





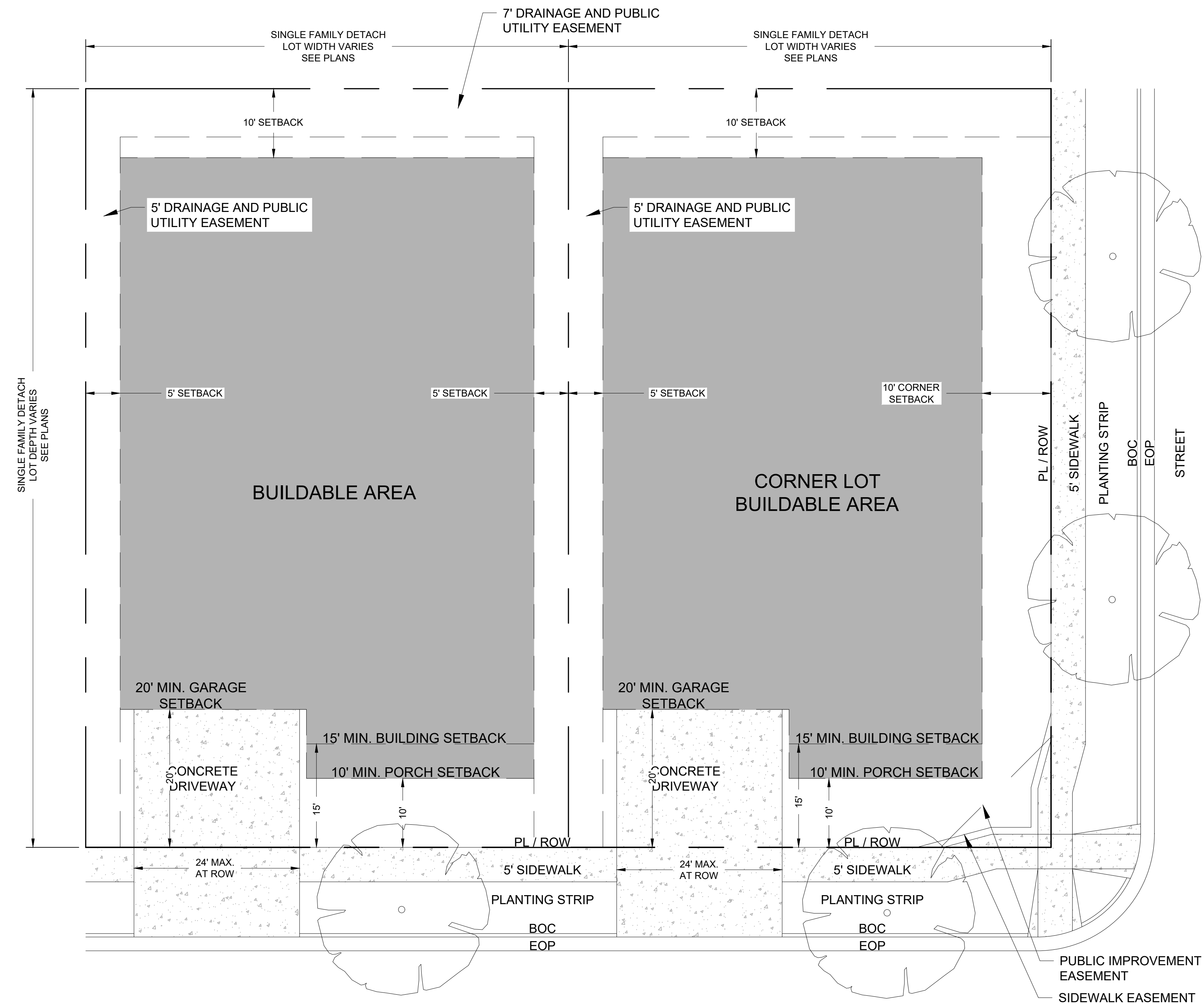


**NOTES**

1. BAY WINDOWS, ARCHITECTURAL EXTENSIONS, MEDIA NICHES, FIREPLACES, UTILITY CABINETS, AND SIMILAR FEATURES MAY ENCR OACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES. A SINGLE ENCR OACHMENT MAY NOT EXCEED 40 S.F. OF FINISHED FLOOR AREA.
2. WINDOW WELLS MAY ENCR OACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES.
3. DECKS, PATIOS AND SHADE ELEMENTS OVER 18" ARE NOT ALLOWED TO ENCR OACH 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.

**LEGEND**

PROPERTY LINE	———
SETBACK	- - - - -
STREET ROW	=====
PAVEMENT	
BUILDABLE AREA	



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PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

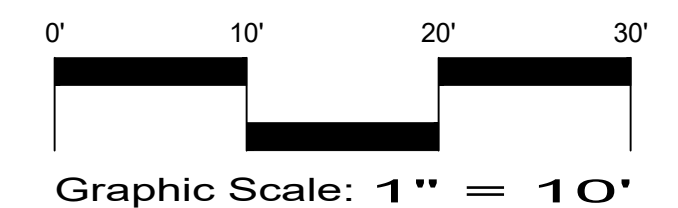
**TYPICAL SINGLE-FAMILY  
DETACHED LOT  
LAYOUT & SETBACKS**

AR PUD 20-XXXXX

SHEET NUMBER

**DP0.03**

SHEET 4 OF 63





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PROJECT NAME

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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
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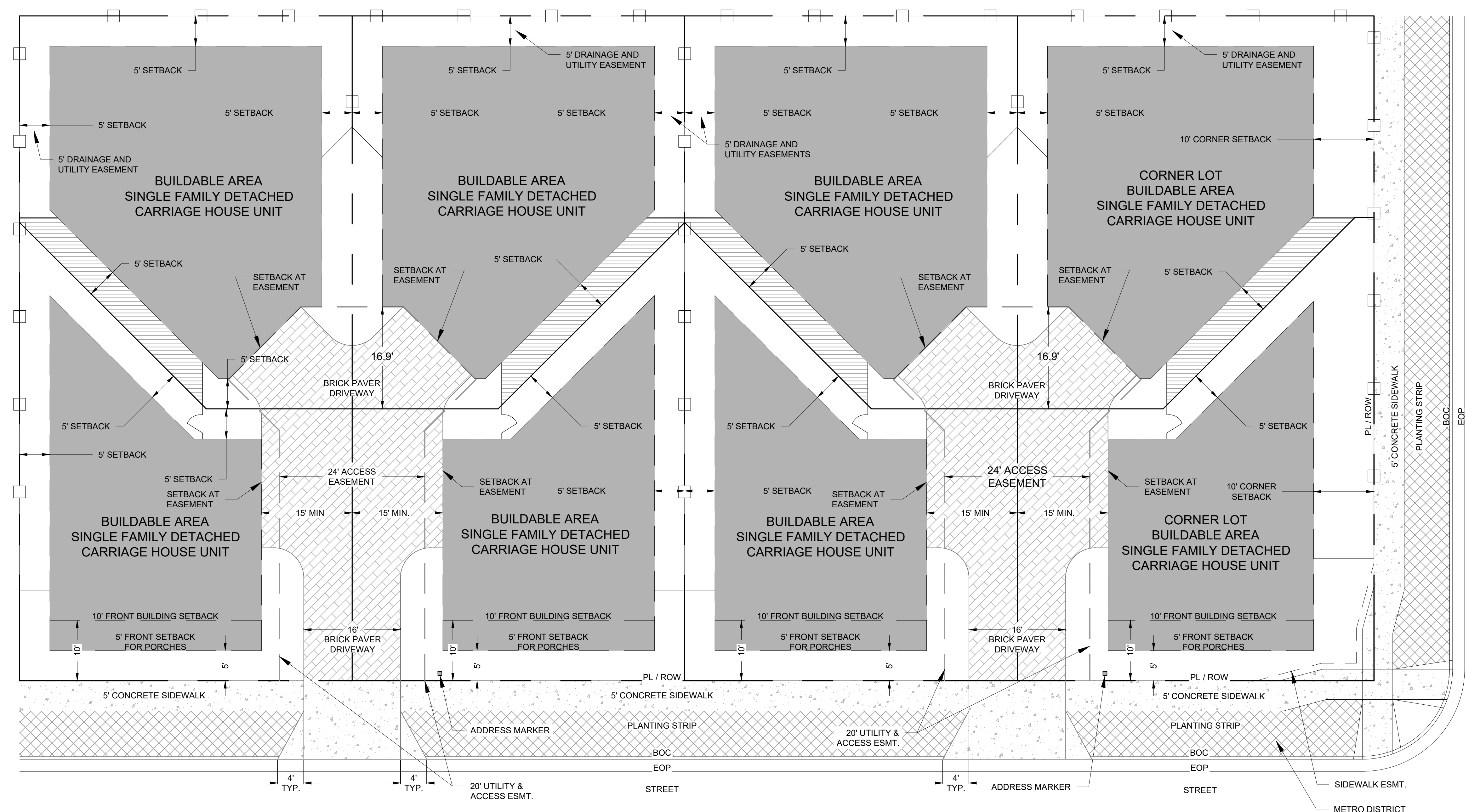
SHEET TITLE

**TYPICAL SINGLE FAMILY  
DETACHED 4-PACK LOT  
LAYOUT & SETBACKS**

AR PUD 20-XXXXX  
SHEET NUMBER

**DP0.04**

SHEET 5 OF 63

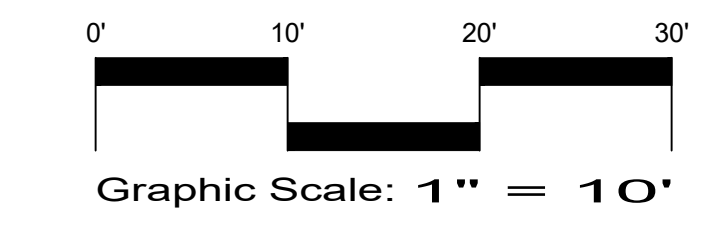


**LEGEND**

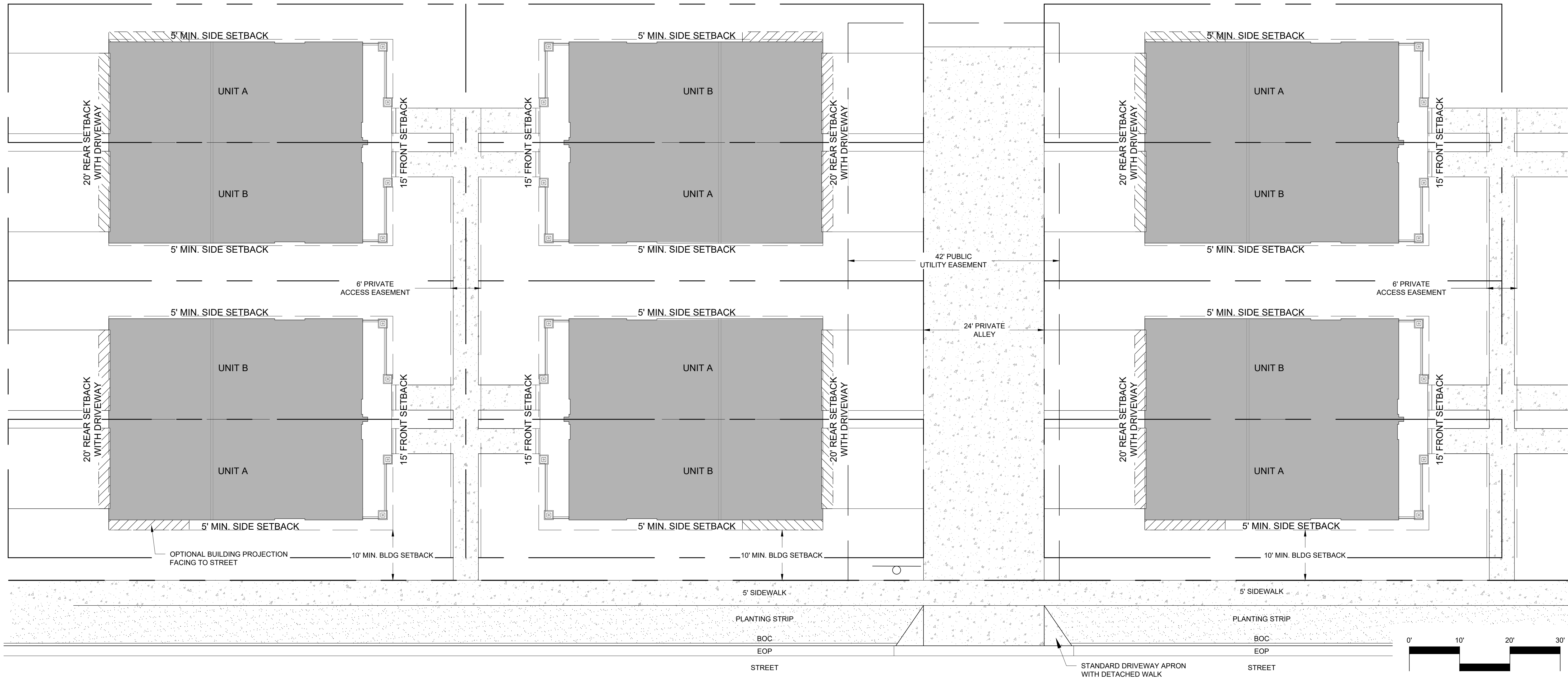
FENCE LINE	
PROPERTY LINE	
SETBACK	
STREET ROW	
EASEMENT	
PAVEMENT	
USE EASEMENT	
BUILDABLE AREA	
BRICK PAVERS	
ADDRESS MARKER	
BANNING LEWIS RANCH METRO DISTRICT 8 MAINTENANCE AREA	

**NOTES**

1. PARKING IS NOT PERMITTED ON DRIVEWAYS OR FIRE LANES.
2. FENCING SHOWN ON DETAIL VARIES IN TYPE (MATERIAL) DEPENDING ON LOCATION OF LOT. REFER TO DEVELOPMENT 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. FRONT PORCHES, STEPS, WALKS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH INTO SIDELYARDS AND REARYARDS. ENCROACHMENTS CANNOT BE MORE THAN 3 FEET.
7. DECKS, PATIOS AND SHADE ELEMENTS OVER 18" ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
8. ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
9. VERIFY PLAT FOR UTILITY, 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 (CARRIAGE) HOMES TO BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 8.
12. ALL CARRIAGE HOUSE UNITS ARE SINGLE FAMILY DETACHED HOMES. SEE SHEET A1.01 FOR TYPICAL CARRIAGE HOUSE ARCHITECTURAL ELEVATIONS.



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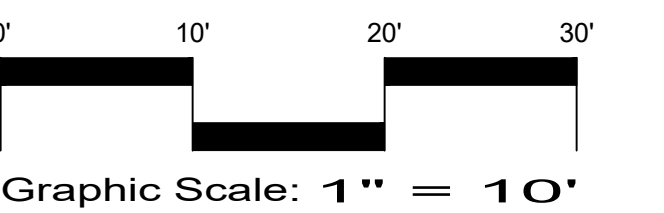
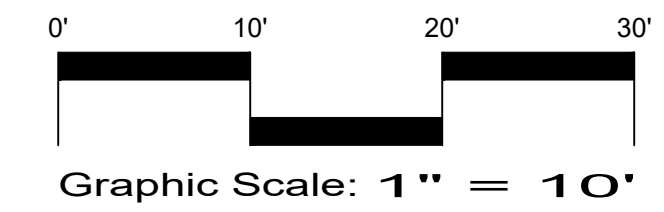


**LEGEND**

- STREET ROW
- PAVEMENT
- BUILDING
- STOP SIGN

**NOTES**

1. PARKING IS NOT PERMITTED IN PRIVATE ALLEYS OR FIRE LANES. PAIRED HOMES TO HAVE EITHER 18' MINIMUM DRIVEWAY OR 5' MAXIMUM SETBACK FROM ALLEY TO BUILDING.
2. PORCHES, STEPS, WALKS, WINDOW WELLS, UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCR OACH INTO SIDEYARDS AND FRONTYARDS. ENCR OACHMENTS CANNOT BE MORE THAN 3 FEET.
3. END UNITS THAT SIDE TO A STREET OR OPEN SPACE TRACT WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOOR TO ENCR OACH INTO THE SIDE SETBACK. ENCR OACHMENT CAN BE UP TO 2 FEET FOR A LENGTH UP TO 13 FEET.
- 3.1. THIS SIDE YARD ENCR OACHMENT SHALL BE ALLOWED ON THE FOLLOWING LOTS: 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, 32, 33, 36, 37, 40, 41, 44, 45, 48, 49, 52, 53, 56, 57, 60, 61, 64, 65, 84, 85, 104, 105, AND 124.
4. LOT 18 AND LOT 19 WILL HAVE SEPARATE SIDE YARD SETBACKS DIFFERENT FROM THE REST OF THE UNITS IN THIS FILING. SEE LOT 18 & LOT 19 PLAN ON THIS SHEET.
5. ALL UNITS WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION OVER THE GARAGE ON THE 2ND AND/OR 3RD FLOOR TO ENCR OACH INTO THE REAR SETBACK. ENCR OACHMENT CAN BE UP TO 2 FEET FOR A LENGTH UP TO 13 FEET.
6. ACCESSORY STRUCTURES WILL NOT BE PERMITTED.
7. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS.
8. TREE LAWNS IN RIGHT OF WAY TO BE MAINTAINED BY BANNING LEWIS RANCH METRO DISTRICT 4.



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PROJECT NAME

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**VILLAGE A - FILINGS 50, 51, 52, 53, 54, 55 & 56**  
**PUD DEVELOPMENT PLAN**

**ISSUE RECORD**

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**TYPICAL DUETS LAYOUT & SETBACKS**

AR PUD 20-XXXXX

SHEET NUMBER

**DP0.05**

SHEET 6 OF 63

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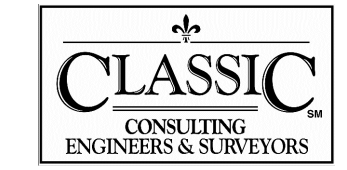


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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

ISSUE RECORD

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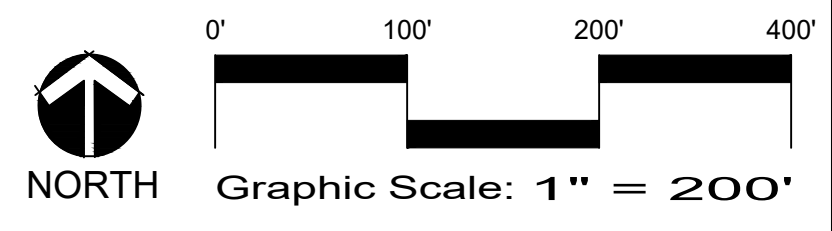
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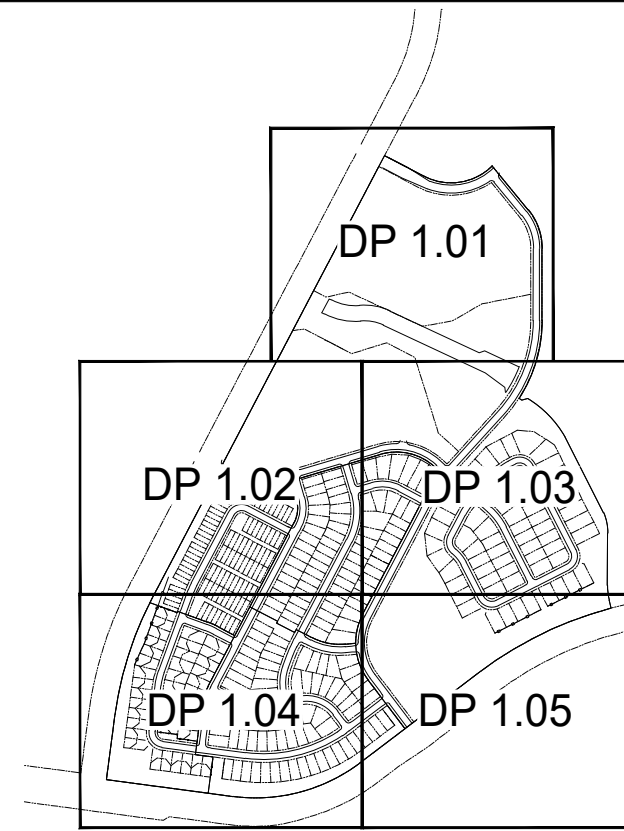
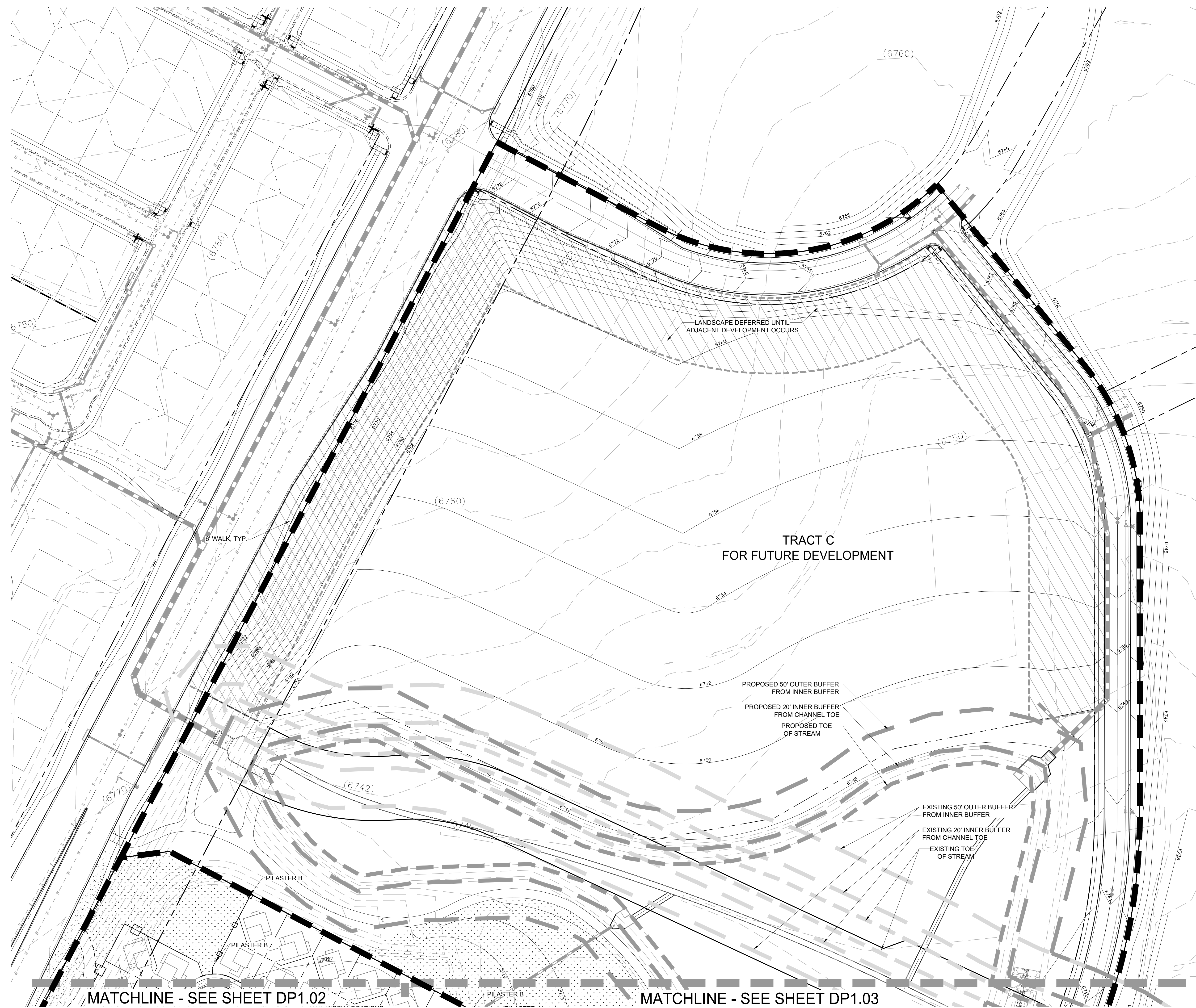
SHEET TITLE

**OVERALL PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

**DP1.00**  
SHEET 7 OF 63





LEGEND

PROPERTY LINE	—————
STREET ROW	—————
CROSSBUCK FENCE	—○—
PRIVACY FENCE	—□—
METAL FENCE	x — x
SOUND WALL	—□—
PILASTER (A)	■
PILASTER (B)	●
BOULDER SEAT	▤
CRUSHER FINES	▨
PLANTING BED	▩
NATIVE SEED WALKWAY ADJACENT	▧
NATIVE SEED	▥
NATIVE SEED BASIN SLOPES	▦
NATIVE SEED BASIN BOTTOM	▧
TURF	▨
EDGER	- - - - -

NOTES

- ALL RESIDENTIAL UNITS IN FILINGS 51 AND 52 ARE SINGLE FAMILY DETACHED HOMES.
- ALL UNITS IN FILING 53 ARE CARRIAGE HOUSE UNITS. SEE SHEET DP0.03 FOR TYPICAL CARRIAGE HOUSE UNIT LAYOUT. SEE SHEET A1.01 FOR TYPICAL CARRIAGE HOUSE ARCHITECTURAL ELEVATIONS.
- ALL UNITS IN FILING 54 ARE DUET UNITS. SEE SHEET DP0.04 FOR TYPICAL DUET LAYOUT.

