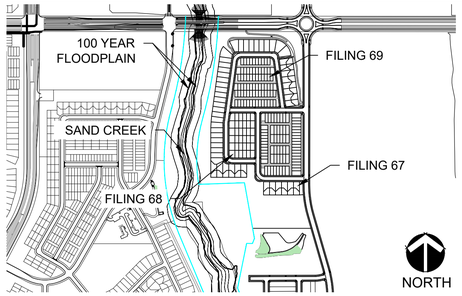
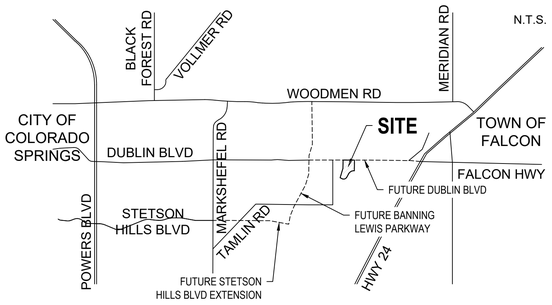
LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.



FILING DEVELOPMENT DATA

FILE NUMBER	PDZD-26-xxxxx
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
LAND USE PLAN	BANNING LEWIS RANCH land use plan - PDZL-24-0007
CONCEPT PLAN	BANNING LEWIS RANCH VILLAGE A1 PUD CONCEPT PLAN - CPC PUP 20-00125
ZONING	PARCEL 5 OF PDZL-24-0007 IS PDZ/AP-O/SS-O (PLANNED DEVELOPMENT ZONE WITH AIRPORT AND STREAMSIDE OVERLAYS): SINGLE-FAMILY DETACHED AND ATTACHED WITH A DENSITY OF 8.0 - 11.99 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 35'). REFER TO CITY ORDINANCE NO. 21-45 (CITY FILE CPC PUZ 20-00124)
TAX SCHEDULE NUMBER	5300000834
APPROXIMATE SCHEDULE FOR DEVELOPMENT	BEGIN SUMMER 2027
TO BE PLATTED LEGAL DESCRIPTIONS	FILING 67, FILING 68, FILING 69
SETBACKS	REFER TO TYPICAL LOT DETAILS
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	60%
DRAINAGE BASIN	SAND CREEK DRAINAGE BASIN

		DENSITY		
FILING	ACRES	REQ'D DENSITY	UNITS	GROSS
67	23.640	N/A	98	4.14 DU/AC
68	7.540	N/A	58	7.69 DU/AC
69	9.375	N/A	100	10.67 DU/AC
TOTAL	40.555	5.74-16.83 DU/AC	256	6.31 DU/AC

	UNIT TYPE	
UNIT TYPE	UNIT COUNT	FILINGS
SINGLE-FAMILY DETACHED	108 UNITS	67, 68 and 69
SINGLE-FAMILY ATTACHED	148 UNITS	67, and 69

AVIGATION EASEMENT STATEMENT

AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "BANNING LEWIS RANCH FILING NO. 62, 63, 64, 65, & 66" SUBDIVISION PLATS. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FILINGS 67, 68, & 69 LEGAL DESCRIPTIONS

SEE SHEET DP0.1 FOR LEGAL DESCRIPTIONS.

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTES / COMMENTS
PDZD-26-xxxx	PENDING		

TRACT TABLE

TRACT TABLE

FILING	TRACT	USE	OWNED/MAINTAINED	SIZE
67	TRACT A	PUBLIC STORMWATER DETENTION FACILITY, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	4.38 ACRES
67	TRACT B	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, NEIGHBORHOOD PARK, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	4.16 ACRES
67	TRACT C	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.08 ACRES
67	TRACT D	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.19 ACRES
67	TRACT E	PRIVATE SHARED DRIVE	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	1.02 ACRES
67	TRACT F	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	1.35 ACRES
68	TRACT A	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	2.29 ACRES
69	TRACT A	PRIVATE SHARED DRIVE	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.35 ACRES
69	TRACT B	PRIVATE SHARED DRIVE	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.27 ACRES
69	TRACT C	PRIVATE SHARED DRIVE	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.26 ACRES
69	TRACT D	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, OPEN SPACE, PUBLIC TRAIL ACCESS, SIGNAGE, IRRIGATION TAP/METER AND LANDSCAPING PURPOSES.	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	2.12 ACRES
TOTAL FILINGS 67, 68, 69				16.47 ACRES

PARKING DATA

FILING	TYPE	REQ PARKING	UNITS	REQ SPACES	SPACES PROVIDED	GUEST PARKING REQUIRED
67	SINGLE FAMILY DETACHED	2 SPACE PER DWELLING UNIT	26	52	52	5.000
67	SINGLE FAMILY ATTACHED	2 SPACE PER DWELLING UNIT	72	144	144	14.000
68	SINGLE FAMILY DETACHED	2 SPACE PER DWELLING UNIT	58	116	116	12.000
68	SINGLE FAMILY ATTACHED	2 SPACE PER DWELLING UNIT	-	-	-	-
69	SINGLE FAMILY DETACHED	2 SPACE PER DWELLING UNIT	24	48	48	5.000
69	SINGLE FAMILY ATTACHED	2 SPACE PER DWELLING UNIT	76	152	152	15.000
			256	512	512	51.000

NOTES:
1. ALL REQUIRED RESIDENT SPACES ARE PROVIDED BY GARAGE SPACES WITHIN EACH UNIT.
2. GUEST PARKING WILL BE SUPPLIED VIA PUBLIC ON-STREET NON ASSIGNED PARKING, PRIVATE DRIVEWAYS, OR GUEST PARKING SPACES.

PROJECT TEAM

OWNER:

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LAI DESIGN GROUP
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ENGINEERING & SURVEYING BY:

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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SHEET INDEX

SHEETS	DESCRIPTION
DP0.00	COVER SHEET
DP0.01	LEGAL DESCRIPTIONS
DP0.02 - DP0.07	TYPICAL LOT LAYOUT & SETBACKS
DP1.00	OVERALL PLAN
DP1.01 - DP1.02	SITE PLAN
	PRELIMINARY GRADING PLAN
	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
L2.01 - L2.02	SITE DETAILS
L3.01 - L3.16	FINAL LANDSCAPE PLAN
L4.01 - L4.04	LANDSCAPE NOTES, DETAILS, SETBACKS, &
	HYDROZONE & REQUIREMENTS
A1.01 - A1.05	ARCHITECTURAL ELEVATIONS

DEVELOPMENT PLAN NOTES

1. THIS PROPERTY IS SUBJECT TO THE BANNING LEWIS RANCH PDZL-24-0007.
2. 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.
3. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS AND COVENANTS OF BANNING LEWIS RANCH METRO DISTRICT NO. 8. THE DISTRICT SERVICE PLAN WAS APPROVED BY CITY COUNCIL RESOLUTION 93-18. THE DISTRICT WAS CREATED BY EL PASO COUNTY DISTRICT COURT ORDER (CASE NUMBER 2018CV32375).
4. THE DEVELOPER HAS CONSTRUCTION RESPONSIBILITY OF ALL FENCING IMPROVEMENTS SHOWN ON PLANS. SEE SHEET L2.01 FOR FENCE STYLES AND DETAILS.
5. THIS PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 8.
6. STREET TREES AND STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY IN FILINGS 67, 68 AND 69 WILL BE MAINTAINED BY THE HOMEOWNER OF THE ADJACENT LOT. STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY THAT ARE ADJACENT TO OPEN SPACE TRACTS WILL BE MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 8.
7. MINIMUM GRADE FOR ASPHALT AND UNPAVED AREAS SHALL BE 2% WHERE PRACTICAL. MINIMUM GRADE FOR CONCRETE SHALL BE 0.5%.
8. NO SLOPE SHALL EXCEED 3:1 WITHOUT SPECIAL TREATMENT TO AVOID EROSION.
9. FINISHED GRADE BEHIND CURBS AND SIDEWALKS SHALL NOT BE LOWER THAN THE TOP OF CONCRETE.
10. EXISTING AND PROPOSED CROSS-PANS ARE CITY STANDARD D-7.
11. 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.
12. DUBLIN BLVD WILL BE CONSTRUCTED CONCURRENT WITH THE CONSTRUCTION OF FILINGS 67-69.
13. 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.
14. A PUBLIC IMPROVEMENT EASEMENT WILL BE REQUIRED FOR PUBLIC IMPROVEMENTS (PEDESTRIAN RAMPS, SIDEWALKS, STORM DRAIN SYSTEMS, ETC.) THAT ARE LOCATED OUTSIDE OF THE ROW.
15. NO TREES SHALL BE PLACED WITHIN 15' OF ANY PUBLIC WATER OR SANITARY SEWER MAINS.
16. 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.
17. 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.
18. THE DEVELOPER SHALL CONSTRUCT IMPROVEMENTS ASSOCIATED WITH PUD DEVELOPMENT PLAN APPROVALS AND APPROVED CONSTRUCTION PLANS.
19. A FINANCIAL SECURITY WILL BE REQUIRED TO BE POSTED FOR FENCING, STREETSCAPE, LANDSCAPE, TRAIL AND OPEN SPACE IMPROVEMENTS ILLUSTRATED ON THIS PUD DEVELOPMENT PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE FILING.
20. 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.
21. 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.
22. 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 67, 68, 69", BY CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC.
23. 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.
24. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF LIGHTING TYPE IS CHANGED.
25. 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.
26. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
27. ALL TRACTS ARE FOR THE PURPOSES LISTED IN THE TRACT TABLE (THIS SHEET) WITH MAINTENANCE OF THE SURFACE BEING VESTED IN THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 8.
28. ON STREET PARKING IS ALLOWED ON ALL LOCAL STREETS THROUGHOUT THE DEVELOPMENT.
29. PRIOR TO ANY DEVELOPMENT, 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 ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
30. ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
31. ACCESSORY STRUCTURES WILL ONLY BE PERMITTED PER CITY CODE 7.3.304.E.
32. MAINTENANCE OF THE PUBLIC DETENTION/WATER QUALITY STRUCTURES IS BY THE CITY OF COLORADO SPRINGS. AESTHETIC MAINTENANCE OF THE FACILITY IS BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 8.
33. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO DUBLIN BLVD.
34. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
35. THE PROPOSED RESIDENTIAL LOTS SHALL BE SUBJECT TO STREAMSIDE REVIEW OR REQUIREMENT FOR THIS DEVELOPMENT PLAN. FUTURE MODIFICATIONS TO THIS DEVELOPMENT PLAN SHALL BE EVALUATED BY STAFF TO SEE IF THE PROPOSED CHANGES TRIGGER STREAMSIDE REQUIREMENTS.
36. FOR FUTURE DEVELOPMENT PROPOSALS THAT FALL WITHIN THIS DEVELOPMENT PLAN AREA AND ARE WITHIN THE STREAMSIDE OVERLAY DISTRICT AS DEFINED IN SECTION 7.2.603B, THESE DEVELOPMENT WILL BE REQUIRED TO COMPLY WITH RELEVANT STANDARDS DEFINED IN SECTION 7.2.603.
37. SCHOOL SITE DEDICATION TO BE MET VIA FUTURE SITES LOCATED IN FUTURE VILLAGES B2 AND C.
38. THIS APPLICATION IS A PART OF PARK ALTERNATIVE COMPLIANCE AGREEMENT PLDO 2025-001. PARK DEDICATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION, TO BE DUE AT TIME OF BUILDING PERMIT.
39. FEE IN LIEU OF EAST FORK SAND CREEK CHANNEL ARE TO BE PAID FOR EACH FILING PRIOR TO BUILDING PERMIT ISSUANCE. THE 2026 AMOUNT IS $32,220.59/ACRE.

DOWNSTREAM FACILITIES NOTES

1. POND 300 - FINAL DRAINAGE REPORT FOR BANNING LEWIS RANCH FILINGS 58, 59, & 60," BY CLASSIC CONSULTING, APPROVED 09-15-25. POND 184 -"FINAL DRAINAGE REPORT FOR BANNING LEWIS RANCH FILINGS 51, 52, 53, 54, 55, & 56 (VILLAGE A1), PRELIMINARY DRAINAGE REPORT FOR BANNING LEWIS RANCH FILING 50, & AMENDMENT TO PHASES I AND II BANNING LEWIS RANCH MASTER DEVELOPMENT DRAINAGE PLAN UPDATE," BY CLASSIC CONSULTING, APPROVED 12/08/21
2. POND 400 - "FINAL DRAINAGE REPORT FOR BANNING LEWIS RANCH FILINGS 67, 68 AND 69 & AMENDMENT TO PHASES I AND II BANNING LEWIS RANCH MASTER DEVELOPMENT DRAINAGE PLAN UPDATE," BY CLASSIC CONSULTING, DATED OCTOBER 2026.

GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH, DATED MAY 1, 2020, REVISED JUNE 17, 2020. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC-PUP 20-00125 OF THE CITY OF COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

ARCHITECT / PLANNER

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PROJECT NAME

BANNING LEWIS RANCH
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

COVER SHEET

PDZD-26-XXXX

SHEET NUMBER

DP0.00

p:\2026\261004_blr village 6\02_site\01_ drawings\2 planning\1 sheets\261004_ dp overall dwg / 11/3/2026 6:37 PM

FILING 67-69 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A 3-1/4" ALUMINUM CAP STAMPED BY PLS 30829 AT THE AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A 2-1/2" ALUMINUM CAP ON A 2" ALUMINUM PIPE STAMPED BY LS 17664 AT SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 00°43'23" EAST A DISTANCE OF 2675.90 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 27°04'46" WEST A DISTANCE OF 570.72 FEET TO A POINT ON THE EASTERLY LINE OF TRACT B AS PLATTED ON BANNING LEWIS RANCH FILING NO. 59 RECORDED SEPTEMBER 29, 2026 UNDER RECEPTION NUMBER 226715715 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID TRACT B, THE FOLLOWING FIVE COURSES:

1. THENCE NORTH 11°31'57" EAST A DISTANCE OF 176.64 FEET;
2. THENCE SOUTH 88°41'31" EAST A DISTANCE OF 52.63 FEET;
3. THENCE NORTH 22°26'45" EAST A DISTANCE OF 49.08 FEET;
4. THENCE NORTH 10°04'48" WEST A DISTANCE OF 520.99 FEET;
5. THENCE SOUTH 88°05'05" WEST A DISTANCE OF 401.94 FEET TO THE SOUTHEAST CORNER OF TRACT F OF SAID BANNING LEWIS RANCH FILING NO. 59;

THENCE ON THE EASTERLY LINE OF SAID TRACT F THE FOLLOWING THREE COURSES:

1. THENCE NORTH 03°02'00" WEST A DISTANCE OF 61.18 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°58'00", HAVING A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 66.83 FEET;
3. THENCE NORTH 15°00'00" WEST A DISTANCE OF 87.96 FEET TO THE MOST NORTHERLY CORNER THEREOF, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 89°51'32" EAST;

THENCE ON THE EASTERLY LINE OF SAID TRACT B THE FOLLOWING THREE COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°31'22", HAVING A RADIUS OF 1419.76 FEET FOR AN ARC DISTANCE OF 384.65 FEET;
2. THENCE NORTH 15°22'54" EAST A DISTANCE OF 22.17 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°24'16", HAVING A RADIUS OF 4028.06 FEET FOR AN ARC DISTANCE OF 801.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS REPLATTED BY THE PLAT OF BANNING LEWIS FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED SEPTEMBER 16, 2021 UNDER RECEPTION NUMBER 221714817;

THENCE NORTH 00°02'17" EAST A DISTANCE OF 142.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS BEING REPLATTED BY THE PLAT OF BANNING LEWIS RANCH R.O.W. VACATION FILING NOS. 1 AND 3 - 2022;

THENCE SOUTH 89°57'43" EAST ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 711.03 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 25°01'20" WEST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°16'48", HAVING A RADIUS OF 109.50 FEET FOR AN ARC DISTANCE OF 94.18 FEET;

THENCE NORTH 00°01'55" EAST A DISTANCE OF 36.86 FEET;

THENCE NORTH 30°12'24" EAST A DISTANCE OF 22.18 FEET;

THENCE NORTH 00°12'24" EAST A DISTANCE OF 41.86 FEET;

THENCE NORTH 89°45'18" EAST A DISTANCE OF 70.45 FEET;

THENCE SOUTH 01°55'39" EAST A DISTANCE OF 42.28 FEET;

THENCE SOUTH 31°55'39" EAST A DISTANCE OF 22.54 FEET;

THENCE SOUTH 00°01'55" WEST A DISTANCE OF 37.66 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 75°44'52" EAST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°49'41", HAVING A RADIUS OF 129.50 FEET FOR AN ARC DISTANCE OF 83.24 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD;

THENCE SOUTH 89°57'43" EAST ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 227.48 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 142.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD AS BEING REPLATTED BY THE FUTURE BANNING LEWIS RANCH FILING NO. 3 R.O.W. VACATION;

THENCE NORTH 89°57'43" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.72 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS SOUTH 29°36'27" EAST;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°41'26", HAVING A RADIUS OF 111.50 FEET FOR AN ARC DISTANCE OF 88.92 FEET;

THENCE SOUTH 00°36'26" WEST A DISTANCE OF 43.66 FEET;

THENCE SOUTH 30°08'32" WEST A DISTANCE OF 16.45 FEET;

THENCE SOUTH 00°30'28" WEST A DISTANCE OF 156.76 FEET;

THENCE SOUTH 00°02'17" WEST A DISTANCE OF 1122.71 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°07'14", HAVING A RADIUS OF 966.50 FEET FOR AN ARC DISTANCE OF 271.93 FEET;

THENCE SOUTH 16°04'57" EAST A DISTANCE OF 118.81 FEET;

THENCE SOUTH 73°55'03" WEST A DISTANCE OF 67.00 FEET;

THENCE SOUTH 16°04'57" EAST A DISTANCE OF 321.40 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 712.55 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 1,945,497 SQUARE FEET (44.662 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

WUI NOTE:

1. RESIDING IN OR NEAR A WILDLAND URBAN INTERFACE RISK AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.

2. ALL PARCELS WITHIN THIS DEVELOPMENT SHALL MEET FUELS AND SITE MANAGEMENT REQUIREMENTS AND STRUCTURE HARDENING REQUIREMENTS FOR WILDLAND URBAN INTERFACE RISK AREA, CLASS 1. IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER AND/OR OWNER AS APPLICABLE TO IMPLEMENT FUELS AND SITE MANAGEMENT REQUIREMENTS IN SECTIONS K104, K108 AND K109 OF THE COLORADO SPRINGS WILDFIRE RESILIENCY REQUIREMENTS AS APPLICABLE. APPROVED INSPECTION(S) SHALL BE OBTAINED IN ACCORDANCE WITH SECTION K101.7.

3. ALL COMMON AREAS WITHIN THIS DEVELOPMENT SHALL MEET FUELS MANAGEMENT REQUIREMENTS FOR WILDLAND URBAN INTERFACE RISK AREA, CLASS IL. IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER AND/OR OWNER AS APPLICABLE TO IMPLEMENT FUELS AND SITE MANAGEMENT REQUIREMENTS IN SECTIONS K104, AND K109 OF THE COLORADO SPRINGS WILDFIRE RESILIENCY REQUIREMENTS. APPROVED INSPECTION(S) SHALL BE OBTAINED IN ACCORDANCE WITH SECTION K101.7.

4. DEFENSIBLE SPACE SITE PLANS SHALL BE PREPARED AND SUBMITTED TO THE FIRE CODE OFFICIAL FOR REVIEW AND APPROVAL AS PART OF THE SITE PLANS REQUIRED FOR A PERMIT FOR ALL WILDLAND URBAN INTERFACE RISK AREA, CLASS II PARCELS. THE FIRE CODE OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR A DEFENSIBLE SPACE SITE PLAN WHERE THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHERE OTHERWISE WARRANTED.

5. THE APPLICABLE HOMEOWNERS ASSOCIATION (HOA) AND/OR METRO DISTRICT SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF ALL LANDSCAPING, FENCING AND RETAINING WALLS IN COMPLIANCE WITH THIS CODE FOR ALL CLASS I WILDLAND URBAN INTERFACE RISK AREAS IN THIS DEVELOPMENT.

6. ANY NEW GREEN-FIELD DEVELOPMENT PERIMETER FENCING OR WALLS) WHERE PROVIDED, SHALL BE CONSTRUCTED USING IGNITION-RESISTANT MATERIAL. THIS IS LOCATED IN A WUI CLASS 1 AREA. PROVIDE A COMPLETE CODE STUDY SHOWING HOW REQUIREMENTS OF SECTION K108 OF THE 2021 INTERNATIONAL FIRE CODE, AS AMENDED, IS BEING MET OR NOT APPLICABLE. SHOW IGNITION ZONES ON THE PLANS.

ARCHITECT / PLANNER

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

PROJECT NAME

BANNING LEWIS RANCH
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

LEGAL DESCRIPTIONS

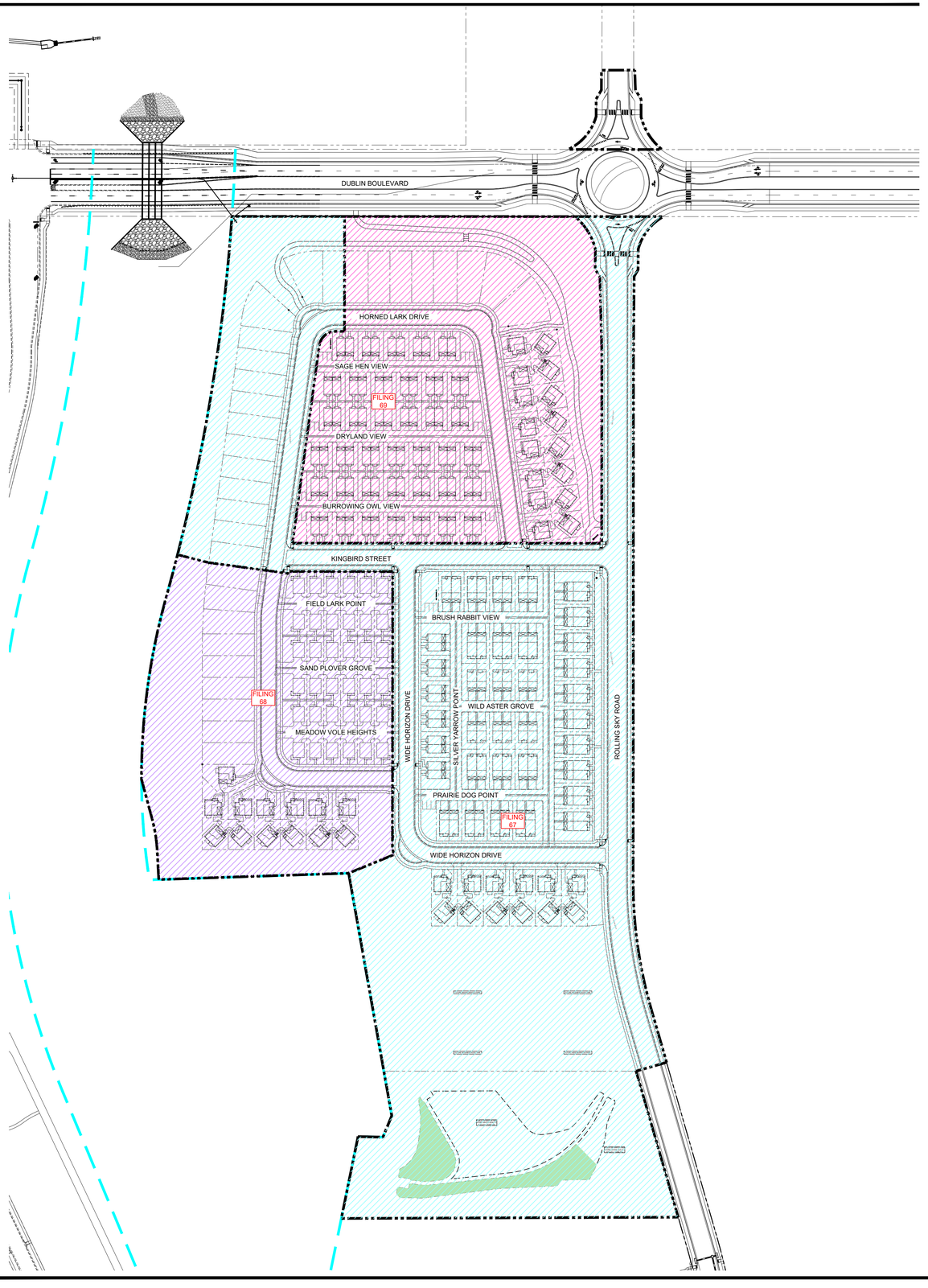
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SHEET NUMBER

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LOT TYPICAL BREAKDOWN



LOT TYPICAL BREAK DOWN

LOT TYPICAL	FILING 67	FILING 68	FILING 69	TOTAL
BRIO	14	9	8	31
AMERICAN DREAM	-	36	-	36
ARRIVAL DUETS	72	-	76	148
COACH HOUSE	12	13	16	41
TOTAL:	98	58	100	**256**

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SHEET TITLE

LOT TYPICALS
MASTER SHEET

PDZD-26-XXXX

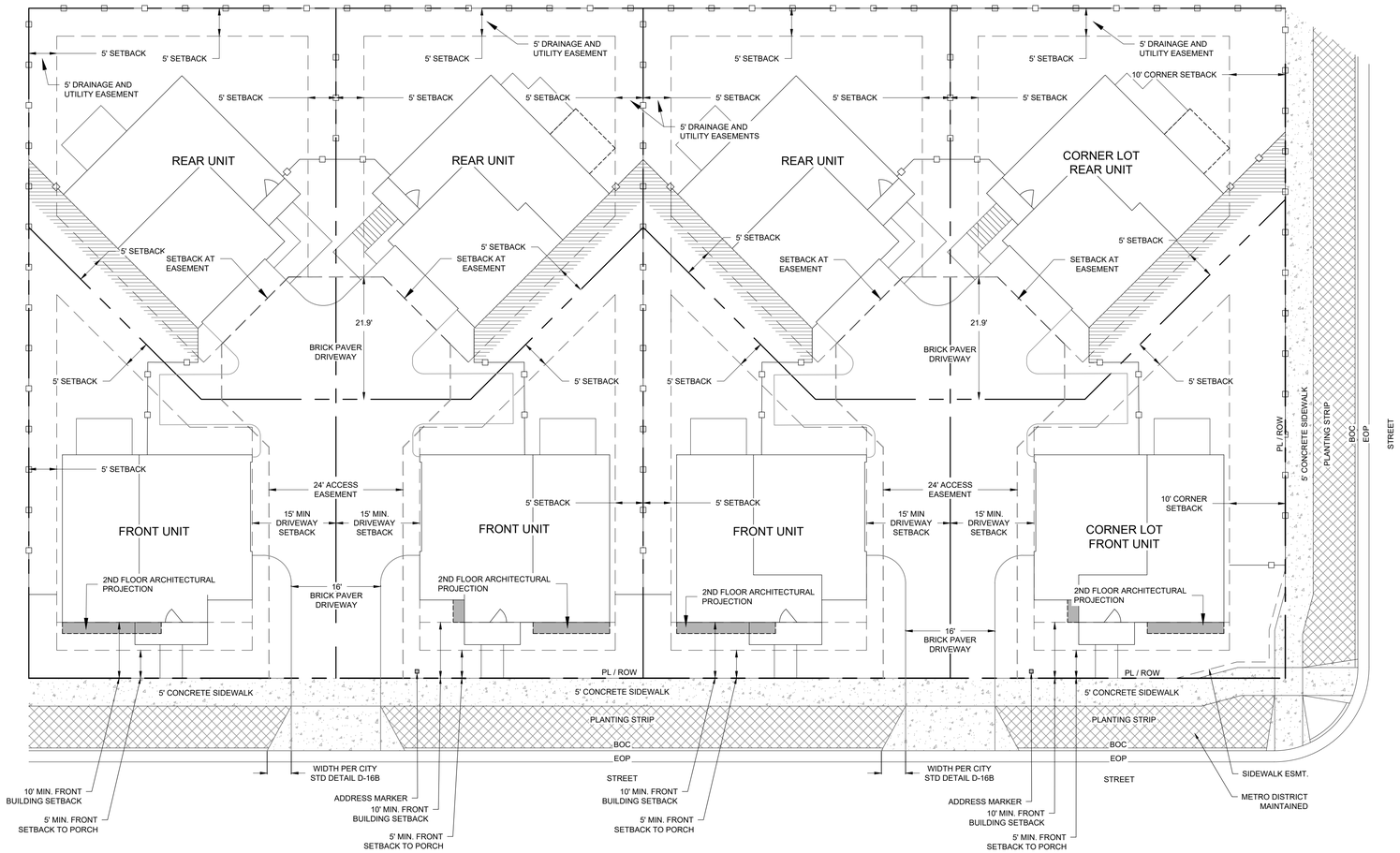
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LEGEND

- FENCE LINE
- PROPERTY LINE
- SETBACK
- STREET ROW
- EASEMENT
- PAVEMENT
- USE EASEMENT
- BRICK PAVERS
- ADDRESS MARKER
- BANNING LEWIS RANCH METRO DISTRICT 8 MAINTENANCE AREA



APPLICABLE LOTS

TYPICAL COACH HOUSE LOT APPLIES TO:
FILING 67, LOTS 1-12
FILING 68, LOTS 1-13
FILING 69. LOTS 85-100.

