE PER 20' 2,250 L.F. / 20 = 113 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	59 TREES PROVIDED SEE NOTE 3	720 SHRUBS PROVIDED	0 SF (0%) IMPERVIOUS SURFACE PROPOSED	0' SF (0%) IMPERVIOUS SURFACE PROPOSED
50 FT OUTER BUFFER ZONE**					
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED		
1 TREE PER 30' 2,256 L.F. / 30 = 76 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	65 TREES PROVIDED	176 SHRUBS PROVIDED		

LEGEND



STREAMSIDE DESIGN CRITERIA

- GRADING & LANDFORM**  
THE NATURAL LANDFORM OF THE STREAM AREA HAS BEEN MAINTAINED WITHIN THE OVERLAY AREA AND THE GRADING CONFORMS TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE ORDINANCE AS WELL AS ALL OTHER CITY GRADING REGULATIONS.
- SITE DESIGN**  
THE PROPOSED DEVELOPMENT INCORPORATES THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENTS THE NATURAL STREAMSIDE SETTING WITH LANDSCAPE SETBACKS, POCKET PARKS AND TRAILS.
- WILDLIFE HABITAT**  
THE SUBJECT PROJECT HAS BEEN DESIGNED SO AS TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH MAY EXIST ON SITE.
- TRAILS & RECREATION**  
TRAILS AND PARK SPACE HAVE BEEN INCORPORATED INTO THE PROJECT DESIGN ALONG THE STREAMSIDE CORRIDOR.
- FLOODPLAIN**  
THE PROJECT HAS BEEN DESIGNED TO PROTECT AGAINST POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS.
- SIGNIFICANT NATURAL FEATURES**  
ALL OF THE SIGNIFICANT NATURAL FEATURES WITHIN THE STREAMSIDE AREA HAVE BEEN IDENTIFIED AND THE PROJECT HAS BEEN DESIGNED SO AS TO MINIMIZE THE IMPACT OF THESE FEATURES.
- COMPLEMENTARY PLANS**  
THE PROJECT IS NOT INCLUDED IN ANY APPROVED SUBAREA PLANS.
- RIPARIAN BUFFERS & IMPERVIOUS SURFACES**  
THE PROJECT DESIGN IMPLEMENTS A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY. THE DESIGN EXCLUDES IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEETS IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY. ALSO, BEST MANAGEMENT PRACTICES HAVE BEEN INCORPORATED AS WELL AS VISUAL BUFFER OPPORTUNITIES OF THE SUBJECT STREAM.
- LANDSCAPE**  
OUTER AND INNER BUFFER ZONE LANDSCAPING STANDARDS HAVE BEEN MET, AS WELL AS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.
- STREAM BANK STABILIZATION**  
THE STREAM BANK AND SLOPE AREAS HAVE BEEN IDENTIFIED AND DISTURBED AREAS DO NOT EXIST ON THE PROJECT SITE.
- STREAM RECLAMATION**  
THE QUALITY OF THE STREAMSIDE AREA HAS BEEN IMPROVED VISUALLY, FUNCTIONALLY AND RECREATIONALLY WITH LANDSCAPE BUFFERING, TRAILS AND POCKET PARK SPACE.

STREAMSIDE OVERLAY NOTES

- THE SUBJECT STREAM CONTAINS NO NAME AND IS A TYPE 1 STREAM.
- NO OPAQUE FENCING IS ALLOWED ALONG STREAMSIDE OVERLAY AREAS. OPEN METAL RAIL FENCING IS PLANNED FOR ALL LOTS BACKING TO OPEN SPACE.
- REFER TO LANDSCAPE PLANS FOR SPECIFIC TREE AND SHRUB SPECIES.
- BUFFER LOCATIONS ARE BEING AMENDED WITH THIS DEVELOPMENT PLAN TO REFLECT ACTUAL STREAM CONDITIONS.
- THIS DEVELOPMENT PLAN APPROVES THE NEW BUFFER LOCATIONS.