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55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

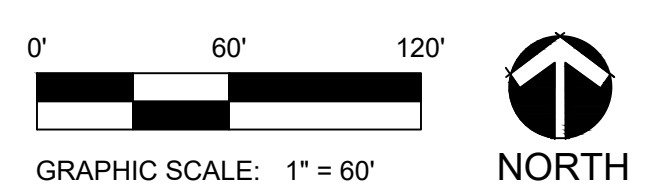
**SITE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

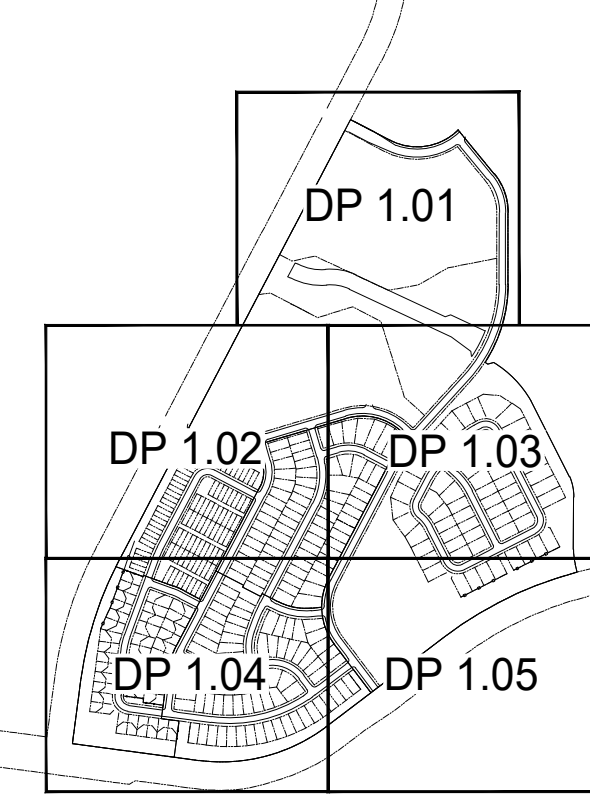
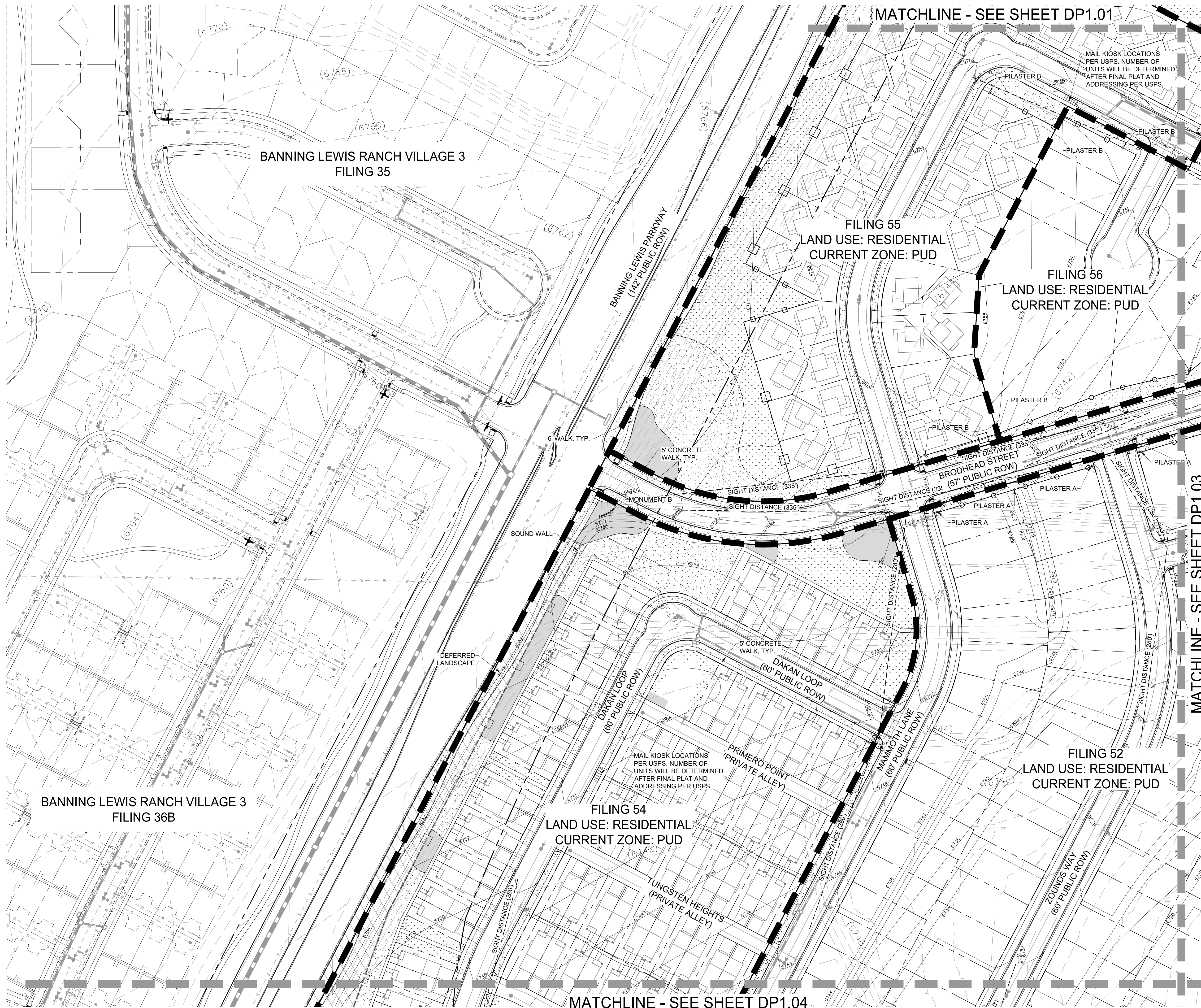
**DP1.01**  
SHEET 8 OF 63

MATCHLINE - SEE SHEET DP1.02

MATCHLINE - SEE SHEET DP1.03



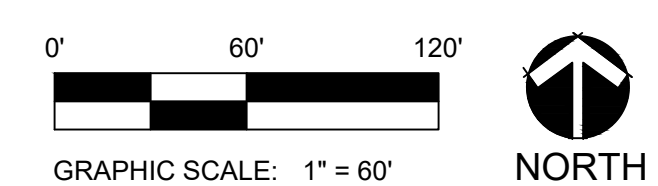




**LEGEND**

- PROPERTY LINE ———
- STREET ROW ———
- CROSSBUCK FENCE —○—
- PRIVACY FENCE —□—
- METAL FENCE —x—x—
- SOUND WALL —□—
- PILASTER (A) —■—
- PILASTER (B) —●—
- BOULDER SEAT —■—
- CRUSHER FINES [Pattern]
- PLANTING BED [Pattern]
- NATIVE SEED WALKWAY ADJACENT [Pattern]
- NATIVE SEED [Pattern]
- NATIVE SEED BASIN SLOPES [Pattern]
- NATIVE SEED BASIN BOTTOM [Pattern]
- TURF [Pattern]
- EDGER - - - - -

- NOTES**
- ALL RESIDENTIAL UNITS IN FILINGS 51 AND 52 ARE SINGLE FAMILY DETACHED HOMES.
  - ALL UNITS IN FILING 53 ARE CARRIAGE HOUSE UNITS. SEE SHEET DP0.03 FOR TYPICAL CARRIAGE HOUSE UNIT LAYOUT. SEE SHEET A1.01 FOR TYPICAL CARRIAGE HOUSE ARCHITECTURAL ELEVATIONS.
  - ALL UNITS IN FILING 54 ARE DUET UNITS. SEE SHEET DP0.04 FOR TYPICAL DUET LAYOUT.



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PROJECT NAME

**BANNING LEWIS RANCH VILLAGE A - FILINGS 50, 51, 52, 53, 54, 55 & 56 PUD DEVELOPMENT PLAN**

**ISSUE RECORD**

1st Submittal	03/23/21

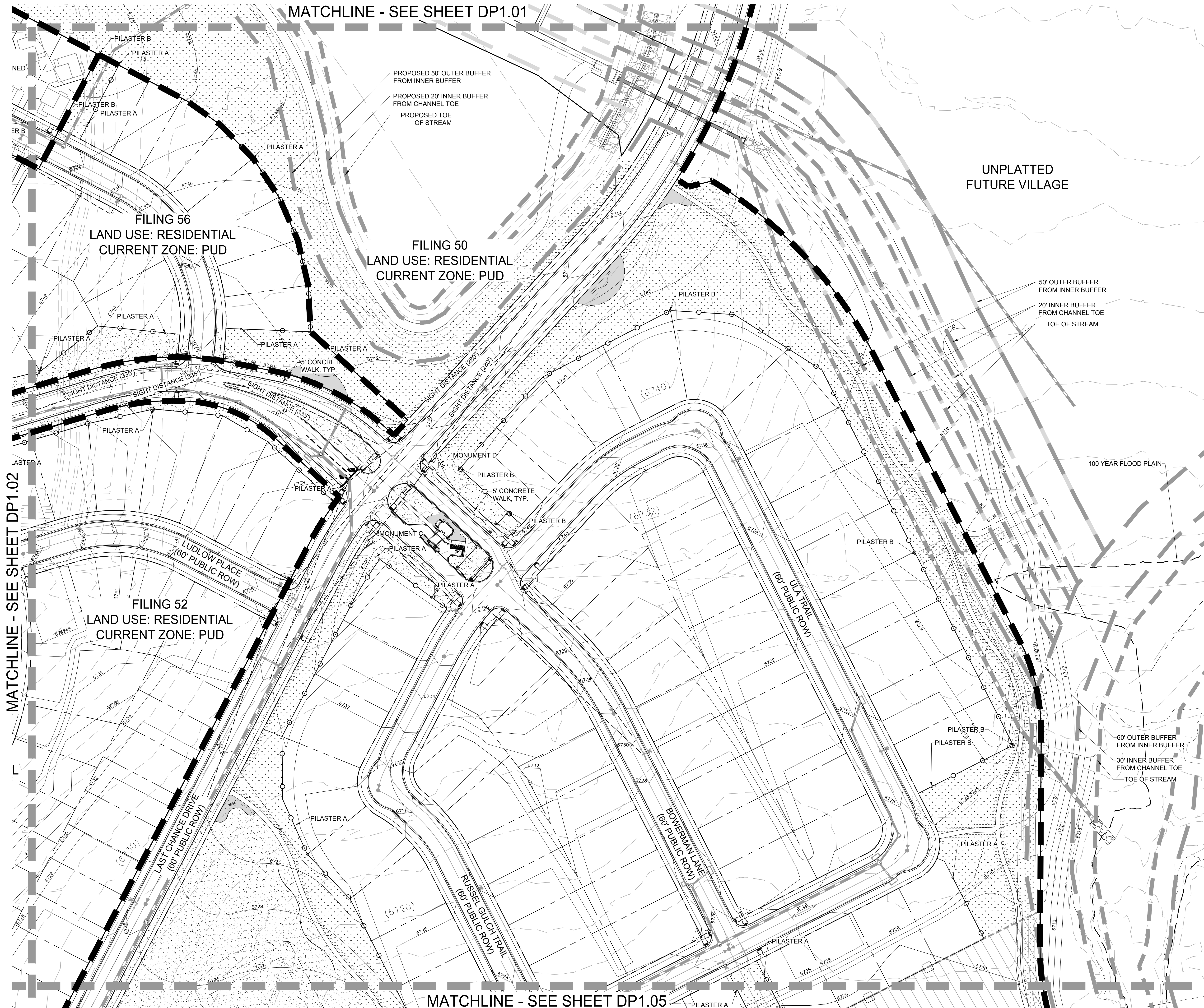
PROJECT #: 201057  
DRAWN BY: TH  
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SHEET TITLE

**SITE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

**DP1.02**  
SHEET 9 OF 63

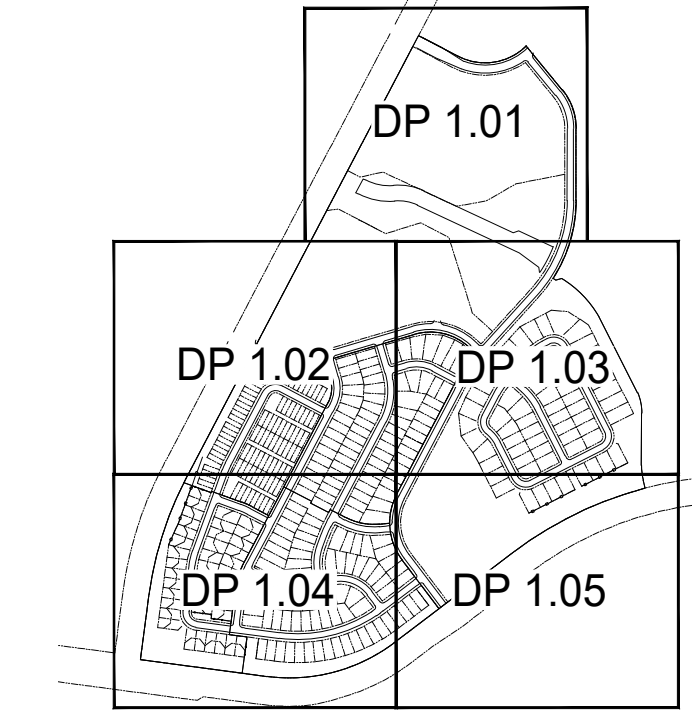


MATCHLINE - SEE SHEET DP1.01

PROPOSED 50' OUTER BUFFER FROM INNER BUFFER  
 PROPOSED 20' INNER BUFFER FROM CHANNEL TOE  
 PROPOSED TOE OF STREAM

UNPLATTED FUTURE VILLAGE

50' OUTER BUFFER FROM INNER BUFFER  
 20' INNER BUFFER FROM CHANNEL TOE  
 TOE OF STREAM



LEGEND

- PROPERTY LINE
- STREET ROW
- CROSSBUCK FENCE
- PRIVACY FENCE
- METAL FENCE
- SOUND WALL
- PILASTER (A)
- PILASTER (B)
- BOULDER SEAT
- CRUSHER FINES
- PLANTING BED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED
- NATIVE SEED BASIN SLOPES
- NATIVE SEED BASIN BOTTOM
- TURF
- EDGER

NOTES

1. ALL RESIDENTIAL UNITS IN FILINGS 51 AND 52 ARE SINGLE FAMILY DETACHED HOMES.
2. ALL UNITS IN FILING 53 ARE CARRIAGE HOUSE UNITS. SEE SHEET DP0.03 FOR TYPICAL CARRIAGE HOUSE UNIT LAYOUT. SEE SHEET A1.01 FOR TYPICAL CARRIAGE HOUSE ARCHITECTURAL ELEVATIONS.
3. ALL UNITS IN FILING 54 ARE DUET UNITS. SEE SHEET DP0.04 FOR TYPICAL DUET LAYOUT.

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PROJECT NAME

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 VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
 55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

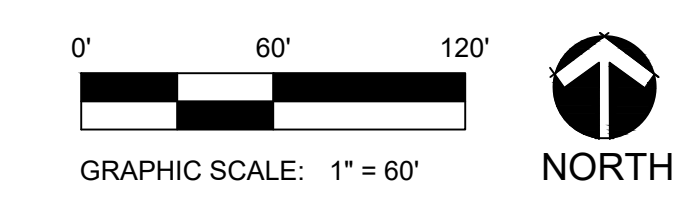
PROJECT #: 201057  
 DRAWN BY: TH  
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SHEET TITLE

SITE PLAN

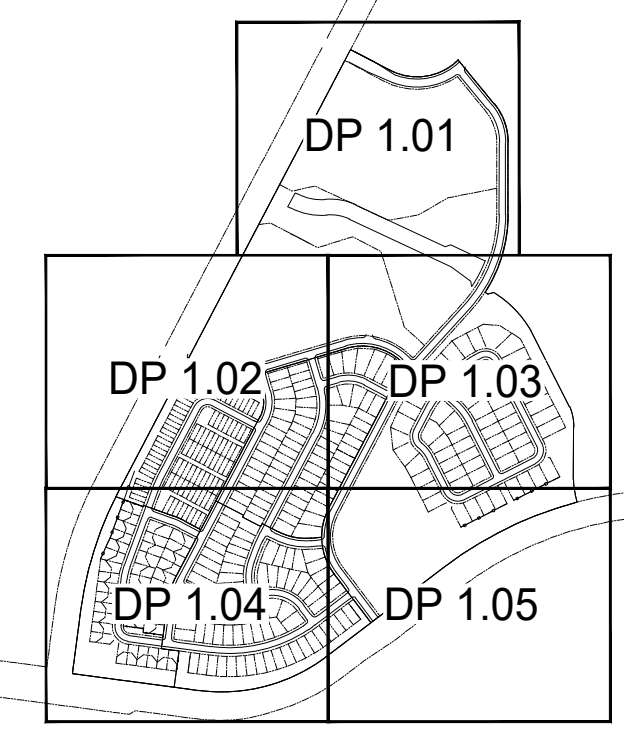
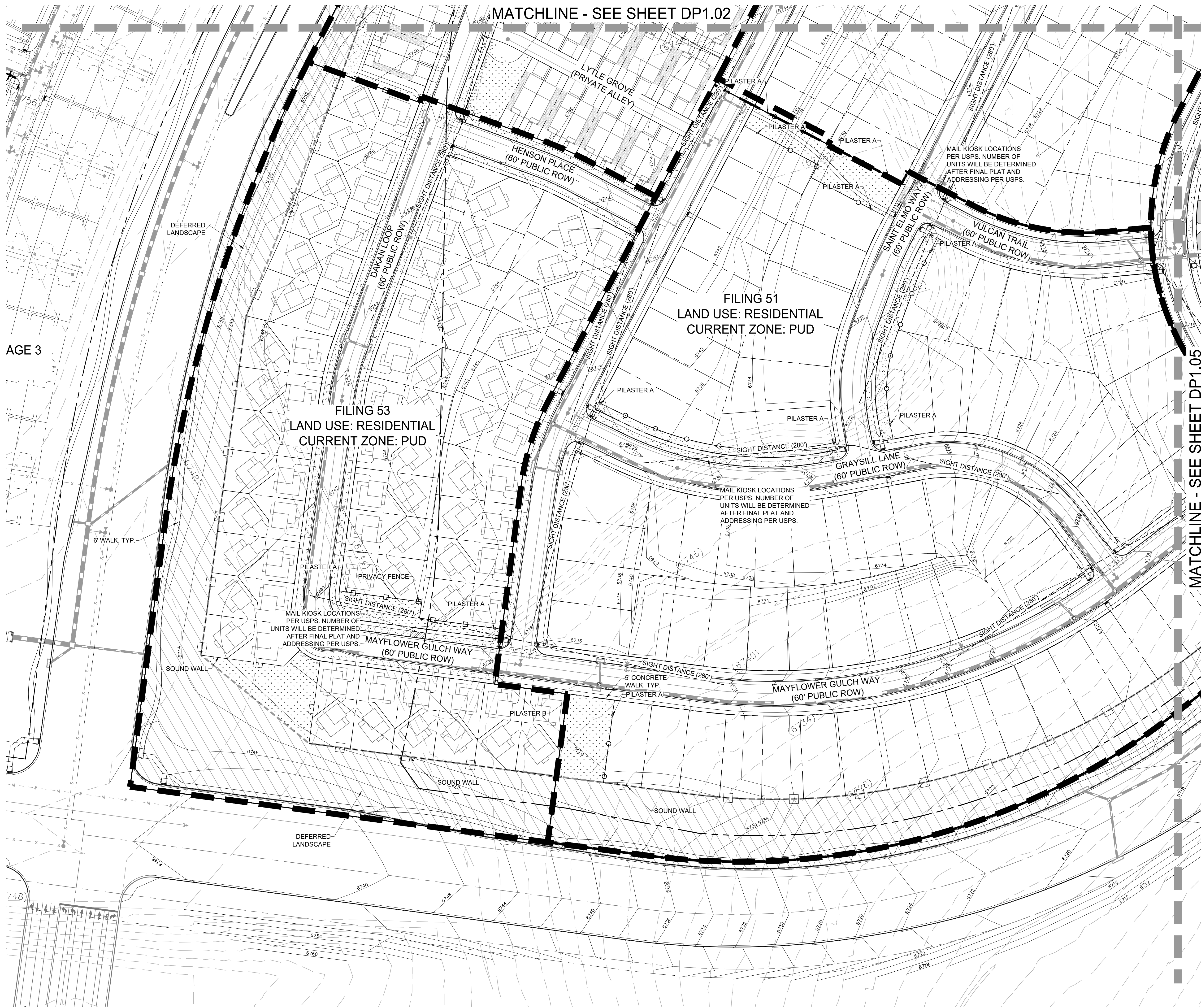
AR PUD 20-XXXX  
 SHEET NUMBER

**DP1.03**  
 SHEET 10 OF 63



MATCHLINE - SEE SHEET DP1.02

MATCHLINE - SEE SHEET DP1.05



**LEGEND**

- PROPERTY LINE
- STREET ROW
- CROSSBUCK FENCE
- PRIVACY FENCE
- METAL FENCE
- SOUND WALL
- PILASTER (A)
- PILASTER (B)
- BOULDER SEAT
- CRUSHER FINES
- PLANTING BED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED
- NATIVE SEED BASIN SLOPES
- NATIVE SEED BASIN BOTTOM
- TURF
- EDGER

**NOTES**

1. ALL RESIDENTIAL UNITS IN FILINGS 51 AND 52 ARE SINGLE FAMILY DETACHED HOMES.
2. ALL UNITS IN FILING 53 ARE CARRIAGE HOUSE UNITS. SEE SHEET DP0.03 FOR TYPICAL CARRIAGE HOUSE UNIT LAYOUT. SEE SHEET A1.01 FOR TYPICAL CARRIAGE HOUSE ARCHITECTURAL ELEVATIONS.
3. ALL UNITS IN FILING 54 ARE DUET UNITS. SEE SHEET DP0.04 FOR TYPICAL DUET LAYOUT.

PLANNER / L.A.



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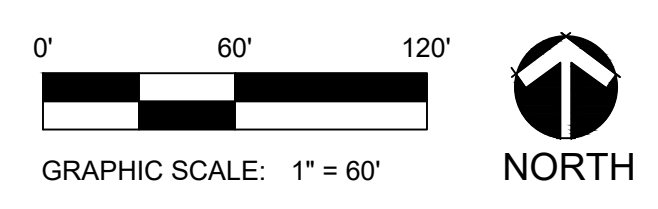
SHEET TITLE

**SITE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

**DP1.04**

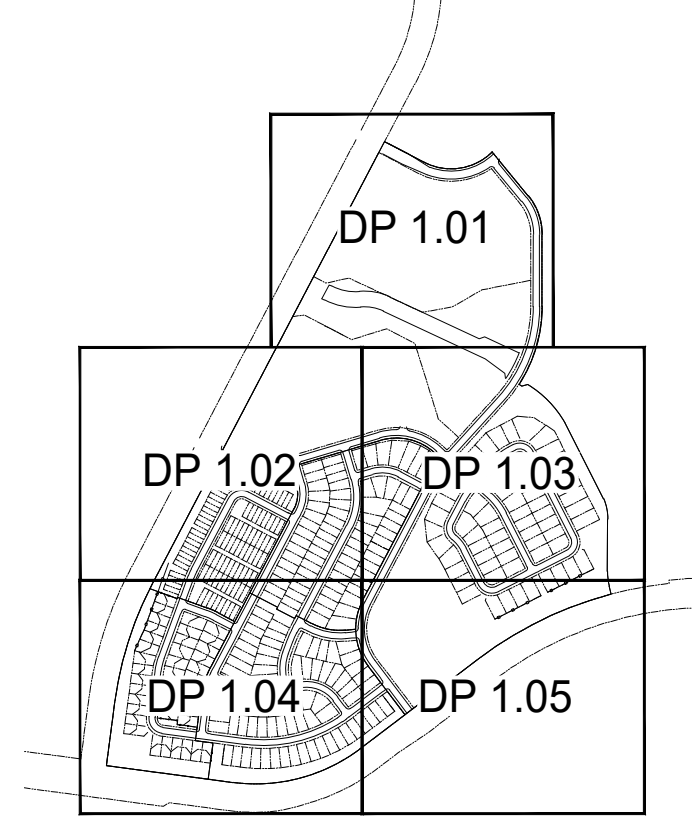
SHEET 11 OF 63



AGE 3

MATCHLINE - SEE SHEET DP1.05

MATCHLINE - SEE SHEET DP1.02



LEGEND

PROPERTY LINE	---
STREET ROW	---
CROSSBUCK FENCE	—○—
PRIVACY FENCE	—□—
METAL FENCE	—x—x—
SOUND WALL	—□—
PILASTER (A)	■
PILASTER (B)	●
BOULDER SEAT	▭
CRUSHER FINES	▨
PLANTING BED	▨
NATIVE SEED WALKWAY ADJACENT	▨
NATIVE SEED	▨
NATIVE SEED BASIN SLOPES	▨
NATIVE SEED BASIN BOTTOM	▨
TURF	▨
EDGER	---

NOTES

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DBA OAKWOOD HOMES OF COLORADO SPRINGS  
1280 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