COMPACT LOT TREE LIST		
CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
EQM-SL	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE
HAC-SL	CELTIS OCCIDENTALIS	COMMON HACKBERRY
TILA-SL	TILIA AMERICANA 'MCSENTRY'	AMERICAN SENTRY LINDEN
ULM-SL	ULMUS X 'MORTON'	ACCOLADE™ ELM

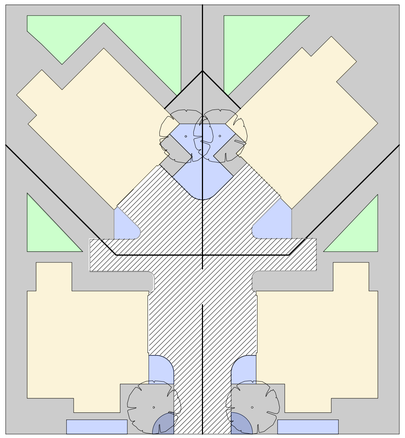
LANDSCAPE LOT TYPICALS

	TYPICAL TOTAL	OVERALL TOTAL (41 LOTS)
LANDSCAPE AREA*	6,419 SF	263,179 SF
HIGH-WATER USE (TURF)**	1,088 SF (17%)	44,608 SF (17%)
LOW-WATER USE (PLANT BEDS)	597 SF (10%)	23,247 SF (10%)
NON-IRRIGATED LANDSCAPE	4,734 SF (73%)	194,094 SF (73%)

* QUANTITY SHOWN ABOVE REFLECT VALUES FOR ENTIRE 4 PACK.
** 25% MAXIMUM TURF AREA

LANDSCAPE LEGEND

- BUILDING
- LOW-WATER USE (PLANT BED)
- HIGH-WATER USE (TURF)
- N0N-IRRIGATED LANDSCAPE
- SHARED DRIVEWAY
- TREE



NOTES

NOT TO SCALE

1. PARKING IS NOT PERMITTED ON SHARED DRIVEWAYS OR FIRE LANES.
2. FENCING SHOWN ON DETAIL VARIES IN TYPE (MATERIAL) DEPENDING ON LOCATION OF LOT. REFER TO DEVELOPMENT PLAN FOR LOCATION OF ALTERNATE TYPES OF FENCING. TYPICAL FENCING BETWEEN UNITS IS VINYL. SEE FENCING DETAILS ON DEVELOPMENT PLAN.
3. BUILDABLE AREAS TO MAINTAIN SHAPE AND SIZE SHOWN. ANY PROPOSED BUILDING MUST FIT WITHIN THE BUILDABLE AREA FOR THAT LOT.
4. USE EASEMENT FOR BENEFIT/USE OF ADJACENT LOT.
5. MAIN STRUCTURE TO BE BUILT WITHIN THE BUILDABLE AREA SHOWN.
6. THE SETBACKS ARE, 5' MIN. FRONT SETBACK TO PORCH, 10' MIN. FRONT BUILDING SETBACK, 10' CORNER SETBACK, 5' REAR SETBACK, AND 5' SIDE SETBACK.
7. FRONT PORCHES, STEPS, WALKS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH INTO BUILDING SETBACKS. ENCROACHMENTS CANNOT BE MORE THAN 3 FEET.
8. DECKS, PATIOS AND SHADE ELEMENTS OVER 18" ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
9. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS. TYPICALLY, FRONT UNITS HAVE A 5' UTILITY EASEMENT AT THE SIDES AND REAR OF EACH LOT, AND REAR UNITS 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. ALL LANDSCAPING WITHIN RIGHT OF WAY PLANTING STRIP ADJACENT TO SINGLE FAMILY DETACHED 4-PACK HOMES TO BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 8.
12. ALL CARRIAGE/COACH HOUSE UNITS ARE SINGLE FAMILY DETACHED HOMES. SEE SHEET A1.04 FOR TYPICAL CARRIAGE/COACH HOUSE ARCHITECTURAL ELEVATIONS.
13. USE AND MAINTENANCE OF PRIVATE UTILITY AND PRIVATE ACCESS EASEMENTS IS PER THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BANNING LEWIS RANCH FILING NO. 50A.
14. DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 16' AT THE RIGHT-OF-WAY.
15. FRONT UNITS WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION ON THE STREET SIDE ON THE 2ND AND/OR 3RD FLOOR TO ENCROACH INTO THE FRONT SETBACK. ENCROACHMENT CAN BE UP TO 2 FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY STRUCTURE AND NO AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS. (7.4.902.E.1)
16. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY STRUCTURE AND NO AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS. (7.4.902.E.1)
17. LANDSCAPE TYPICALS:
    - 17.1. ALL COMPACT LOT TREES & TREES LOCATED WITHIN CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
    - 17.2. ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY A BLR METRO DISTRICT
    - 17.3. ALL REQUIRED COMPACT LOT TREES SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD IRRIGATION/ETC.) WHICH PROVIDES WATERING AT TIME OF PLANTING

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PROJECT NAME

BANNING LEWIS RANCH
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

TYPICAL 4-PACK (COACH HOUSE) LOT LAYOUT & SETBACK

PDZD-26-XXXX

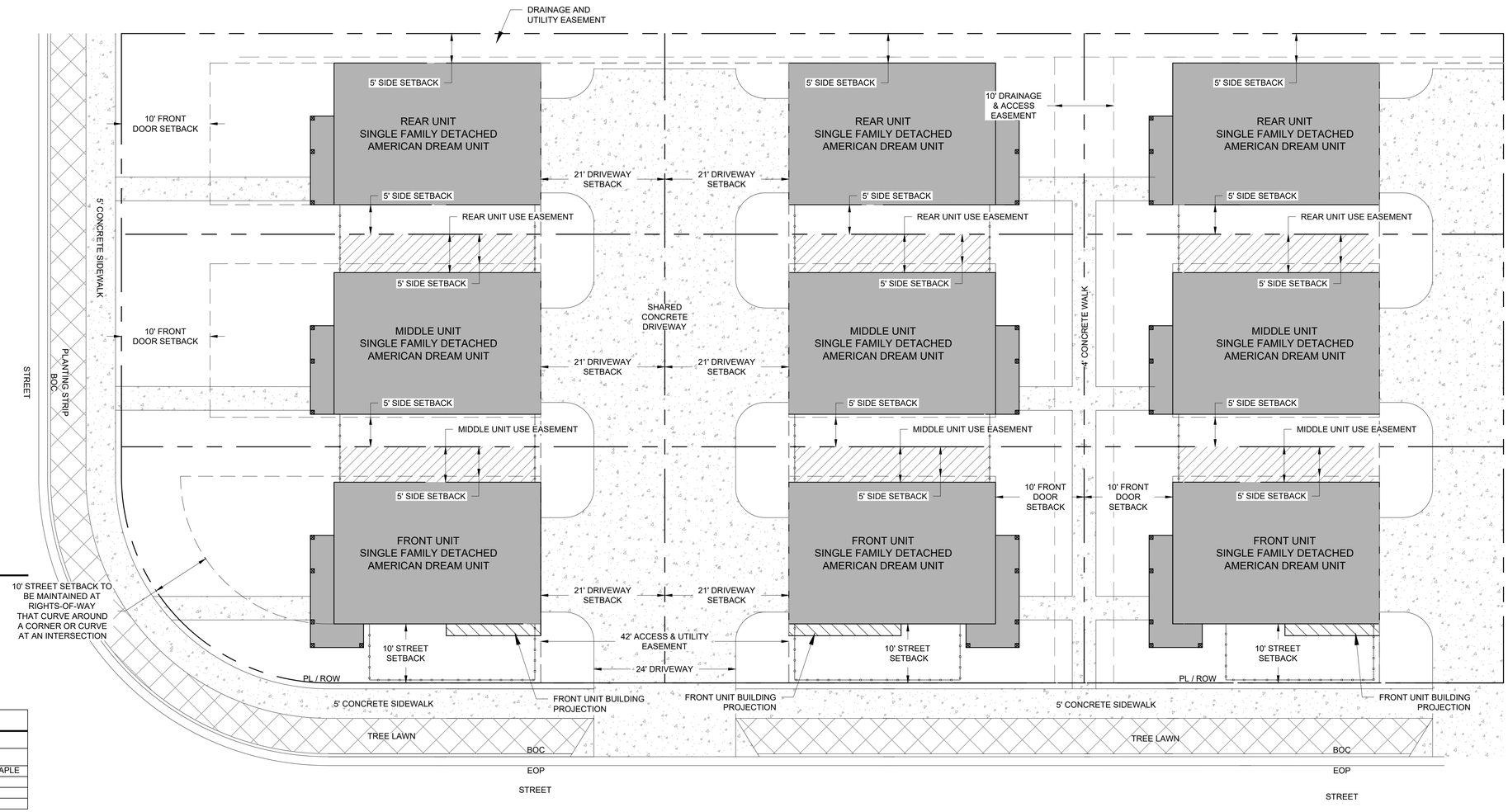
SHEET NUMBER

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LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FENCE
- CONCRETE
- BUILDING
- USE EASEMENT
- BUILDING PROJECTION
- BANNING LEWIS RANCH METRO DISTRICT 8 MAINTENANCE AREA



APPLICABLE LOTS

TYPICAL AMERICAN DREAM LOT APPLIES TO:
FILING 68, LOTS 23-53.

COMPACT LOT TREE LIST		
CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
EQM-SL	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE
HAC-SL	CELTIS OCCIDENTALIS	COMMON HACKBERRY
TILA-SL	TILIA AMERICANA 'MCSENTRY'	AMERICAN SENTRY LINDEN
ULM-SL	ULMUS X 'MORTON'	ACCOLADE™ ELM

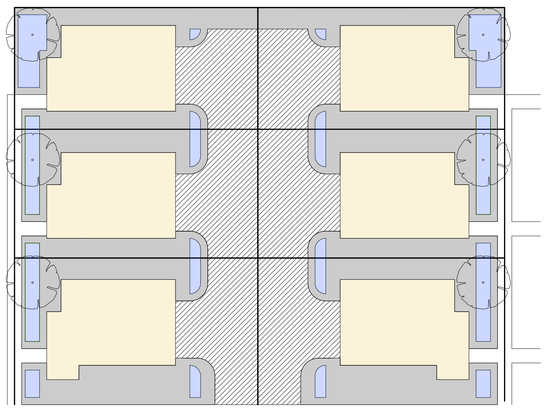
LANDSCAPE LOT TYPICALS

	TYPICAL TOTAL	OVERALL TOTAL (36 LOTS)
LANDSCAPE AREA*	5,913 SF	212,868 SF
LOW-WATER USE (PLANT BEDS)	1,042 SF (18%)	37,512 SF (18%)
NON-IRRIGATED LANDSCAPE	4,871 SF (82%)	175,356 SF (82%)

* QUANTITY SHOWN ABOVE REFLECT VALUES FOR ENTIRE SIX PACK

LANDSCAPE LEGEND

- BUILDING
- LOW-WATER USE (PLANT BED)
- N0N-IRRIGATED LANDSCAPE
- SHARED DRIVEWAY
- TREE



NOTES

NOT TO SCALE

1. PARKING IS NOT PERMITTED ON SHARED DRIVEWAYS OR FIRE LANES. CARS MUST BE PARKED INSIDE UNIT GARAGES, OR ON THE STREET.
2. MAIN STRUCTURE TO BE BUILT WITH THE SETBACKS SHOWN.
3. USE EASEMENT FOR BENEFIT/USE OF ADJACENT LOT.
4. COVERED FRONT PORCHES AT MAIN HOME ENTRANCE, STEPS, WALKS, PATIOS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH INTO ALL BUILDING SETBACKS. ENCROACHMENTS CANNOT BE MORE THAN 6 FEET.
5. FRONT UNITS (NEAREST TO STREET) WILL BE ALLOWED AN ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOORS TOWARDS THE STREET FACING SIDE TO ENCROACH INTO THE STREET SETBACK. ENCROACHMENT CAN UP TO 2 FEET FOR A LENGTH UP TO 16 FEET.
6. THE SETBACKS ARE, 10' MIN. CORNER LOT SIDE SETBACK, 21' DRIVEWAY SETBACK, 5' SIDE SETBACK, AND 10' FRONT DOOR SETBACK.
7. ALL UNITS WILL BE ALLOWED AN ARCHITECTURAL PROJECTION ON 2ND OR 3RD FLOORS OVER THE FRONT DOOR AND GARAGE. THESE MAY ENCROACH INTO THE BUILDING SETBACKS. ENCROACHMENTS MAY BE UP TO 2 FEET. ARCHITECTURAL PROJECTIONS MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT.
8. COVERED OR UNCOVERED DECKS (EXCEPT FOR DESIGNATED FRONT PORCH ENTRANCE FROM NOTE 4), AND SHADE ELEMENTS ARE NOT ALLOWED.
9. PATIOS SHALL BE CONSTRUCTED OF CONCRETE, CONCRETE PAVERS, BRICK OR SIMILAR MATERIAL. THEY SHALL BE BUILT AT GRADE AND BE LIMITED TO 150 SF. IN SIZE. PATIOS SHALL BE ALLOWED TO ENCROACH INTO BUILDING SETBACKS AND NEIGHBORING PROPERTIES (PROVIDED THEY ARE WITHIN THE USE EASEMENT).
10. ACCESSORY STRUCTURES SHALL NOT BE ALLOWED.
11. AMERICAN DREAM PRODUCT IS PROPOSED FOR FILING F62, F63 AND F65
12. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS. TYPICALLY, THERE IS A UTILITY EASEMENT AT THE REAR OF EACH 6-PACK OF UNITS, AND AN ACCESS AND DRAINAGE EASEMENT BETWEEN UNITS FACING EACH OTHER.
13. TREE LAWNS IN RIGHT OF WAY ADJACENT TO SINGLE FAMILY DETACHED 6-PACK (AMERICAN DREAM) HOMES TO BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 8.
14. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY STRUCTURE AND NO AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS. (7.4.902.E.1)
15. LANDSCAPE TYPICALS:
    - 15.1. ALL COMPACT LOT TREES & TREES LOCATED WITHIN CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
    - 15.2. ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY A BLR METRO DISTRICT
    - 15.3. ALL REQUIRED COMPACT LOT TREES SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD IRRIGATION/ETC.) WHICH PROVIDES WATERING AT TIME OF PLANTING

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PROJECT NAME

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FILINGS 67, 68 & 69
DEVELOPMENT PLAN

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ISSUE RECORD

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SHEET TITLE

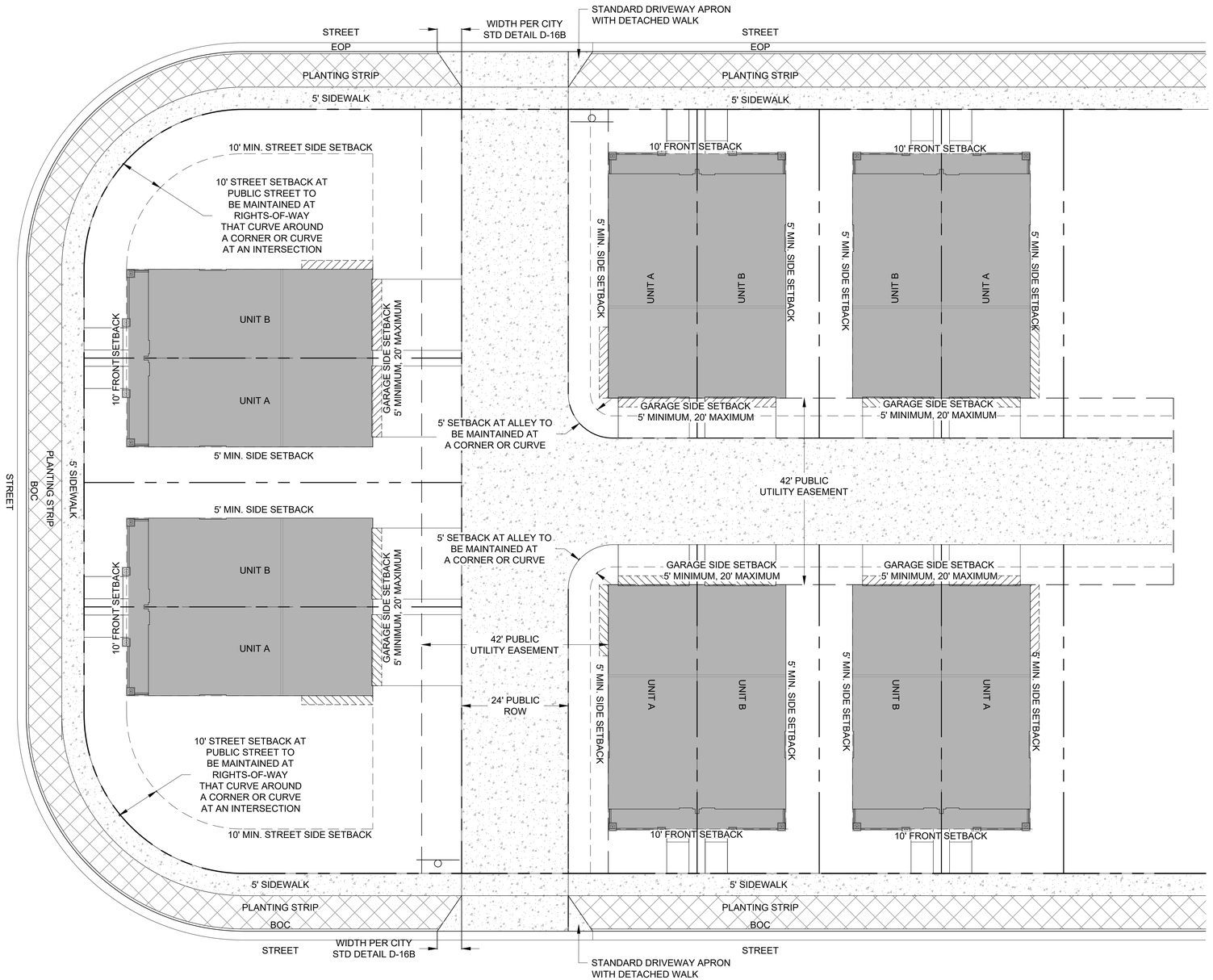
TYPICAL 6-PACK (AMERICAN DREAM) LAYOUT & SETBACKS

PDZD-26-XXXX

SHEET NUMBER

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NOT TO SCALE

LEGEND

- PROPERTY LINE
- PAVEMENT
- BUILDING
- STOP SIGN
- BANNING LEWIS RANCH METRO DISTRICT 8 MAINTENANCE AREA

APPLICABLE LOTS

TYPICAL DUET LOT APPLIES TO:
FILING 67, LOTS 13-84,
FILING 69, LOTS 1-76.

COMPACT LOT TREE LIST		
CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
EQM-SL	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE
HAC-SL	CELTIS OCCIDENTALIS	COMMON HACKBERRY
TILA-SL	TILIA AMERICANA 'MCSENTRY'	AMERICAN SENTRY LINDEN
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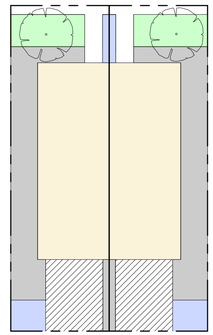
LANDSCAPE LOT TYPICAL

	TYPICAL TOTAL	OVERALL TOTAL (148 LOTS)
LANDSCAPE AREA	1,707 SF	252,636 SF
HIGH-WATER USE (TURF)*	186 SF (11%)	27,528 SF (11%)
LOW-WATER USE (PLANT BEDS)	170 SF (10%)	25,160 SF (10%)
NON-IRRIGATED LANDSCAPE	1,351 SF (79%)	199,948 SF (79%)

* 25% MAXIMUM TURF AREA

LANDSCAPE LEGEND

- BUILDING
- LOW-WATER USE (PLANT BED)
- HIGH-WATER USE (TURF)
- N0N-IRRIGATED LANDSCAPE
- DRIVEWAY
- TREE



NOTES

1. PARKING IS NOT PERMITTED IN PUBLIC ROW OR FIRE LANES.
2. THE SETBACKS ARE, 10' MIN. FRONT SETBACK, 10' MIN. CORNER LOT SIDE SETBACK, 5' SIDE SETBACK, AND 5' MINIMUM, 20' MAXIMUM GARAGE SIDE SETBACK.
3. COVERED PORCHES, EXTERIOR PARTY WALLS, STEPS, WALKS, WINDOW WELLS, GUTTERS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH. ENCROACHMENTS CANNOT BE MORE THAN 3 FEET INTO THE SETBACK.
4. UNITS WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOOR TO ENCROACH INTO THE BUILDING SETBACKS. ENCROACHMENT CAN BE UP TO 2 FEET. NO PORTION SHOULD BE ALLOWED TO ENCROACH INTO A PUBLIC UTILITY EASEMENT.
5. ACCESSORY STRUCTURES SHALL NOT BE ALLOWED.
6. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS.
7. TREE LAWNS IN RIGHT OF WAY TO BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 8.
8. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY STRUCTURE AND NO AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS. (7.4.902.E.1)
9. LANDSCAPE TYPICALS:
   - 9.1. ALL COMPACT LOT TREES & TREES LOCATED WITHIN CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
   - 9.2. ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY A BLR METRO DISTRICT.
   - 9.3. ALL REQUIRED COMPACT LOT TREES SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD IRRIGATION/ETC.) WHICH PROVIDES WATERING AT TIME OF PLANTING.

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ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

TYPICAL DUETS LOT LAYOUT & SETBACKS

PDZD-26-XXXX

SHEET NUMBER

DP0.05

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LEGEND

PROPERTY LINE

SETBACK

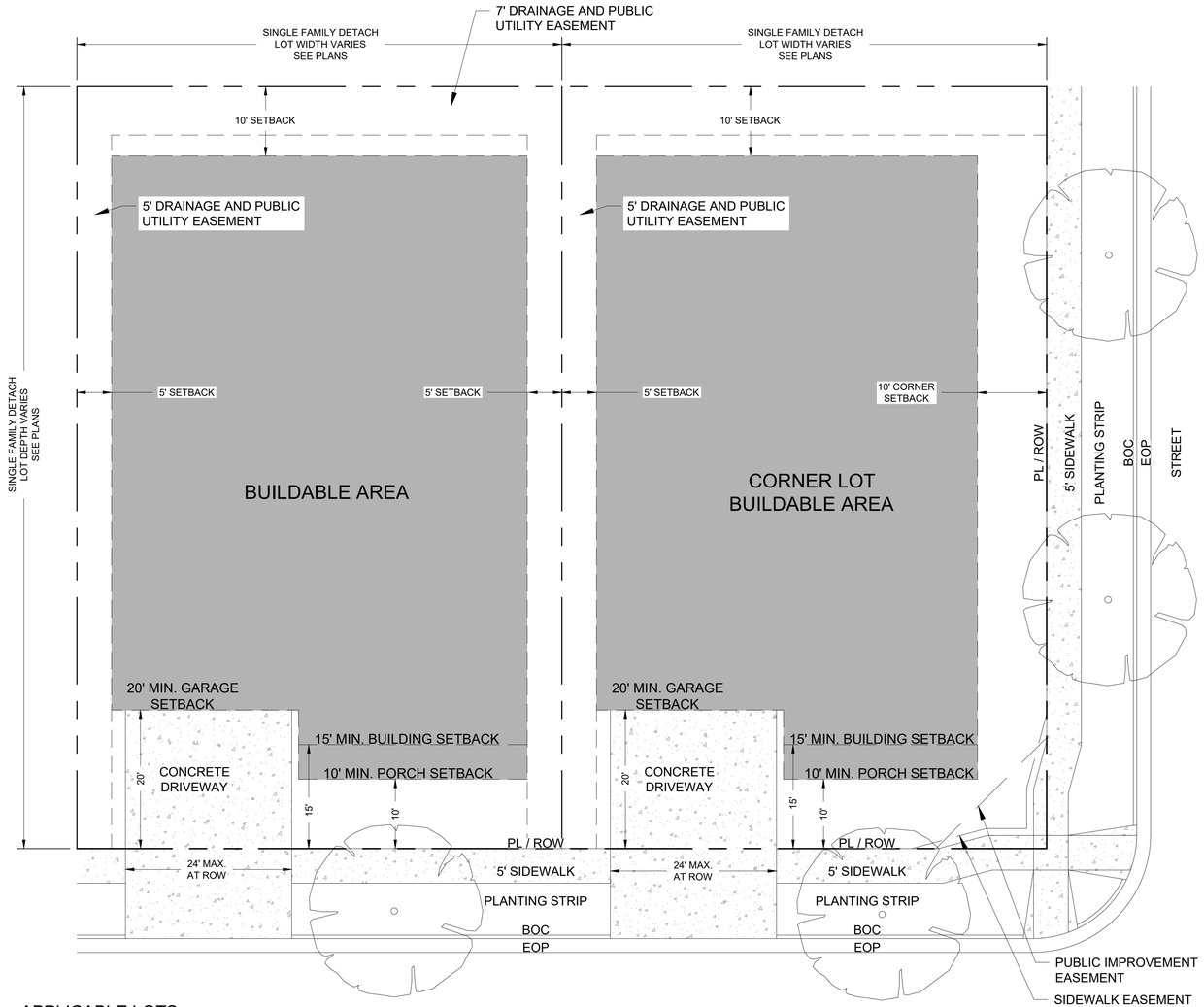
STREET ROW

PAVEMENT

BUILDABLE AREA

NOTES

1. 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.
2. WINDOW WELLS MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES.
3. DECKS, PATIOS AND SHADE ELEMENTS OVER 18" ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
4. MAXIMUM LOT COVERAGE = 60%
5. MAXIMUM BUILDING HEIGHT = 35 FT
6. ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
7. 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.
8. 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.
9. ALL SINGLE FAMILY LOTS SHALL HAVE AT LEAST ONE TREE PER LOT WITHIN THE PLANTING STRIP AT THE FRONT OF THE LOT. CORNER LOTS SHALL ALSO BE REQUIRED TO HAVE TWO TREES PER LOT IN THE PLANTING STRIP TO THE STREET SIDE OF THE LOT. FRONT AND SIDE PLANTING STRIP LANDSCAPING SHALL BE MAINTAINED BY THE ADJACENT HOMEOWNER.