CLAYTON PROPERTIES GROUP II, INC.  
DBA OAKWOOD HOMES OF  
COLORADO SPRINGS  
1250 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

BANNING LEWIS RANCH  
VILLAGE 3 WEST FILINGS 37 & 38  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	08/18/21

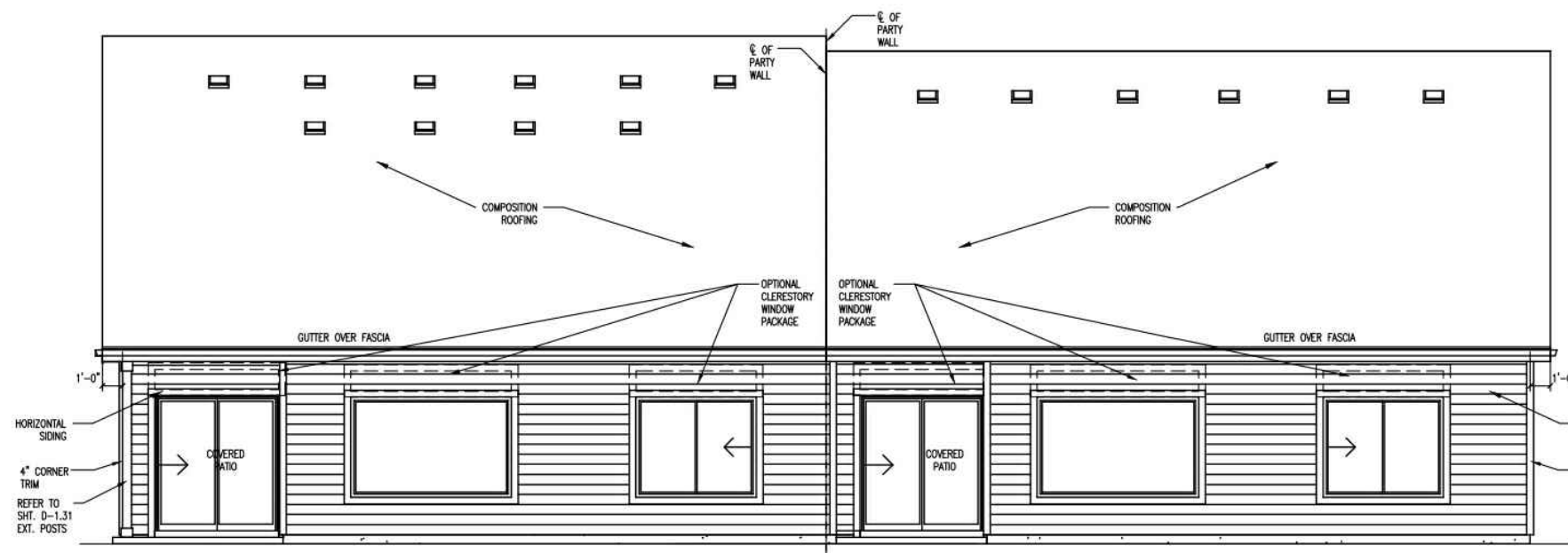
PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