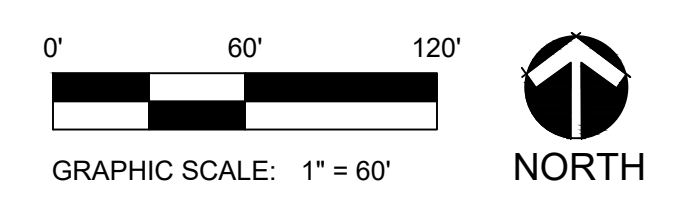
ISSUE RECORD

1st Submittal	03/23/21

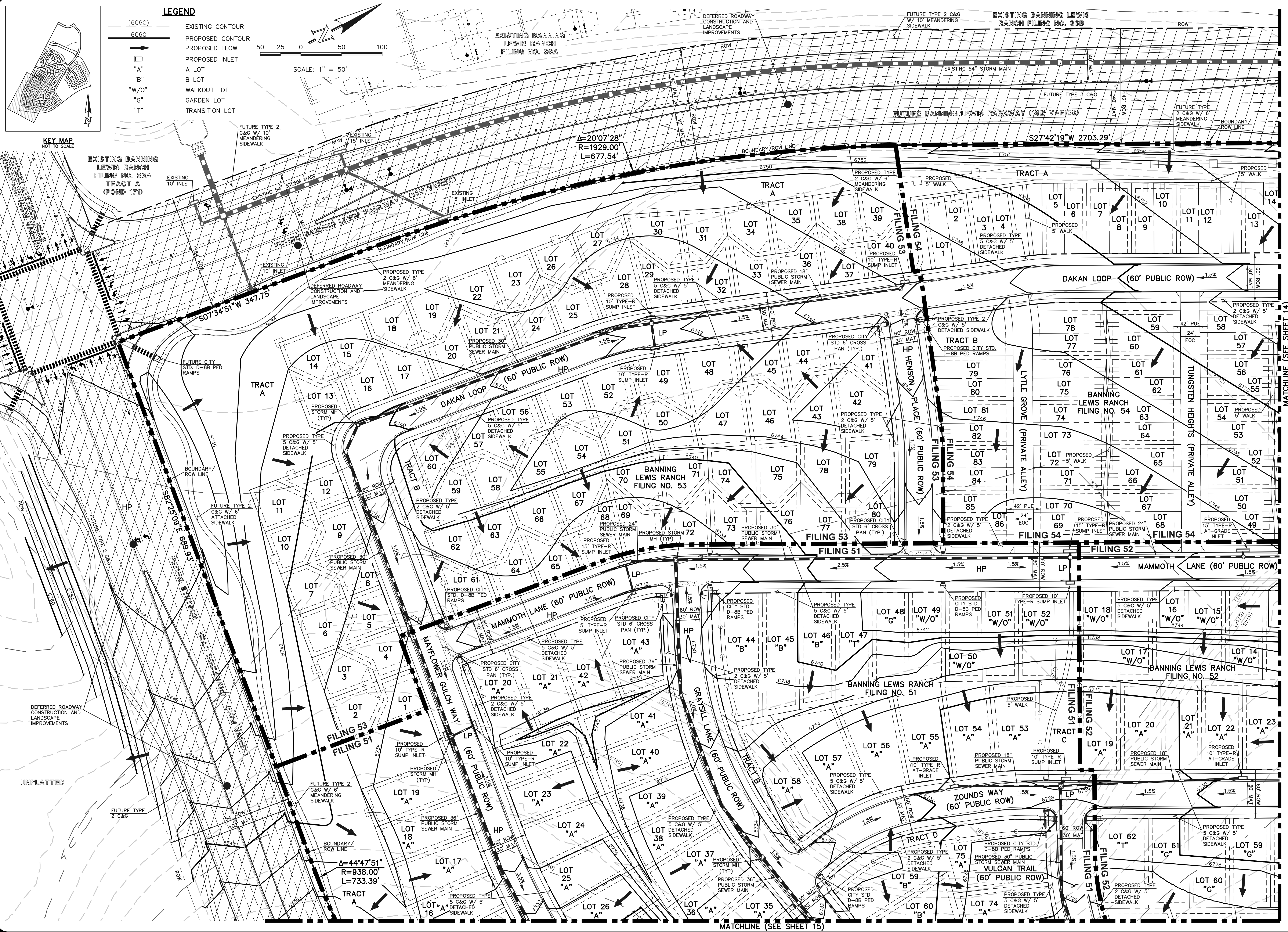
PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

SITE PLAN

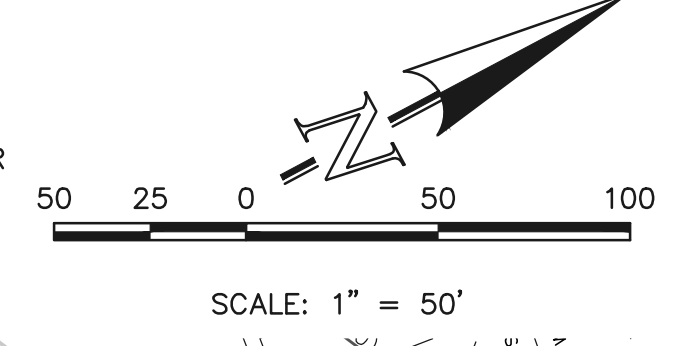


AR PUD 20-XXXXX  
SHEET NUMBER  
**DP1.05**  
SHEET 12 OF 63



**LEGEND**

- (6060) EXISTING CONTOUR
- 6060 PROPOSED CONTOUR
- PROPOSED FLOW
- PROPOSED INLET
- A LOT
- B LOT
- W/O LOT
- G LOT
- T LOT
- WALKOUT LOT
- GARDEN LOT
- TRANSITION LOT



KEY MAP  
NOT TO SCALE

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COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-9058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

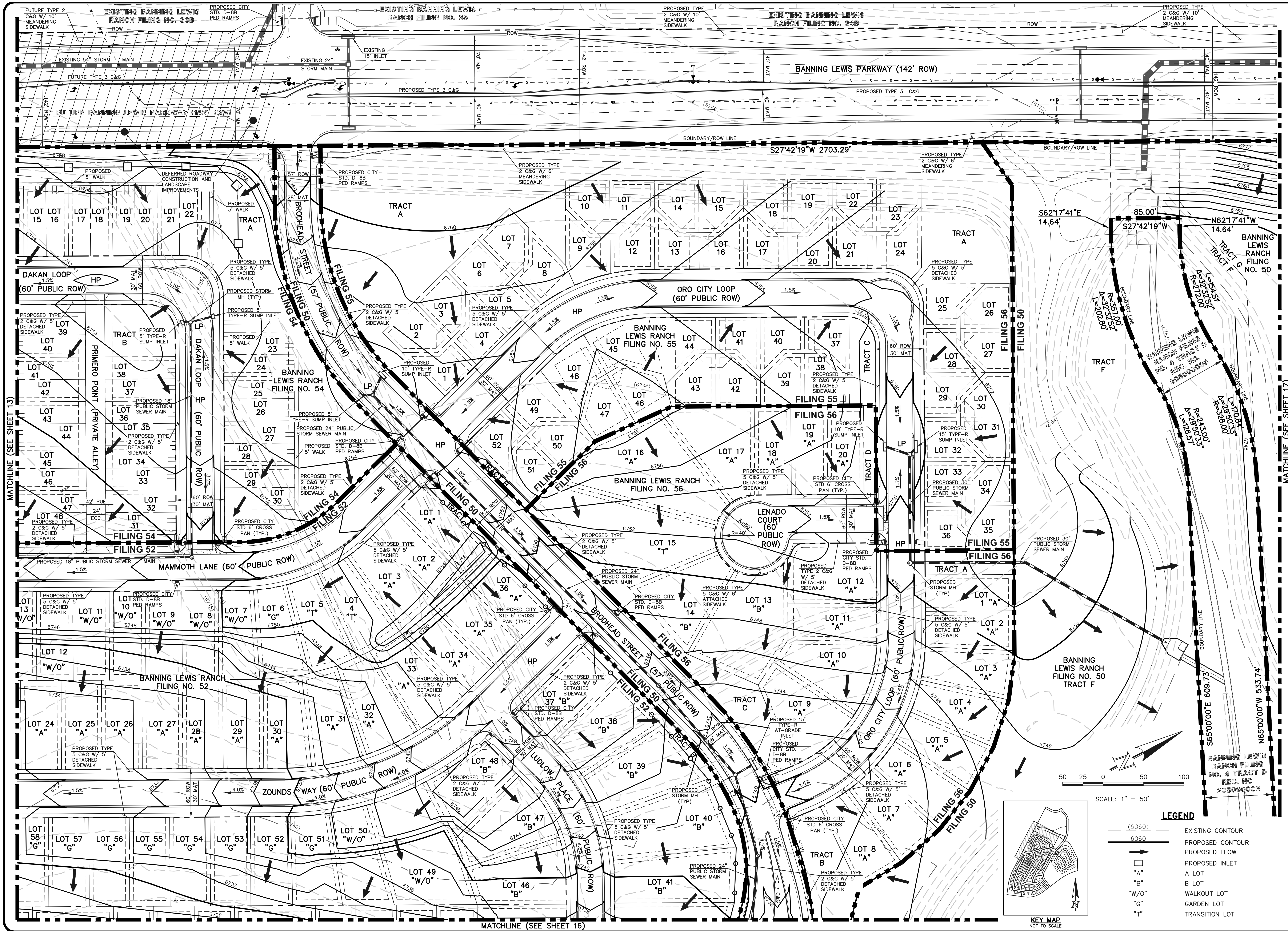
90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

**PRELIMINARY  
GRADING PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER



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1230 N. NEWPORT RD.  
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PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

**PRELIMINARY GRADING PLAN**

AR PUD 21-XXXXX  
SHEET NUMBER

14  
SHEET 14 OF 63

SCALE: 1" = 50'

**LEGEND**

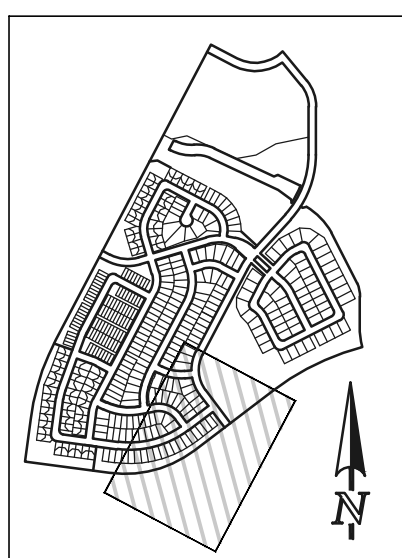
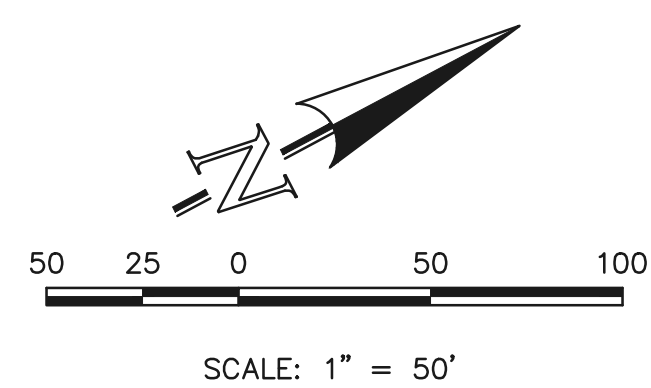
- (6060) EXISTING CONTOUR
- 6060 PROPOSED CONTOUR
- PROPOSED FLOW
- PROPOSED INLET
- A LOT
- B LOT
- "W/O" WALKOUT LOT
- "G" GARDEN LOT
- "T" TRANSITION LOT

**KEY MAP**  
NOT TO SCALE

MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 17)

MATCHLINE (SEE SHEET 16)

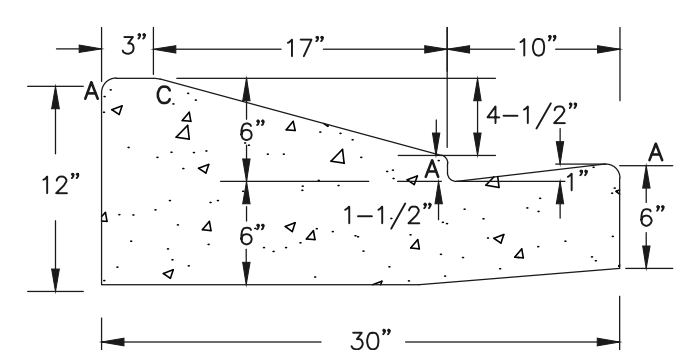


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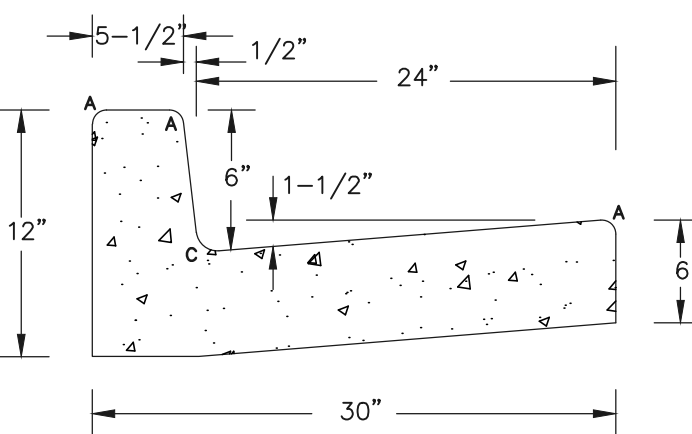
**LEGEND**

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

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

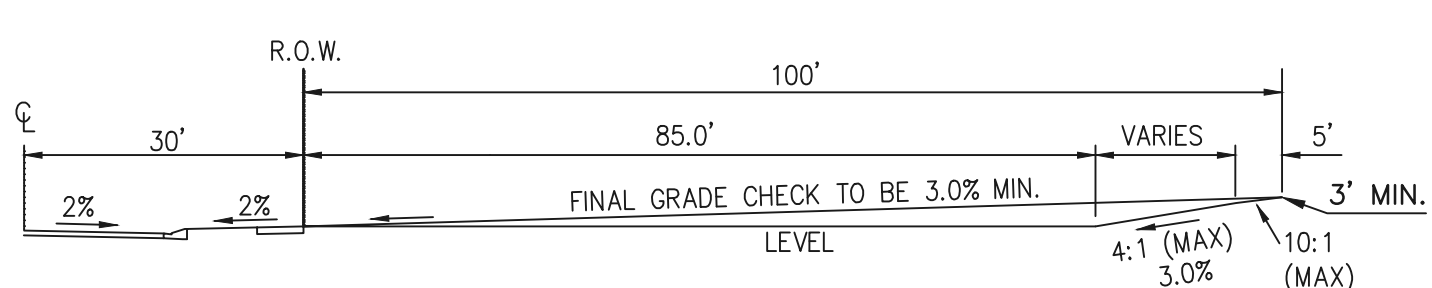


TYPE 5  
RAMP CURB & GUTTER  
NOT TO SCALE

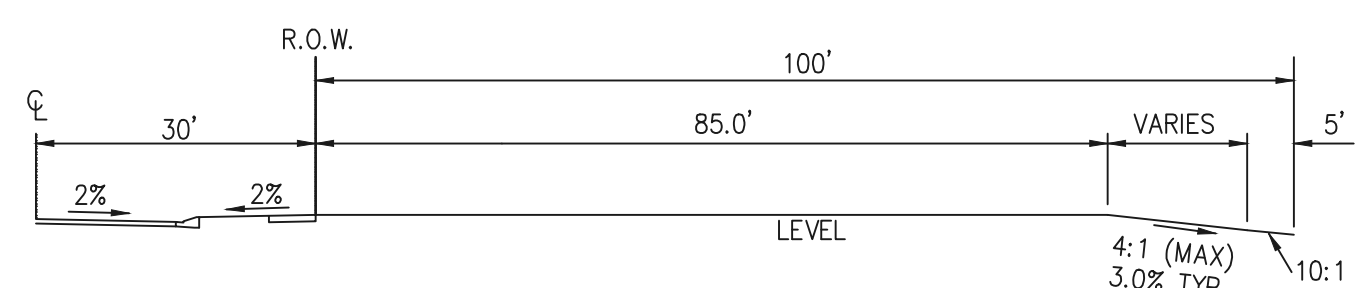


TYPE 2  
VERTICAL CURB & GUTTER  
NOT TO SCALE

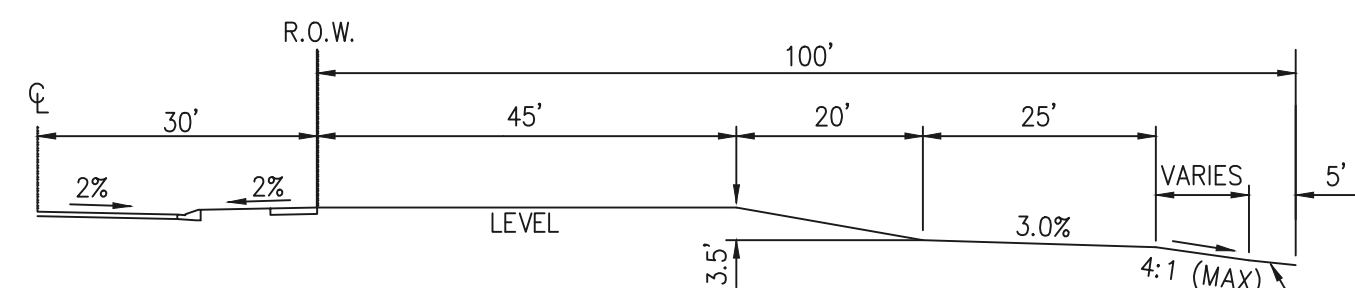
- LENGTH FOR RADII
- A = 1/2"
  - C = 1-1/2"
  - D = 1-1/2" TO 2"



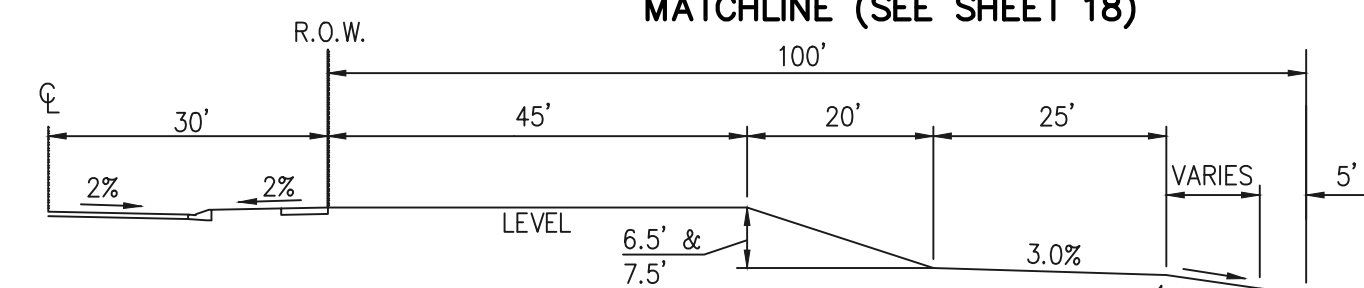
**TYPICAL A LOT**  
NOT TO SCALE



**TYPICAL B LOT**  
NOT TO SCALE



**TYPICAL GARDEN (G) LOT**  
NOT TO SCALE



**TYPICAL WALKOUT (W/O) LOT**  
NOT TO SCALE

**NOTE:**  
"T" LOTS OR "TRANSITION"  
LOTS OCCUR IN PLACES  
WHERE BOTH PROPERTY  
LINES CANNOT BE GRADED  
AS THE TYPICAL STANDARD  
LOT TEMPLATES SHOWN.  
THESE LOTS WILL STILL BE  
GRADED TO CREATE  
POSITIVE DRAINAGE AWAY  
FROM THE STRUCTURE.



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PHONE: (719) 380-9058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

**ISSUE RECORD**

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

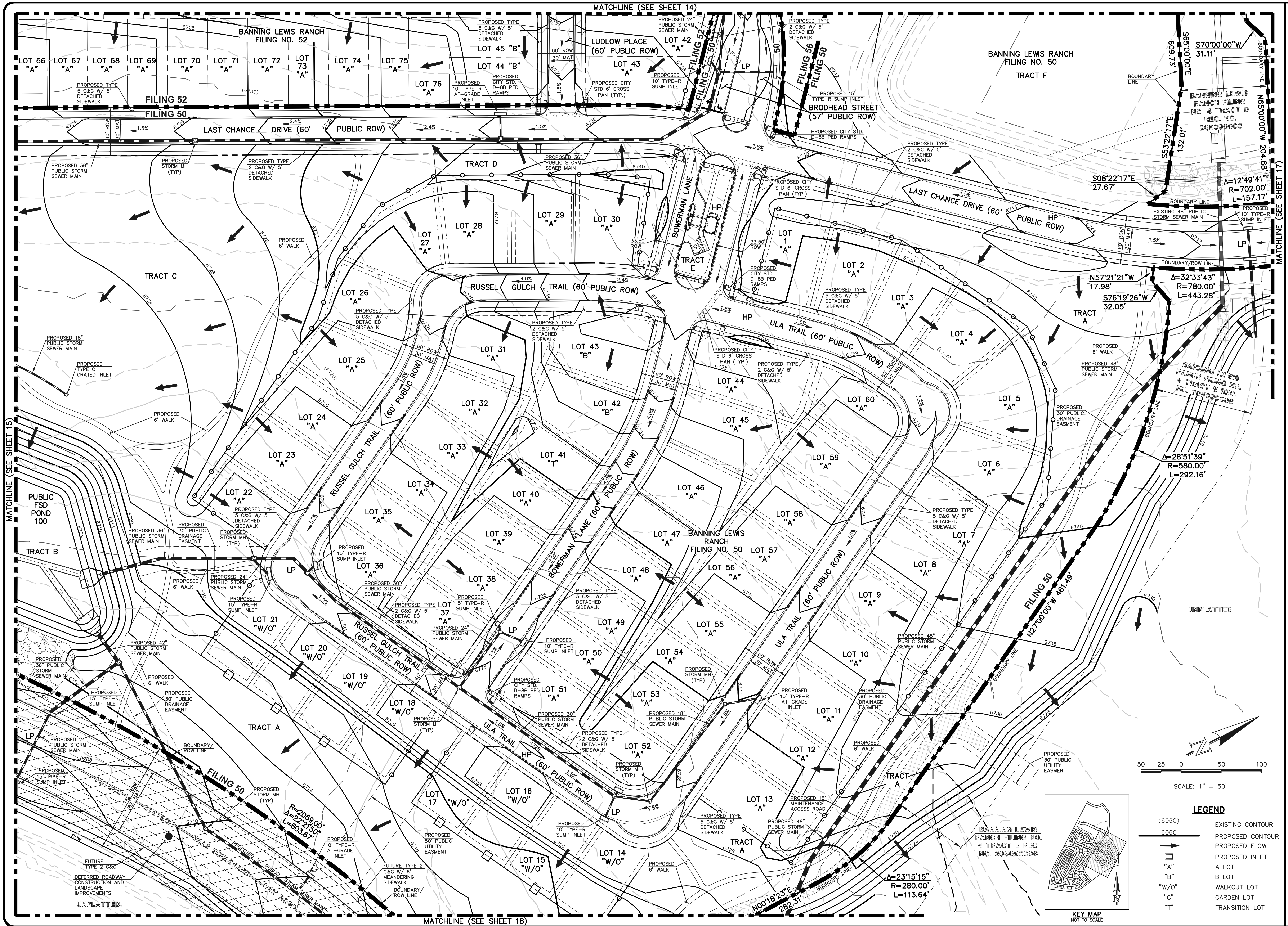
**PRELIMINARY  
GRADING PLAN**

AR PUD 21-XXXX

SHEET NUMBER

**15**

SHEET 15 OF 63



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PHONE: (719) 380-9058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

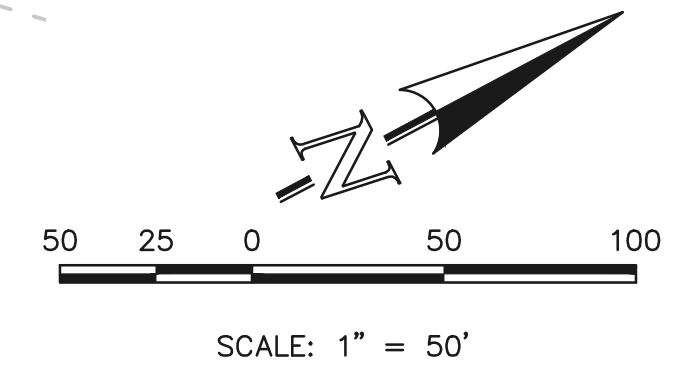
PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