APPLICABLE LOTS

TYPICAL SINGLE FAMILY DETACHED LOT APPLIES TO:
FILING 67, LOTS 85-98
FILING 68, LOTS 14-22
FILING 69, LOTS 77-84.

LANDSCAPE LOT TYPICAL

	TYPICAL TOTAL	OVERALL TOTAL (31 LOTS)
AREA	1,707 SF	52,917 SF
R USE (TURF)*	186 SF (11%)	5,766 SF (11%)
. USE (PLANT BEDS)	170 SF (10%)	5,100 SF (10%)
TED LANDSCAPE	1,351 SF (79%)	41,881 SF (79%)

TURF AREA

LANDSCAPE LEGEND

BUILDING

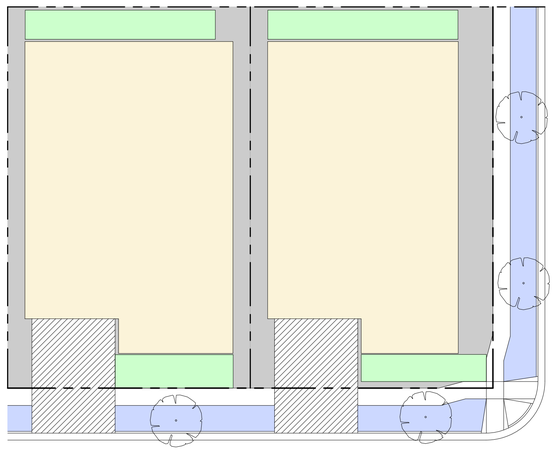
LOW-WATER USE (PLANT BED)

HIGH-WATER USE (TURF)

N0N-IRRIGATED LANDSCAPE

DRIVEWAY

TREE



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ARCHITECT / PLANNER

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619 N. CASCADE AVE
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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
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

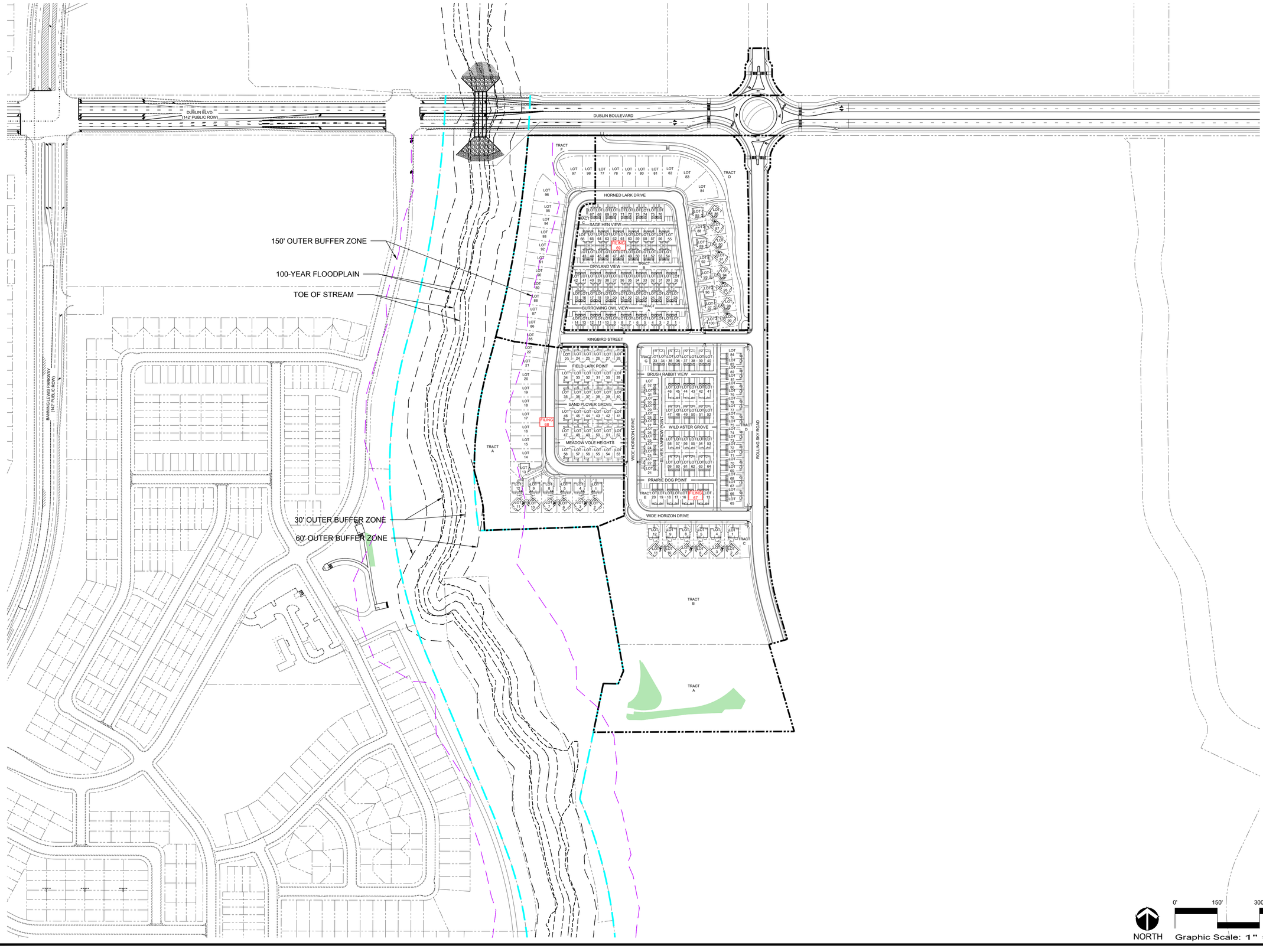
SHEET TITLE

TYPICAL SINGLE-FAMILY DETACHED LOT LAYOUT & SETBACKS

PDZD-26-XXXX

SHEET NUMBER

DP0.06



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1st Submittal	11/03/2026

SHEET TITLE

OVERALL PLAN

PDZD-26-XXXX

SHEET NUMBER

DP1.00

UNPLATTED
FUTURE VILLAGE B2

UNPLATTED
FUTURE VILLAGE B2

DUBLIN BOULEVARD

20' LANDSCAPE SETBACK

PUE EASEMENT

20' LANDSCAPE SETBACK

20' LANDSCAPE SETBACK

6' CONCRETE TRAIL

10' LANDSCAPE SETBACK

PUE EASEMENT

FILING 67
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

CROSSBUCK FENCE

6' CONCRETE TRAIL

PILASTER

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

CROSSBUCK FENCE

6' CONCRETE TRAIL

6' CONCRETE TRAIL

PUE EASEMENT

HORNED LARK DRIVE

CROSSBUCK FENCE

PILASTER

PILASTER

10' LANDSCAPE SETBACK

CROSSBUCK FENCE

LOT 96

LOT 95

LOT 94

LOT 93

LOT 92

LOT 91

LOT 90

LOT 89

LOT 88

LOT 87

LOT 86

LOT 85

LOT 22

LOT 20

LOT 19

LOT 18

TRACT C

TRACT D

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

SAGE HEN VIEW

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

PUBLIC UTILITY, PRIVATE UTILITY, DRAINAGE AND PRIVATE ACCESS EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FILING 69
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

DRAINAGE AREA

42' PUBLIC UTILITY, PRIVATE UTILITY, DRAINAGE AND ACCESS EASEMENT

DRYLAND VIEW

6' CONCRETE TRAIL

335' CLEAR SIGHT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

CROSSBUCK FENCE

BURROWING OWL VIEW

6' CONCRETE TRAIL

ROLLING SKY ROAD

280' CLEAR SIGHT

KINGBIRD STREET

280' CLEAR SIGHT

280' CLEAR SIGHT

280' CLEAR SIGHT

280' CLEAR SIGHT

FILING 68
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

FIELD LARK POINT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FILING 67
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

42' PUBLIC UTILITY, PRIVATE UTILITY, DRAINAGE AND ACCESS EASEMENT

BRUSH RABBIT VIEW

10' LANDSCAPE SETBACK

SILVER YARROW POINT

SWIFT FOX VIEW

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

335' CLEAR SIGHT

SAND PLOVER GROVE

CROSSBUCK FENCE

UNPLATTED
FUTURE VILLAGE C

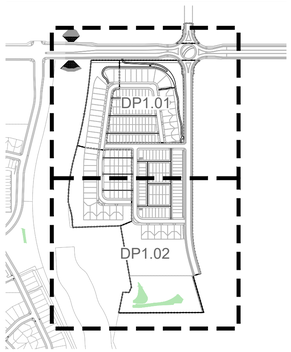
MATCHLINE - SEE SHEET DP1.02

0' 60' 120'

GRAPHIC SCALE: 1" = 60'

NORTH

KEY MAP



LEGEND

PROPERTY LINE

STREET ROW

CROSSBUCK FENCE

ARCHITECT / PLANNER

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FILINGS 67, 68 & 69
DEVELOPMENT PLAN

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DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

SITE PLAN

PDZD-26-XXXX

SHEET NUMBER

DP1.01

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MATCHLINE - SEE SHEET DP1.01

CROSSBUCK FENCE

PILASTER

DRAINAGE AREA

TRACT A

MEADOW VOLE HEIGHTS

HORNED LARK DRIVE

PRAIRIE DOG POINT

SILVER YARROW POINT

SWIFT FOX VIEW

WILD ASTER GROVE

WIDE HORIZON DRIVE

ROLLING SKY ROAD

335' CLEAR SIGHT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

42' PUBLIC UTILITY, PRIVATE UTILITY, DRAINAGE AND ACCESS EASEMENT

PUBLIC UTILITY, PRIVATE UTILITY, DRAINAGE AND PRIVATE ACCESS EASEMENT

10' LANDSCAPE SETBACK

10' LANDSCAPE SETBACK

FILING 68
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

FILING 67
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD

UNPLATTED
FUTURE VILLAGE C

FUTURE
NEIGHBORHOOD
PARK VILLAGE C

DRAINAGE AREA

PUBLIC DETENTION AND STORM WATER QUALITY FACILITY - POND 400

TRACT A

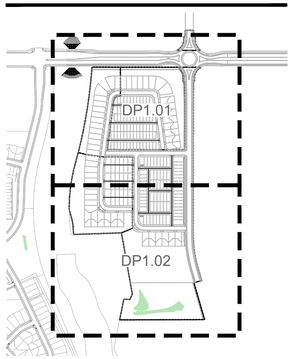
FILING 58-60
LAND USE: RESIDENTIAL
CURRENT ZONE: PUD/AO/SS

UNPLATTED
FUTURE VILLAGE C

0' 60' 120'
GRAPHIC SCALE: 1" = 60'

NORTH

KEY MAP



LEGEND

PROPERTY LINE

STREET ROW

CROSSBUCK FENCE

ARCHITECT / PLANNER

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FILINGS 67, 68 & 69
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DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

SITE PLAN

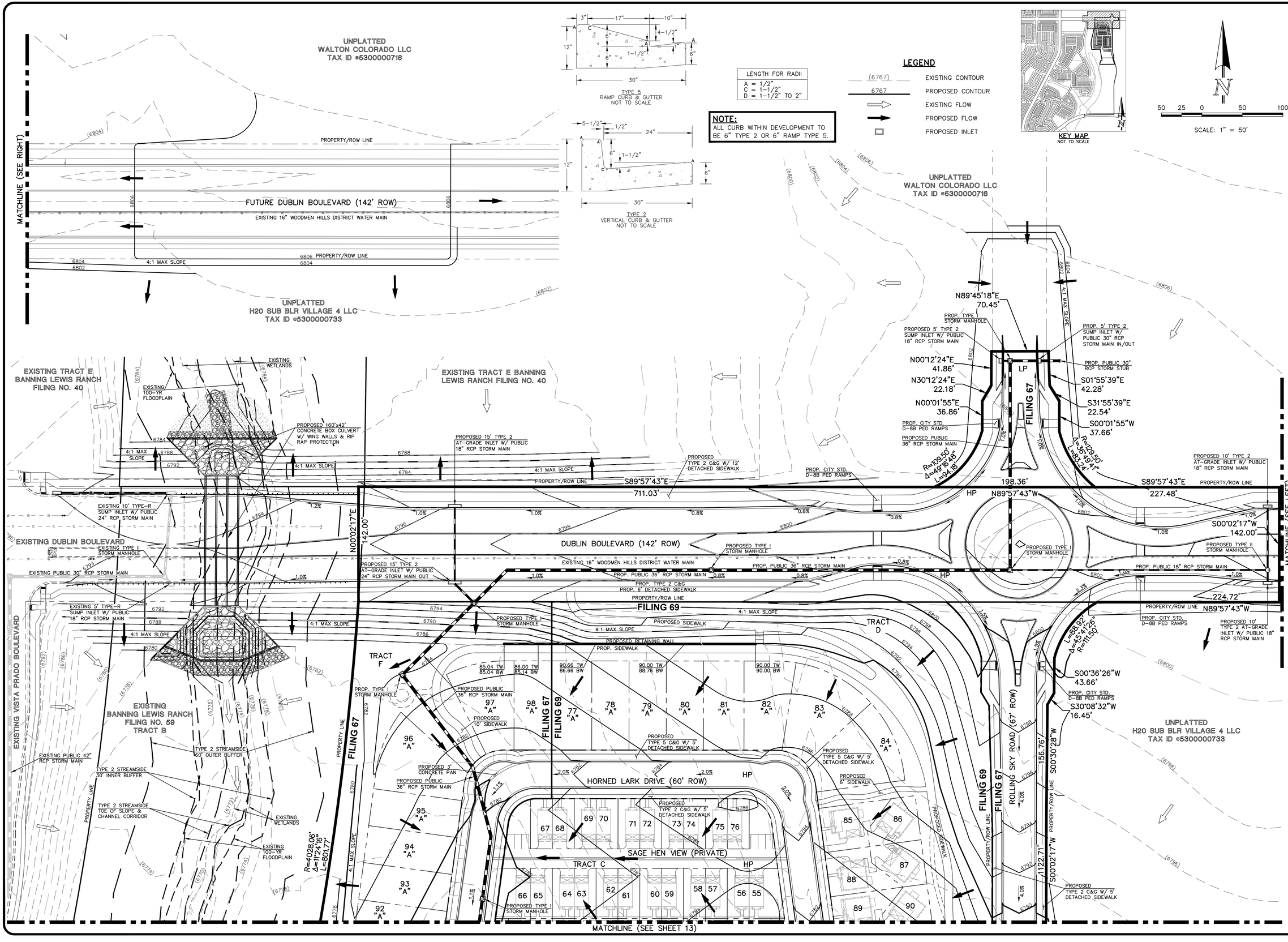
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SHEET NUMBER

DP1.02

10 OF 44

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PROJECT NAME

BANNING LEWIS RANCH
VILLAGE A6 - FILING NO. 67-69
DEVELOPMENT PLAN

ISSUE RECORD

1ST SUBMITTAL	11/03/26

PROJECT #: 2570.60
DATE: 09/01/26

SHEET TITLE

PRELIMINARY GRADING PLAN

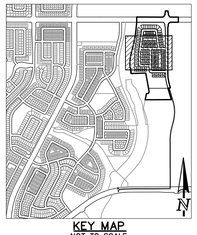
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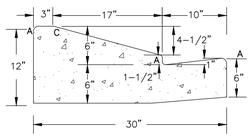
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SHEET 12 OF 46

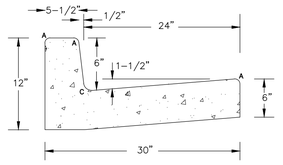
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KEY MAP
NOT TO SCALE



TYPE 5
RAMP CURB & GUTTER
NOT TO SCALE



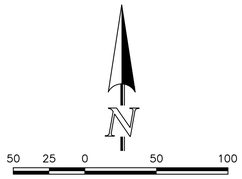
TYPE 2
VERTICAL CURB & GUTTER
NOT TO SCALE

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

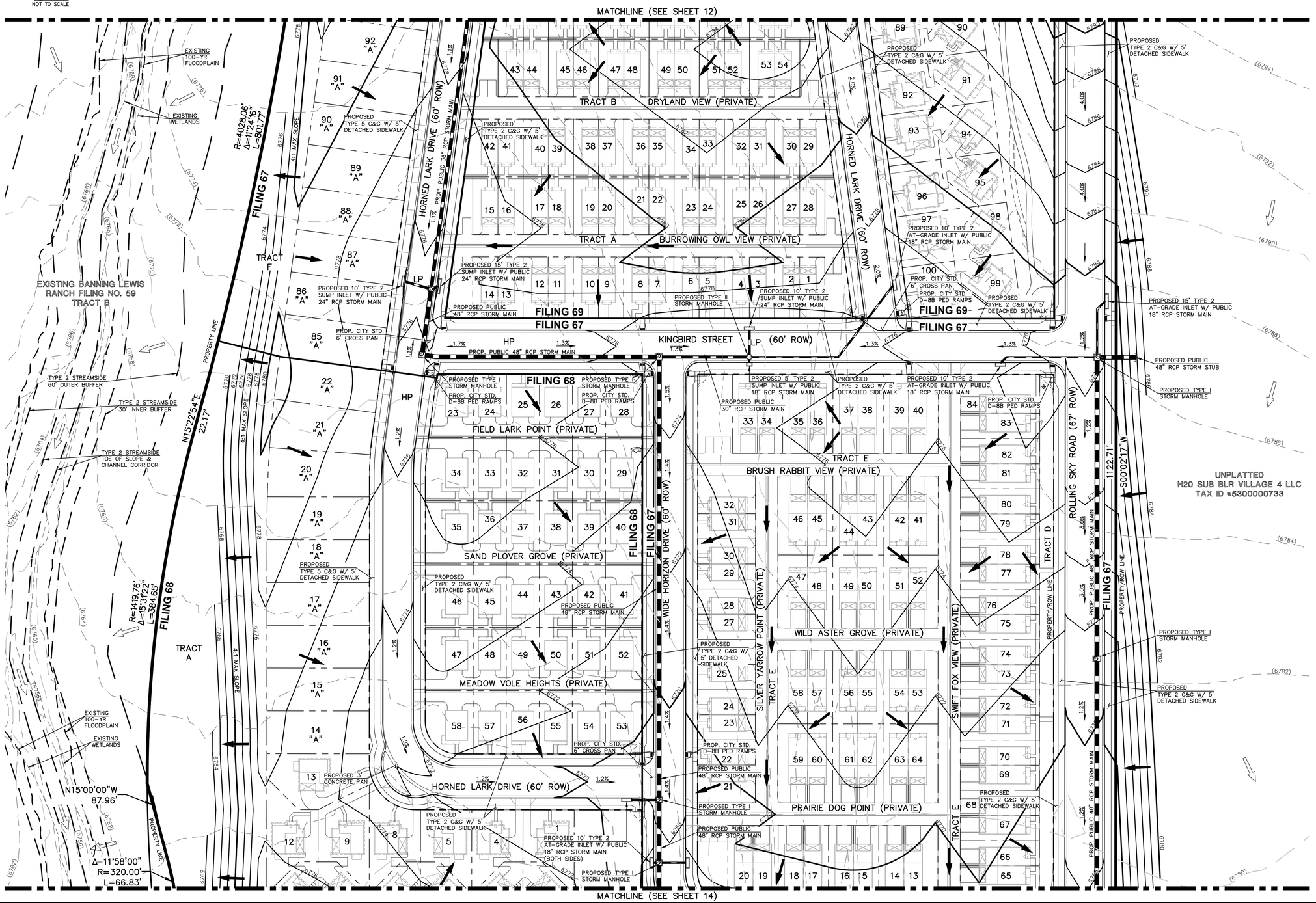
NOTE:
ALL CURB WITHIN DEVELOPMENT TO BE 6" TYPE 2 OR 6" TYPE 5.

LEGEND

- (6767) EXISTING CONTOUR
- 6767 PROPOSED CONTOUR
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED INLET



SCALE: 1" = 50'



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PROJECT NAME

BANNING LEWIS RANCH
VILLAGE A6 - FILING NO. 67-69
DEVELOPMENT PLAN

ISSUE RECORD

1ST SUBMITTAL	11/03/26

PROJECT #: 2570.60
DATE: 09/01/26

SHEET TITLE

PRELIMINARY GRADING PLAN

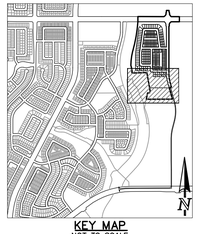
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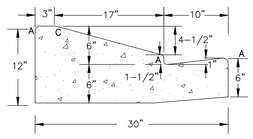
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SHEET 13 OF 46

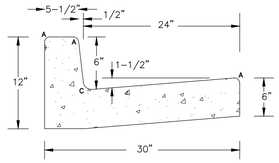
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KEY MAP
NOT TO SCALE



TYPE 5
RAMP CURB & GUTTER
NOT TO SCALE



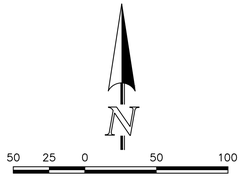
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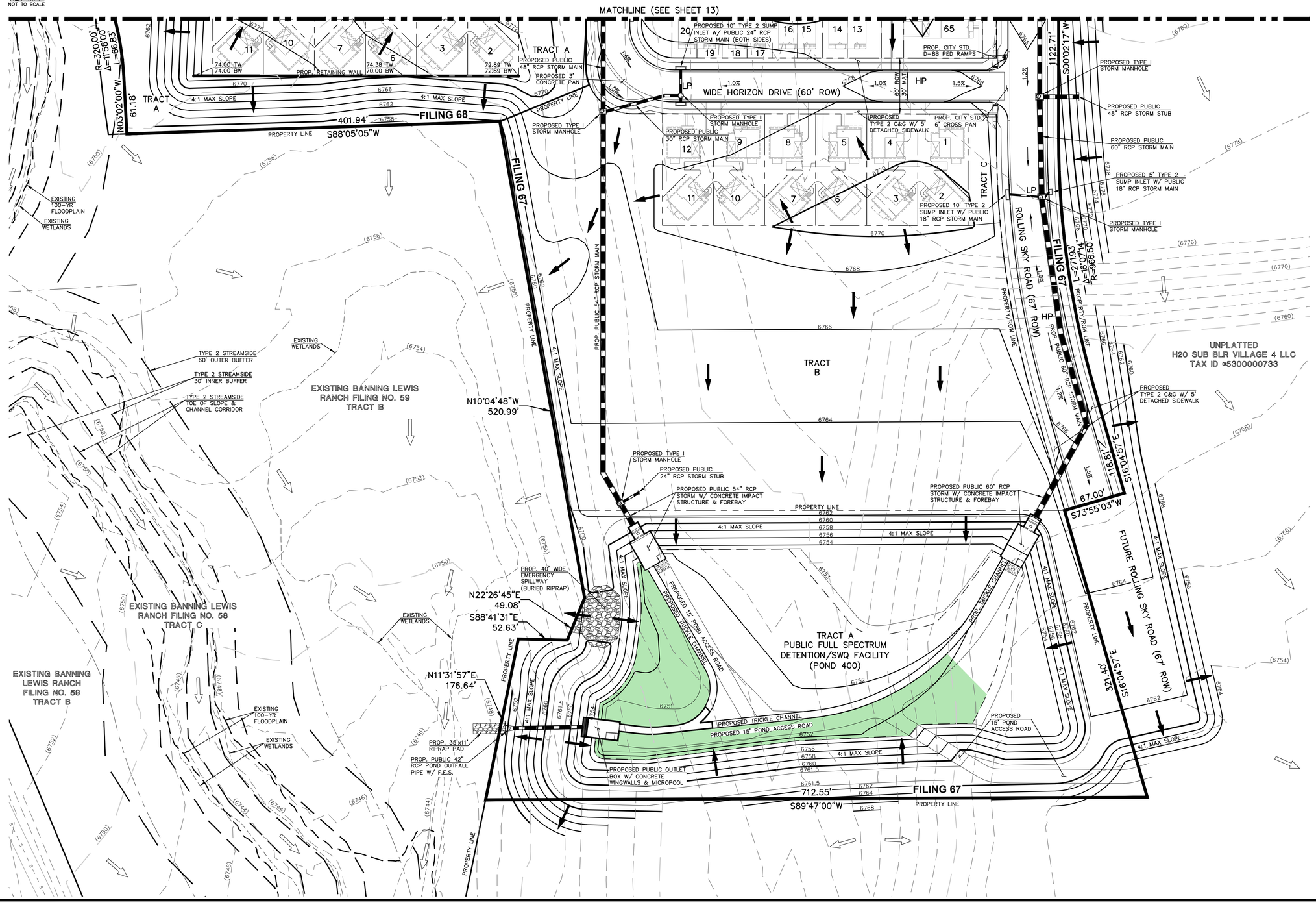
NOTE:
ALL CURB WITHIN DEVELOPMENT TO BE 6" TYPE 2 OR 6" TYPE 5.