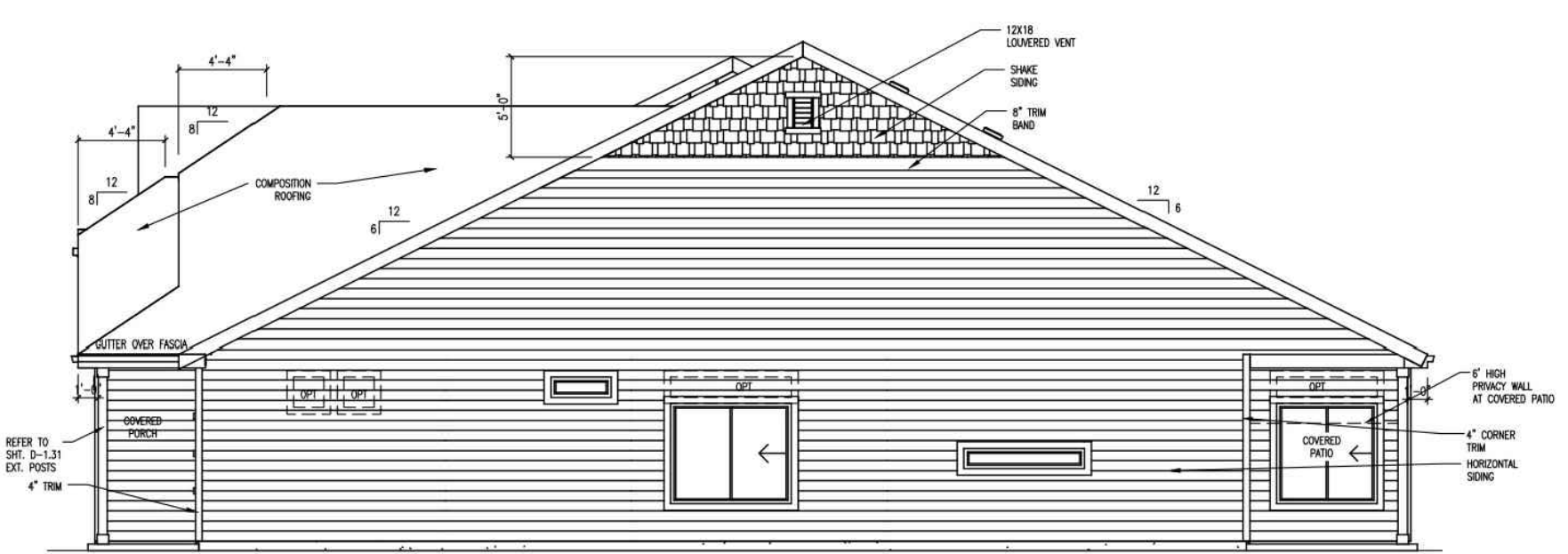
STREAMSIDE EXHIBIT

AR PUD 21-XXXXX  
SHEET NUMBER

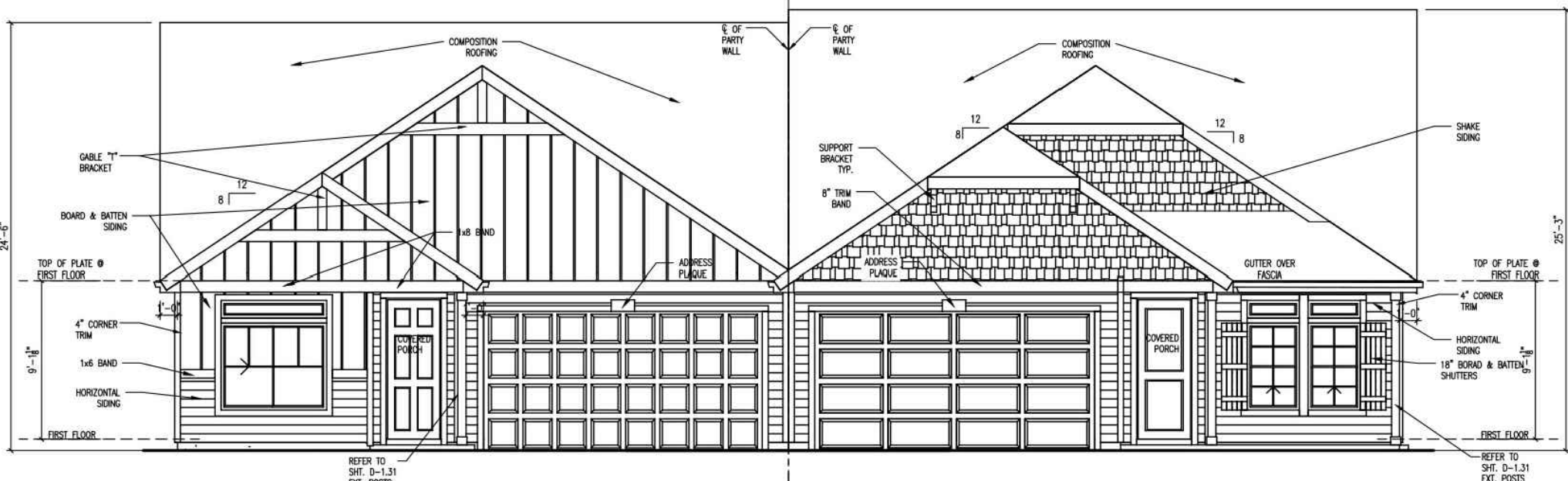