**PRELIMINARY  
GRADING PLAN**

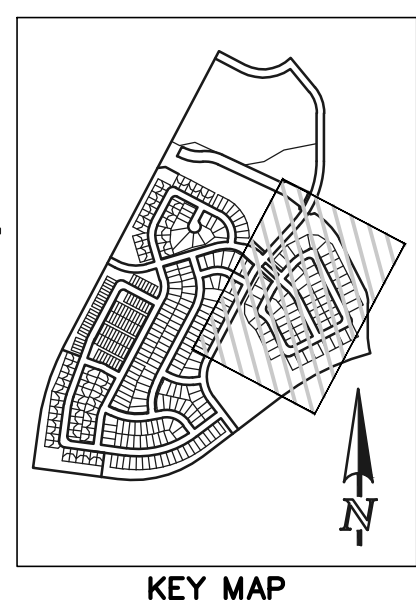
AR PUD 21-XXXXX  
SHEET NUMBER

**16**  
SHEET 16 OF 63

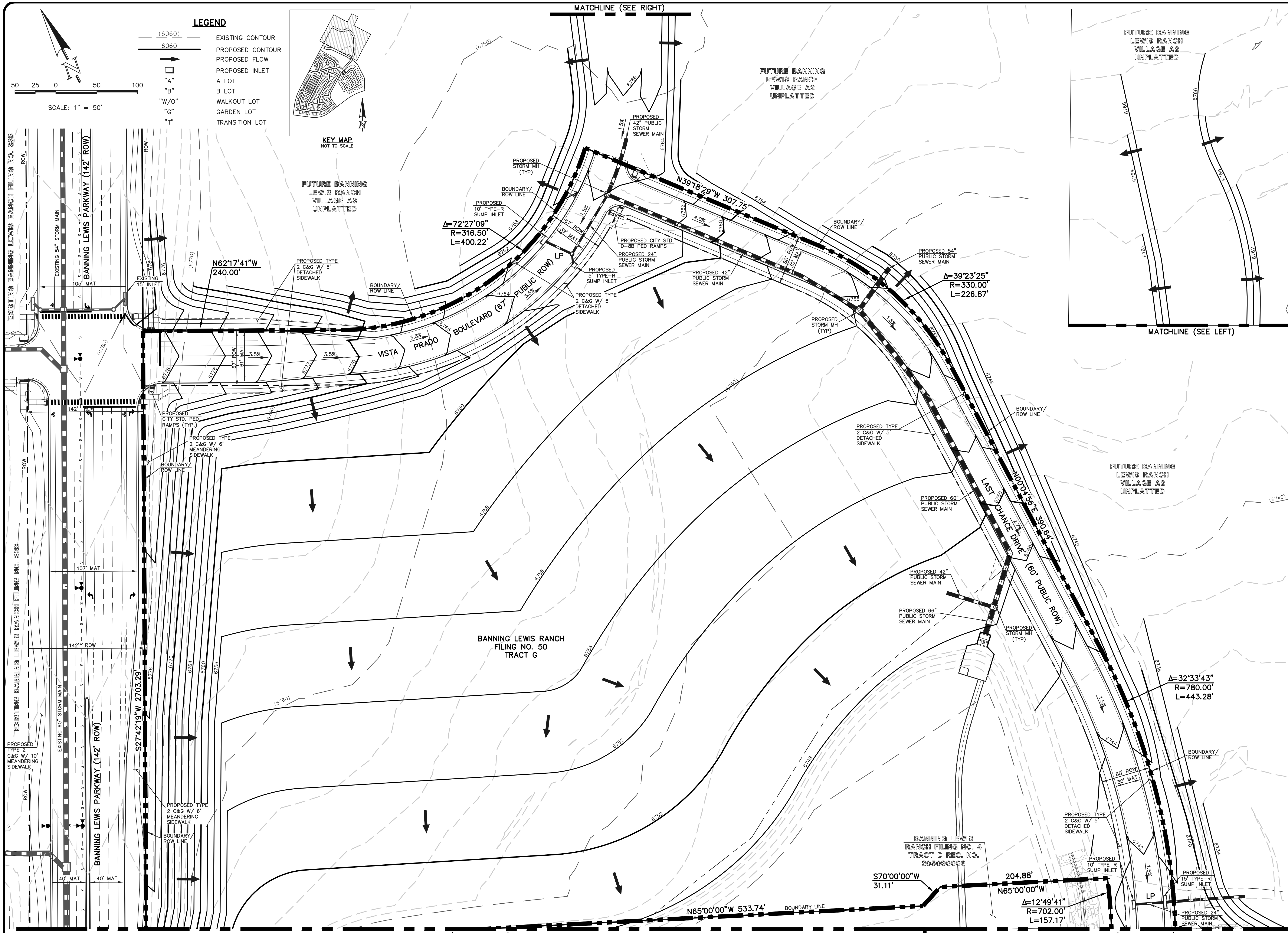


**LEGEND**

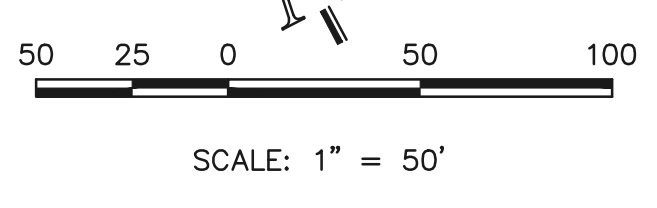
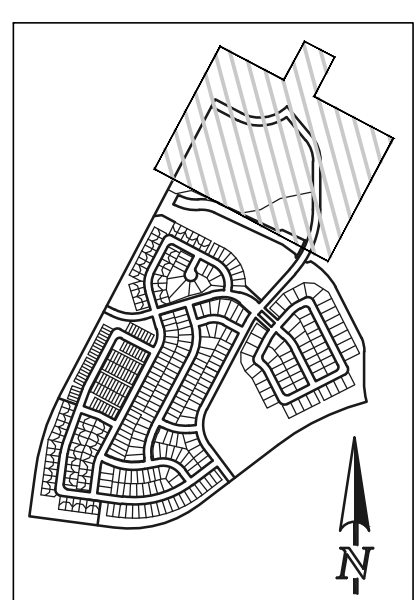
(6060)	EXISTING CONTOUR
6060	PROPOSED CONTOUR
	PROPOSED FLOW
	PROPOSED INLET
"A"	A LOT
"B"	B LOT
"W/O"	WALKOUT LOT
"G"	GARDEN LOT
"T"	TRANSITION LOT







- LEGEND**
- (6060) --- EXISTING CONTOUR
  - 6060 — PROPOSED CONTOUR
  - PROPOSED FLOW
  - PROPOSED INLET
  - "A" A LOT
  - "B" B LOT
  - "W/O" WALKOUT LOT
  - "C" GARDEN LOT
  - "T" TRANSITION LOT



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PHONE: (719) 380-9058

PROJECT NAME

# BANNING LEWIS RANCH VILLAGE A1 - FILING NO. 50-56 DEVELOPMENT PLAN

**ISSUE RECORD**

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

## PRELIMINARY GRADING PLAN

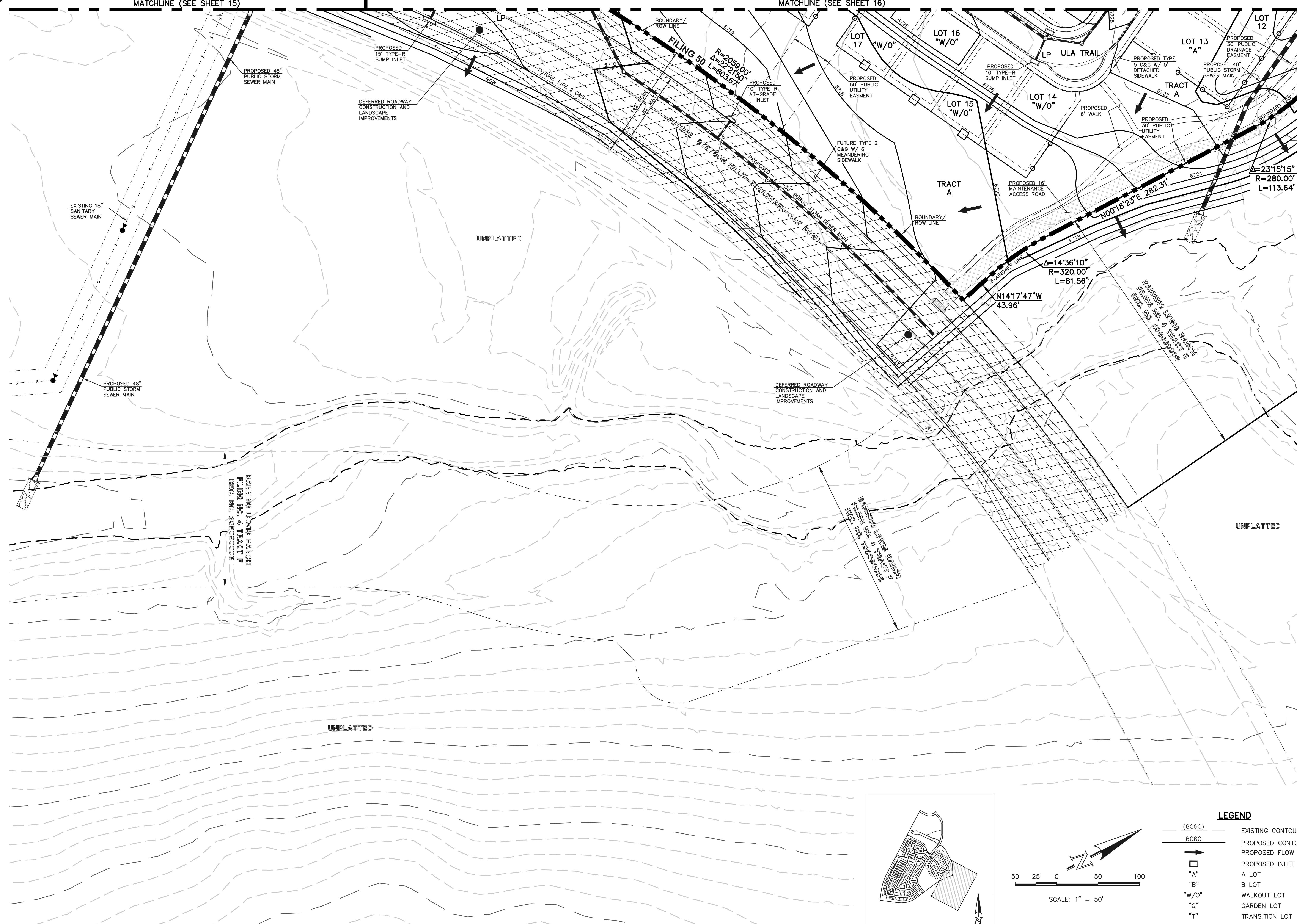
AR PUD 21-XXXXX  
SHEET NUMBER

**17**

SHEET 17 OF 63

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 16)



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 COLORADO SPRINGS, CO 80916  
 PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH**  
 VILLAGE A1 - FILING NO. 50-56  
 DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
 DATE: 11/06/20

SHEET TITLE

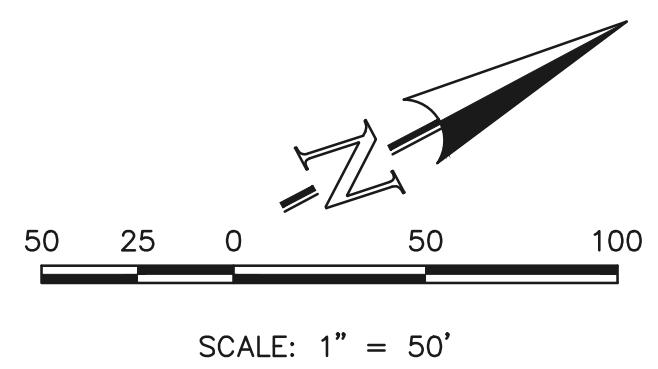
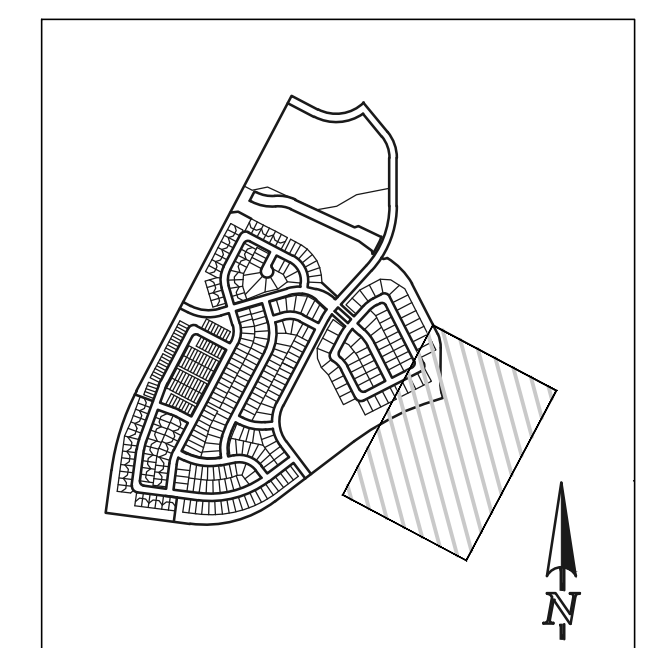
**PRELIMINARY GRADING PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

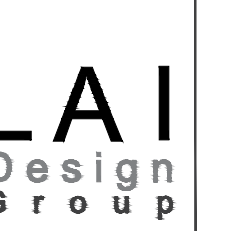
18

SHEET 18 OF 63



**LEGEND**

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



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**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/08/20

SHEET TITLE

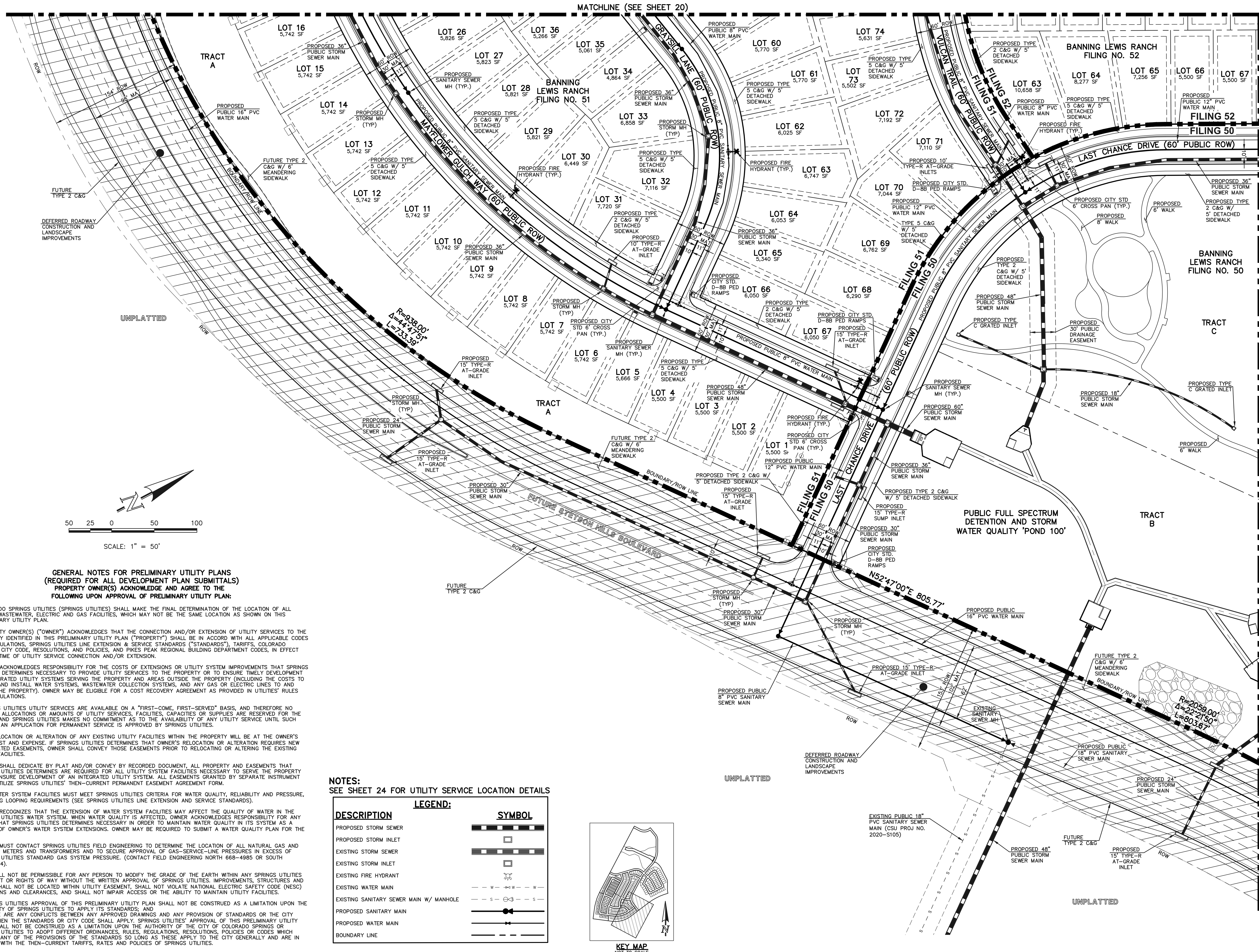
**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

19

SHEET 19 OF 63

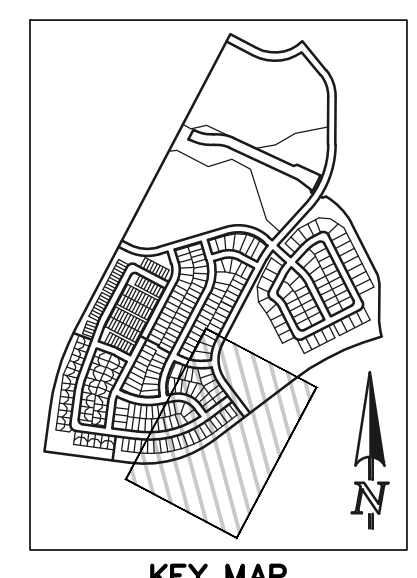


**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS) PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 FORM.
- 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).
- 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.
- 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)
- 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.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

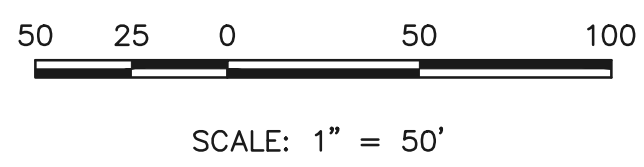
**NOTES:**  
SEE SHEET 24 FOR UTILITY SERVICE LOCATION DETAILS

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



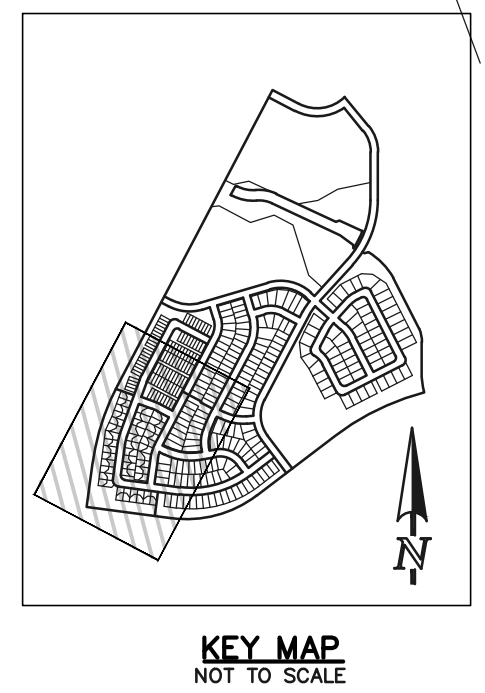
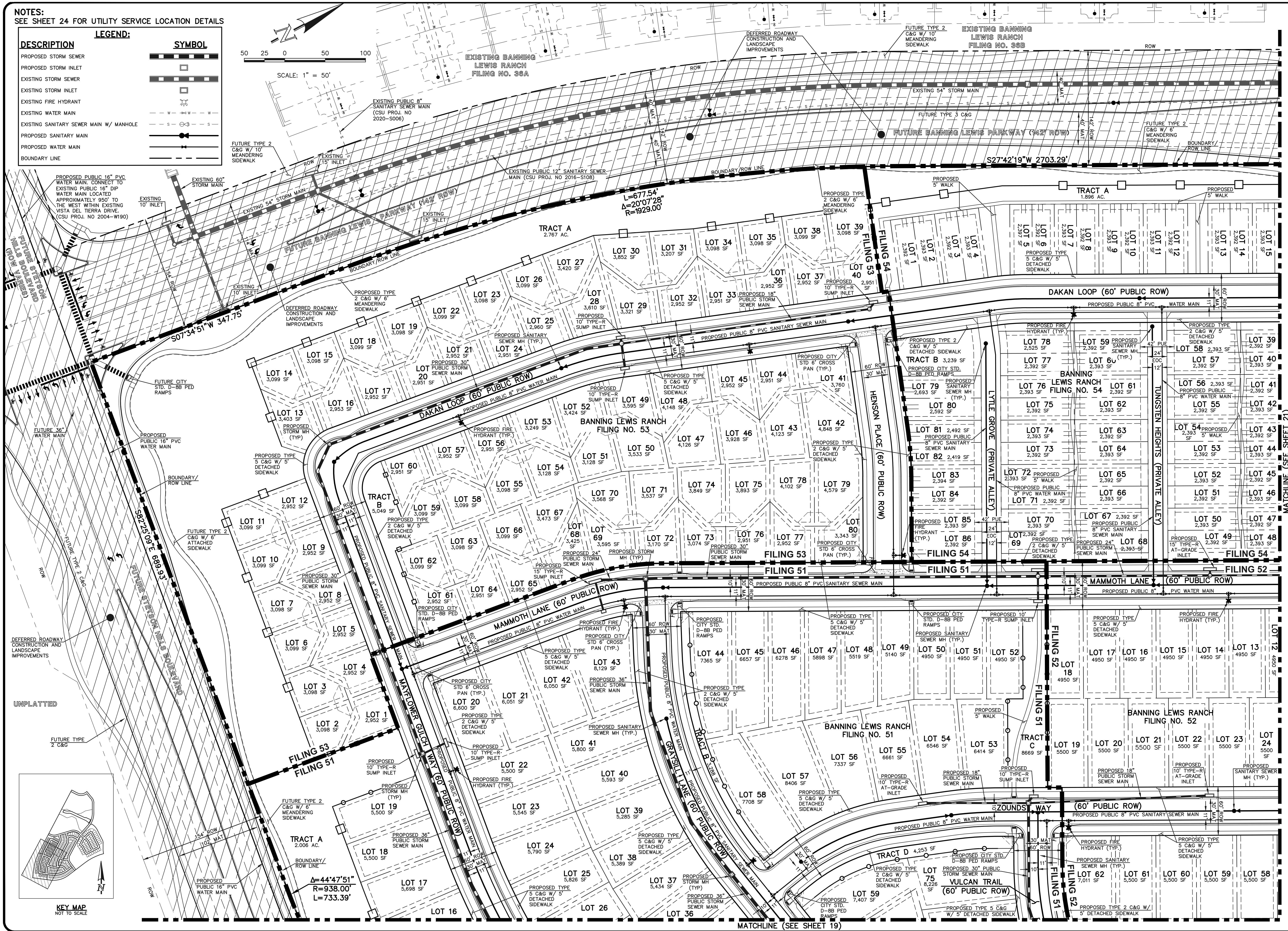
NOTES:  
SEE SHEET 24 FOR UTILITY SERVICE LOCATION DETAILS

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

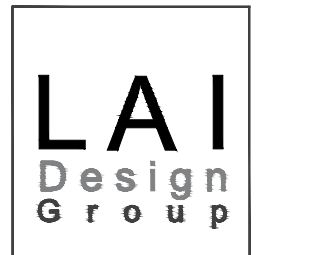


EXISTING BANNING LEWIS RANCH FILING NO. 36A

EXISTING BANNING LEWIS RANCH FILING NO. 36B



PLANNER / L.A.