LEGEND

- (6767) EXISTING CONTOUR
- 6767 PROPOSED CONTOUR
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED INLET
- PLANNED INFILTRATION AREA (PIA) (USED FOR FILING NO. 67-69)



SCALE: 1" = 50'



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VILLAGE A6 - FILING NO. 67-69
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ISSUE RECORD

1ST SUBMITTAL	11/03/26

PROJECT #: 2570.60
DATE: 09/01/26

SHEET TITLE

PRELIMINARY GRADING PLAN

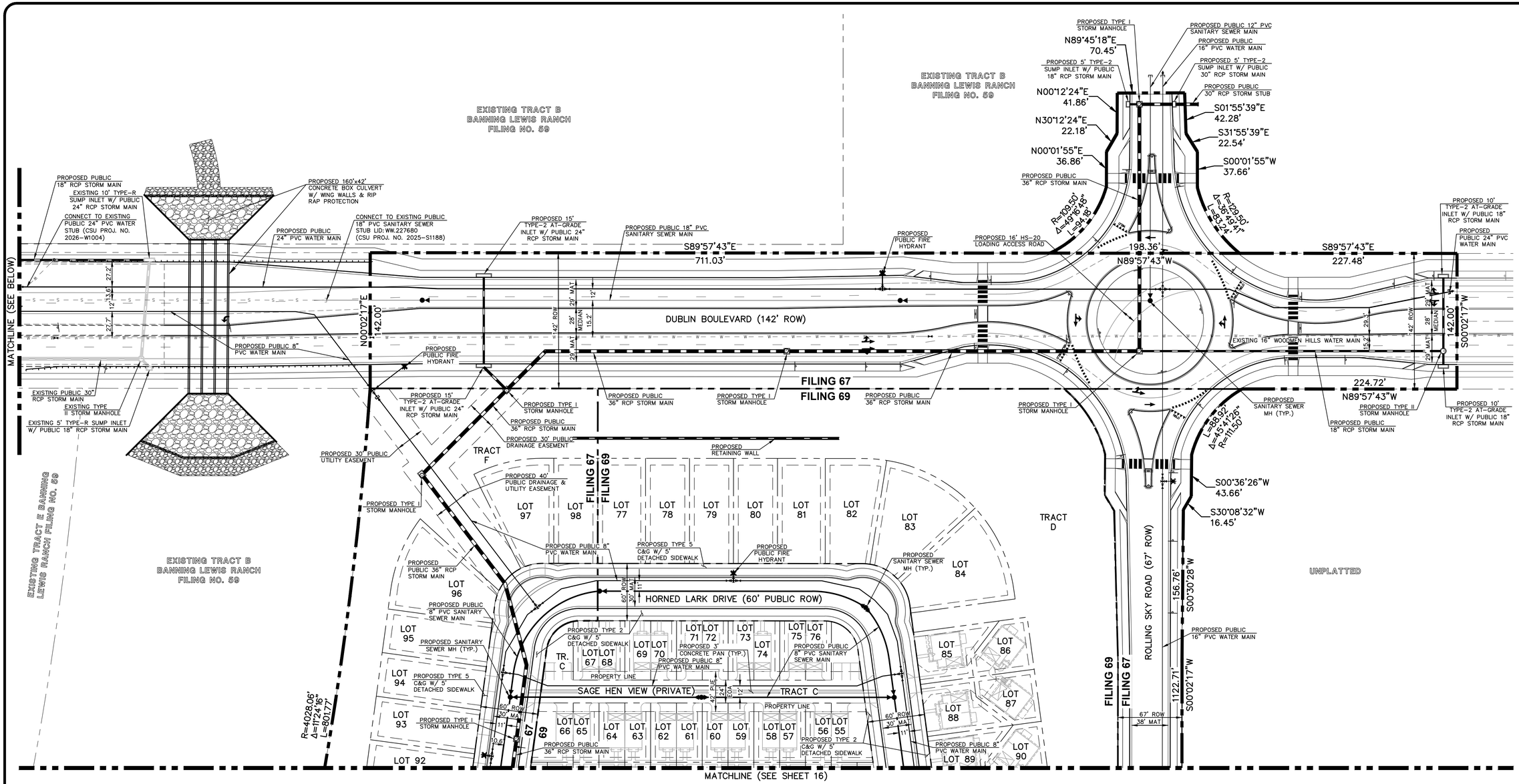
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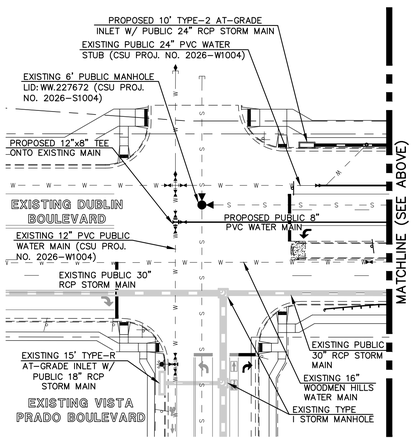
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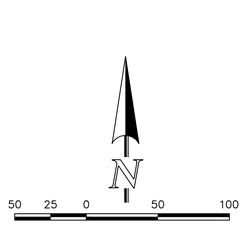
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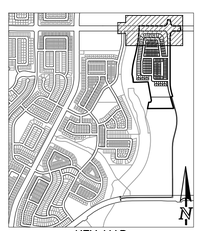
SHEET 14 OF 46

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KEY MAP
NOT TO SCALE

NOTE:
ALL STORM IS PUBLIC (UNLESS NOTED AS PRIVATE) REINFORCED CONCRETE PIPE (RCP). ALL INLETS ARE CITY TYPE 2 CURB INLETS

CSU NOTE:
CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.

LEGEND:

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	
PLANNED INFILTRATION AREA (PIA)	

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CLAYTON PROPERTIES GROUP II, A COLORADO CORPORATION
DBA OAKWOOD HOMES
5964 CALLAN DRIVE
COLORADO SPRINGS, CO 80927
PHONE: (719) 380-5040

PROJECT NAME

BANNING LEWIS RANCH
VILLAGE A6 - FILING NO. 67-69
DEVELOPMENT PLAN

ISSUE RECORD

1ST SUBMITTAL	11/03/26

PROJECT #: 2570.60
DATE: 10/08/26

SHEET TITLE

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

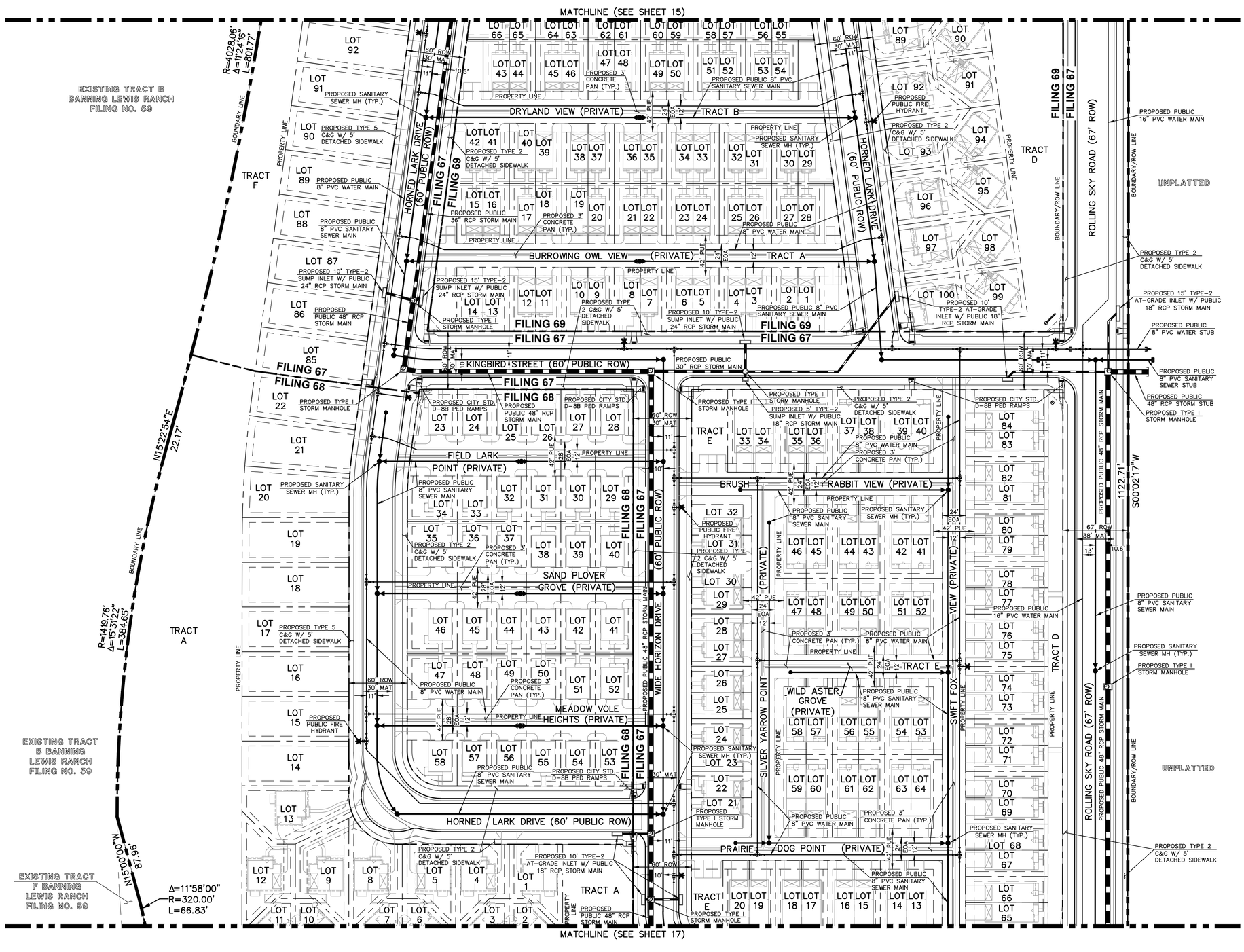
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SHEET NUMBER

15

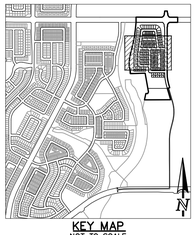
SHEET 15 OF 46

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50 25 0 50 100

SCALE: 1" = 50'



KEY MAP
NOT TO SCALE

NOTE:
ALL STORM IS PUBLIC (UNLESS NOTED AS PRIVATE) REINFORCED CONCRETE PIPE (RCP). ALL INLETS ARE CITY TYPE 2 CURB INLETS

CSU NOTE:
CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	— W — W —
EXISTING SANITARY SEWER MAIN W/ MANHOLE	— S — S —
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	
PLANNED INFILTRATION AREA (PIA)	

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CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
PHONE: 719-785-0790

OWNER/CLIENT

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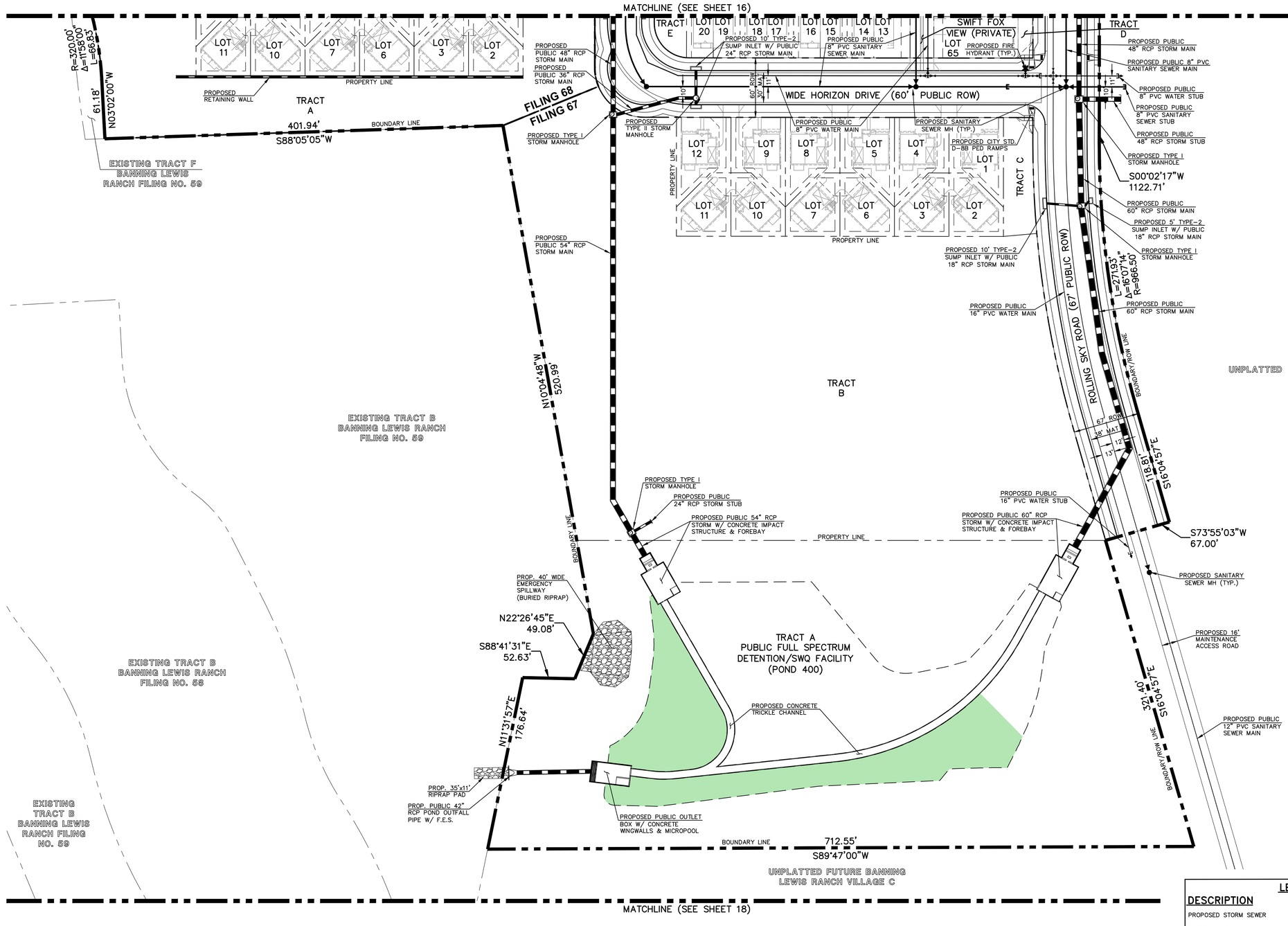
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PDZD-26-XXXX

SHEET NUMBER

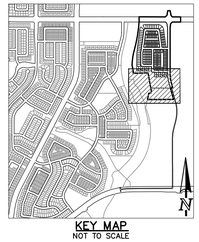
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50 25 0 50 100

SCALE: 1" = 50'



KEY MAP
NOT TO SCALE

NOTE:
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LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	— W — W —
EXISTING SANITARY SEWER MAIN W/ MANHOLE	— S — S —
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	
PLANNED INFILTRATION AREA (PIA)	

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SHEET TITLE

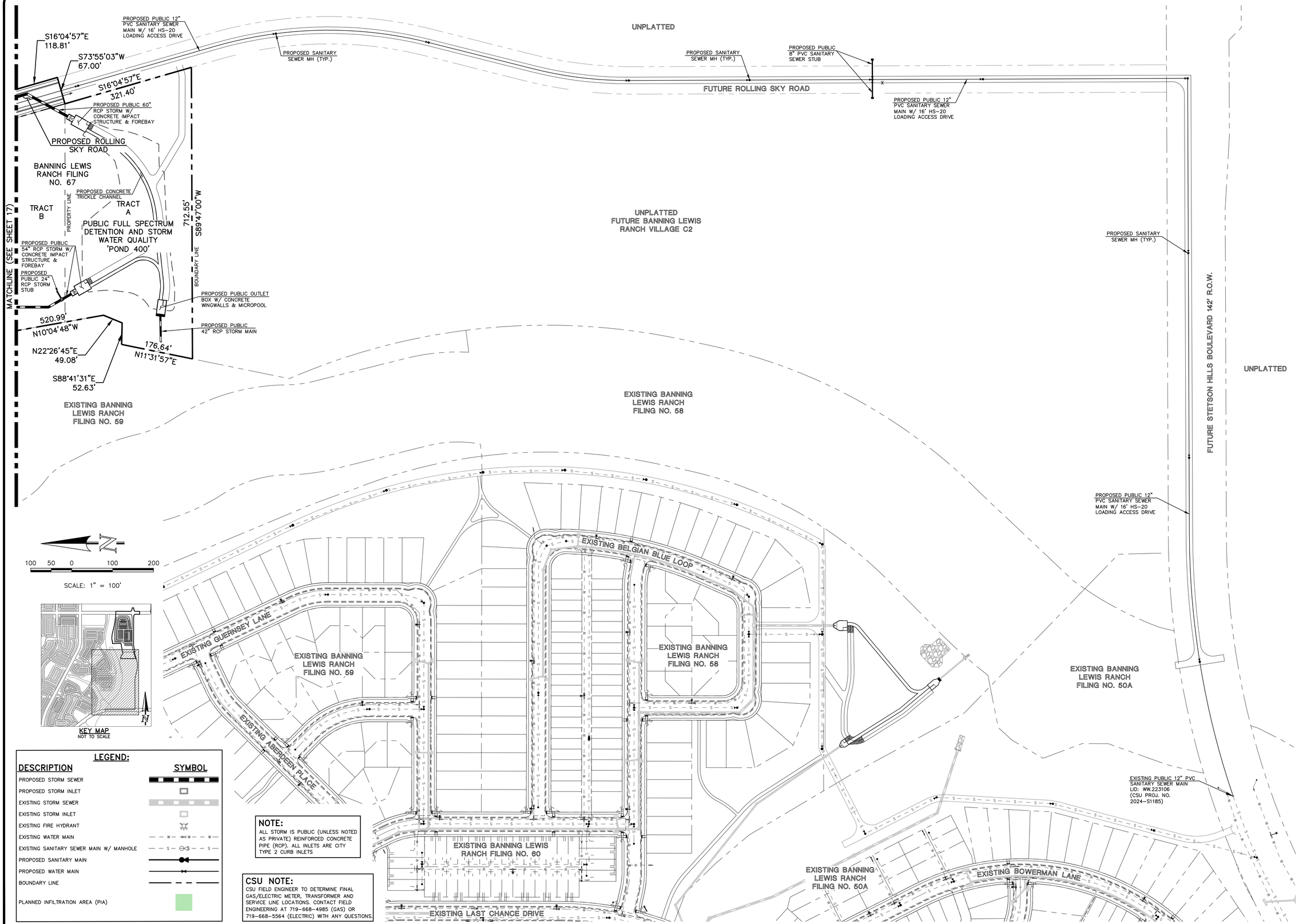
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PDZD-26-XXXX

SHEET NUMBER

17

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LEGEND:

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	
PLANNED INFILTRATION AREA (PIA)	

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PROJECT #: 2570.60
DATE: 10/08/26

SHEET TITLE

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

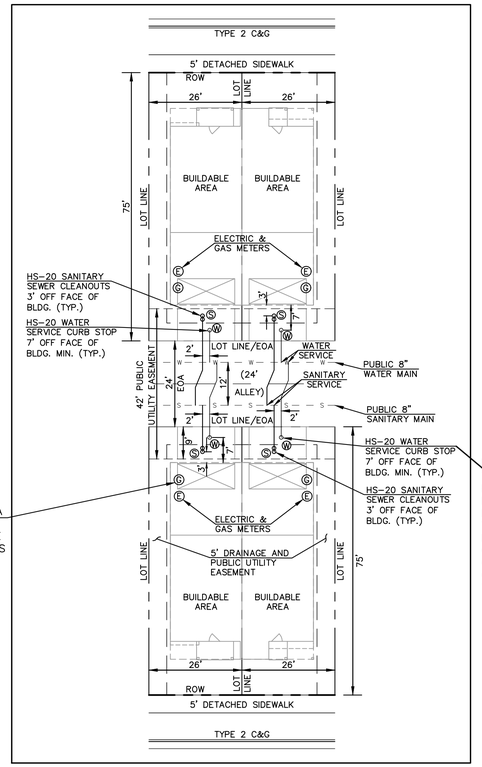
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SHEET NUMBER

18

SHEET 18 OF 46

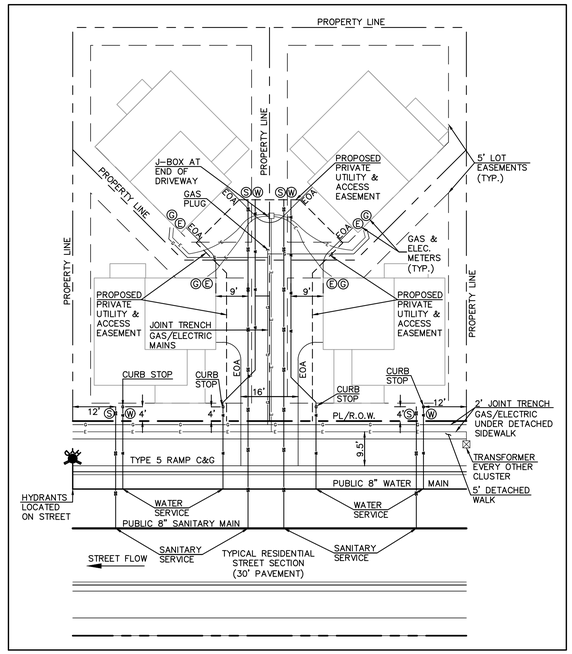
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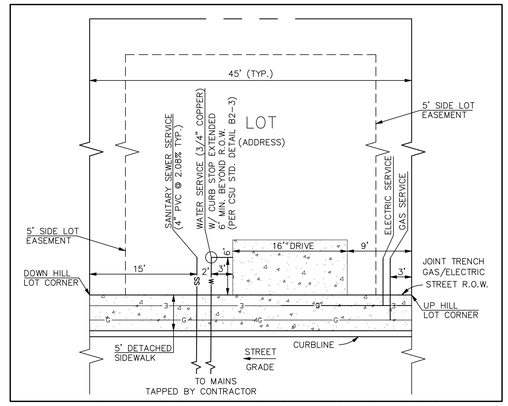
NOTE:
GAS METERS MUST BE A MINIMUM OF 3 FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.

CURB STOP:
THE CURB STOP MAY BE LOCATED BEHIND THE CURB AND GUTTER OR EDGE OF ASPHALT WHERE THERE IS A MINIMUM OF 6 FEET FROM THE FURTHERMOST BUILDING FOUNDATION WALL AND A MINIMUM OF 2 FEET FROM THE BACK OF CURB, EDGE OF ASPHALT, AND CLOSEST EDGE OF THE JOINT TRENCH.

DETAIL: TYPICAL UTILITY SERVICE LOCATIONS
FILING NO. 67 & 69
SCALE: 1" = 20'



DETAIL: TYPICAL UTILITY SERVICE LOCATIONS
FILING NO. 67, 68, & 69
SCALE: 1" = 20'



DETAIL: UTILITY SERVICE LOCATION (SINGLE HOME LOTS FILING 67, 68, & 69)
SCALE: 1" = 10'

NOTE:
ALL CLEANOUTS AND CURB STOPS IN DRIVABLE AREAS TO BE TRAFFIC RATED

NOTE:
GAS/ELECTRIC JOINT TRENCH TO BE UNDER DETACHED SIDEWALK FOR ALL STREET SECTIONS.

NOTE:
ALL STORM IS PUBLIC (UNLESS NOTED AS PRIVATE) REINFORCED CONCRETE PIPE (RCP). ALL INLETS ARE CITY TYPE 2 CURB INLETS

UTILITY SERVICE LOCATION NOTES:
1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

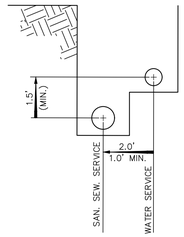
2.) SEE PLANS FOR MAINLINE SIZES.

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.

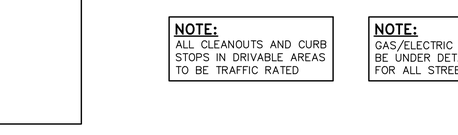
4.) ALL CLEANOUTS TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARD DETAIL C5-4.

5.) SEE DETAIL C5-5 AND SECTION 7.03 FOR JOINT TRENCH SERVICE LOCATIONS.

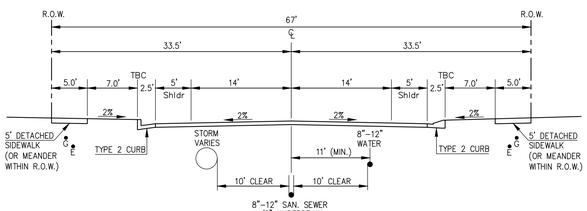
6.) ALL WASTEWATER SERVICES TO BE 4" PVC UNLESS OTHERWISE SHOWN ON PLANS. ALL WASTEWATER SERVICES ARE 4"x 8" TAPS UNLESS OTHERWISE NOTED ON PLANS.



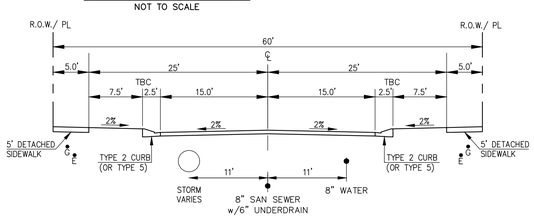
DETAIL: SERVICE TRENCH
NOT TO SCALE



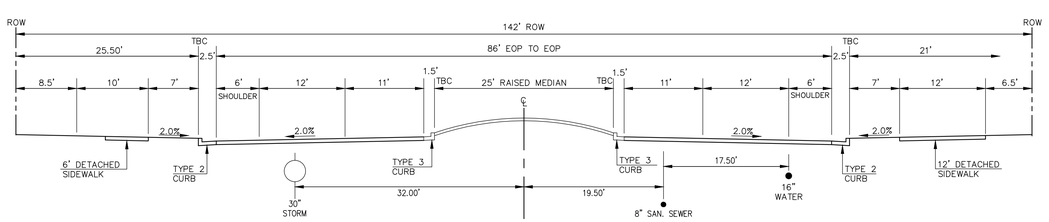
TYPICAL SECTION (PRIVATE ALLEY)



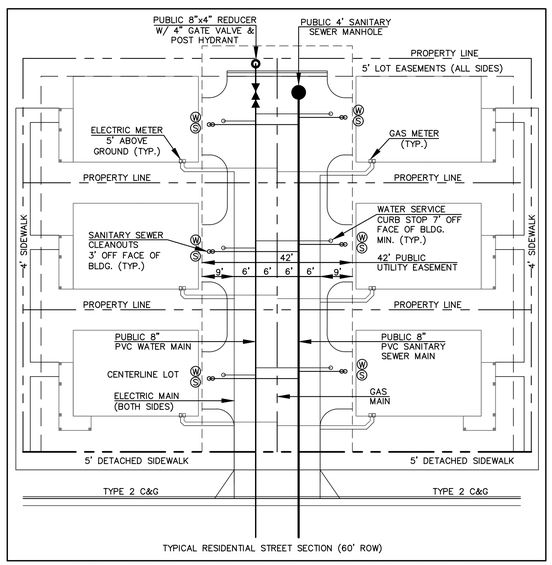
67' ROW COLLECTOR – W/PARKING
SCALE: 1" = 10'



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



142' ROW PRINCIPAL ARTERIAL DUBLIN BOULEVARD TYPICAL ROADWAY SECTION
SCALE: 1" = 10'



DETAIL: TYPICAL UTILITY SERVICE LOCATIONS FILING NO. 68
SCALE: 1" = 20'

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.