PLAN 1924 REAR ELEVATION PLAN 1921

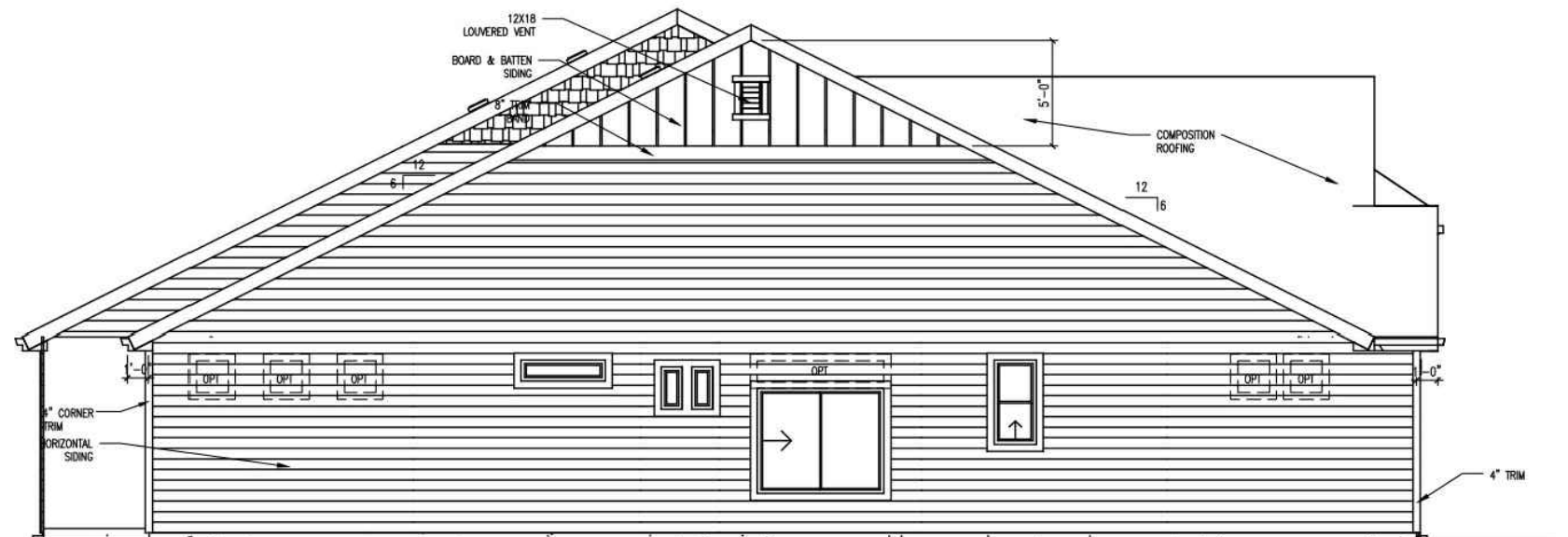


RIGHT SIDE ELEVATION  
PLAN 1924  
ELEV.'B'