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CIVIL ENGINEER



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OWNER/CLIENT

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A COLORADO CORPORATION  
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1390 N. NEWPORT RD.  
COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-9058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

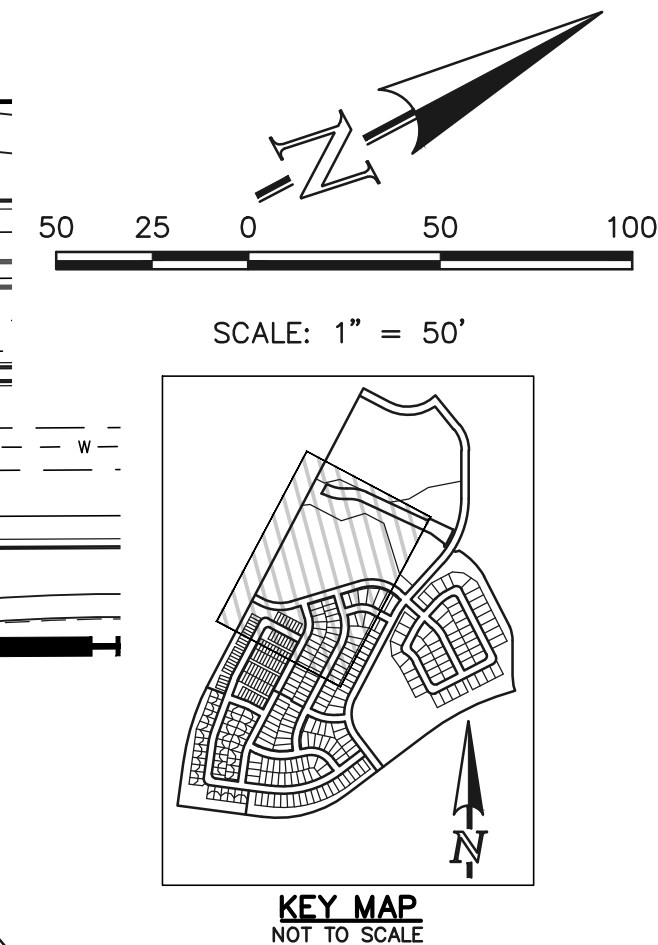
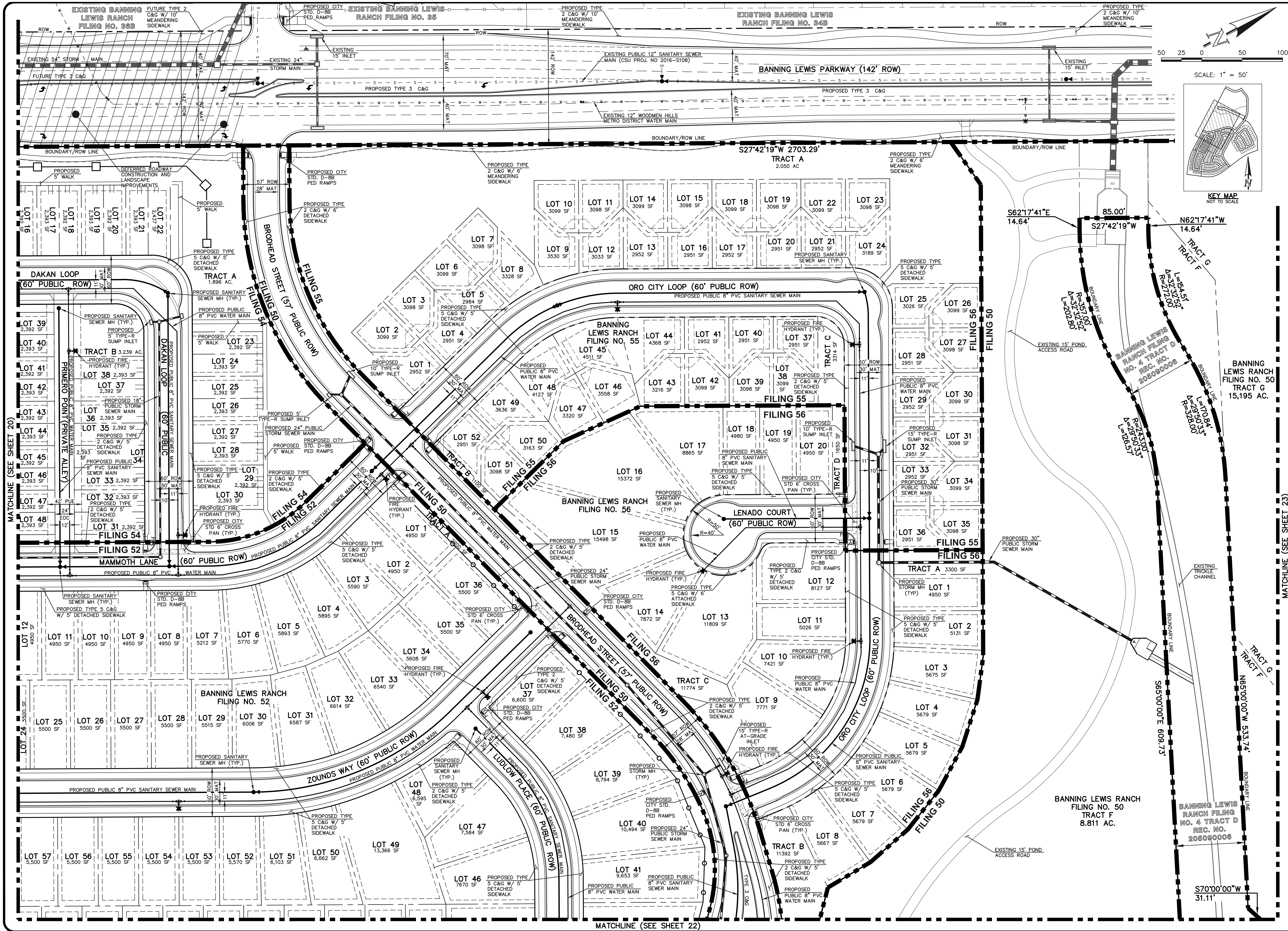
**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

20

SHEET 20 OF 63



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PROJECT NAME

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VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

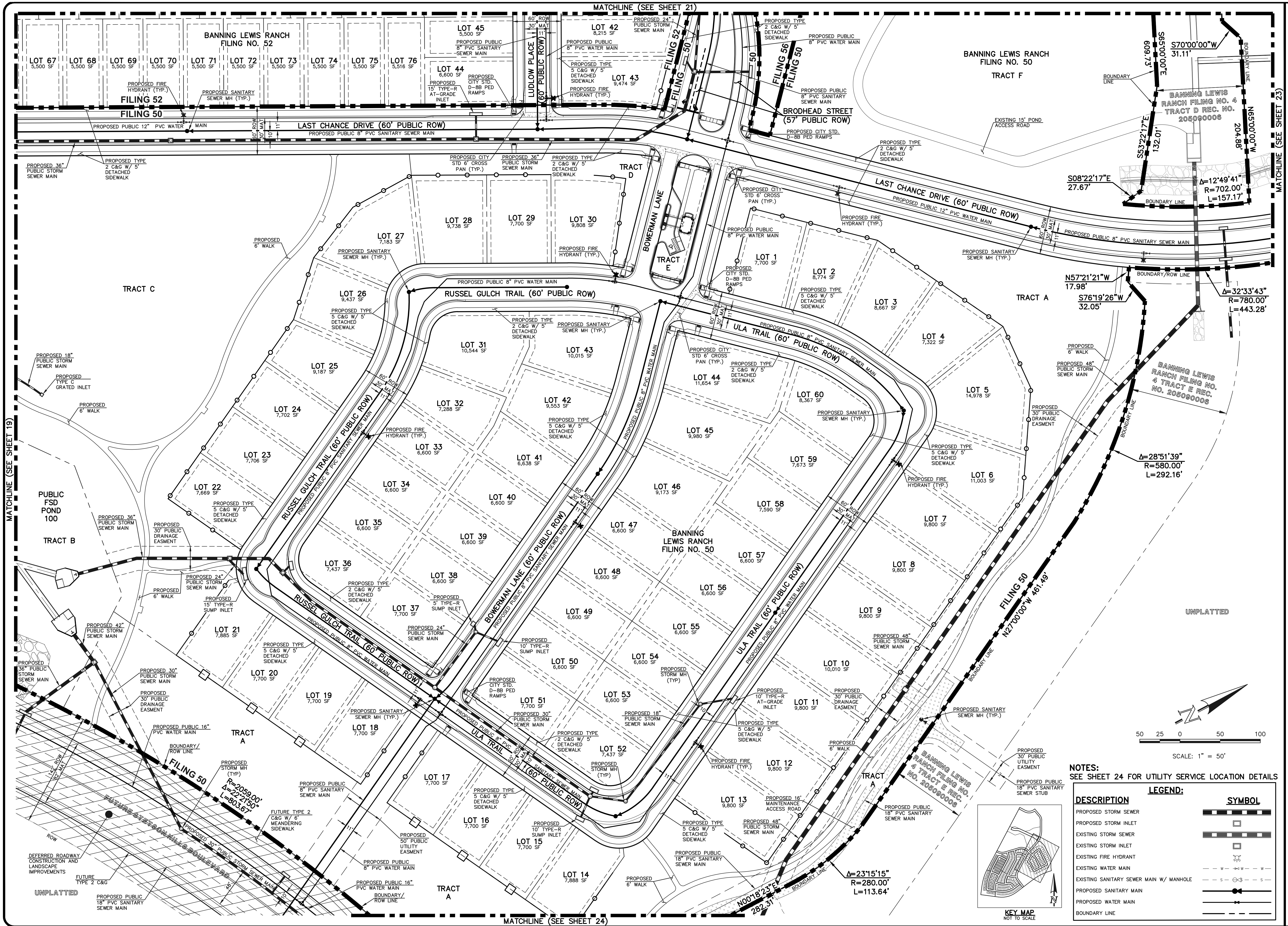
**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

**21**

SHEET 21 OF 63



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PROJECT NAME

**BANNING LEWIS RANCH**  
 VILLAGE A1 - FILING NO. 50-56  
 DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21
PROJECT #:	2570.20
DATE:	11/06/20

SHEET TITLE

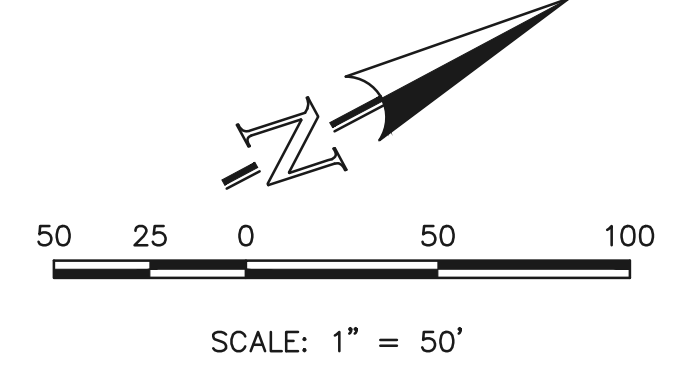
**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

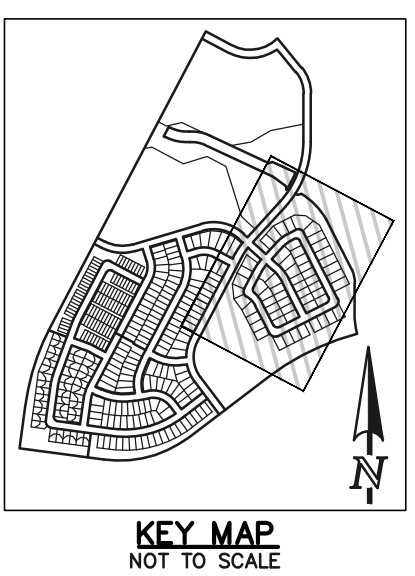
22

SHEET 22 OF 63



NOTES:  
 SEE SHEET 24 FOR UTILITY SERVICE LOCATION DETAILS

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





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PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

ISSUE RECORD

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21

PROJECT #: 2570.20  
DATE: 11/06/20

SHEET TITLE

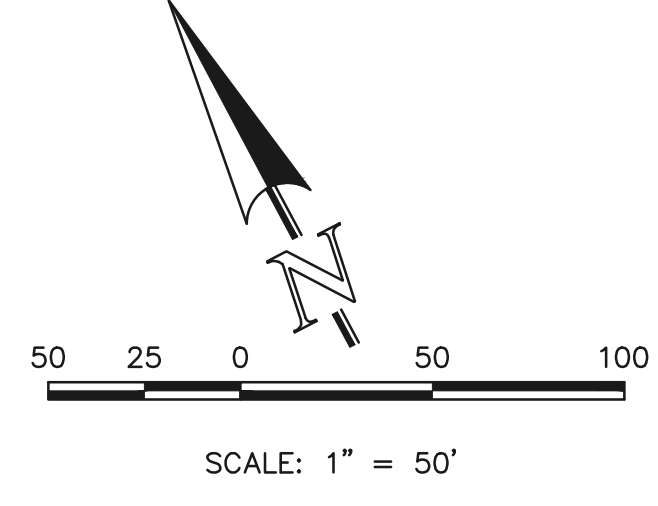
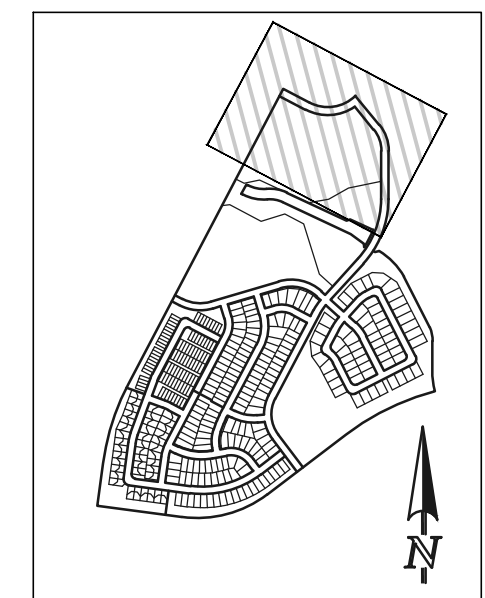
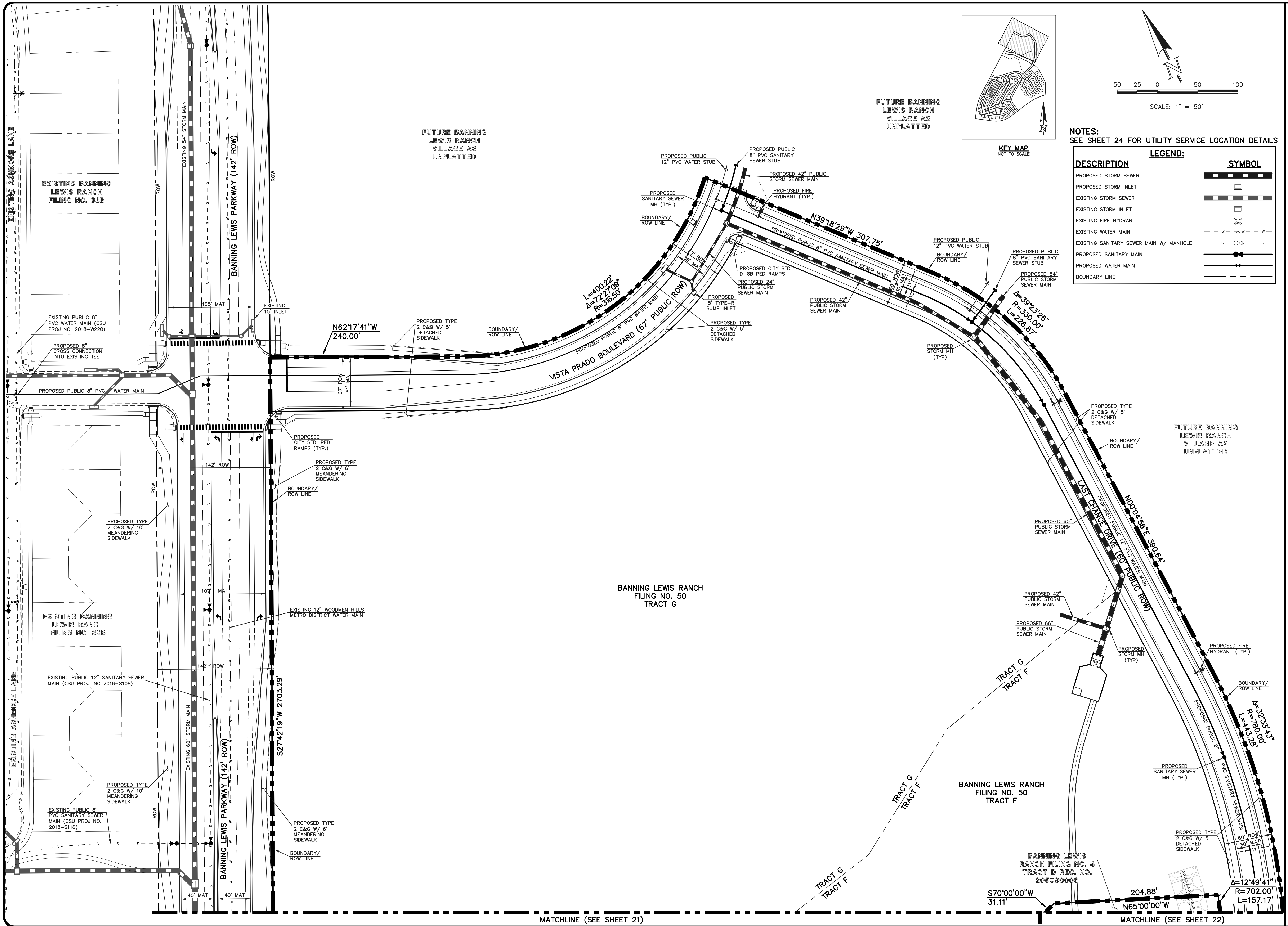
**PRELIMINARY UTILITY &  
PUBLIC FACILITIES PLAN**

AR PUD 21-XXXXX

SHEET NUMBER

23

SHEET 23 OF 63

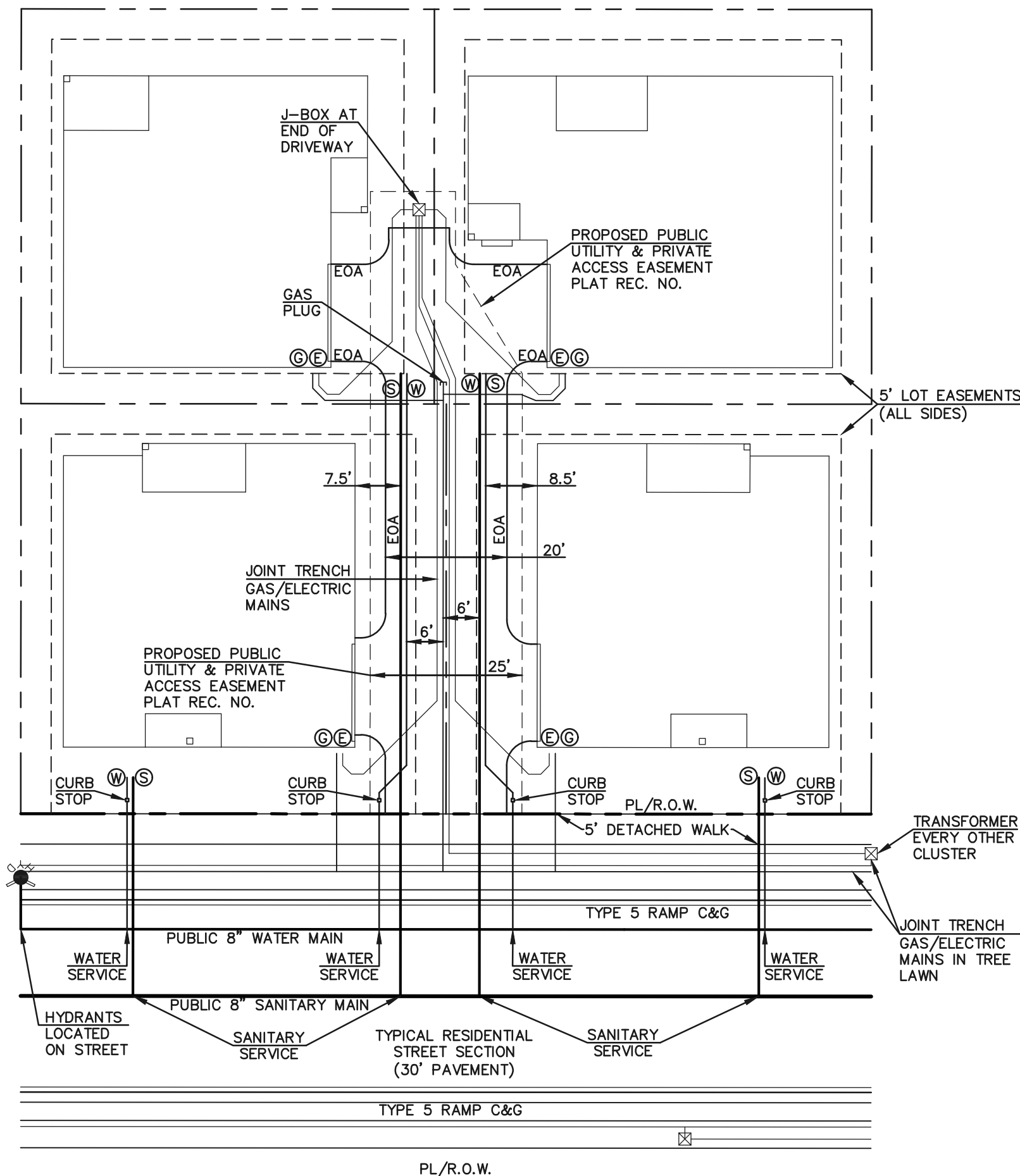


NOTES:  
SEE SHEET 24 FOR UTILITY SERVICE LOCATION DETAILS

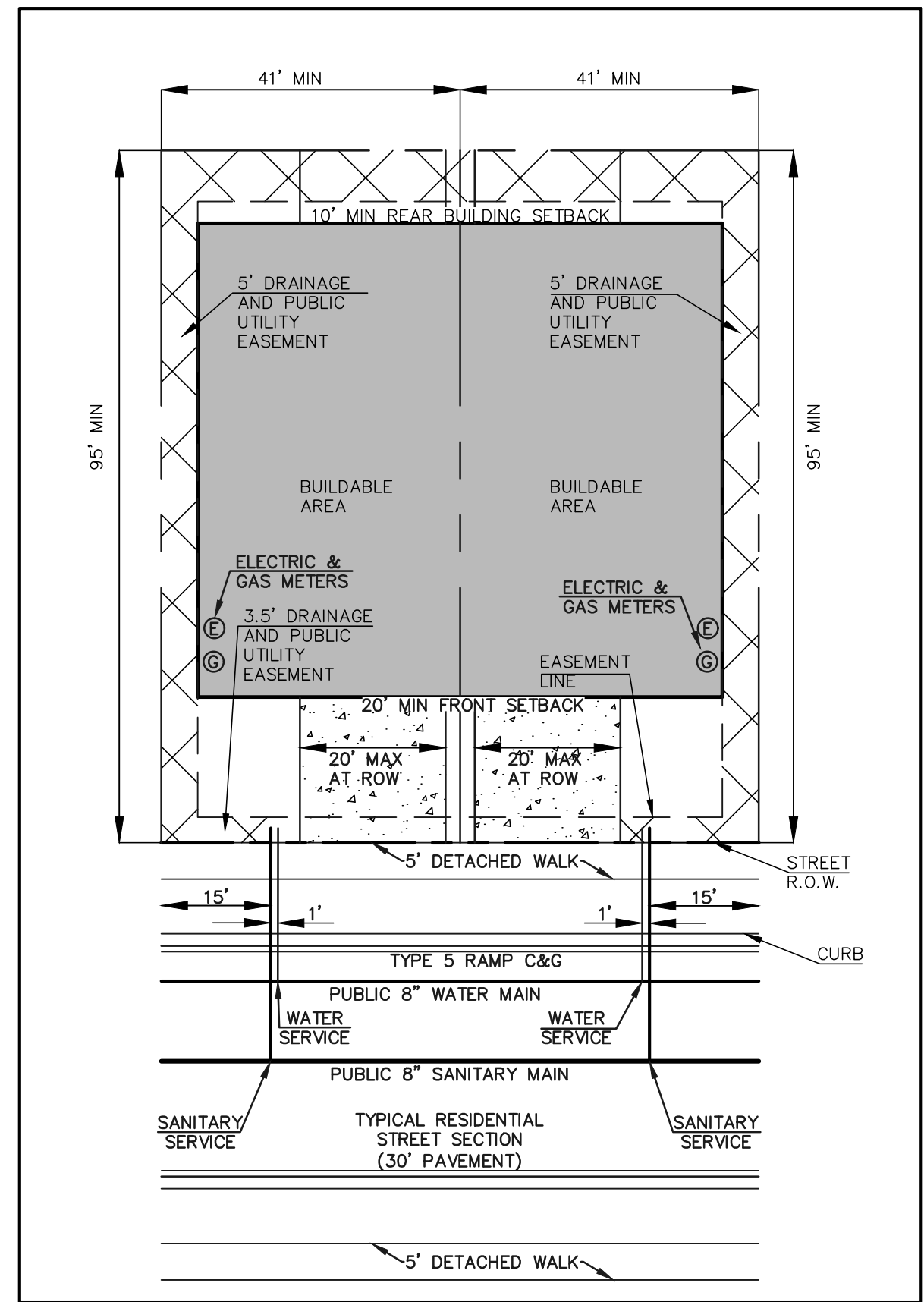
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	[Thick dashed line]
PROPOSED STORM INLET	[Square symbol]
EXISTING STORM SEWER	[Thin dashed line]
EXISTING STORM INLET	[Square symbol]
EXISTING FIRE HYDRANT	[Circle with cross symbol]
EXISTING WATER MAIN	[Solid line]
EXISTING SANITARY SEWER MAIN W/ MANHOLE	[Dashed line with circle]
PROPOSED SANITARY MAIN	[Thin dashed line]
PROPOSED WATER MAIN	[Solid line]
BOUNDARY LINE	[Dashed line]

MATCHLINE (SEE SHEET 21)

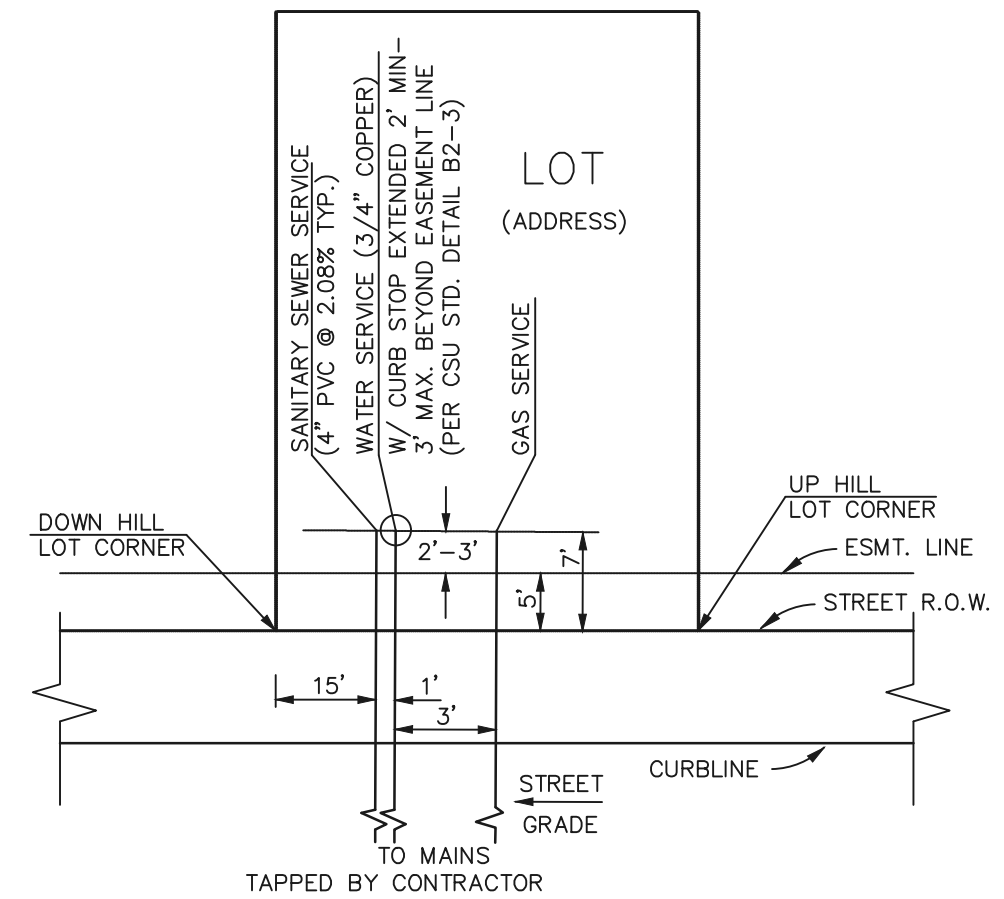
MATCHLINE (SEE SHEET 22)