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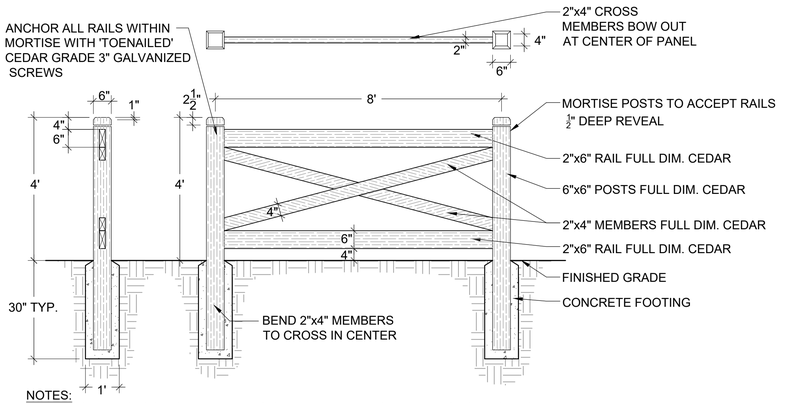
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PDZD-26-XXXX

SHEET NUMBER

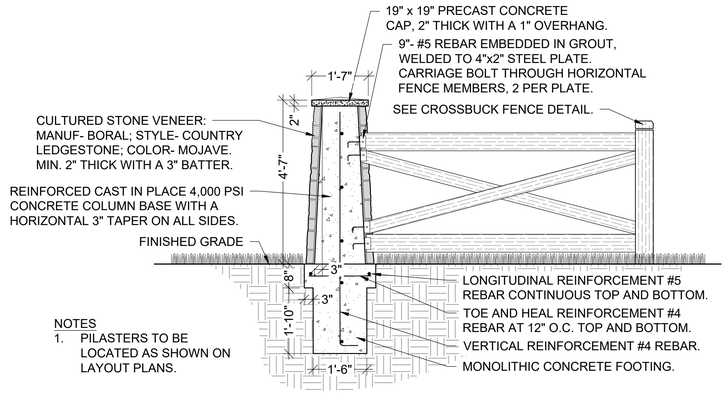
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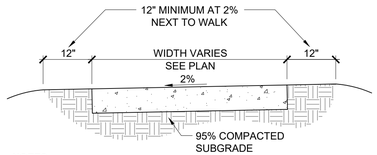
NOTES:
1. ALL CEDAR STOCK IS FULL DIMENSIONAL, NUMBER 1 QUALITY, ROUGH 4 SIDES.
2. APPLY MESSMERS' UV PLUS 'NATURAL' STAIN TO ALL SURFACES.
3. COBBLE MOW STRIP TO BE PROVIDED FOR ALL FENCES ADJACENT TO COMMON OPEN SPACE TRACTS.
4. TO BE PLACED ALONG THE OUTSIDE PERIMETER. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE, BUTTED AGAINST PROPERTY LINE.

A CROSSBUCK FENCE
SCALE: 1/2" = 1'-0"



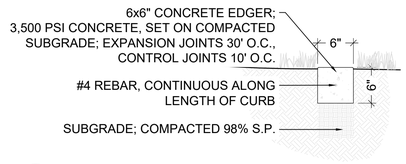
NOTES
1. PILASTERS TO BE LOCATED AS SHOWN ON LAYOUT PLANS.

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

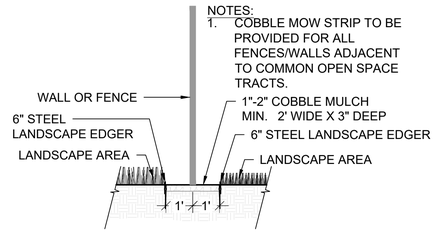


NOTES:
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.

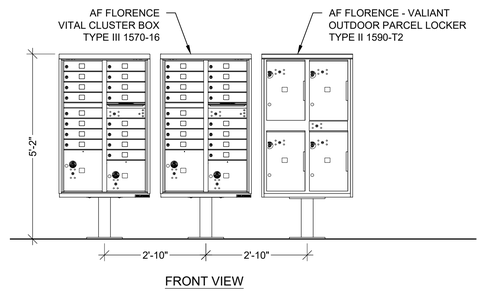
C CONCRETE WALK
SCALE: NTS



D CONCRETE EDGER
SCALE: 1" = 1'-0"

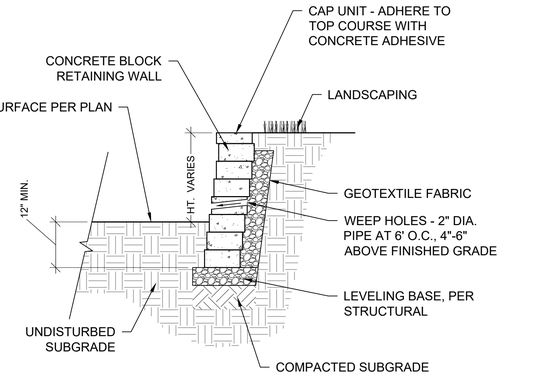


E FENCE MAINTENANCE STRIP
SCALE: 1/2" = 1'-0"



FRONT VIEW

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



NOTES
1. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES FOR THE WALL. REFERENCE MANUFACTURER SPECIFICATIONS FOR CONSTRUCTION. THIS DETAIL SHOWS ONLY GENERAL CONSTRUCTION TECHNIQUE. MANUFACTURER SPECS./STRUCTURAL ENGINEERING DRAWINGS TAKE PRECEDENT OVER THIS DETAIL.
2. MODULAR BLOCK UNITS TO BE THE FOLLOWING (OR APPROVED EQUAL):
   - 2.1. MANUFACTURER: VERSA-LOK (1-800-770-4525)
   - 2.2. UNIT TYPE & PATTERN: STANDARD BLOCK WITH WEATHERED OPTION, MOSAIC PATTERN
   - 2.3. COLOR: BROWN. CAP TO BE CONTINUOUS BROWN.
3. GUARDRAIL REQUIRED FOR ALL RETAINING WALLS TALLER THAN 30".

G RETAINING WALL
SCALE: 1/2" = 1'-0"

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

PROJECT NAME

BANNING LEWIS RANCH
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

SITE DETAILS

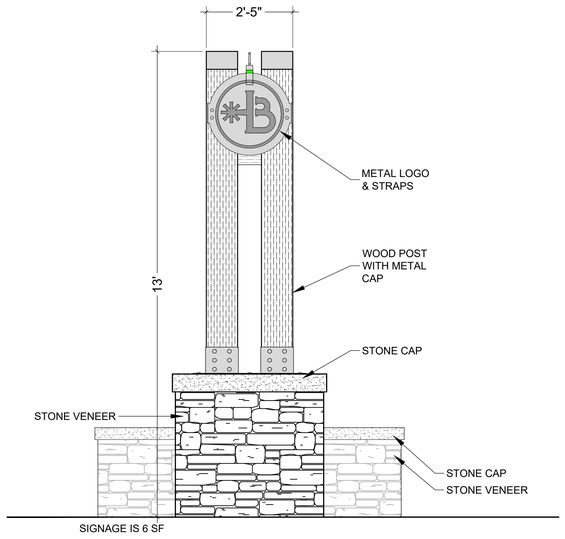
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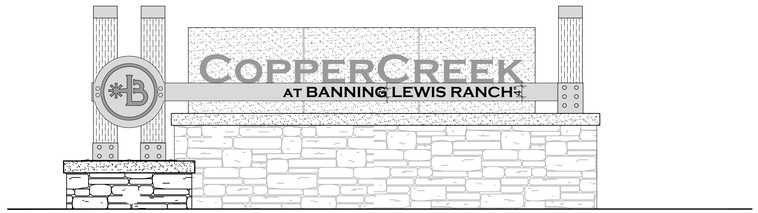
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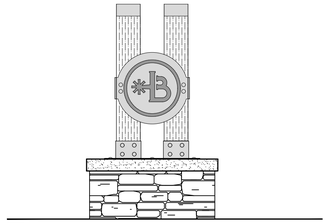
NOTE:
SIGNAGE NOT APPROVED BY THIS PLAN. REFERENCE APPROVED CSP FOR APPROVED SIGNAGE LOCATIONS AND ELEVATIONS.



A COMMUNITY COLUMN MONUMENT A1
SCALE: 1/2" = 1'-0"



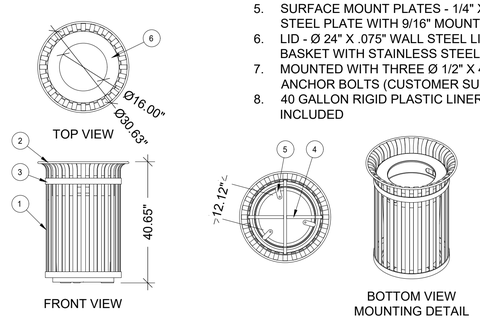
B NEIGHBORHOOD MONUMENT C
SCALE: 1/2" = 1'-0"



C COLUMN MONUMENT D
SCALE: 1/2" = 1'-0"

MANUFACTURER: SITESCAPES
MODEL: CITYVIEW (CV2-1000)
COLOR: BRONZE POWDERCOAT FINISH

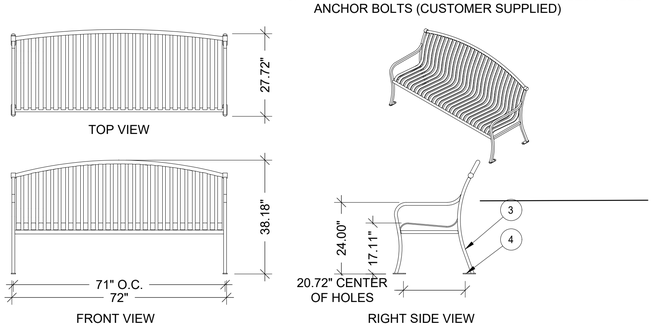
MATERIALS LIST
1. VERTICAL STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
2. TOP RING - Ø 5/8" STEEL ROUND BAR
3. SUPPORT RINGS - 1/4" X 2" STEEL FLAT BAR
4. SUPPORT BARS - 1/2" X 1" STEEL FLAT BAR
5. SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE
6. LID - Ø 24" X .075" WALL STEEL LID ATTACHED TO BASKET WITH STAINLESS STEEL AIRLINE CABLE
7. MOUNTED WITH THREE Ø 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)
8. 40 GALLON RIGID PLASTIC LINER WITH HANDLES INCLUDED



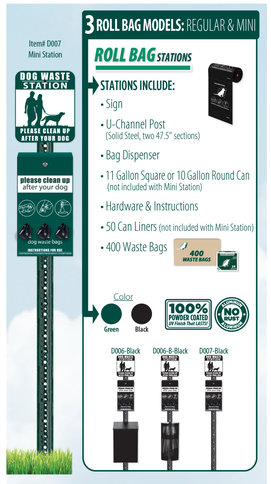
D TRASH RECEPTACLE
SCALE: 1/2" = 1'-0"

MANUFACTURER: SITESCAPES
MODEL: CITYVIEW BACKED BENCH (CV1-1200)
COLOR: BRONZE POWDERCOAT FINISH

MATERIALS LIST
1. SEAT STRAPS - 5/16" X 1 1/2" STEEL FLAT BAR
2. SUPPORT PIPES - Ø 1.315" X .133" STEEL PIPE
3. END UNITS - 1" SQUARE SOLID STEEL BAR
4. SURFACE MOUNT PLATES - 1/4" X 1 1/2" STAINLESS STEEL PLATE WITH 9/16" MOUNTING HOLE
5. MOUNTED WITH FOUR Ø 1/2" X 4-5" STAINLESS STEEL ANCHOR BOLTS (CUSTOMER SUPPLIED)



E BENCH
SCALE: 1/2" = 1'-0"



NOTES:
1. MANUFACTURER: DOG WASTE DEPOT
MODEL: D006-B-BLACK
COLOR: MATTE BLACK
2. CONTRACTOR SHALL PROVIDE ALL ASSOCIATED HARDWARE FOR IN-GROUND MOUNTING EACH STATION.

F DOG WASTE STATION
SCALE: 1/4" = 1'-0"

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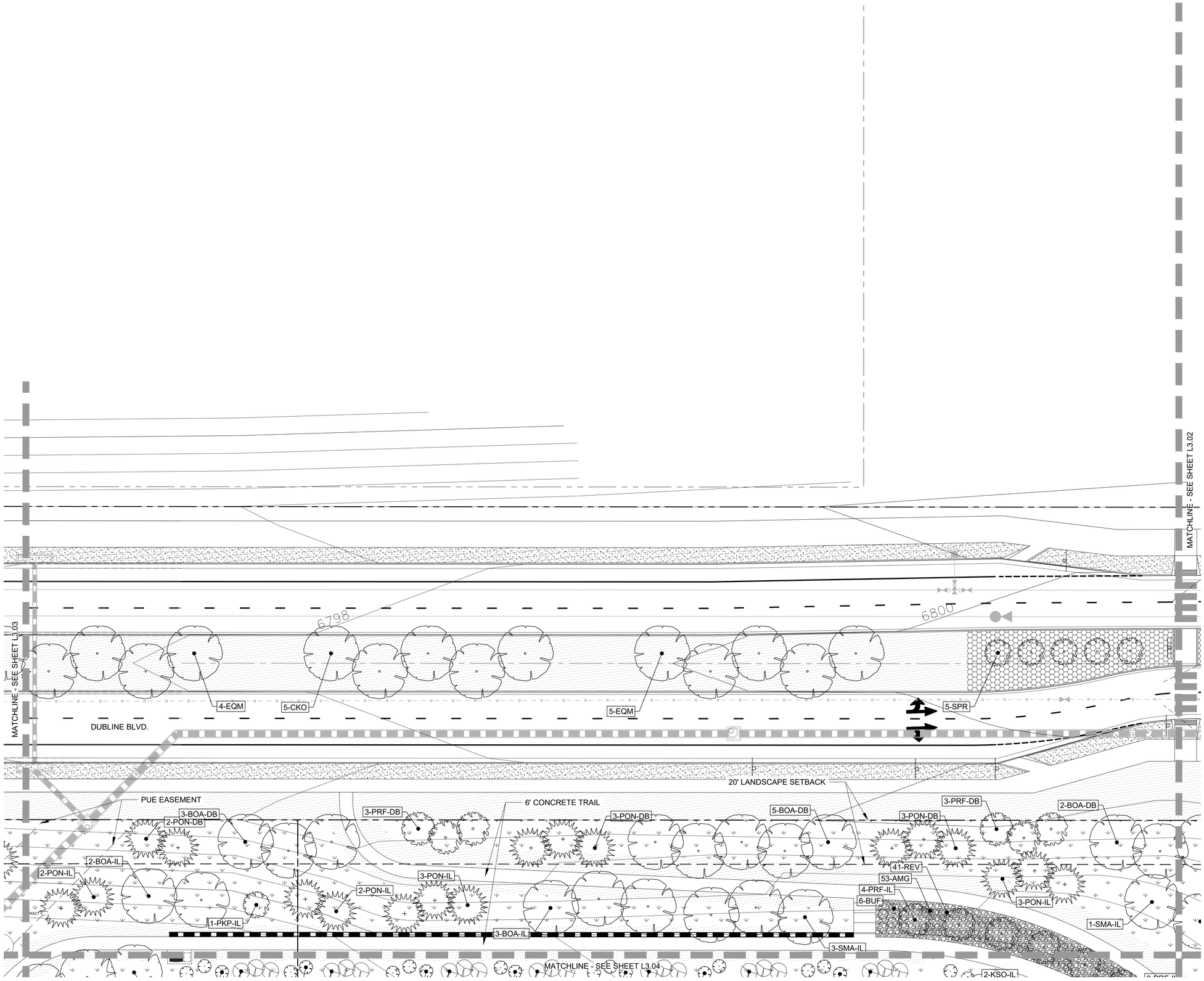
PROJECT INFORMATION
PROJECT #: 261004
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD
1st Submittal	11/03/2026

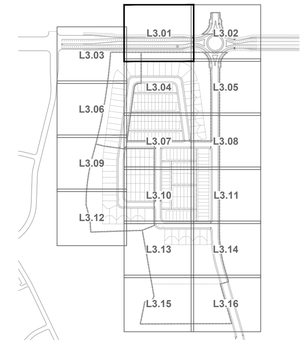
SHEET TITLE
SITE DETAILS

PDZD-26-XXXX
SHEET NUMBER
L2.02

p:\2026\261004_blr village a6\02_site\01_ drawings\x2 planning\1 sheets\261004_dp details.dwg / 11/3/2026 6:38 PM



KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- CROSSBUCK FENCE
- PILASTER (A)
- NATIVE SEED (LOW GROW MIX)
- NATIVE SEED (POND MIX)
- BLUEGRASS SOD
- GREEN BELT TURF
- COBBLE
- ROCK MULCH
- DECOMPOSED GRANITE
- EDGER
- SIGHT LINE
- LANDSCAPE BOULDER
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS
- STREAM - OUTER BUFFER
- STREAM - INNER BUFFER
- STREAM - TOE
- 100 YR-FLOODPLAIN
- CHANNEL IMPROVEMENT AREA
- PLANNED INFILTRATION AREA

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

NORTH

ARCHITECT / PLANNER

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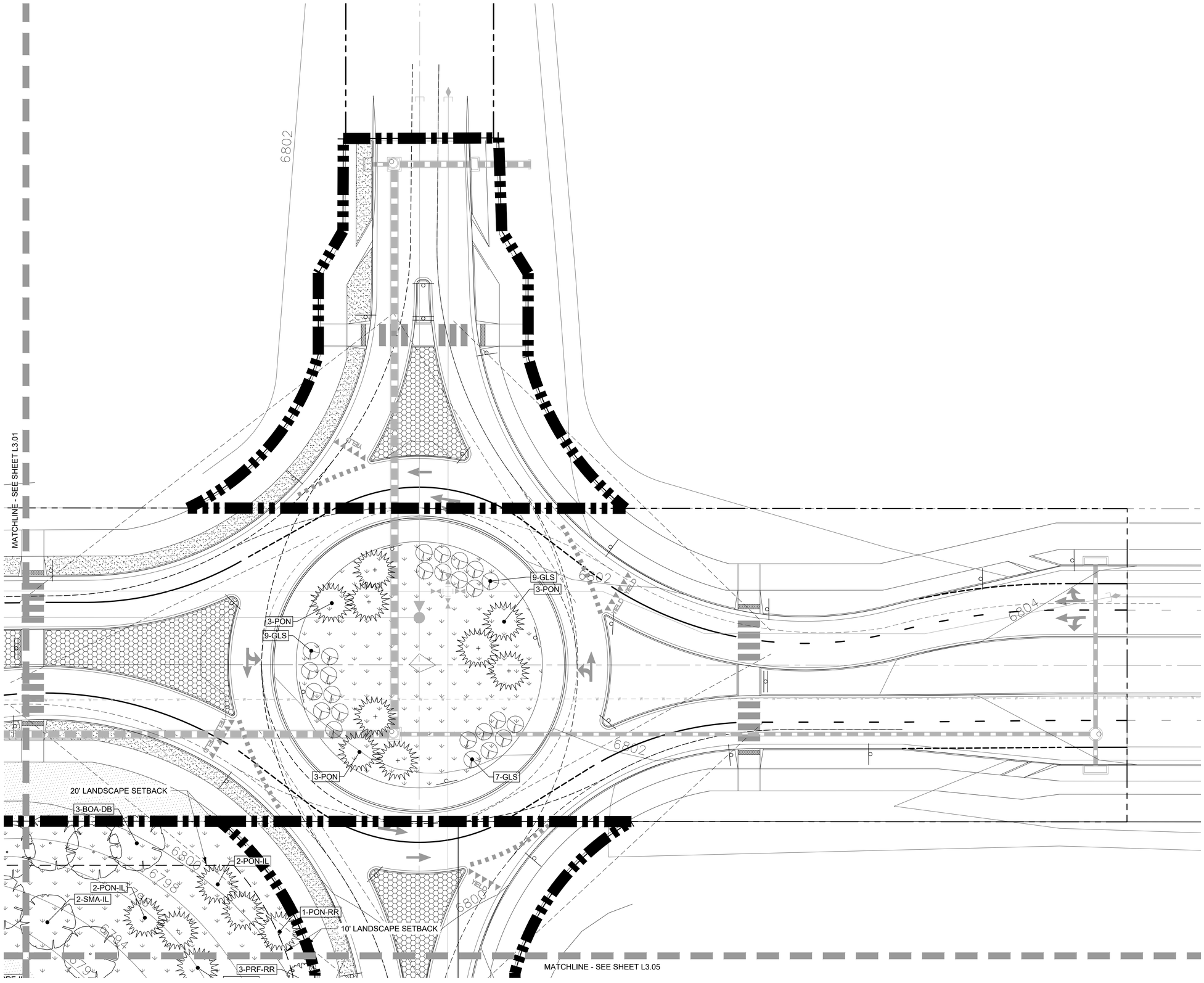
SHEET TITLE

FINAL LANDSCAPE PLAN

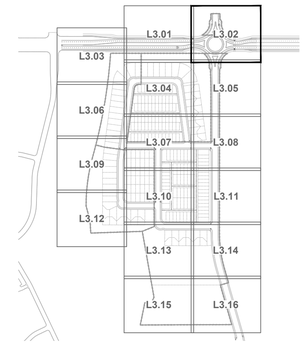
PDZD-26-XXXX

SHEET NUMBER

L3.01



KEY MAP



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- PROPERTY LINE
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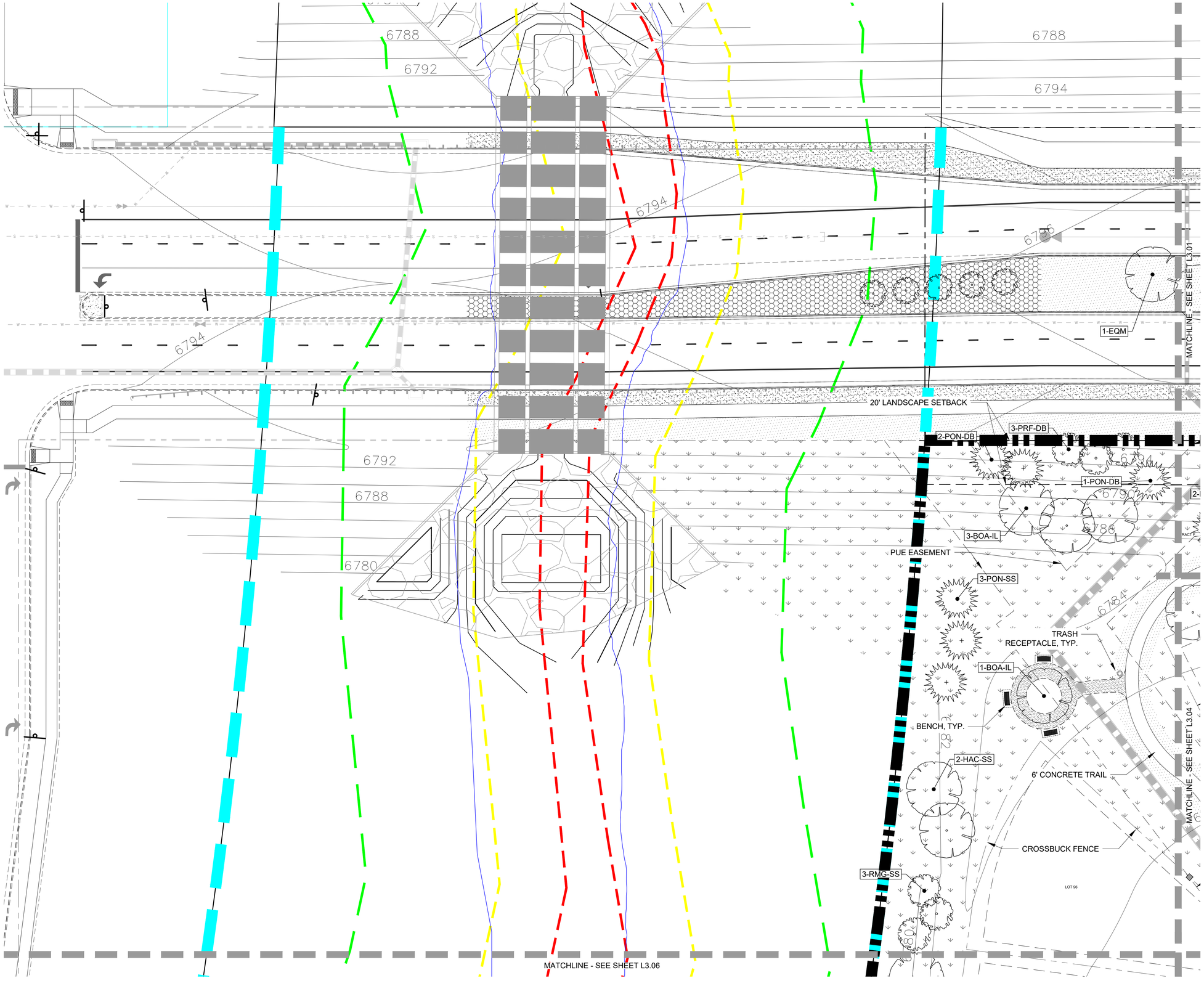
SHEET TITLE

FINAL LANDSCAPE PLAN

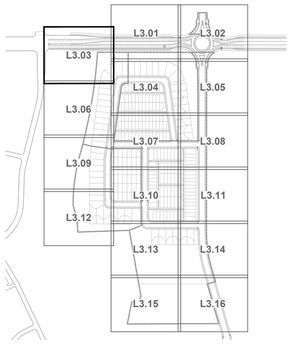
PDZD-26-XXXX

SHEET NUMBER

L3.02



KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- CROSSBUCK FENCE
- PILASTER (A)
- NATIVE SEED (LOW GROW MIX)
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- BLUEGRASS SOD
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- PLANNED INFILTRATION AREA

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

NORTH

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ISSUE RECORD

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SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.03

MATCHLINE - SEE SHEET L3.01

3-BOA-IL

3-SMA-IL

3-KSO-IL | 3-RTD | 2-KSO-IL | 3-RTD | 3-BOA-IL | 3-KSO-IL | 3-RTD | 2-KSO-IL | 3-RTD | 3-KSO-IL | 3-RTD | 2-KSO-IL | 3-RTD | 3-KSO-IL | 3-RTD | 2-KSO-IL | 17-REV | 27-AMG | 3-KSO-IL | 8-BUF | 2-PRF-IL

CROSSBUCK FENCE

1-KSO-IL

CROSSBUCK FENCE

6' CONCRETE TRAIL

PILASTER

PUE EASEMENT

DOG WASTE STATION

MATCHLINE - SEE SHEET L3.03

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT 97 | LOT 98 | LOT 77 | LOT 78 | LOT 79 | LOT 80 | LOT 81 | LOT 82 | LOT 83 | LOT 84

6782 | 6784 | 6786 | 6788

HORNED LARK DRIVE

5-CKO-IL | 5-HAC-IL

TRASH RECEPTACLE, TYP.