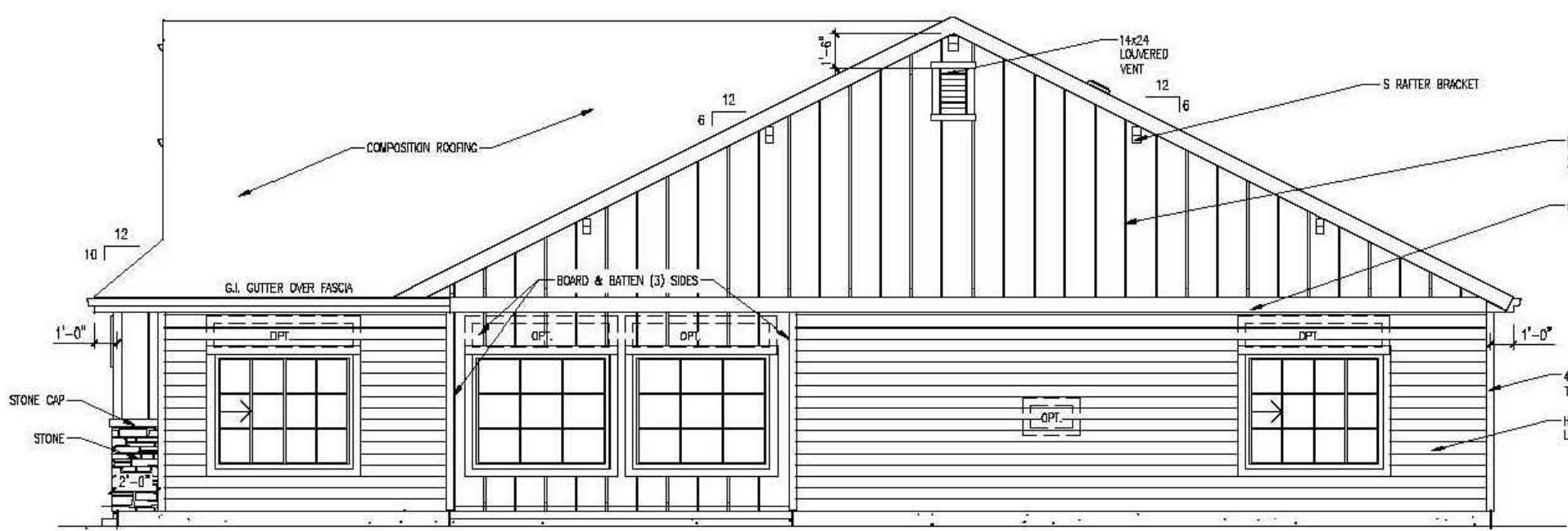
PLAN 1923 PLAN 1924  
ELEV.'A' ELEV.'B'