**DETAIL: TYPICAL UTILITY SERVICE LOCATIONS FILING NO. 53, 55**  
SCALE: 1" = 20"

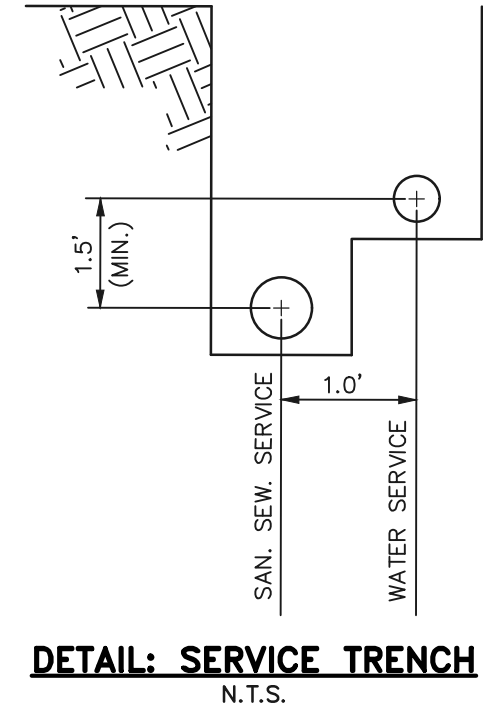


**TYPICAL UTILITY SERVICE LOCATIONS FILING NO. 54**  
SCALE: 1" = 20"

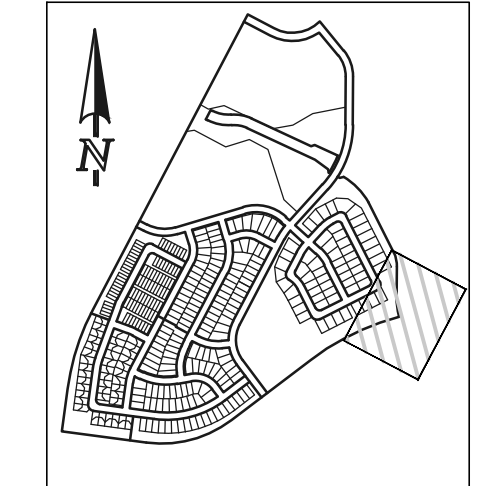


**DETAIL: UTILITY SERVICE LOCATIONS FILINGS 50, 51, 52, 56**  
N.T.S.

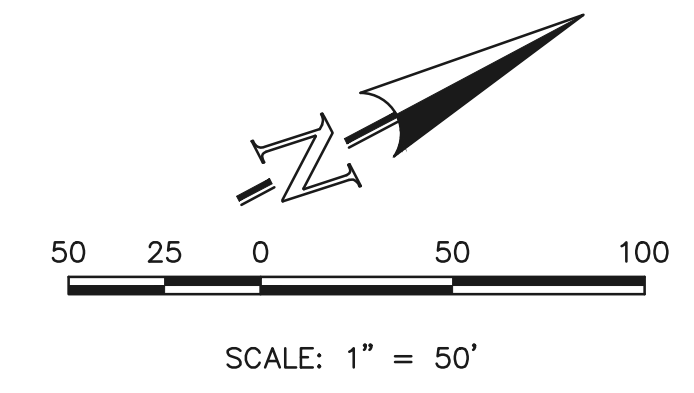
- UTILITY SERVICE LOCATION NOTES:**
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR MAINLINE SIZES.
  - 3.) ALL WATER SERVICES TO BE 3/4" TYPE "K" COPPER UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER SERVICES ARE 3/4" x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED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



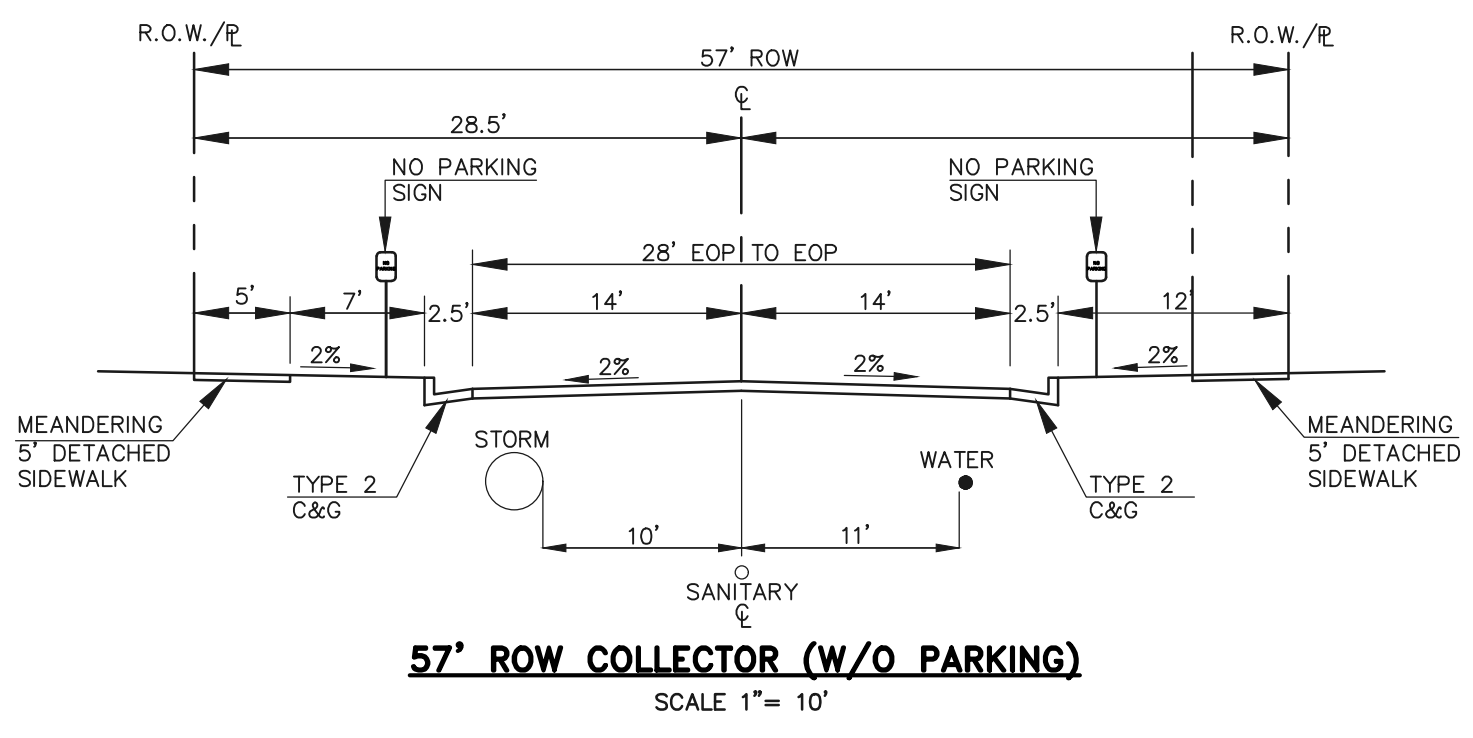
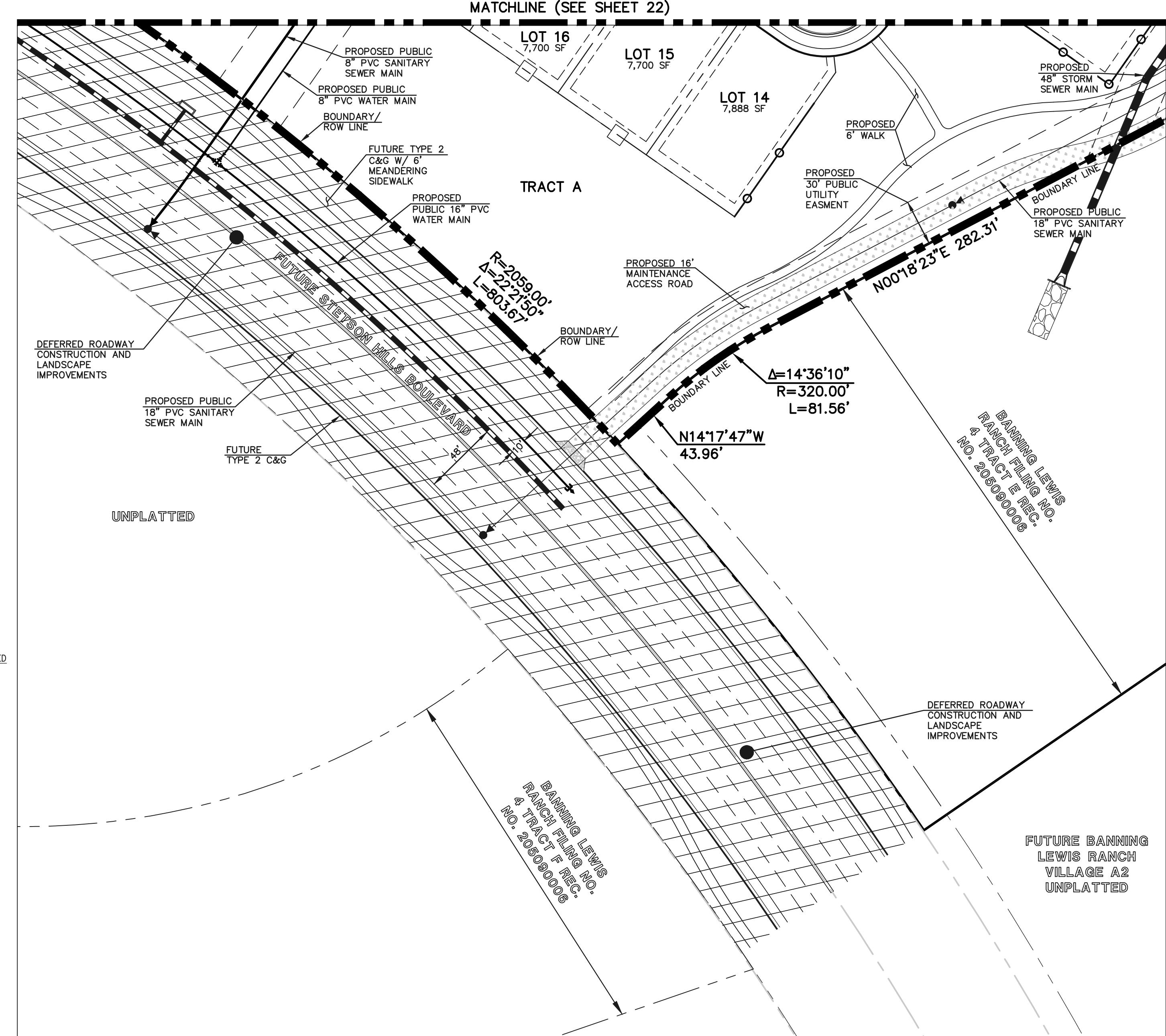
**DETAIL: SERVICE TRENCH**  
N.T.S.



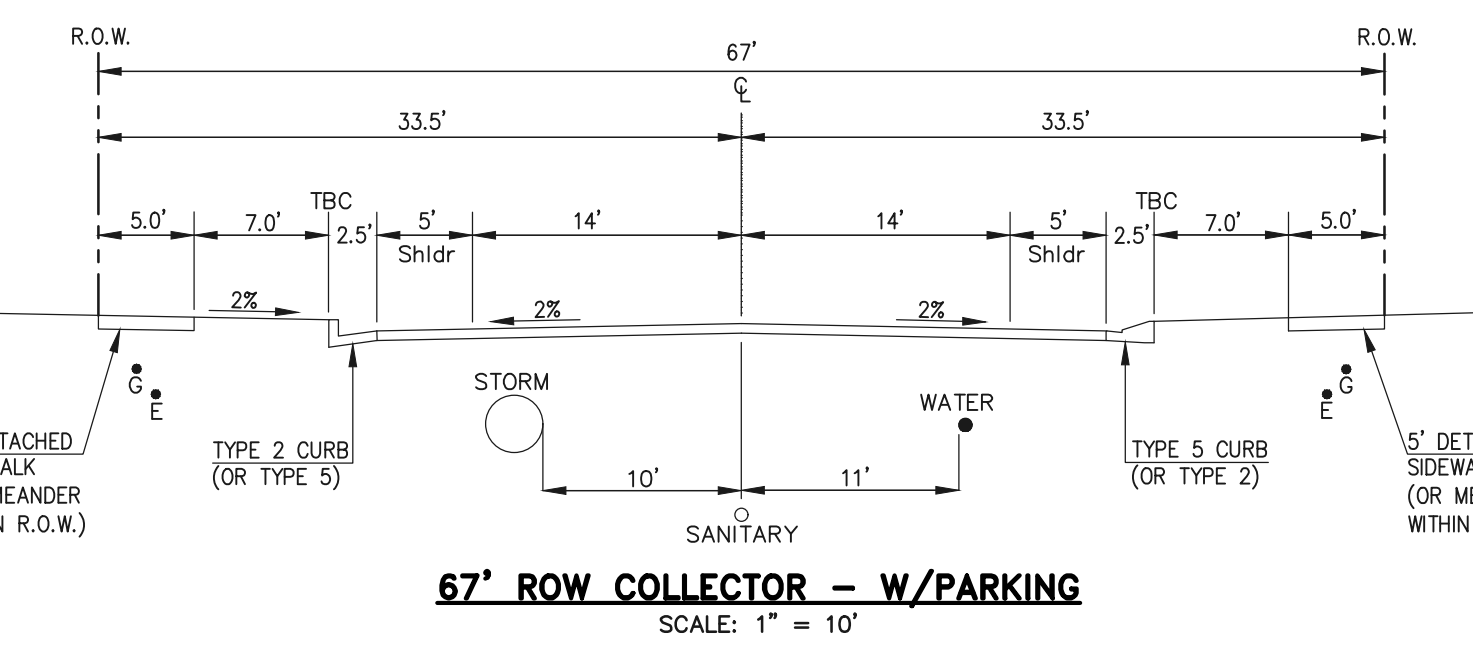
**KEY MAP**  
NOT TO SCALE



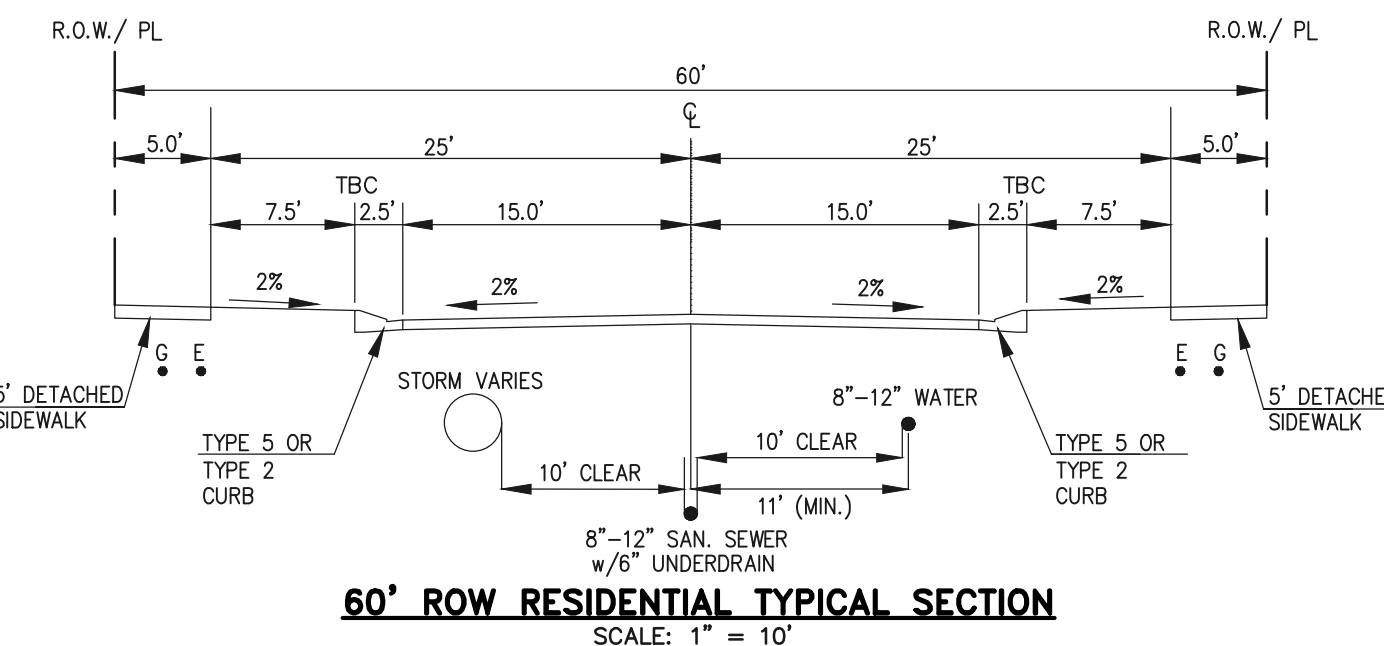
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



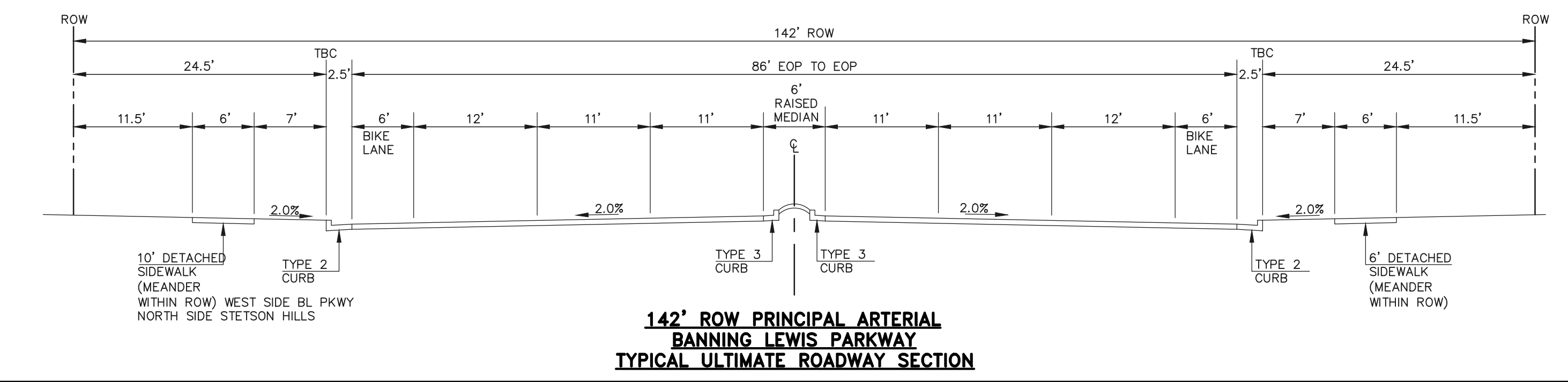
**57' ROW COLLECTOR (W/O PARKING)**  
SCALE: 1" = 10"



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



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



**142' ROW PRINCIPAL ARTERIAL BANNING LEWIS PARKWAY TYPICAL ULTIMATE ROADWAY SECTION**



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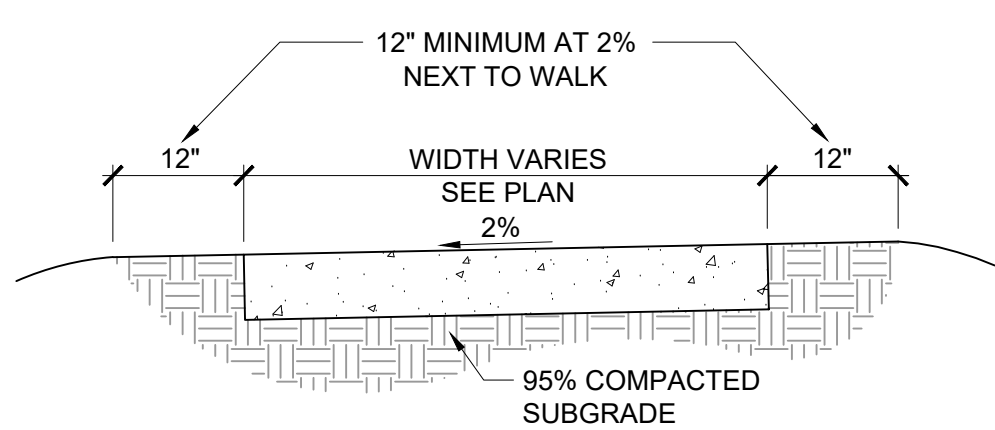
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COLORADO SPRINGS, CO 80916  
PHONE: (719) 380-5058

**BANNING LEWIS RANCH**  
VILLAGE A1 - FILING NO. 50-56  
DEVELOPMENT PLAN

90% REVIEW SET	01/27/21
1st SUBMITTAL	03/23/21
PROJECT #:	2570.20
DATE:	11/08/20

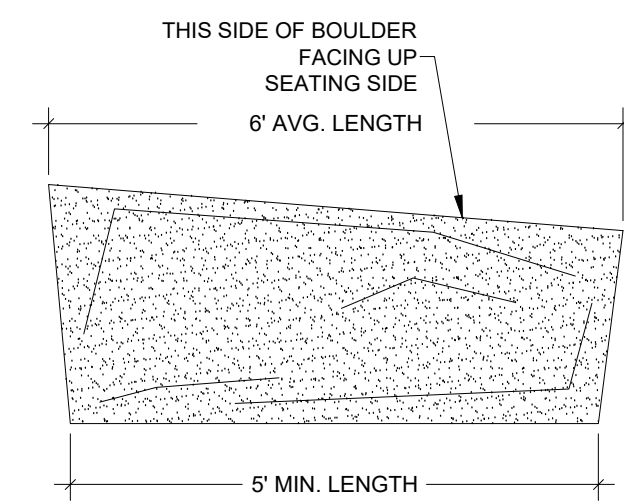
**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**



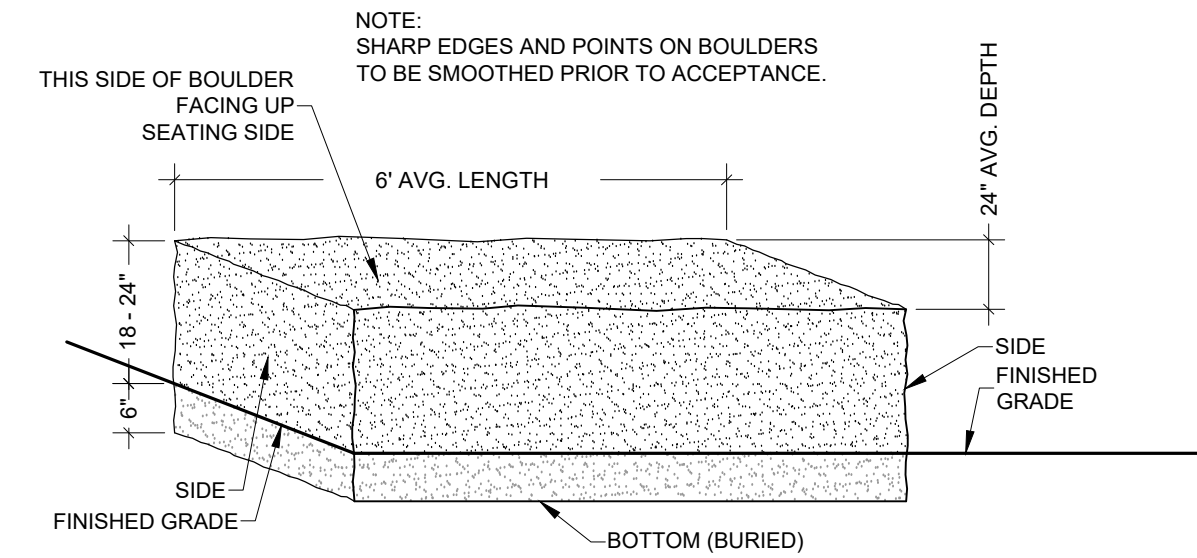


- NOTES:**
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
  2. CONCRETE WALKS WIDER THAN 8' WIDE SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.