CROSSBUCK FENCE

PILASTER

3-REV | 2-BUF

3-HAC-IL

4-EKC-IL | 4-HAC-IL

LOT 67 | LOT 68 | LOT 69 | LOT 70 | LOT 71 | LOT 72 | LOT 73 | LOT 74 | LOT 75 | LOT 76 | LOT 85 | LOT 88 | LOT 89 | LOT 92

6780 | 6784 | 6786

TRACT C

SAGE HEN VIEW

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.06

HORNED LARK DRIVE

6780 | 6782 | 6784

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60 | LOT 59 | LOT 58 | LOT 57 | LOT 56 | LOT 55

1-EKC-IL

6778

280' CLEAR SIGHT

LOT 43 | LOT 44 | LOT 45 | LOT 46 | LOT 47 | LOT 48 | LOT 49 | LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54

DRYLAND VIEW

TRACT B

HORNED LARK DRIVE

6780 | 6782

MATCHLINE - SEE SHEET L3.07

KEY MAP



LEGEND

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- STREAM - OUTER BUFFER
- STREAM - INNER BUFFER
- STREAM - TOE
- 100 YR-FLOODPLAIN
- CHANNEL IMPROVEMENT AREA
- PLANNED INFILTRATION AREA

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

NORTH

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SHEET TITLE

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PDZD-26-XXXX

SHEET NUMBER

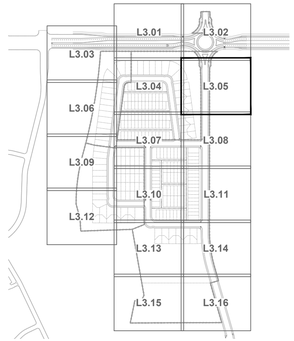
L3.04

MATCHLINE - SEE SHEET L3.02

3-PRF-RR
1-PON-IL
2-PKP-IL
6' CONCRETE TRAIL
10' LANDSCAPE SETBACK
1-KSO-IL
4-HAC-RR
3-KSO-IL
2-CSP-RR
2-BOA-IL
BENCH, TYP.
3-PON-RR
3-SMA-IL
6798
6796
3-BOA-IL
PILASTER
3-PRF-RR
31-RSG
12-REV
5-PKP-IL
CROSSBUCK FENCE
MATCHLINE - SEE SHEET L3.04
LOT 86
3-PON-RR
6794
3-GAG-IL
4-GLE-RR
LOT 87
BENCH, TYP.
10' LANDSCAPE SETBACK
6792
3-PRF-RR
39-RSG
15-REV
LOT 90
4-GAG-IL
6790
5' PUBLIC UTILITY AND DRAINAGE EASEMENT
LOT 91
335' CLEAR SIGHT
6788
3-PON-RR
22-RSG
8-REV
2-PRF-RR
6' CONCRETE TRAIL
1-EKC-RR
6792
6786
LOT 94
1-GAG-IL
MATCHLINE - SEE SHEET L3.08

0' 20' 40'
GRAPHIC SCALE: 1" = 20'
NORTH

KEY MAP



LEGEND

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- CROSSBUCK FENCE
- PILASTER (A)
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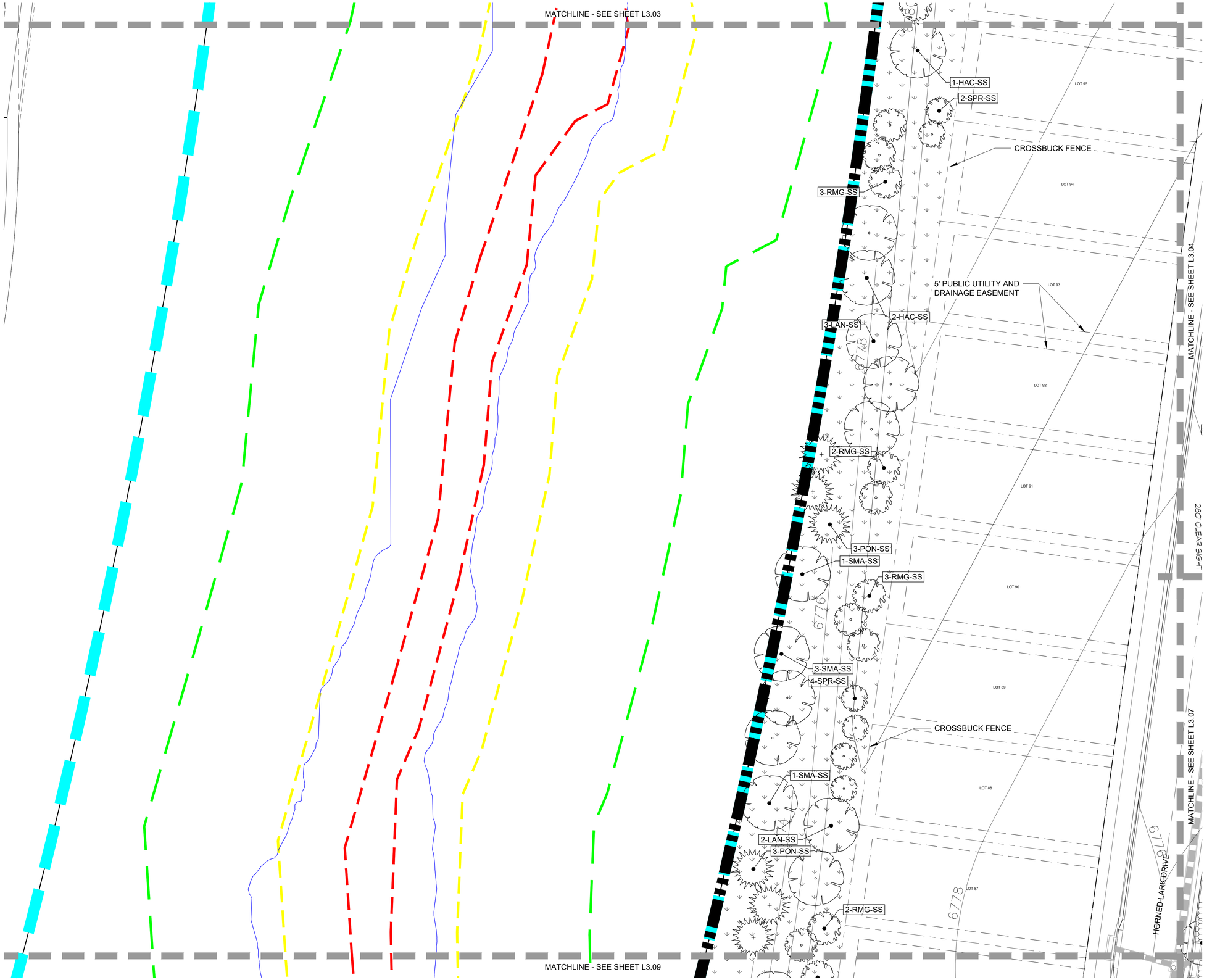
SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.05



ARCHITECT / PLANNER

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SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.06

MATCHLINE - SEE SHEET L3.04

MATCHLINE - SEE SHEET L3.06

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

BURROWING OWL VIEW

TRACT A

HORNED LARK DRIVE

KINGBIRD STREET

MATCHLINE - SEE SHEET L3.08

MATCHLINE - SEE SHEET L3.09

FIELD LARK POINT

WIDE HORIZON DRIVE

SILVER YARROW POINT

BRUSH RABBIT VIEW

MATCHLINE - SEE SHEET L3.10

TRACT G

LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28

LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

LOT 93 LOT 97

LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28

LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29

LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40

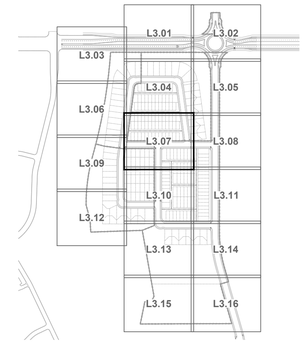
LOT 32 LOT 31

LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41

6780 6778 6776 6774

4-EKC-IL
3-CKO-IL
5-EKC-IL
1-HAC-IL
3-EKC-IL
4-GLE-IL
2-GLE-IL
5-HAC-IL
3-HAC-IL
4-GLE-IL
3-REV
3-BUF
4-MLK
3-HAC-IL
2-GLE-IL
3-GLE-IL

KEY MAP



LEGEND

PROPERTY LINE
STREET ROW
CROSSBUCK FENCE
PILASTER (A)
NATIVE SEED (LOW GROW MIX)
NATIVE SEED (POND MIX)
BLUEGRASS SOD
GREEN BELT TURF
COBBLE
ROCK MULCH
DECOMPOSED GRANITE
EDGER
SIGHT LINE
LANDSCAPE BOULDER
TREE-DECIDUOUS
TREE-EVERGREEN
SHRUB-DECIDUOUS
SHRUB-EVERGREEN
GRASSES AND PERENNIALS
STREAM - OUTER BUFFER
STREAM - INNER BUFFER
STREAM - TOE
100 YR-FLOODPLAIN
CHANNEL IMPROVEMENT AREA
PLANNED INFILTRATION AREA

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

ARCHITECT / PLANNER

LAI DESIGN GROUP

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Suite 340
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T 303.734.1777

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

PROJECT NAME

BANNING LEWIS RANCH
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.07

MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.11

1-GAG-IL
1-PRF-RR
7-REV
19-RSG
3-GAG-IL
2-CSP-RR
BENCH, TYP.
6' CONCRETE TRAIL
4-EKC-RR
DOG WASTE STATION, TYP.
9-RSG
9-IPM
3-BUF
6-IPM
16-REV
9-REV
2-GLE-IL
13-HFB
6-IPM
3-BUF
250' CLEAR SIGHT
KINGBIRD STREET
2-GLE-IL
6-IPM
13-HFB
12-REV
6-IPM
4-RSG
3-BUF
7-IPM
ROLLING SKY ROAD
SWIFT FOX VIEW
3-PRF-RR
3-CSP-RR
44-RSG
15-REV
10' LANDSCAPE SETBACK
1-SMA-RR
9-RSG
3-PRF-RR

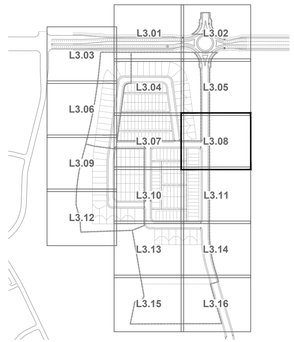
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 100
LOT 84
LOT 83
LOT 82
LOT 81
LOT 80
LOT 79
LOT 40
LOT 41

6780
6784
6790
6782
6788
6778
6786
6776
6784

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

KEY MAP



LEGEND

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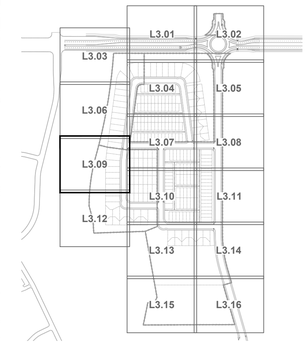
L3.08

MATCHLINE - SEE SHEET L3.06

3-RMG-SS
1-RMG-SS
1-HAC-SS
CROSSBUCK FENCE
4-HAC-SS
3-CKO-IL
3-SPR-SS
3-EKC-IL
3-PON-SS
3-LAN-SS
3-SMA-SS
5' PUBLIC UTILITY AND DRAINAGE EASEMENT
3-RMG-SS
2-SMA-SS
2-PON-SS
1-PON-SS
4-RMG-SS
3-HAC-SS
2-HAC-SS
CROSSBUCK FENCE
2-LAN-SS
2-PON-SS
3-RMG-SS
3-RMG-SS
4-CKO-IL
MATCHLINE - SEE SHEET L3.12
MATCHLINE - SEE SHEET L3.07
MATCHLINE - SEE SHEET L3.10
HORNED LARK DRIVE
280 CLEAR SIGHT
6776
6772
6774
6778
6768
6770
6766
6778
6776
6774

0' 20' 40'
GRAPHIC SCALE: 1" = 20'
NORTH

KEY MAP



LEGEND

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- PILASTER (A)
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SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.09

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.09

MATCHLINE - SEE SHEET L3.12

MATCHLINE - SEE SHEET L3.11

MATCHLINE - SEE SHEET L3.13

SAND PLOVER GROVE

MEADOW VOLE HEIGHTS

HORNED LARK DRIVE

WIDE HORIZON DRIVE

SILVER YARROW POINT

WILD ASTER GROVE

PRAIRIE DOG POINT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

50' CLEAR SIGHT

5-GLE-IL

3-GLE-IL

4-GLE-IL

3-CKO-IL

5-CKO-IL

6774

6772

6770

6768

6772

6774

6772

6770

6772

6770

6768

LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40

LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41

LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52

LOT 58 LOT 57 LOT 56 LOT 55 LOT 54 LOT 53

LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21

LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41

LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52

LOT 58 LOT 57 LOT 56 LOT 55 LOT 54 LOT 53

LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64

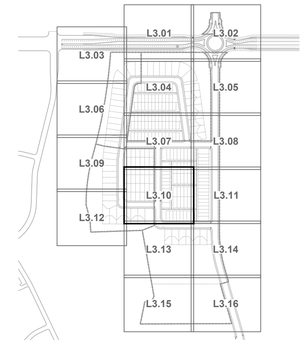
LOT 5 LOT 4 LOT 1

LOT 6 LOT 3 LOT 2

TRACT E

LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13

KEY MAP



LEGEND

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- STREAM - OUTER BUFFER
- STREAM - INNER BUFFER
- STREAM - TOE
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0' 20' 40'

GRAPHIC SCALE: 1" = 20'

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PDZD-26-XXXX

SHEET NUMBER

L3.10

MATCHLINE - SEE SHEET L3.08

MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.14

SWIFT FOX VIEW

9-RSG
3-PRF-RR
32-RSG
15-REV
15-REV
44-RSG
3-PRF-RR
1-SMA-RR
3-PRF-RR
44-RSG
15-REV
15-REV
44-RSG
3-PRF-RR
1-SMA-RR
3-PRF-RR
44-RSG
15-REV
9-CSP-RR

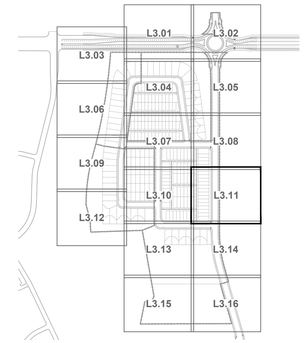
10' LANDSCAPE SETBACK

335' CLEAR SIGHT

LOT 41 LOT 79 LOT 78 LOT 77 LOT 52 LOT 76 LOT 75 TRACT D LOT 74 LOT 53 LOT 73 LOT 72 LOT 71 LOT 70 LOT 64 LOT 69 LOT 68 LOT 67 LOT 66 LOT 65

6774 6772 6770 6768 6772 6770 6782 6780

KEY MAP



LEGEND

PROPERTY LINE
STREET ROW
CROSSBUCK FENCE
PILASTER (A)
NATIVE SEED (LOW GROW MIX)
NATIVE SEED (POND MIX)
BLUEGRASS SOD
GREEN BELT TURF
COBBLE
ROCK MULCH
DECOMPOSED GRANITE
EDGER
SIGHT LINE
LANDSCAPE BOULDER
TREE-DECIDUOUS
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SHRUB-DECIDUOUS
SHRUB-EVERGREEN
GRASSES AND PERENNIALS
STREAM - OUTER BUFFER
STREAM - INNER BUFFER
STREAM - TOE
100 YR-FLOODPLAIN
CHANNEL IMPROVEMENT AREA
PLANNED INFILTRATION AREA

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

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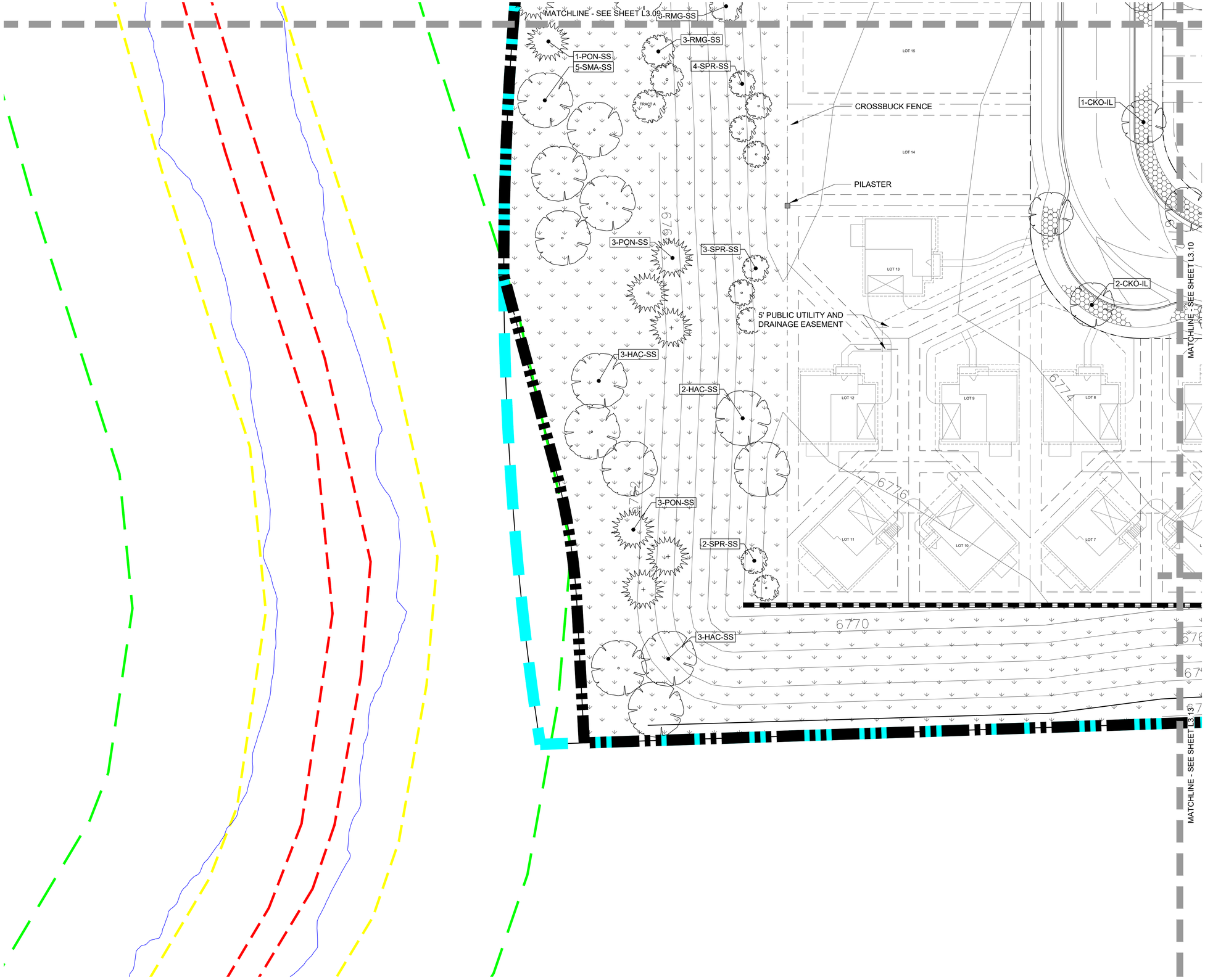
SHEET TITLE

FINAL LANDSCAPE PLAN

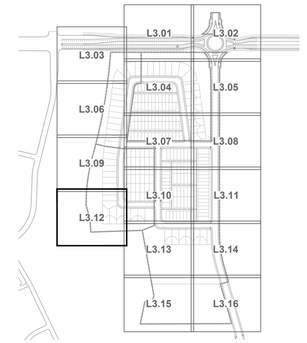
PDZD-26-XXXX

SHEET NUMBER

L3.11



KEY MAP



LEGEND

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FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.12

MATCHLINE - SEE SHEET L3.10

4-HAC-IL

WIDE HORIZON DRIVE

3-EKC-IL

6768

6766

6770

6762

6758

MATCHLINE - SEE SHEET L3.12

LOT 12

LOT 9

LOT 8

LOT 5

LOT 11

LOT 10

LOT 7

LOT 6

6768

MATCHLINE - SEE SHEET L3.14

6762

6760

6766

FUTURE NEIGHBORHOOD PARK

TRACT B

6764

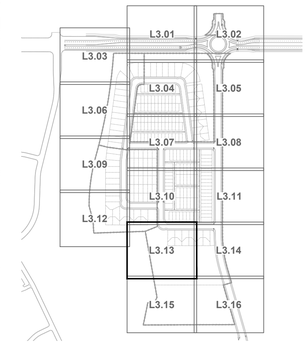
MATCHLINE - SEE SHEET L3.15

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

NORTH

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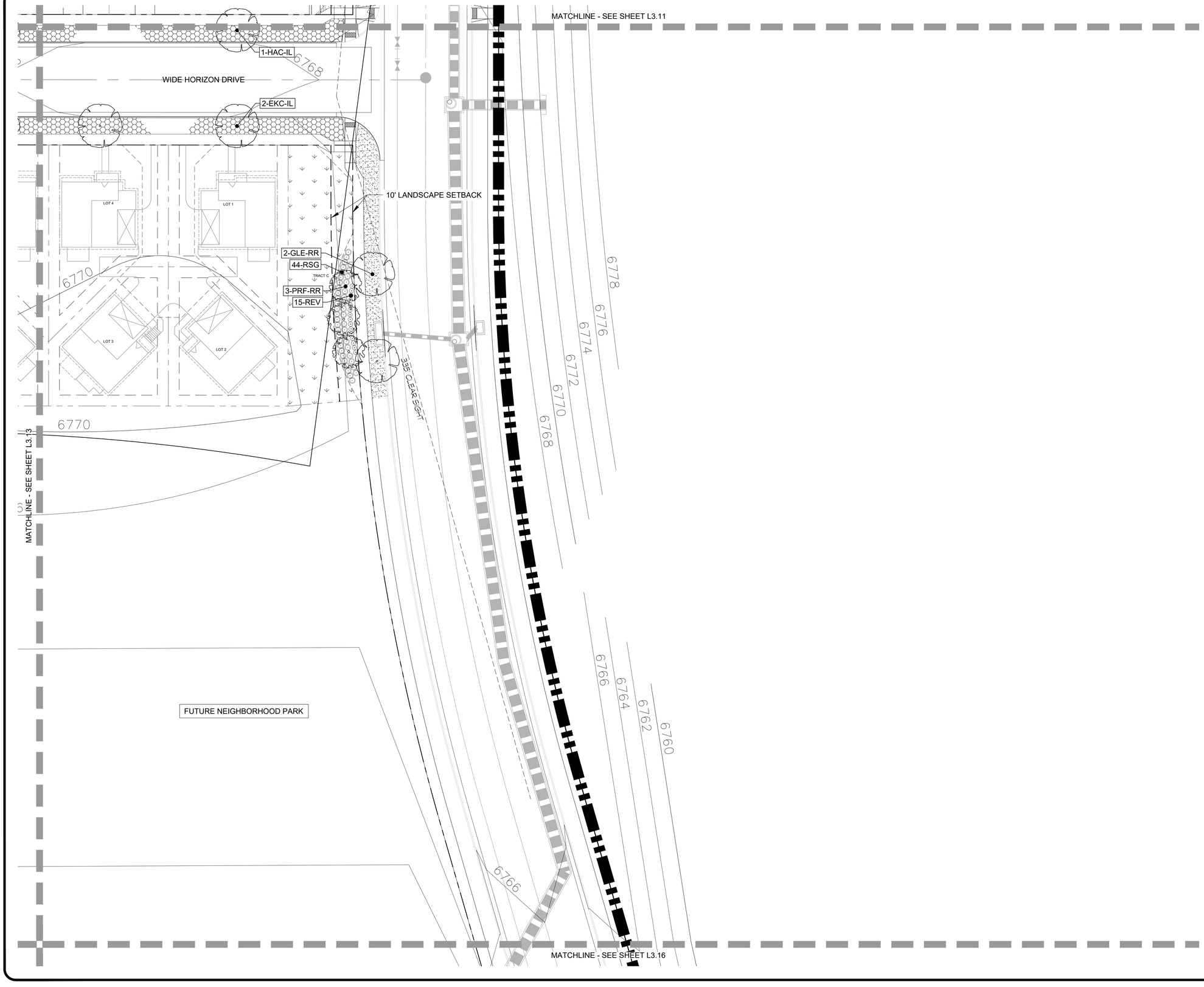
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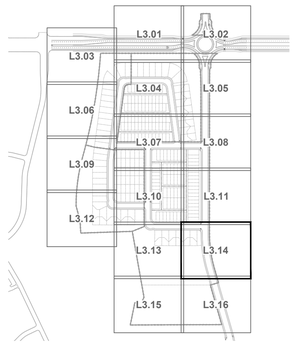
PDZD-26-XXXX

SHEET NUMBER

L3.13



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PDZD-26-XXXX

SHEET NUMBER

L3.14

MATCHLINE - SEE SHEET L3.13

FUTURE NEIGHBORHOOD PARK

2-GLE-IL
1-BOA-IL
3-PON-IL
3-GLE-IL
3-PON-IL

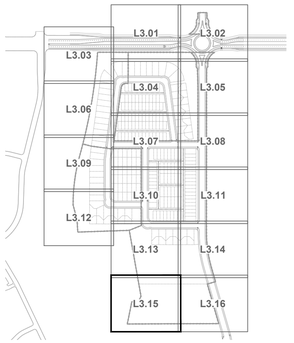
PUBLIC DETENTION AND STORM WATER QUALITY FACILITY - POND 400

TRACT A

MATCHLINE - SEE SHEET L3.16

6752
6760
6761.5
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6754
6756
6758
6760
6761.5
6761.5
6762
6764
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6752

KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- CROSSBUCK FENCE
- PILASTER (A)
- NATIVE SEED (LOW GROW MIX)
- NATIVE SEED (POND MIX)
- BLUEGRASS SOD
- GREEN BELT TURF
- COBBLE
- ROCK MULCH
- DECOMPOSED GRANITE
- EDGER
- SIGHT LINE
- LANDSCAPE BOULDER
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS
- STREAM - OUTER BUFFER
- STREAM - INNER BUFFER
- STREAM - TOE
- 100 YR-FLOODPLAIN
- CHANNEL IMPROVEMENT AREA
- PLANNED INFILTRATION AREA

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

ARCHITECT / PLANNER

LAI DESIGN GROUP

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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
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.15

MATCHLINE - SEE SHEET L3.14

FUTURE NEIGHBORHOOD PARK

3-HAC-IL

2-HAC-IL

1-PON-IL

3-HAC-RR

PUBLIC DETENTION AND STORM WATER QUALITY FACILITY - POND 400

3-EKC-RR

PROPOSED 15' POND ACCESS ROAD

MATCHLINE - SEE SHEET L3.15

6758

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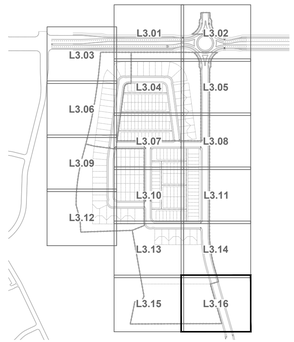
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KEY MAP



LEGEND

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0' 20' 40'

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SHEET TITLE

FINAL LANDSCAPE PLAN

PDZD-26-XXXX

SHEET NUMBER

L3.16

PLANTING SCHEDULE (FILING 67, 68, AND 69)

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
BOA-DB	13	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.
BOA-IL	17	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.
CKO	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5" CAL.
CKO-IL	25	QUERCUS ACUMINATA	CHINKAPIN OAK	2" CAL.
CSP-RR	16	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT CALLERY PEAR	1.5" CAL.
EKC-IL	25	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL.
EKC-RR	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2.5" CAL.
EQM	10	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	2.5" CAL.
GAG-IL	11	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.
GLE-IL	28	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL.
GLE-RR	6	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL.
HAC-IL	29	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.
HAC-RR	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.
HAC-SS	23	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.
KSO-IL	28	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT® OAK	2" CAL.
LAN-SS	10	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL.
PKP-IL	8	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	1.5" CAL.
PRF-DB	9	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
PRF-IL	6	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
PRF-RR	33	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
RMG-SS	30	ACER GRANDIDENTATUM 'SCHMIDT' TM	ROCKY MOUNTAIN GLOW MAPLE	1.5" CAL.
SMA-IL	9	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
SMA-RR	3	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
SMA-SS	15	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
SPR	10	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.
SPR-SS	18	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.
	402	SUBTOTAL:		
EVERGREEN TREES				
PON	9	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
PON-DB	11	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
PON-IL	15	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
PON-RR	10	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
PON-SS	24	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
	69	SUBTOTAL:		
DECIDUOUS SHRUBS				
GLS	25	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.
MLK	4	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.
RTD	21	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	5 GAL.
	50	SUBTOTAL:		
EVERGREEN SHRUBS				
BUF	28	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.
	28	SUBTOTAL:		
PERENNIALS				
IPM	40	DELOSPERMA X 'KELAIDIS'	MESA VERDE™ ICE PLANT	1 GAL.
REV	244	CENTRANTHUS RUBER	RED VALERIAN	1 GAL.
	284	SUBTOTAL:		
GRASSES				
AMG	80	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	1 GAL.
HFB	26	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.
RSG	435	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.
	541	SUBTOTAL:		

AT LEAST 70% OF THE CHOSEN PLANTS ARE FROM THE CURRENT SELECTED PLANTS FOR COLORADO SPRINGS AS SHOWN IN APPENDIX A. (7.4.904.D.1.A.D)

NATIVE GRASS (SEED)

NATIVE GRASS SEED MIX (LOW GROW MIX)			
COMMON NAME	SCIENTIFIC NAME	% OF MIX	lbs PLS
BUFFALOGRASS	BUCHLOE DACTYLOIDES	24	4.8
BLUE GRAMA, HACHITA	BOUTELOUA GRACILIS	19	5.4
SIDEOATS GRAMA, VAUGHN	BOUTELOUA CURTIPENDULA	28	2.8
GREEN NEEDLE-GRASS, LODORM	NASSELLA VIRIDULA	4	1.6
WESTERN WHEAT-GRASS, ARRIBA	PASCOPYRUM SMITHII	19	6
DROPSEED, SAND	SPOROBOLUS CRYPTANDRUS	1	0.4
ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1	0.5
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1	0.2
BLANKET FLOWER	GAILLARDIA ARISTATA	1	0.2
WESTERN YARROW	ACHILLEA MILLEFOLIUM VAR. OCCIDENTALIS	1	0.1
DESERT MARIGOLD	BAILEYA MULTIRADIATA	1	0.2
SEED RATE (lbs PLS/ACRE)			22.20

COBBLE MULCH

MULTI-COLORED WASHED RIVER ROCK	50% 1"-2" DIAMETER 50% 2"-6" DIAMETER
ALL COBBLE MULCH AREAS TO HAVE A MINIMUM 4" DEPTH.	

WOOD MULCH

DOUBLE-SHREDDED CEDAR MULCH (FRONT RANGE MATERIALS LANDSCAPE MULCH #16-643 OR APPROVED EQUAL)
ALL WOOD MULCH AREAS TO HAVE A MINIMUM 4" DEPTH.

REQUIRED SOIL AMENDMENTS & FERTILIZERS

SANDY LOAM

GROUND PLANE TREATMENT	CLASS 1 OM SOIL AMENDMENT	NITROGEN (15 TO 20 PPM)	PHOSPHORUS (10 TO 15 PPM)	POTASSIUM (50 TO 200 PPM)	OTHER (K,ZN,FE, MN, B,CU & BIOSOL)	E.C., SALT OR PH TREATMENT	ROTOTILL DEPTH
SOD TURFGRASS	4 CU. YD. PER 1000 SF	1.5 LB. PER 1000 SF	0.5 LB. PER 1000 SF	1.0 LB. PER 1000 SF	4 OZ FE PER 1000 SF	N/A	6-8" MIN
SHRUB BEDS	3 CU. YD. PER 1000 SF	1.5 LB. PER 1000 SF	0.5 LB. PER 1000 SF	1.0 LB. PER 1000 SF	4 OZ FE PER 1000 SF	N/A	6-8" MIN
NATIVE SEED	2 CU. YD. PER 1000 SF	N/A	N/A	N/A	BIOSOL: 20 LBS PER 1000 S	N/A	6-8" MIN

1. PROVIDE THE PROPOSED SOIL AMENDMENT MIX AND LOCAL SUPPLIER. THE PROPOSED MIX SHALL BE CHOSEN FROM THE CURRENT COLORADO SPRINGS UTILITIES APPROVED SOIL AMENDMENT SUPPLIERS.
2. SLOW-RELEASE FERTILIZERS ARE REQUIRED FOR SANDY SOILS.
3. ANY OTHER REQUIRED SOIL AMENDMENT/FERTILIZER RECOMMENDATIONS NOTES BASE ON THE SOIL TESTING LAB REPORT.

TURFGRASS (SOD)

SUPPLIER	TURF TYPE
GREEN BELT TURF	PIKES PEAK BLUEGRASS BLEND
GREEN BELT TURF	SURVIVALIST TALL FESCUE MIX
NOTE: SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.	

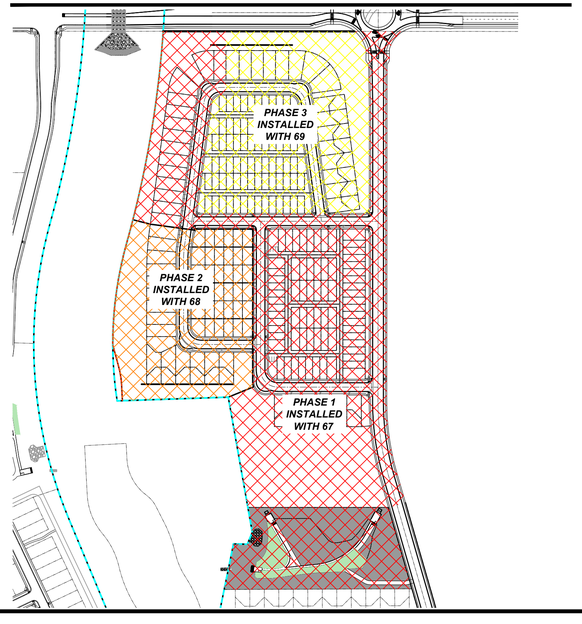
PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED 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 REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL.
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 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 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.
    A. ALL DECIDUOUS AND EVERGREEN SHRUBS IN PLANTING BEDS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
    B. ALL NARROW AREAS BETWEEN STORM INLETS AND SIDEWALKS, AND BETWEEN SIDEWALK RAMPS AT INTERSECTIONS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
13. 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.
    A. ALL TREES SHALL RECEIVE A MINIMUM 36-INCH (36") DIAMETER RING OF WOOD MULCH REGARDLESS OF WHETHER THEY ARE LOCATED IN NATIVE GRASS AREAS, SOD AREAS, OR IN PLANTING BEDS.
    B. ALL ORNAMENTAL GRASS AND PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH WOOD 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. TREES CANNOT BE IN AN EASEMENT AND SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER MAINS, WASTEWATER MAINS, OR SERVICES AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
21. PERMANENT IRRIGATION TO BE PROVIDED TO ESTABLISH NATIVE AREA PLANT MATERIAL AND WATER DURING DRY PERIODS.
22. SHRUBS 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.
24. MEDIANS HAVE A DIFFERENT NATIVE GRASS MIX. SEE NOTE BELOW ALL PURPOSE LOW GROW NATIVE GRASS SEED MIX.
25. FOR NATIVE GRASS AND WILDFLOWER AREAS SPOT SPRAY WEED MANAGEMENT ONLY DURING ESTABLISHMENT PERIOD.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
5. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
7. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS." (NOTE – THIS NOTE IS ONLY FOR URBAN DOWNTOWN PROJECTS WITHIN THE CITY)

LANDSCAPE PHASING DIAGRAM



ARCHITECT / PLANNER

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DRAWN BY:	LAI
CHECKED BY:	LAI

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SHEET TITLE

LANDSCAPE NOTES AND SCHEDULE

PDZD-26-XXXX

SHEET NUMBER

L4.01

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PLANTING SCHEDULE INTERNAL LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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BOA-IL	18	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.
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HAC-IL	29	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.
KSO-IL	28	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT® OAK	2" CAL.
PKP-IL	8	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	1.5" CAL.
PRF-IL	6	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
SMA-IL	9	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
	197	SUBTOTAL:		
EVERGREEN TREES				
PON-IL	22	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
	22	SUBTOTAL:		
DECIDUOUS SHRUBS				
MLK	4	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.
RTD	21	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	5 GAL.
	25	SUBTOTAL:		
EVERGREEN SHRUBS				
BUF	19	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.
	19	SUBTOTAL:		
PERENNIALS				
REV	62	CENTRANTHUS RUBER	RED VALERIAN	1 GAL.
	62	SUBTOTAL:		
GRASSES				
AMG	80	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	1 GAL.
	80	SUBTOTAL:		

PLANTING SCHEDULE ROLLING SKY ROAD LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
CSP-RR	16	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT CALLERY PEAR	1.5" CAL.
EKC-RR	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2.5" CAL.
GLE-RR	6	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL.
HAC-RR	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.
PRF-RR	33	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
SMA-RR	3	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
	73	SUBTOTAL:		
EVERGREEN TREES				
PON-RR	10	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
	10	SUBTOTAL:		
EVERGREEN SHRUBS				
BUF	6	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.
	6	SUBTOTAL:		
PERENNIALS				
IPM	15	DELOSPERMA X 'KELAIDIS'	MESA VERDE™ ICE PLANT	1 GAL.
REV	162	CENTRANTHUS RUBER	RED VALERIAN	1 GAL.
	177	SUBTOTAL:		
GRASSES				
HFB	26	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.
RSG	423	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.
	449	SUBTOTAL:		

PLANTING SCHEDULE DUBLIN BOULEVARD LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
BOA-DB	13	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.
PRF-DB	9	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5" CAL.
	22	SUBTOTAL:		
EVERGREEN TREES				
PON-DB	11	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
	11	SUBTOTAL:		

PLANTING SCHEDULE STREAMSIDE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
HAC-SS	23	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.
LAN-SS	10	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL.
RMG-SS	30	ACER GRANDIDENTATUM 'SCHMIDT' TM	ROCKY MOUNTAIN GLOW MAPLE	1.5" CAL.
SMA-SS	15	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	2.5" CAL.
SPR-SS	18	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.
	96	SUBTOTAL:		
EVERGREEN TREES				
PON-SS	24	PINUS PONDEROSA	PONDEROSA PINE	6` HT.
	24	SUBTOTAL:		

STREAMSIDE OVERLAY LANDSCAPE & IMPERVIOUS SURFACE REQUIREMENTS

TYPE II STREAM

30 FT INNER BUFFER ZONE*

TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 20 ' 1,424 L.F. / 20 = 72 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	72 TREES PROVIDED	N/A SHRUBS PROVIDED

60 FT OUTER BUFFER ZONE*

TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 30 ' 1,424 L.F. / 30 = 48 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	48 TREES PROVIDED	N/A SHRUBS PROVIDED

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PROJECT NAME

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PROJECT INFORMATION

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CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

LANDSCAPE NOTES AND SCHEDULE

PDZD-26-XXXX

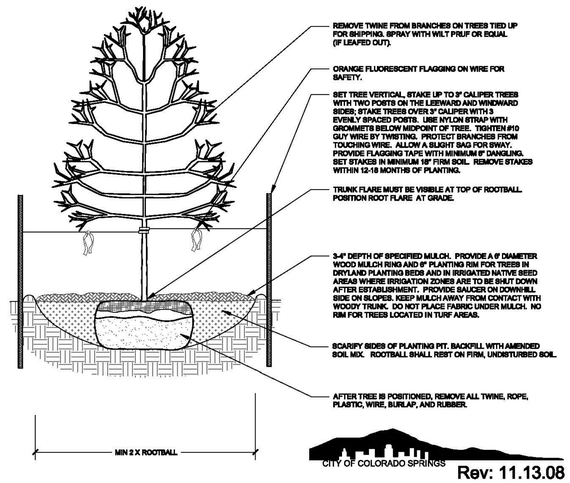
SHEET NUMBER

L4.02

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PLANTING DETAILS

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. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

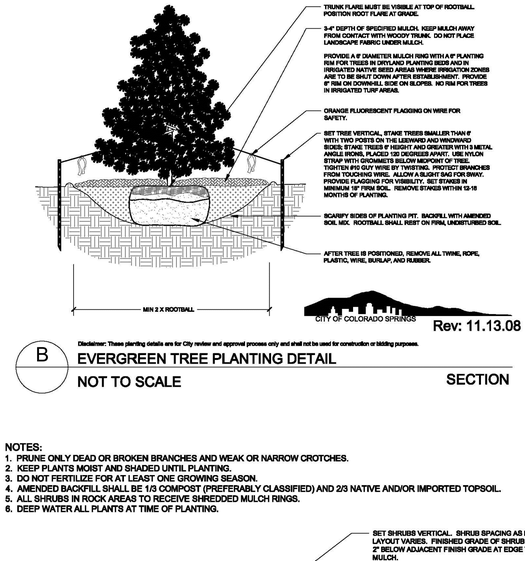


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A **DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE — SECTION

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

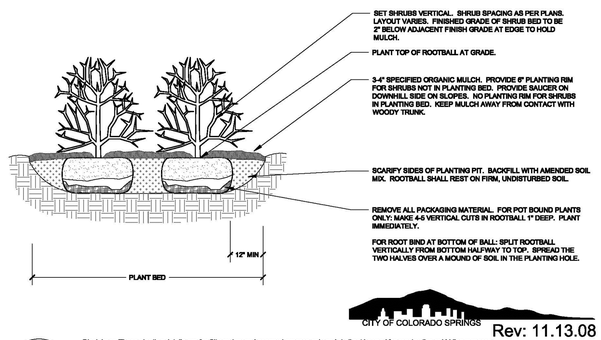


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B **EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE — SECTION

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

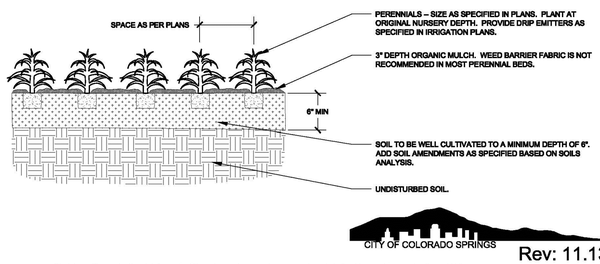


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D **SHRUB PLANTING DETAIL**

NOT TO SCALE — SECTION

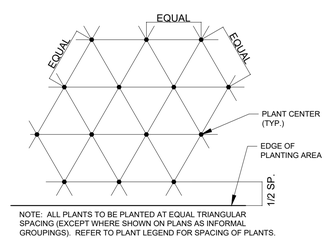
NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



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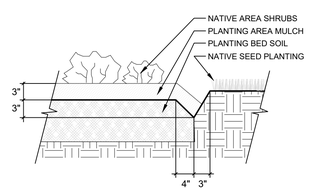
C **PERENNIAL/GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE — SECTION

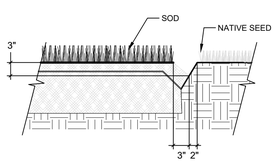


NOTE: ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

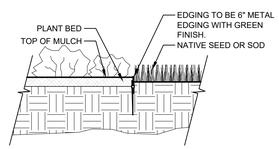
E PLANT SPACING DETAIL
SCALE: NTS



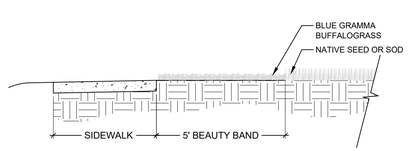
F NATIVE AREA PLANT BEDS
SCALE: NTS



G NATIVE AREA EDGE ADJ. TO SOD
SCALE: NTS



H STEEL EDGER
SCALE: NTS



J NATIVE SEED - SIDEWALK ADJACENT
SCALE: NTS

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PROJECT INFORMATION

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CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

SHEET TITLE

LANDSCAPE DETAILS

PDZD-26-XXXX

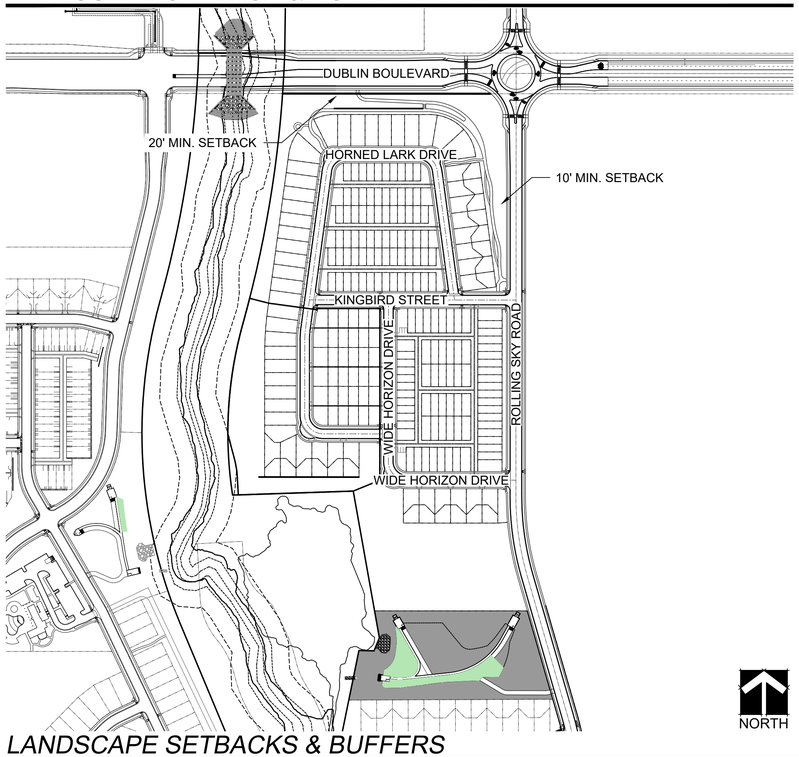
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LANDSCAPE SETBACK & BUFFER EXHIBIT

NTS



LANDSCAPE SETBACKS & BUFFERS

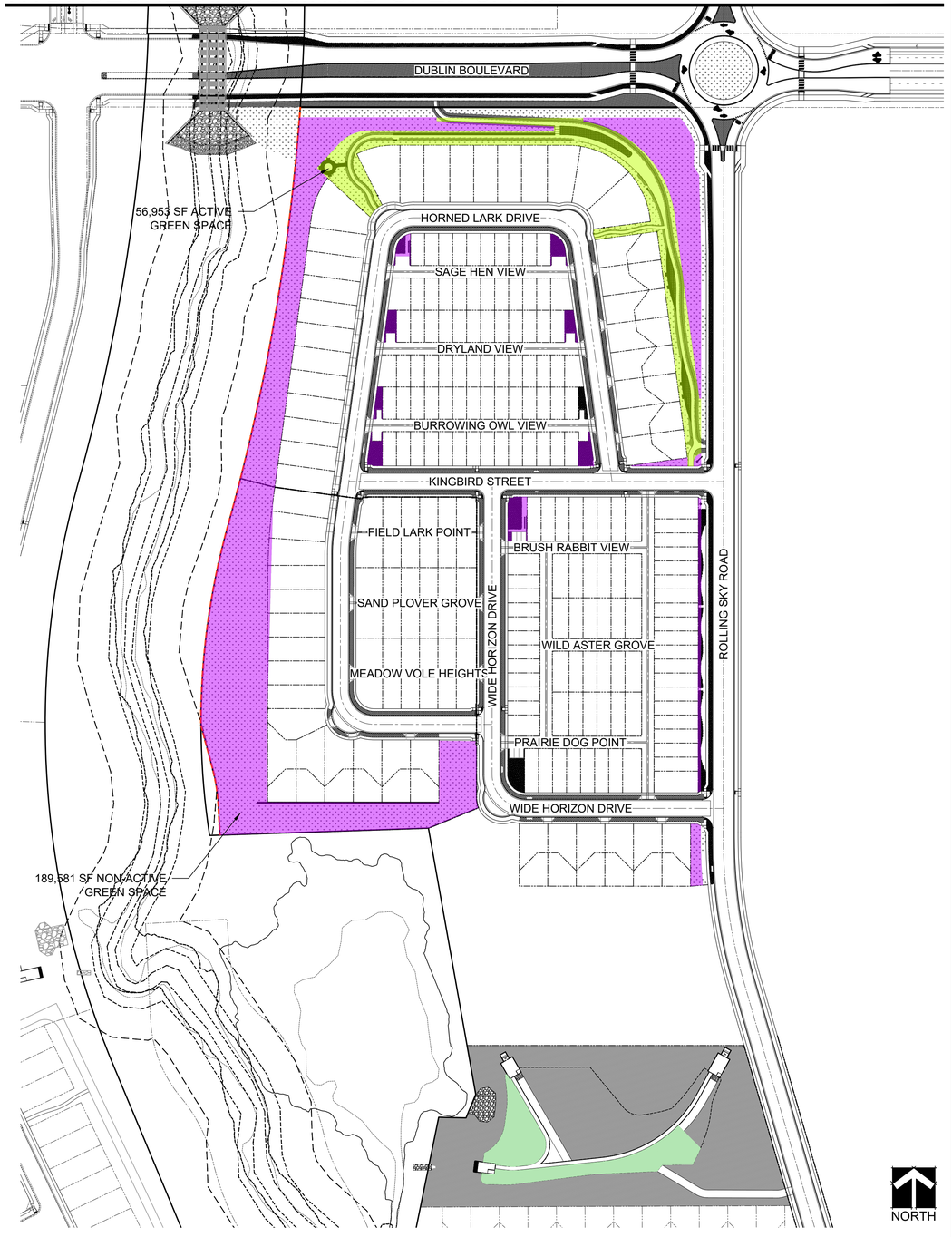
STREET NAME or ZONE BNDRY (ELEV.)	STREET CLASSIFICATION	WIDTH (FEET) REQUIRED / MINIMUM PROVIDED	LINEAR FOOTAGE	TREE / FEET REQUIRED	# of TREES REQUIRED / PROVIDED	SHRUB SUBSTITUTE REQUIRED / PROVIDED	ORNAMENTAL GRASSES SUBSTITUTE REQUIRED / PROVIDE	PERCENTAGE GROUND COVERAGE REQUIRED / PROVIDED	PLAN SYMBOL ABBREVIATION
DUBLIN BLVD	MAJOR ARTERIAL	20' / 20'	725	1 / 20'	29 / 33	0 / 0	0 / 0	0 / 0	DB
ROLLING SKY ROAD	COLLECTOR	10' / 10'	1,394	1 / 30'	47 / 88	0 / 0	0 / 0	0 / 0	RR

COMPACT LOT LANDSCAPE REQUIREMENTS

* DEVELOPABLE GROSS SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL GREEN SPACE (SF) REQUIRED/PROVIDED	INTERNAL TREES (1 PER 500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	ORNAMENTAL GRASS SUBSTITUTIONS PROVIDED	PLAN SYMBOL ABBREVIATION	PERCENT GROUND COVERAGE REQUIRED/PROVIDED
1,094,082 SF	7.5% (25% REDUCTION FOR PARK PROXIMITY)	109,378 SF / 246,396 SF	219 / 219	0 / 0	N/A	IL	75% / 100%
GREEN SPACE REQUIRED (YES/NO)	ACTIVE GREEN SPACE 3.75% / 54,690 SF REQUIRED/PROVIDED	NON-ACTIVE GREEN SPACE 3.75% / 54,690 SF REQUIRED/PROVIDED	ACTIVE GREEN SPACE DESIGN ELEMENTS	STREET ORIENTED LOTS (YES/NO)	NUMBER OF STREET ORIENTED LOTS	NUMBER OF TREES (1 PER LOT) REQUIRED/PROVIDED	PLAN SYMBOL ABBREVIATION
YES	54,689 SF / 56,953 SF	54,689 SF / 189,581 SF	BOULDER SEATS, BENCHES, TRAIL AND LAWN AREA	YES	148	148 / 148	SEE LOT TYPICAL FOR TREE PLACEMENT