FRONT ELEVATION

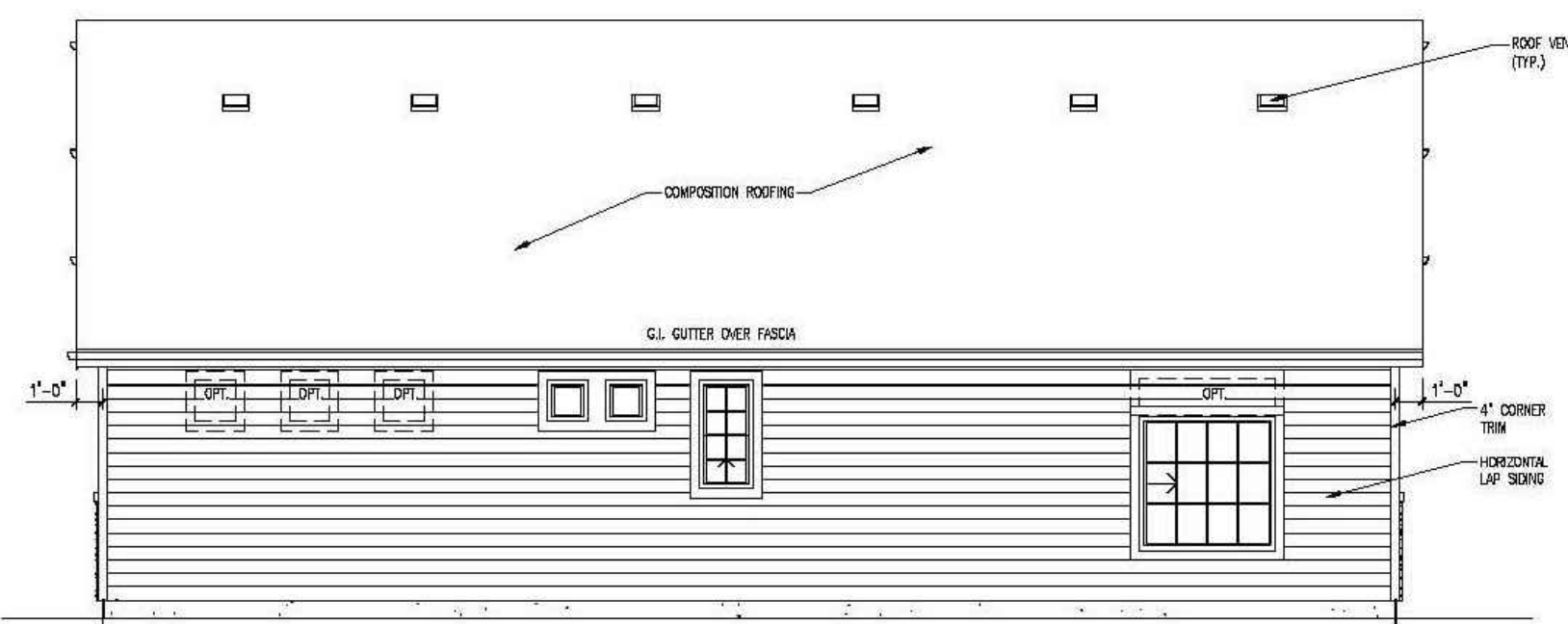


LEFT SIDE ELEVATION  
PLAN 1923  
ELEV.'A'