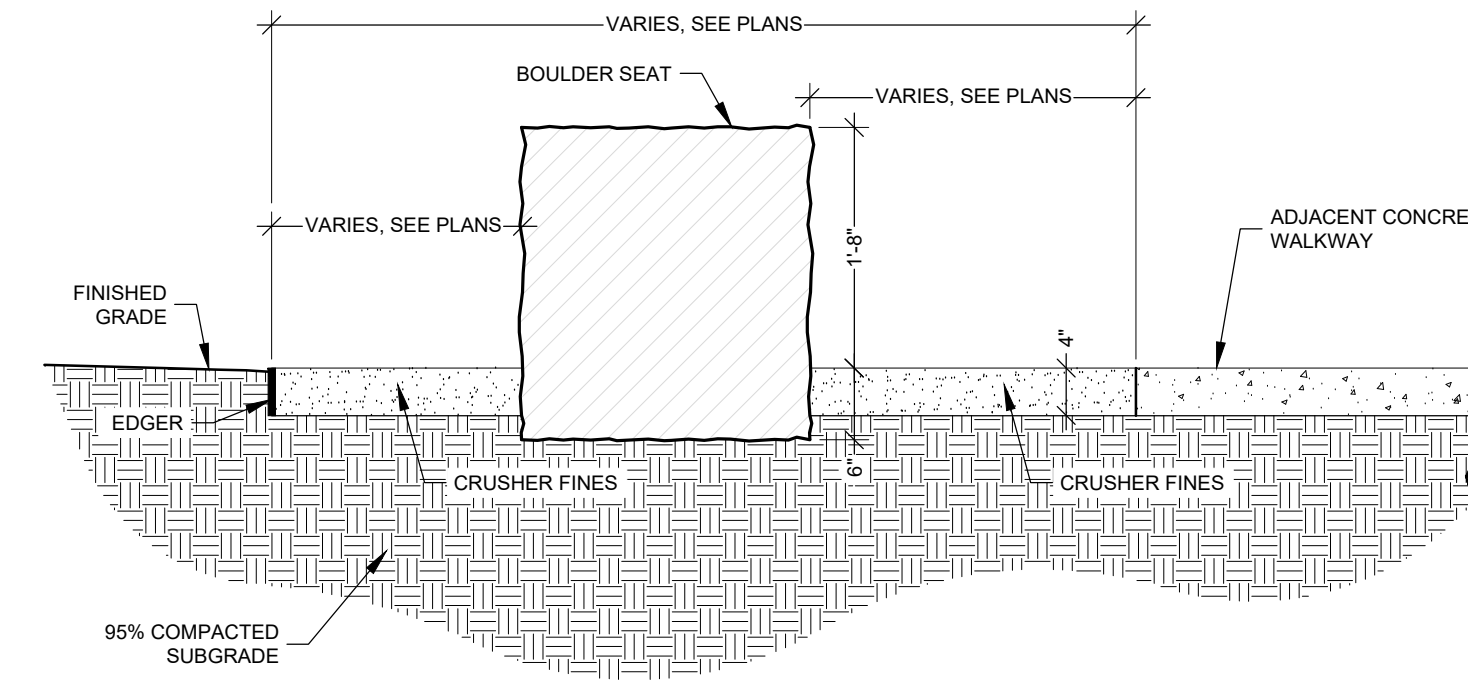
**A CONCRETE WALK**  
SCALE: NTS



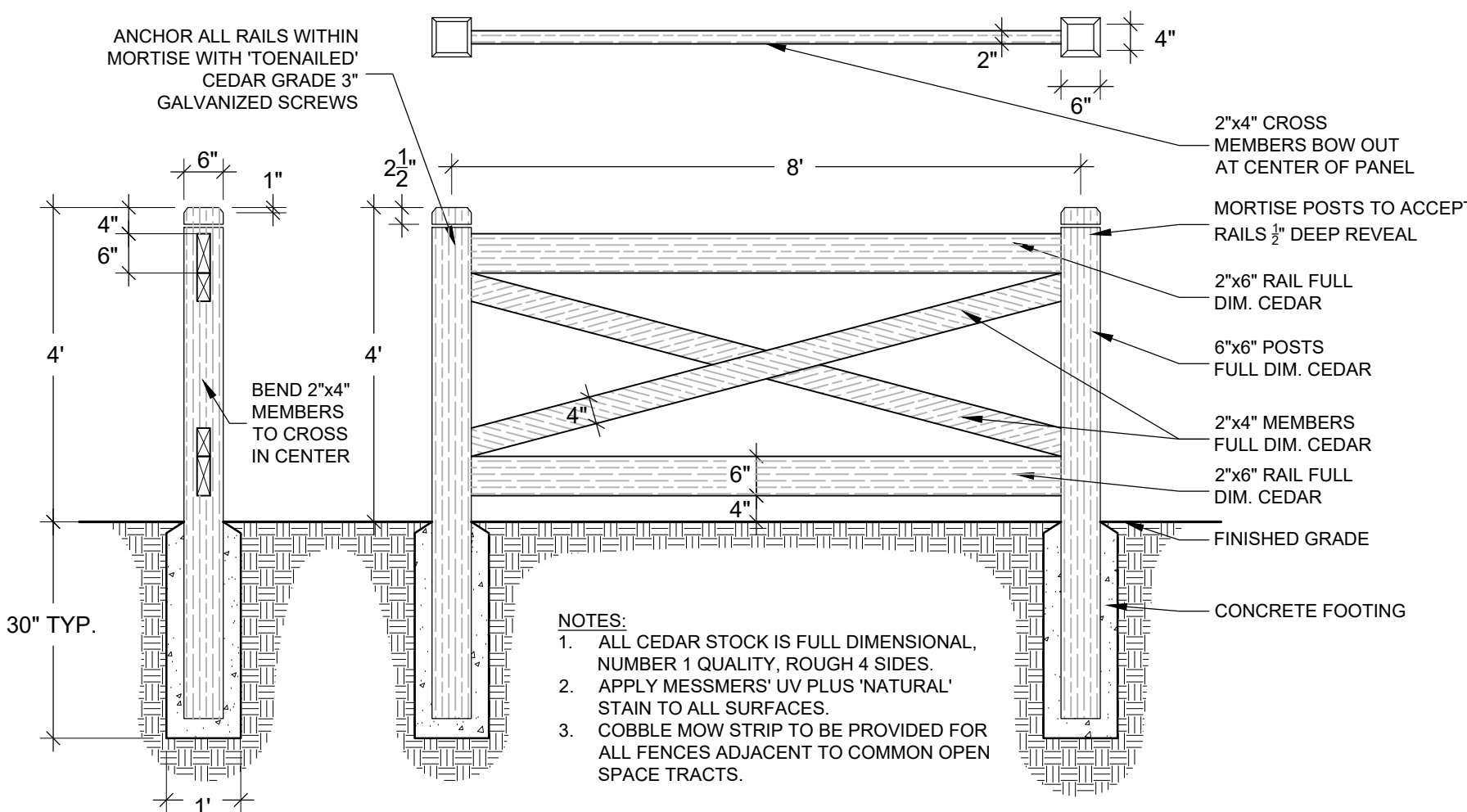
PLAN: TYPICAL BOULDER SEAT



ISOMETRIC: TYPICAL BOULDER SEAT

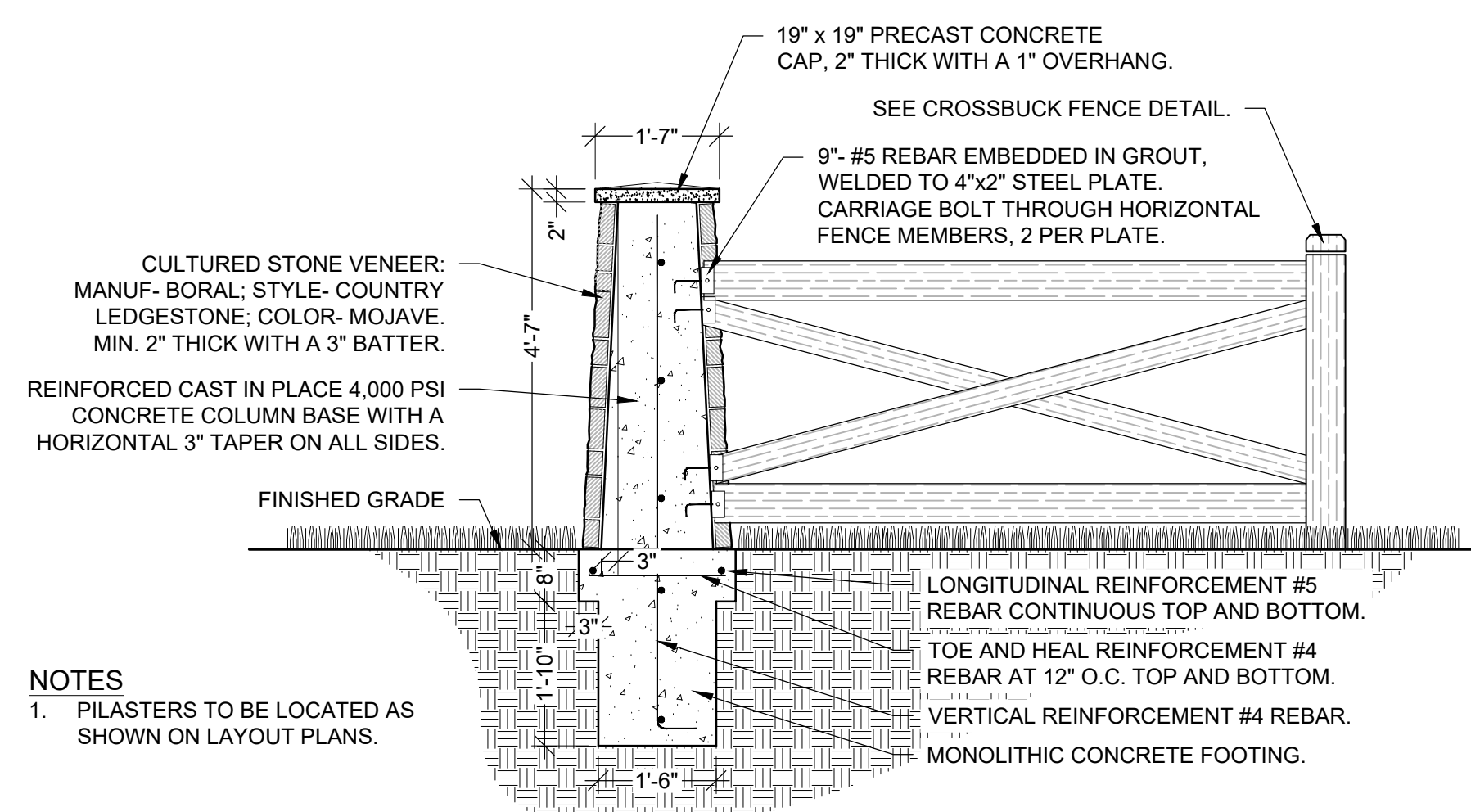


**B TYPICAL BOULDER SEAT IN CRUSHER FINES**  
SCALE: NTS



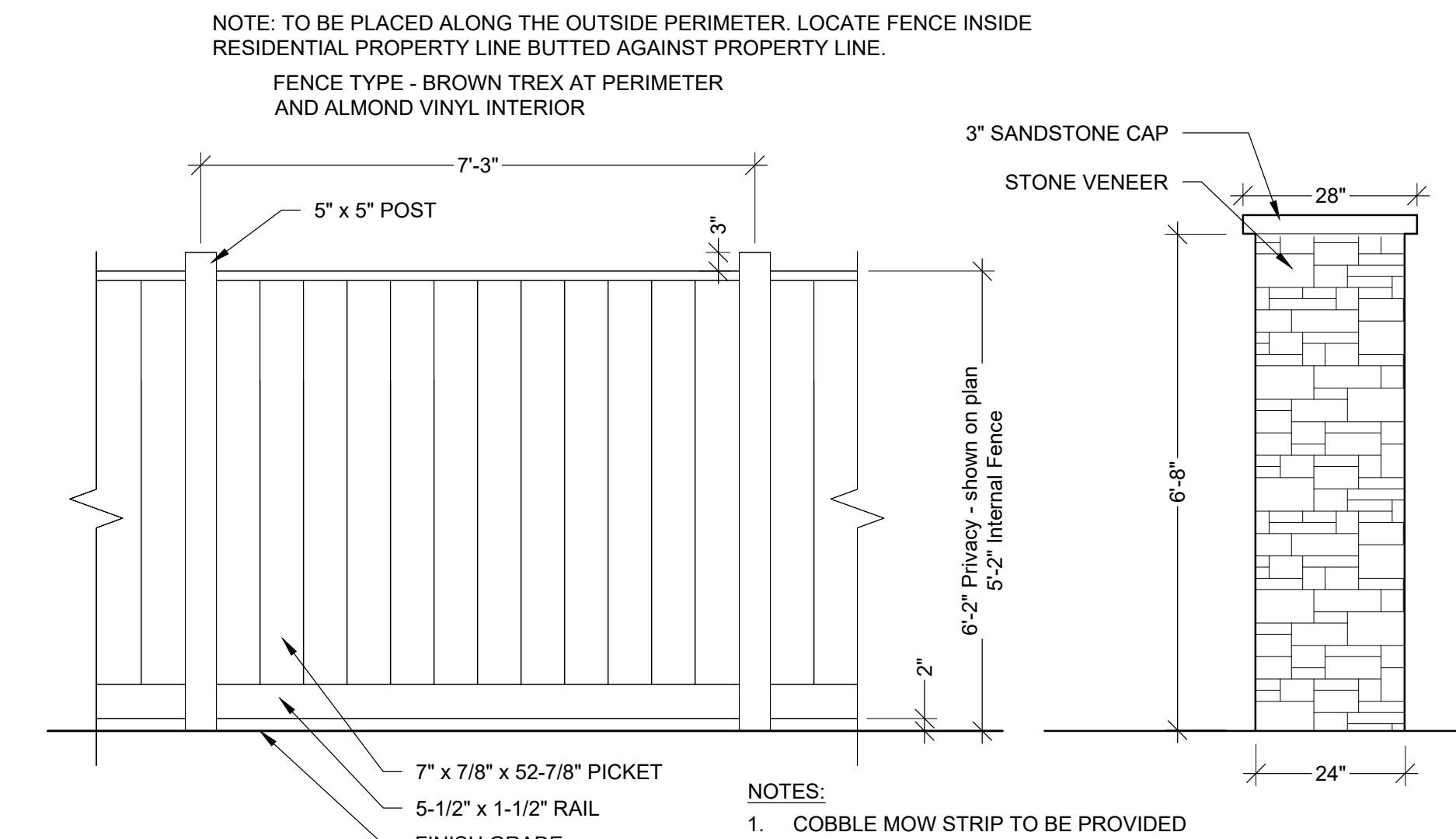
- NOTES:**
1. ALL CEDAR STOCK IS FULL DIMENSIONAL, NUMBER 1 QUALITY, ROUGH 4 SIDES.
  2. APPLY MESSMERS' UV PLUS 'NATURAL' STAIN TO ALL SURFACES.
  3. COBBLE MOW STRIP TO BE PROVIDED FOR ALL FENCES ADJACENT TO COMMON OPEN SPACE TRACTS.

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



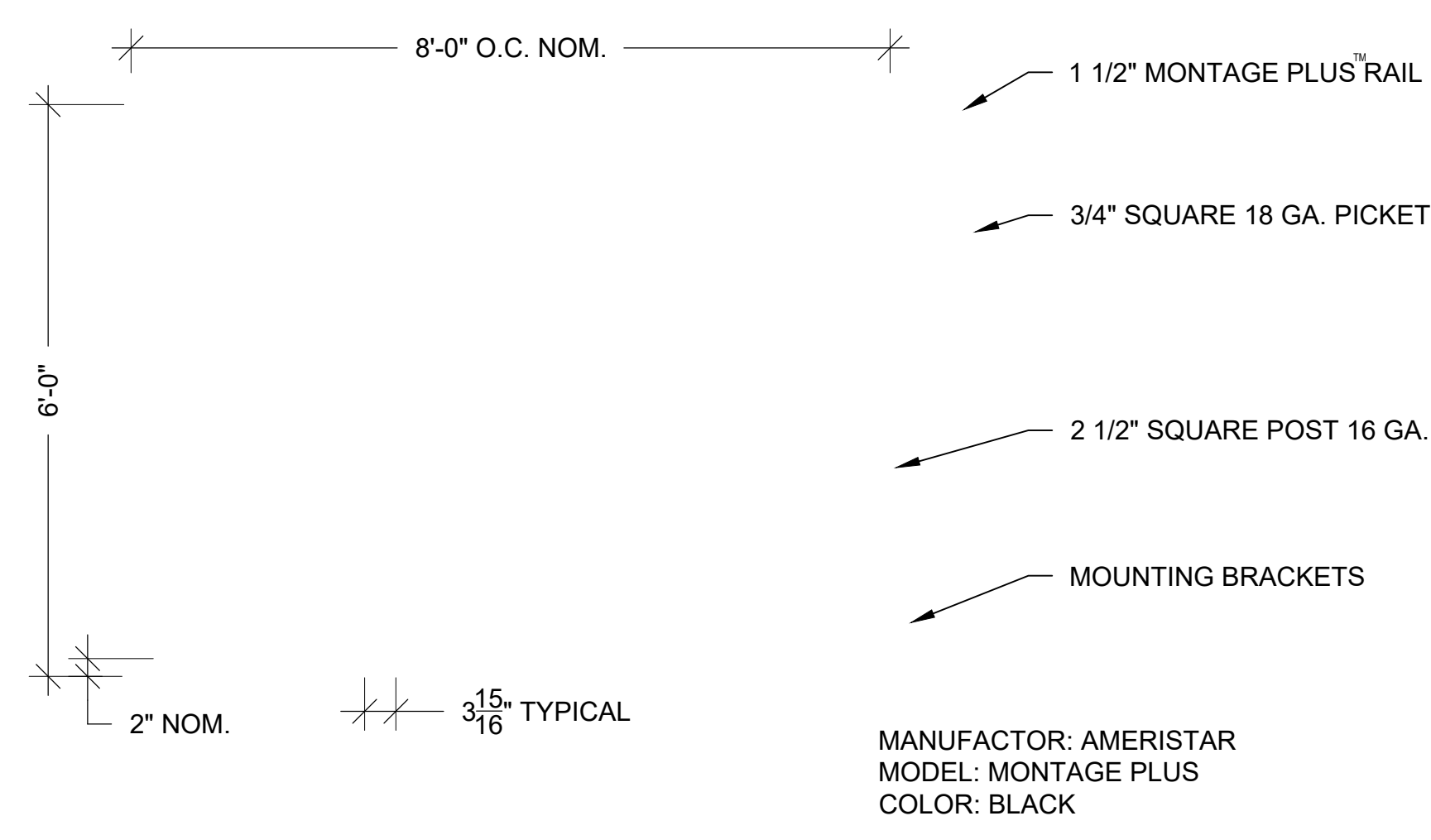
- NOTES:**
1. PILASTERS TO BE LOCATED AS SHOWN ON LAYOUT PLANS.

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



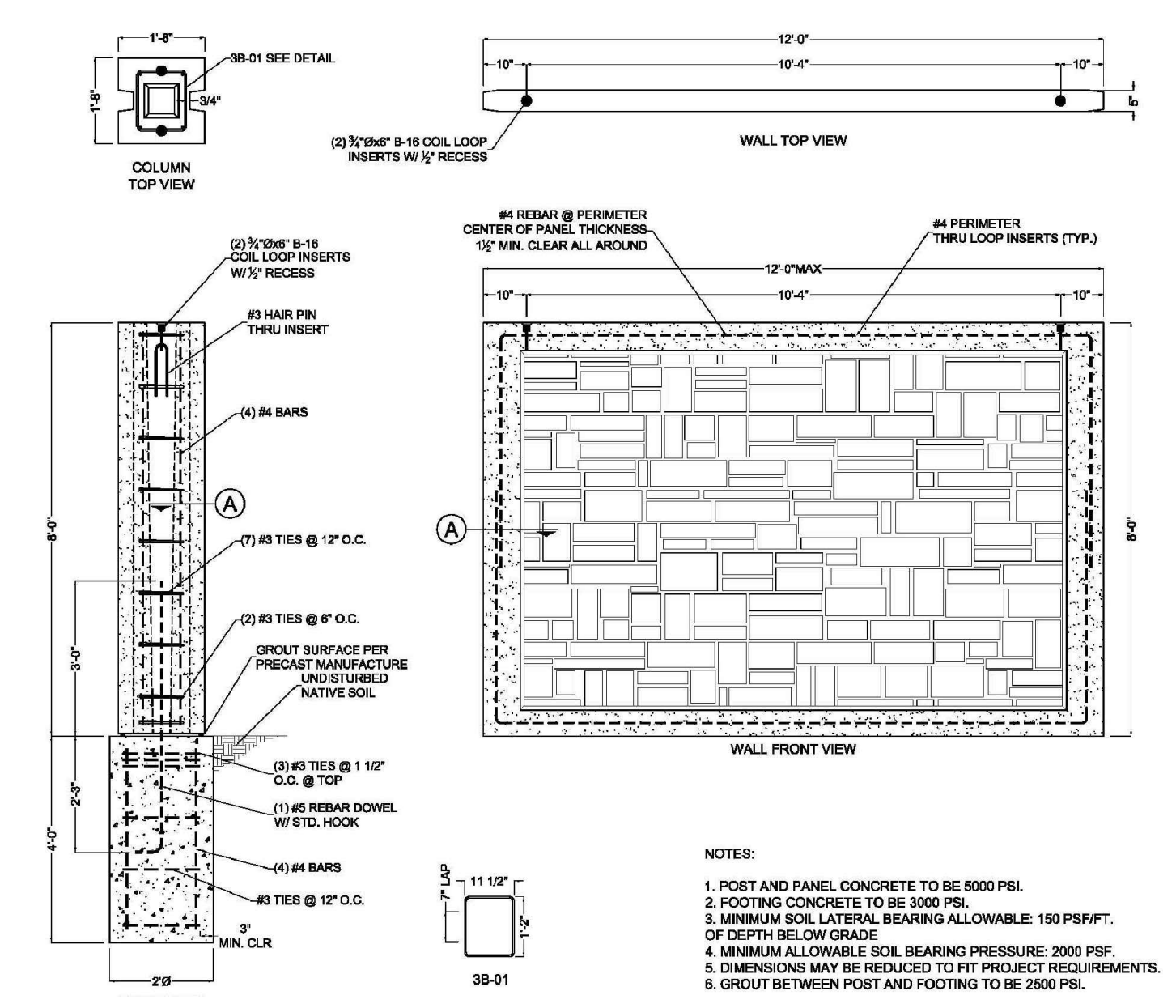
- NOTES:**
1. COBBLE MOW STRIP TO BE PROVIDED FOR ALL FENCES ADJACENT TO COMMON OPEN SPACE TRACTS.

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



MANUFACTURER: AMERISTAR  
MODEL: MONTAGE PLUS  
COLOR: BLACK

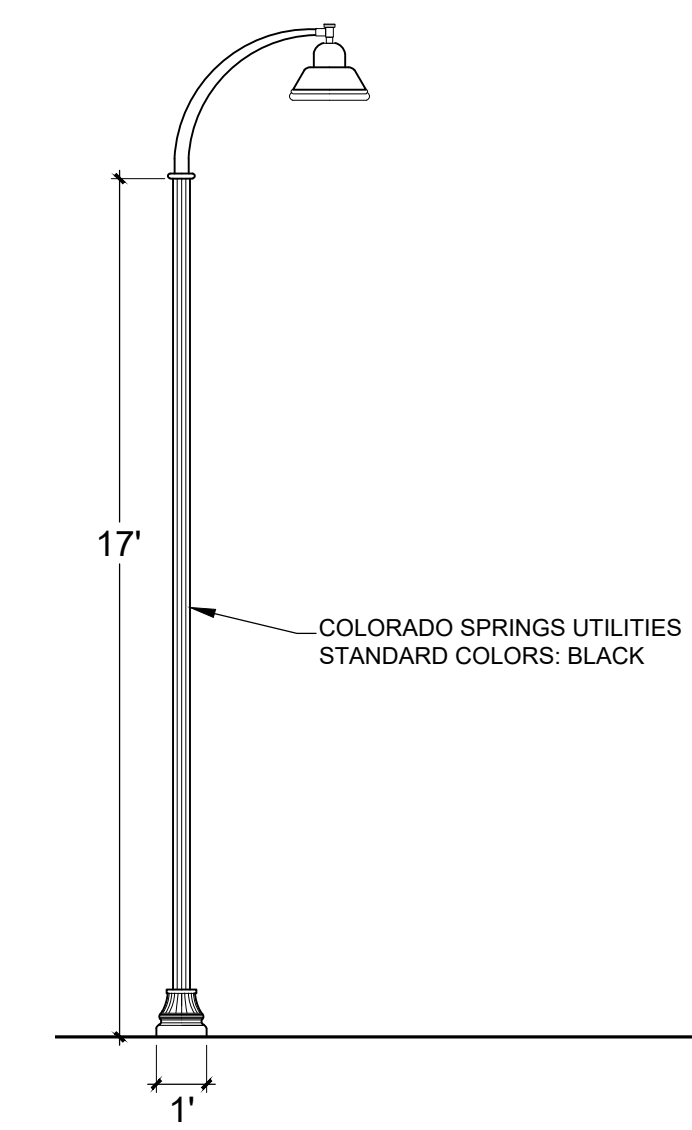
**F PRIVACY FENCE & PILASTER B**  
SCALE: 1/2" = 1'-0"



- NOTES:**
1. POST AND PANEL CONCRETE TO BE 8000 PSI.
  2. FOOTING CONCRETE TO BE 3000 PSI.
  3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE.
  4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
  5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
  6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

**G PRIVACY & SOUND WALL**  
SCALE: NTS

- NOTES:**
1. COBBLE MOW STRIP TO BE PROVIDED FOR ALL FENCES ADJACENT TO COMMON OPEN SPACE TRACTS.