* DEVELOPABLE GROSS SITE AREA

HYDROZONE DIAGRAM AND OPEN SPACE



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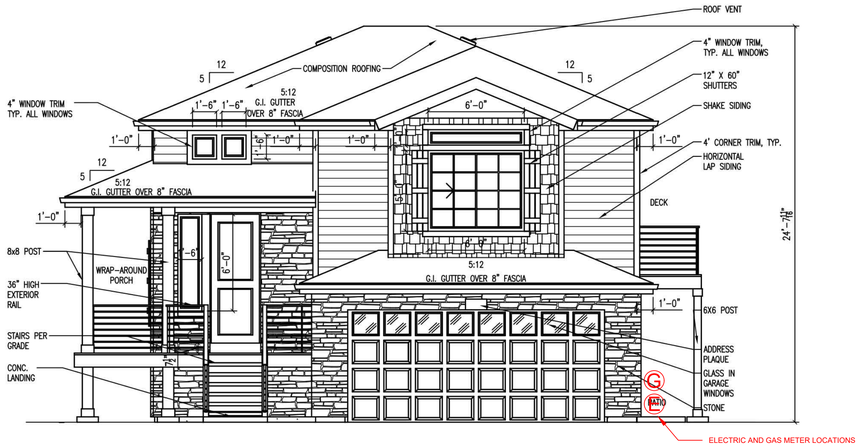
LANDSCAPE CHECKLIST AND HYDROZONE DIAGRAM

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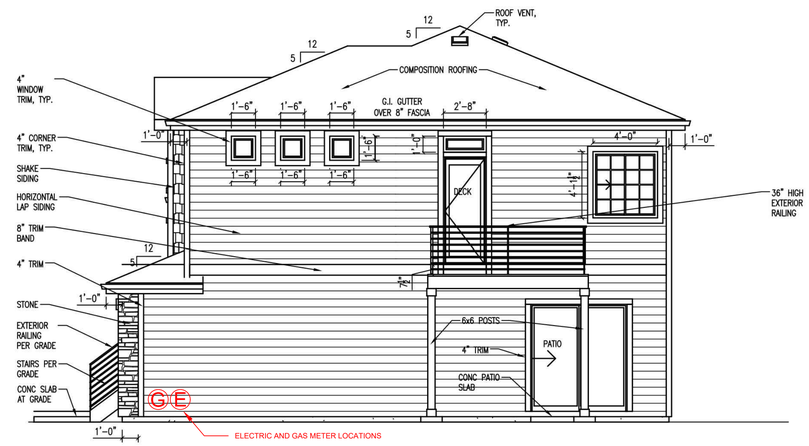
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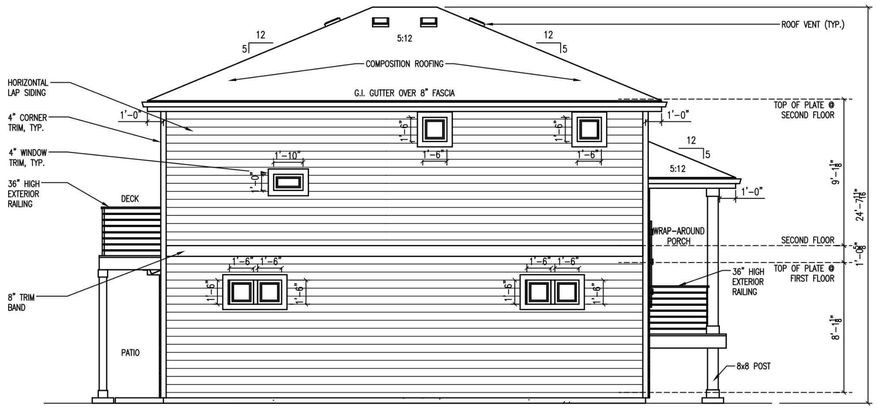
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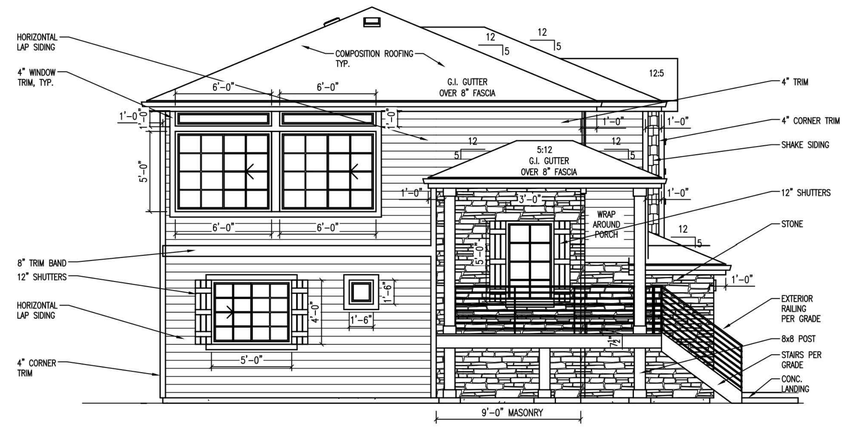
FRONT ELEVATION



RIGHT ELEVATION - GARAGE SIDE
(ACTIVE SIDE)



REAR ELEVATION
(PRIVACY SIDE)



LEFT ELEVATION - GARAGE SIDE
(SIDE ON STREET)

P TYPICAL COACH HOUSE ELEVATIONS

SCALE: NOT TO SCALE

NOTE: ALL INFORMATION IS CONCEPTUAL. GAS METERS MUST BE A MINIMUM OF 3FT FROM ANY OPENINGS: DOORS, WINDOWS ,VENTS ETC.

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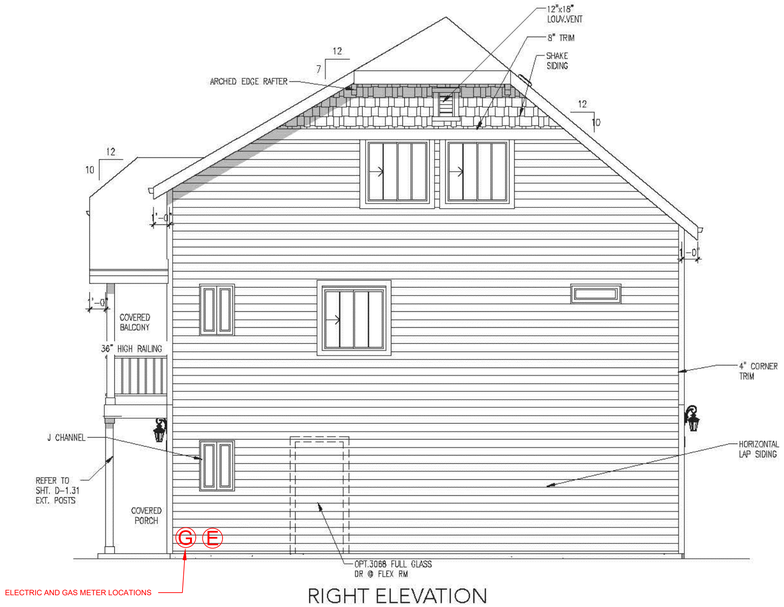
ARCHITECTURAL ELEVATIONS

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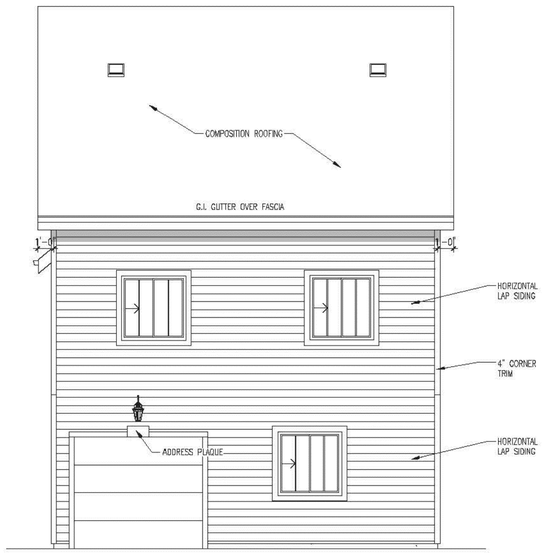
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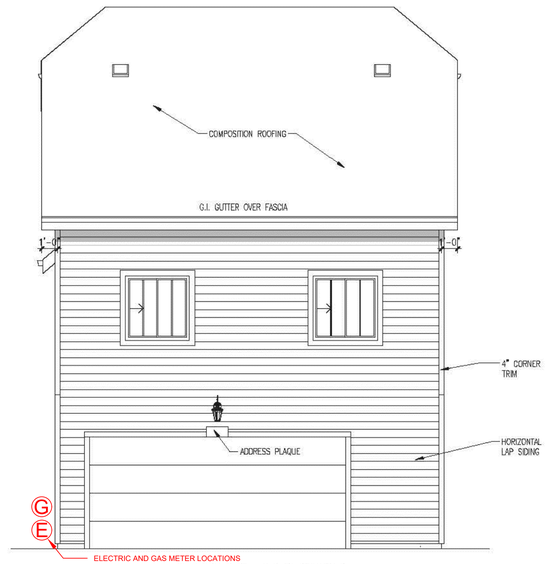
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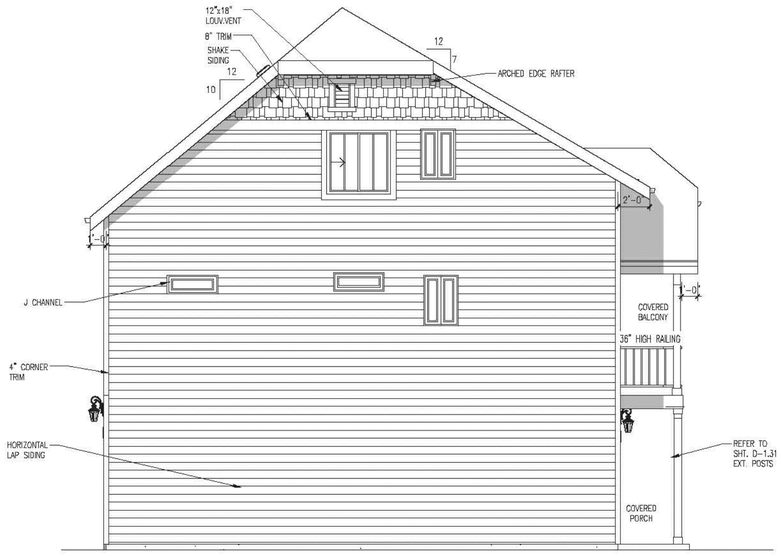
RIGHT ELEVATION



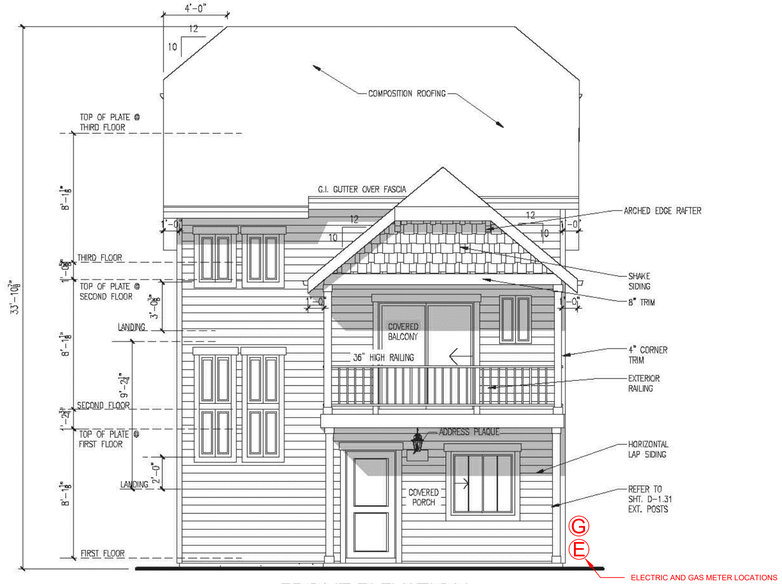
REAR ELEVATION
(1-CAR GARAGE)



REAR ELEVATION
(2-CAR GARAGE)



LEFT ELEVATION



FRONT ELEVATION

Q TYPICAL AMERICAN DREAM ELEVATIONS
SCALE: NOT TO SCALE

NOTE: ALL INFORMATION IS CONCEPTUAL. GAS METERS MUST BE A MINIMUM OF 3FT FROM ANY OPENINGS: DOORS, WINDOWS ,VENTS ETC.

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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
FILINGS 67, 68 & 69
DEVELOPMENT PLAN

PROJECT INFORMATION

PROJECT #:	261004
DRAWN BY:	LAI
CHECKED BY:	LAI

ISSUE RECORD

1st Submittal	11/03/2026

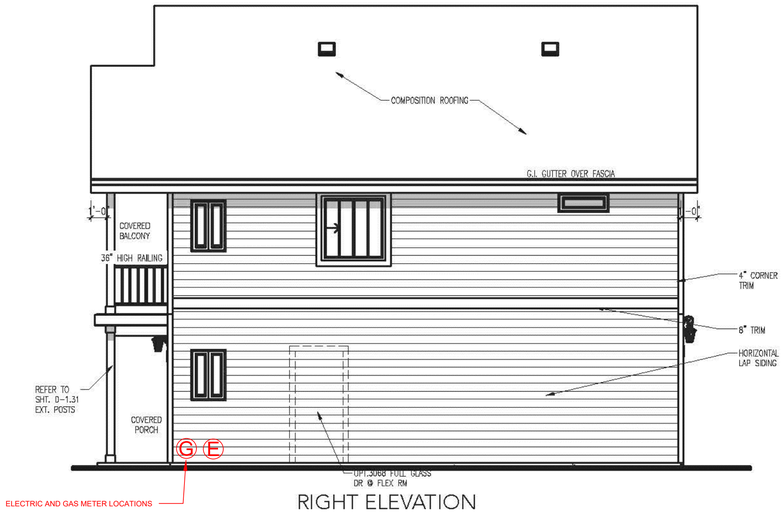
SHEET TITLE

ARCHITECTURAL ELEVATIONS

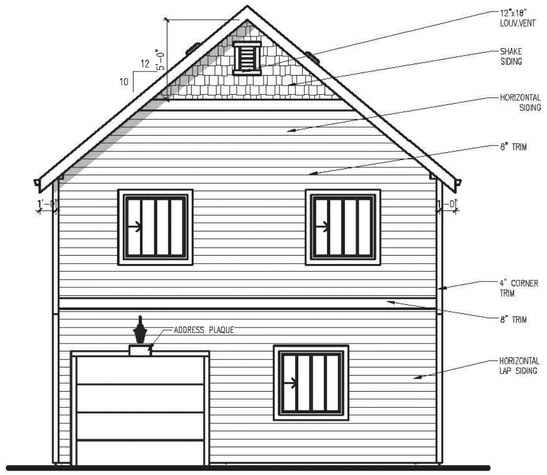
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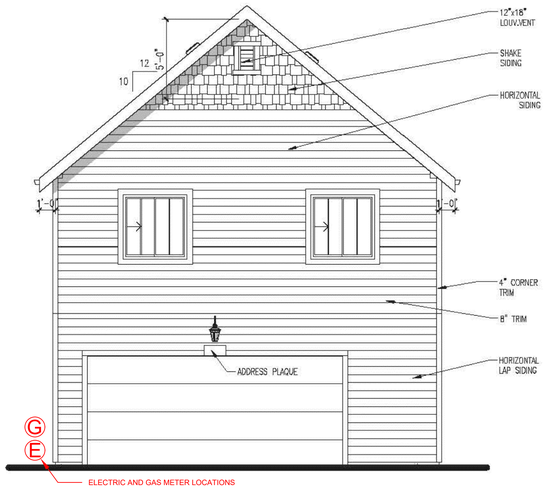
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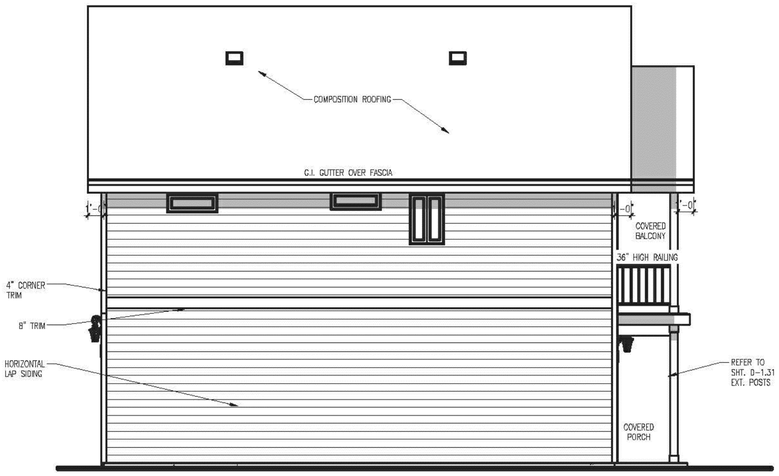
RIGHT ELEVATION



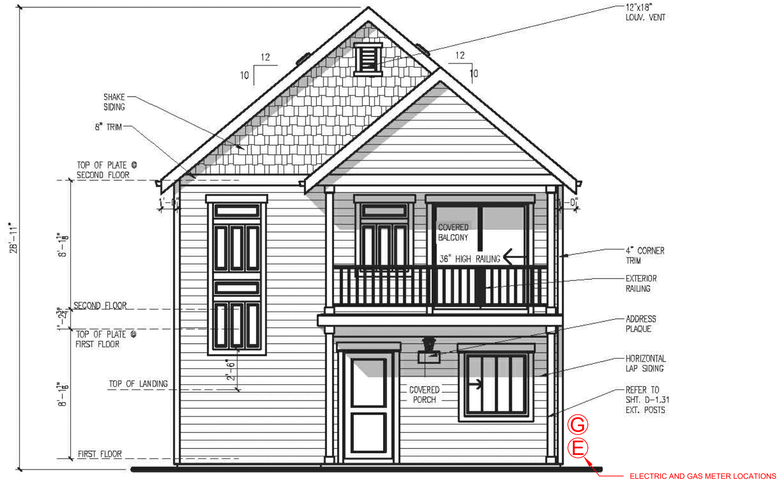
REAR ELEVATION
(1-CAR GARAGE)



REAR ELEVATION
(2-CAR GARAGE)



LEFT ELEVATION



FRONT ELEVATION

R TYPICAL AMERICAN DREAM ELEVATIONS
SCALE: NOT TO SCALE

NOTE: ALL INFORMATION IS CONCEPTUAL. GAS METERS MUST BE A MINIMUM OF 3FT FROM ANY OPENINGS: DOORS, WINDOWS ,VENTS ETC.

ARCHITECT / PLANNER

LAI DESIGN GROUP

116 Inverness Drive East,
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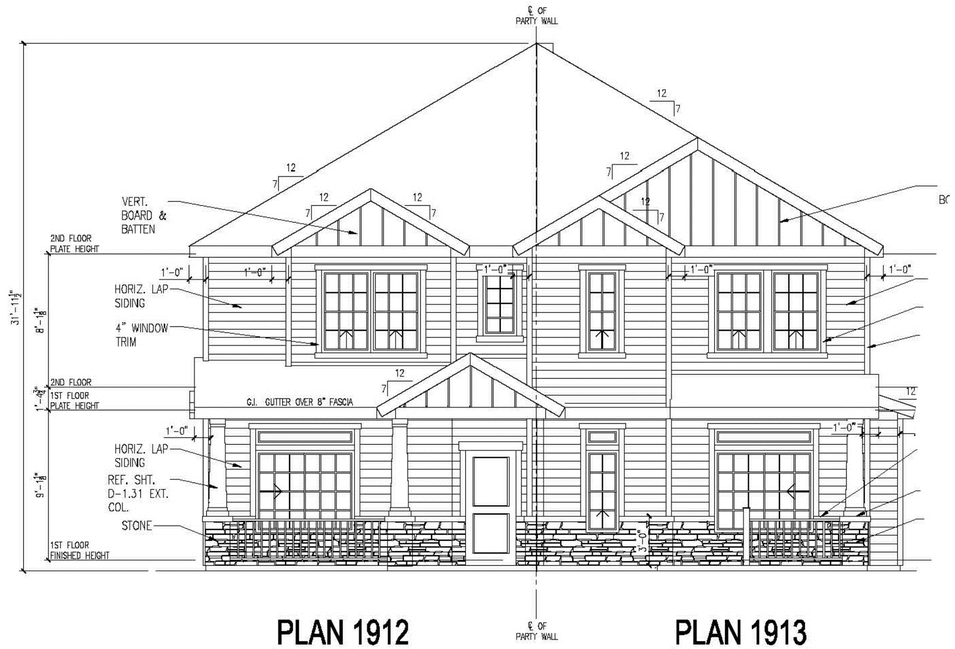
ARCHITECTURAL ELEVATIONS

PDZD-26-XXXX

SHEET NUMBER

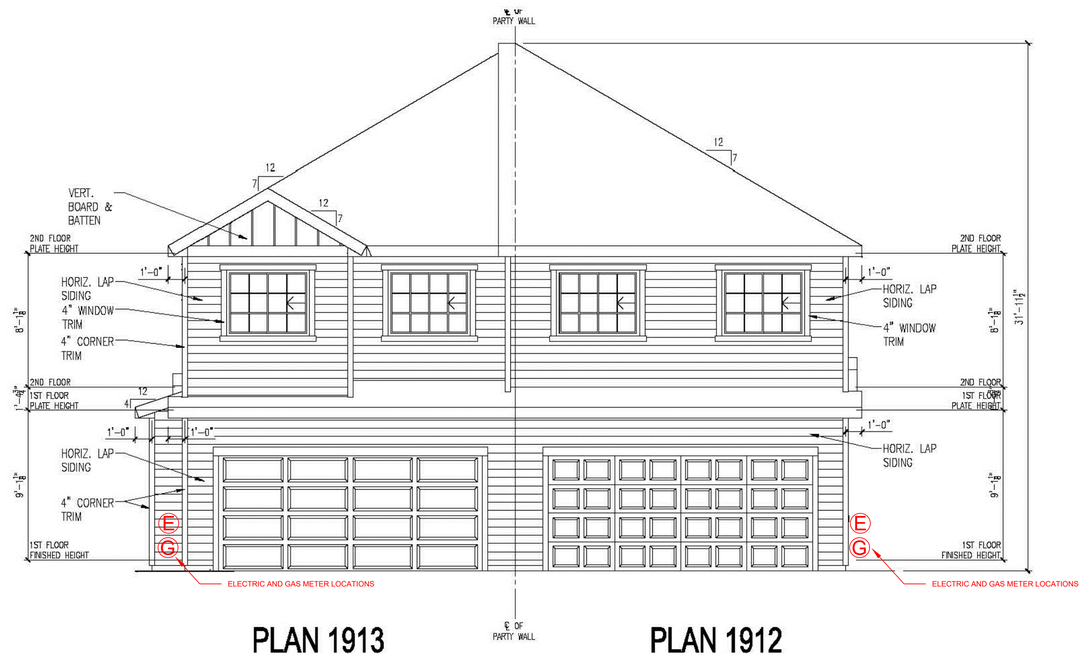
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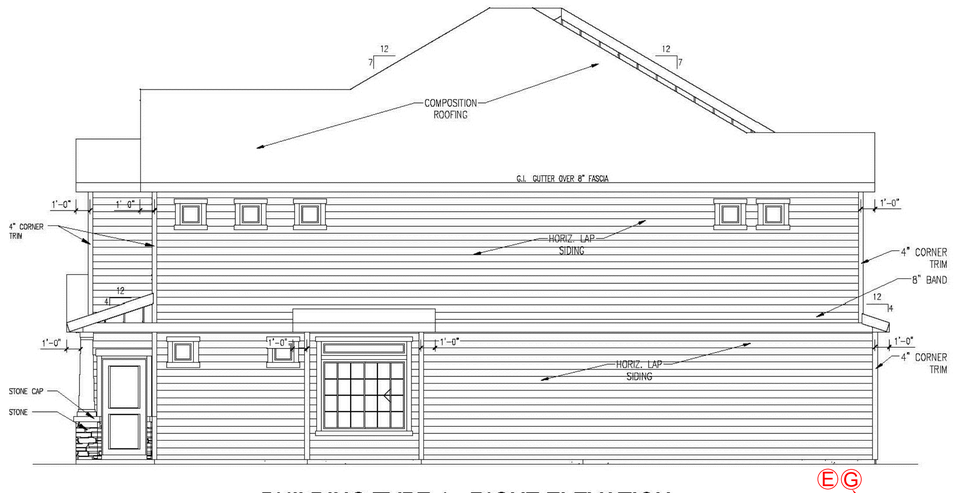
PLAN 1912 PLAN 1913

BUILDING TYPE 1 - FRONT ELEVATION
(PLANS 1912 AND 1913)

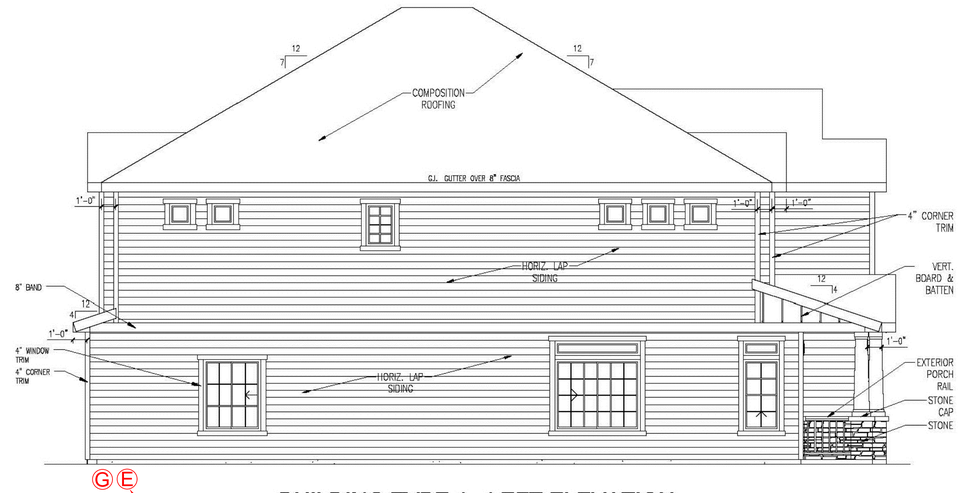


PLAN 1913 PLAN 1912

BUILDING TYPE 1 - REAR ELEVATION
(PLANS 1912 AND 1913)



BUILDING TYPE 1 - RIGHT ELEVATION
(PLAN 1913)



BUILDING TYPE 1 - LEFT ELEVATION
(PLAN 1912)

S PAIRED HOME ELEVATIONS
SCALE: N.T.S

NOTE: ALL INFORMATION IS CONCEPTUAL. GAS METERS MUST BE A MINIMUM OF 3FT FROM ANY OPENINGS: DOORS, WINDOWS ,VENTS ETC.

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SHEET TITLE

ARCHITECTURE ELEVATIONS

PDZD-26-XXXX

SHEET NUMBER

A1.04

44 OF 44

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