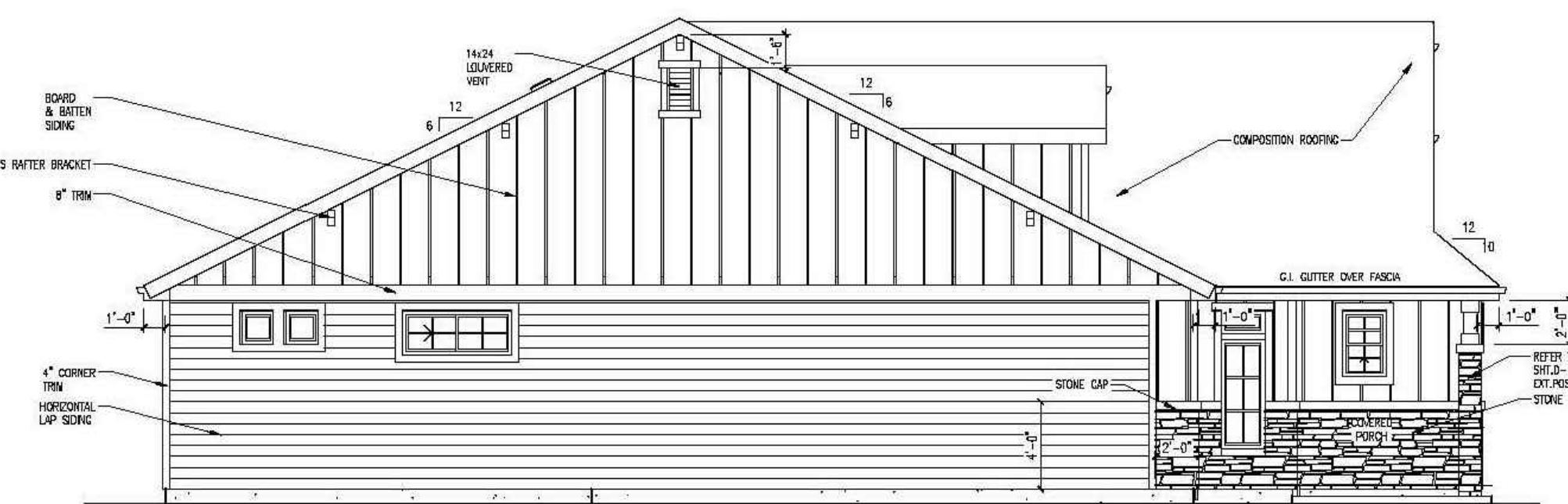
**A** TYPICAL PAIRED HOME ELEVATIONS  
SCALE: NOT TO SCALE



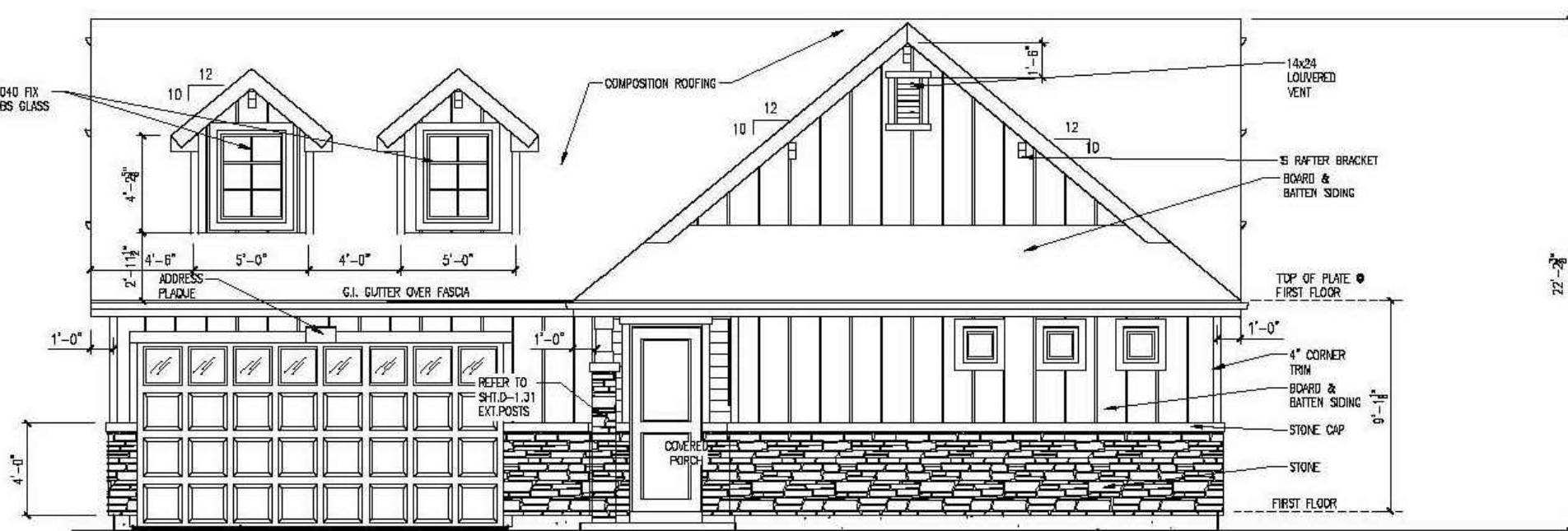
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

**B** TYPICAL BUNAGLOW ELEVATIONS  
SCALE: NOT TO SCALE

PLANNER / L.A.

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PROJECT NAME

**BANNING LEWIS RANCH**  
**VILLAGE 3 WEST FILINGS 37 & 38**  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	08/18/21

PROJECT #: 211009  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**ARCHITECTURAL  
ELEVATIONS**

AR PUD 21-XXXXX  
SHEET NUMBER

**A1.1**  
SHEET 34 OF 34