**I LIGHT FIXTURE**  
SCALE: NTS



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**BANNING LEWIS RANCH**  
VILLAGE A - FILINGS 50, 51, 52, 53, 54, 55 & 56  
PUD DEVELOPMENT PLAN

1st Submittal	03/23/21
---------------	----------

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

**SITE DETAILS**

p:\2020\201057\_bv\_village a1\_dpi1\_drawings\c\_planning\1\_sheets\201057\_civ\_details.dwg 3/23/2021 11:41 AM



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PROJECT NAME

BANNING LEWIS RANCH  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

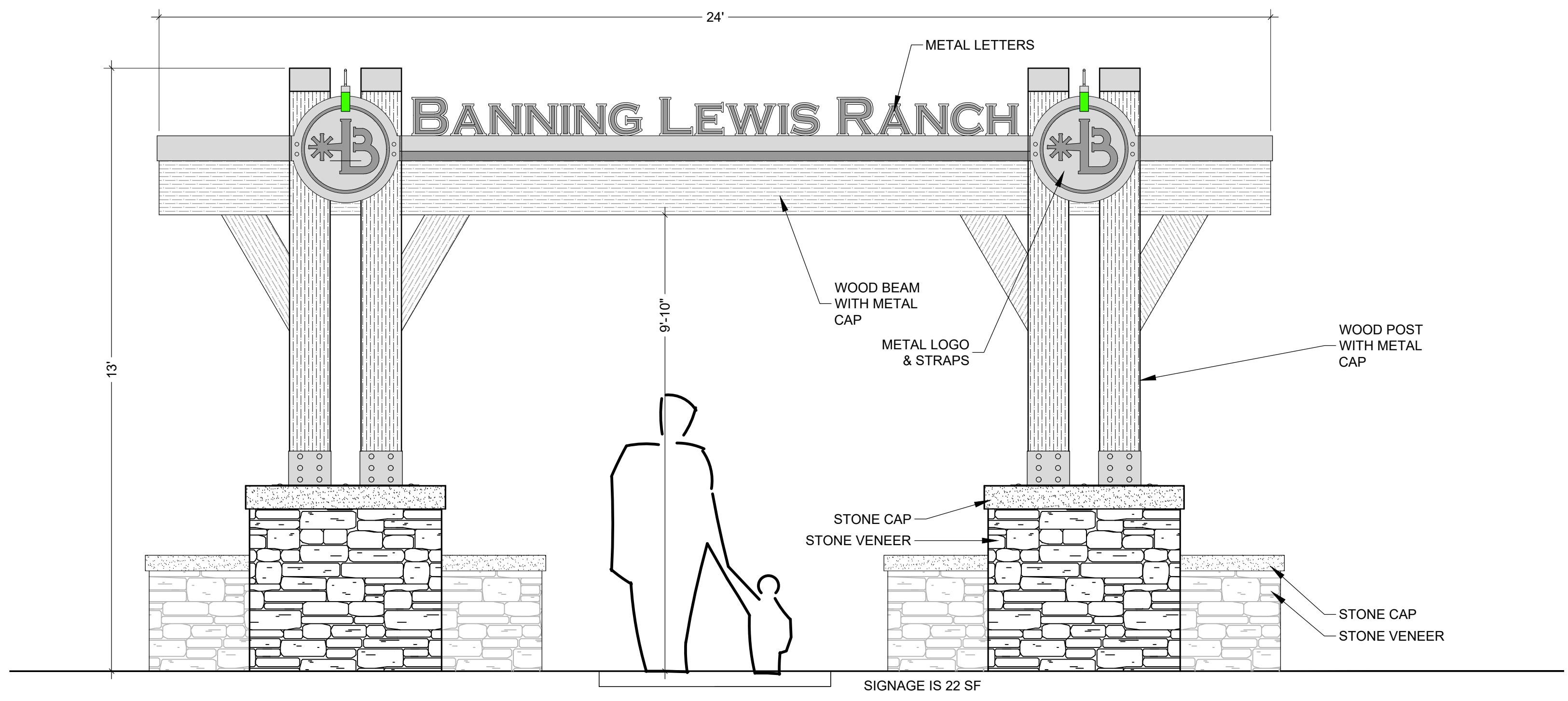
SHEET TITLE

SITE DETAILS

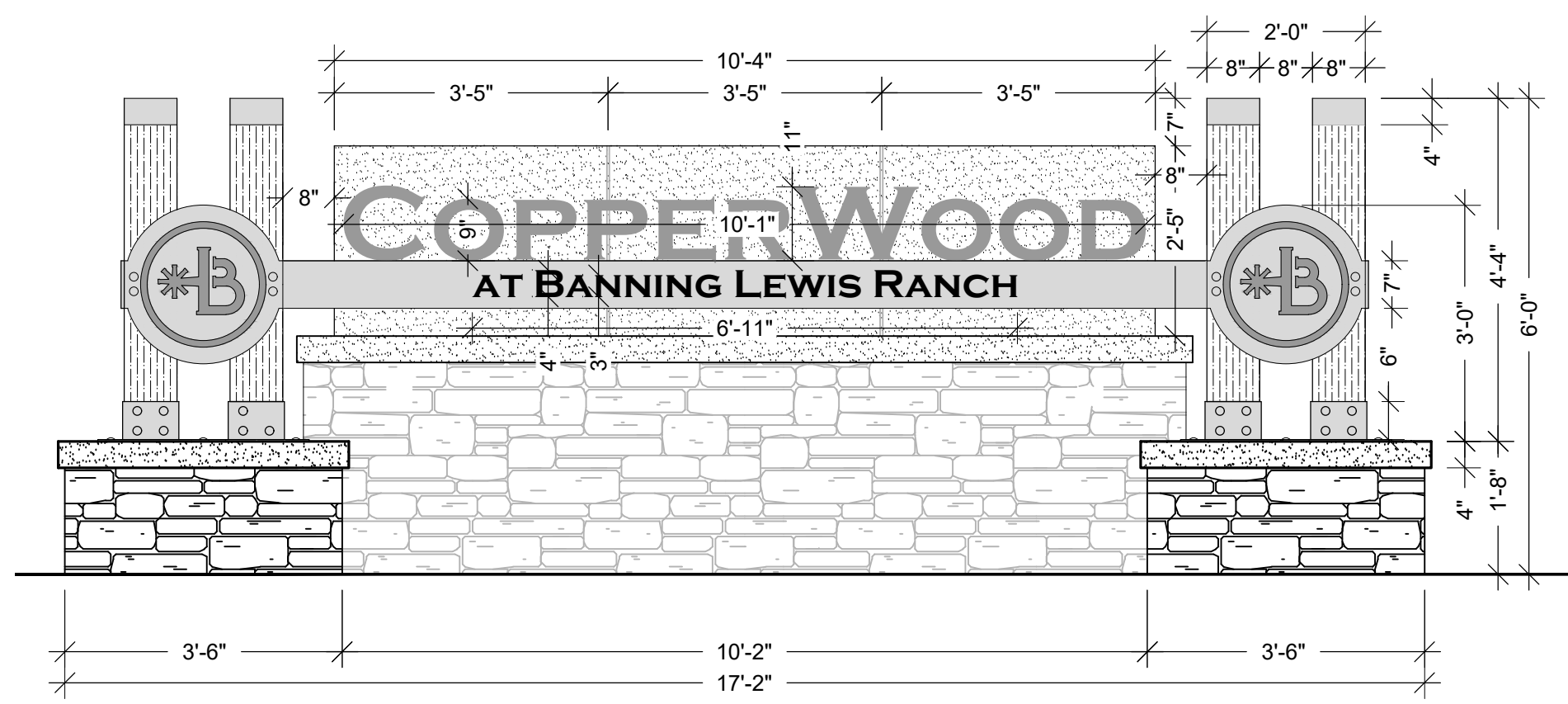
AR PUD 20-XXXX  
SHEET NUMBER

L2.02  
SHEET 26 OF 63

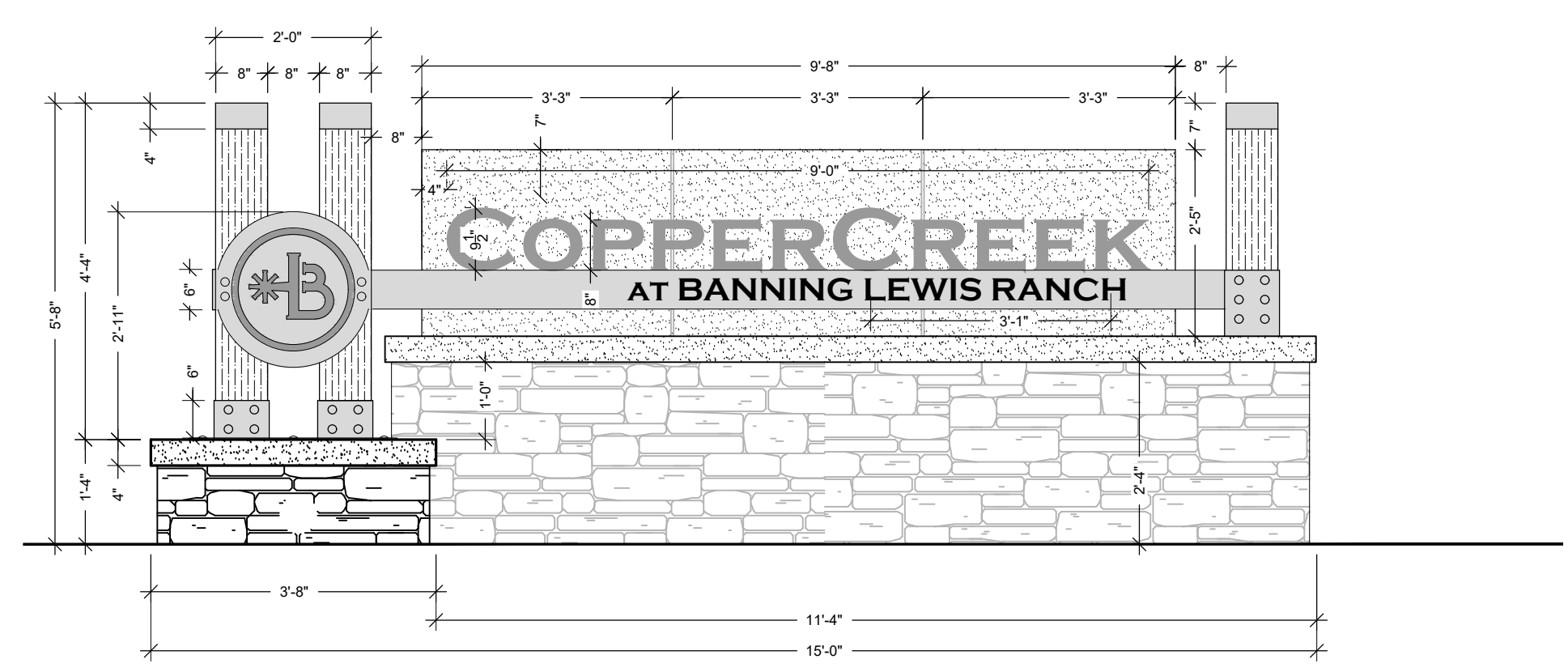
**NOTE:**  
SIGNAGE NOT APPROVED BY THIS PLAN. REFERENCE  
APPROVED CSP FOR APPROVED SIGNAGE LOCATIONS  
AND ELEVATIONS.



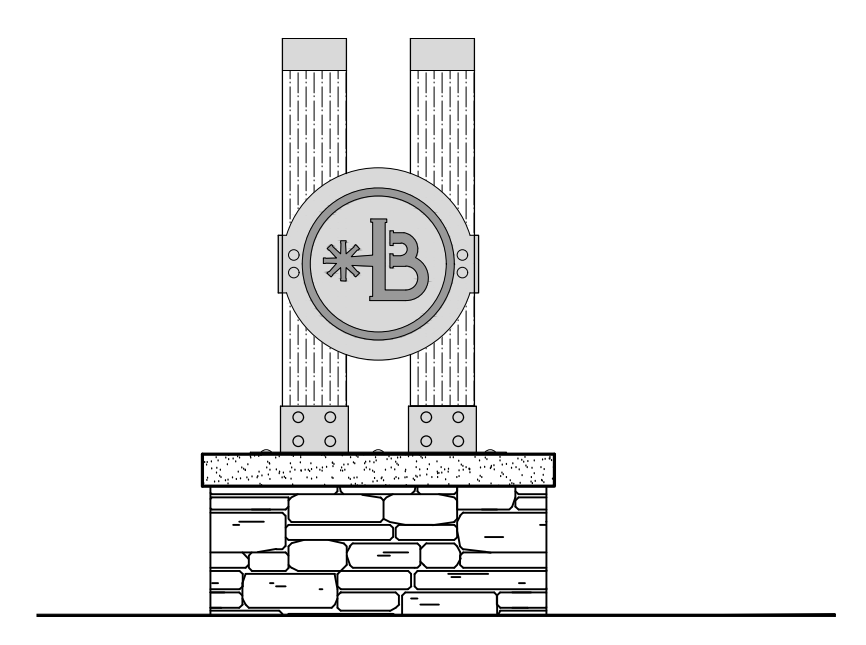
**H** COMMUNITY MONUMENT A  
SCALE: 1/2" = 1'-0"



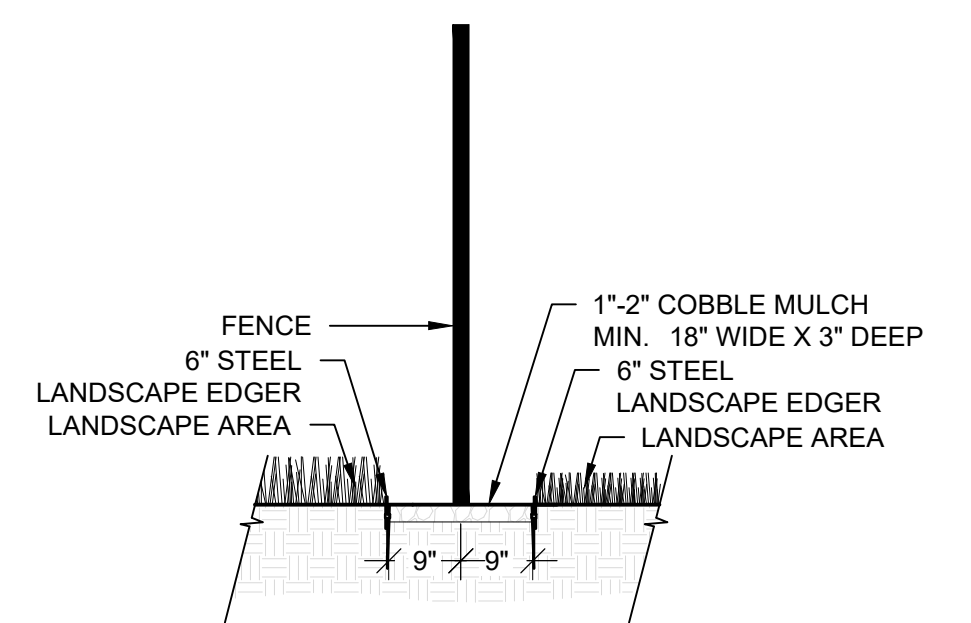
**I** VILLAGE MONUMENT B  
SCALE: 1/2" = 1'-0"



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

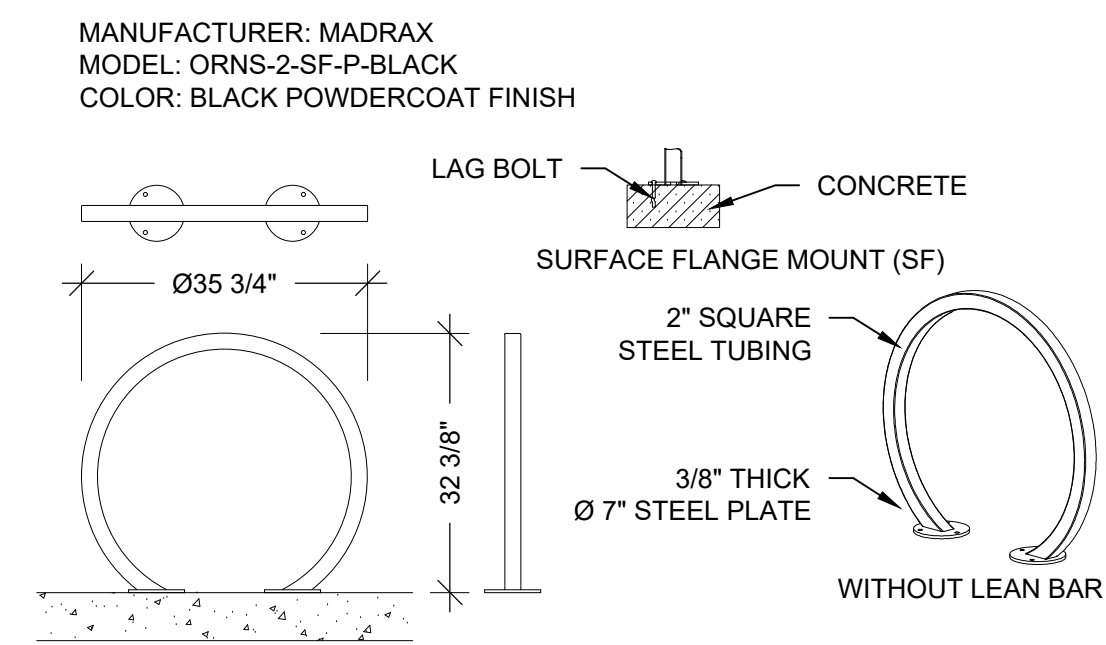


**K** COLUMN MONUMENT D  
SCALE: 1/2" = 1'-0"



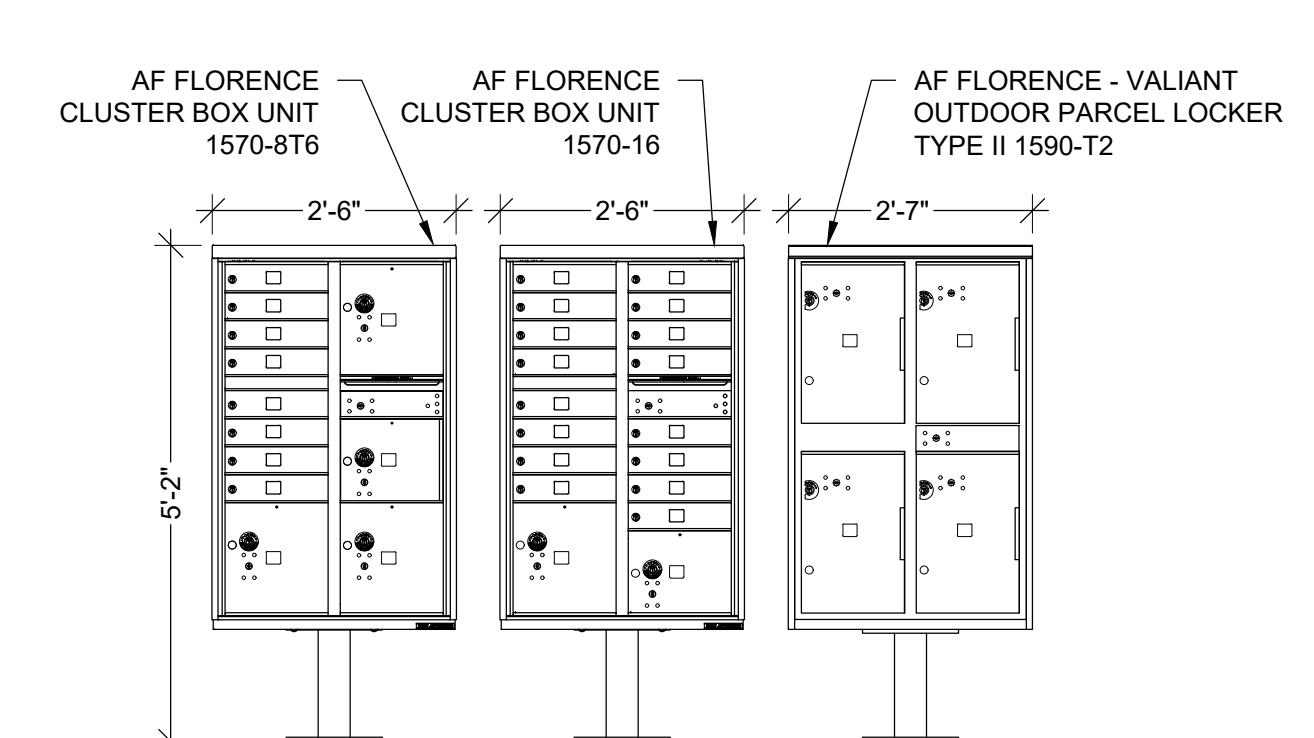
**NOTES:**  
1. COBBLE MOW STRIP TO BE PROVIDED FOR ALL FENCES ADJACENT TO COMMON OPEN SPACE TRACTS.

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

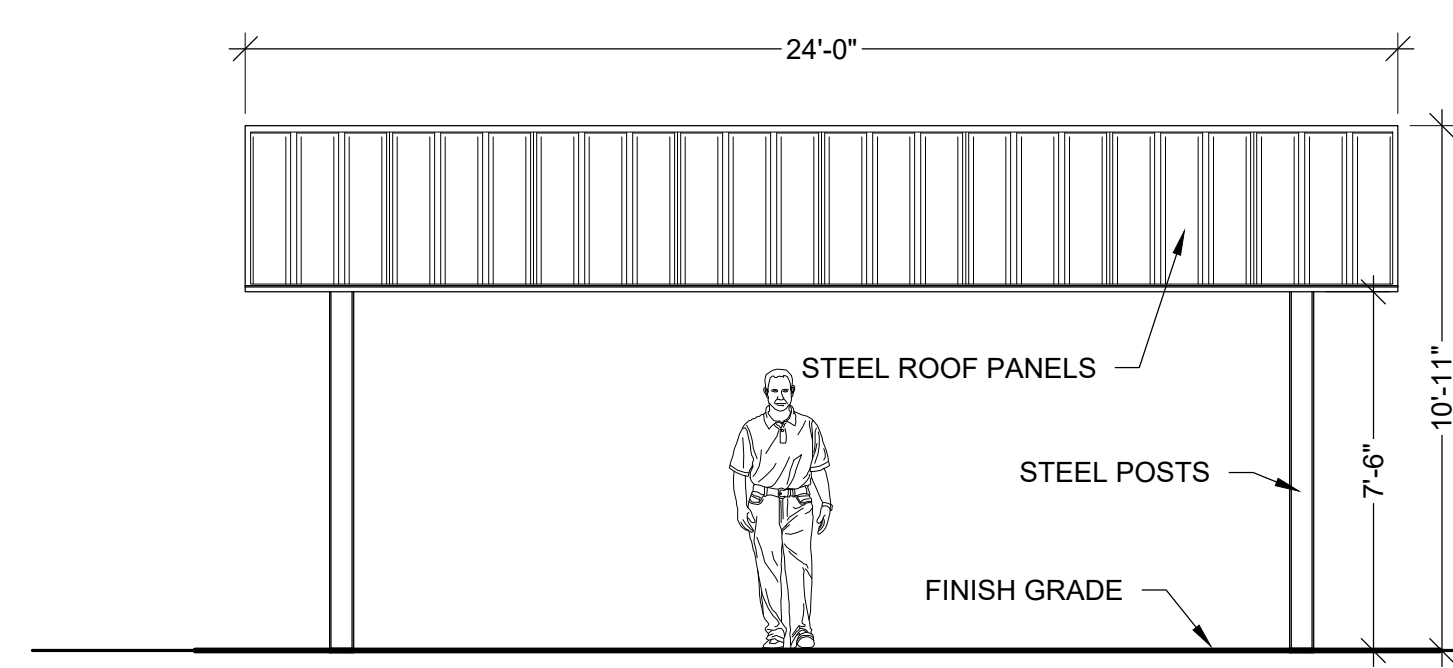


**NOTES:**  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. SURFACE MOUNT

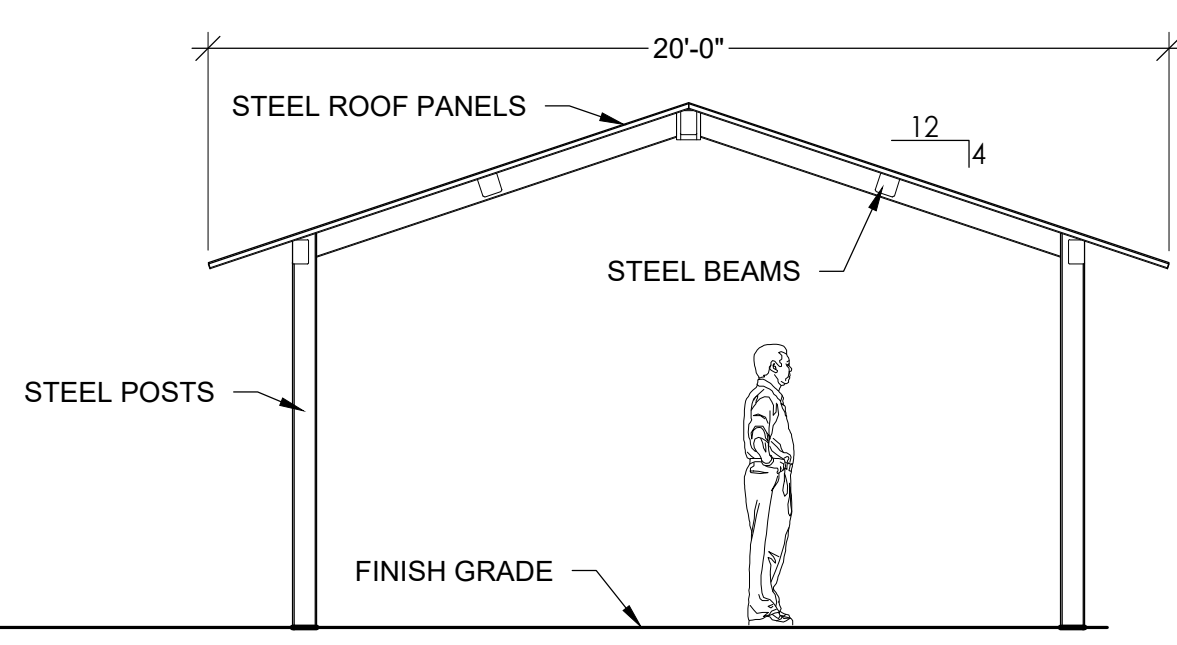
**M** BIKE RACK  
SCALE: 1/2" = 1'-0"



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



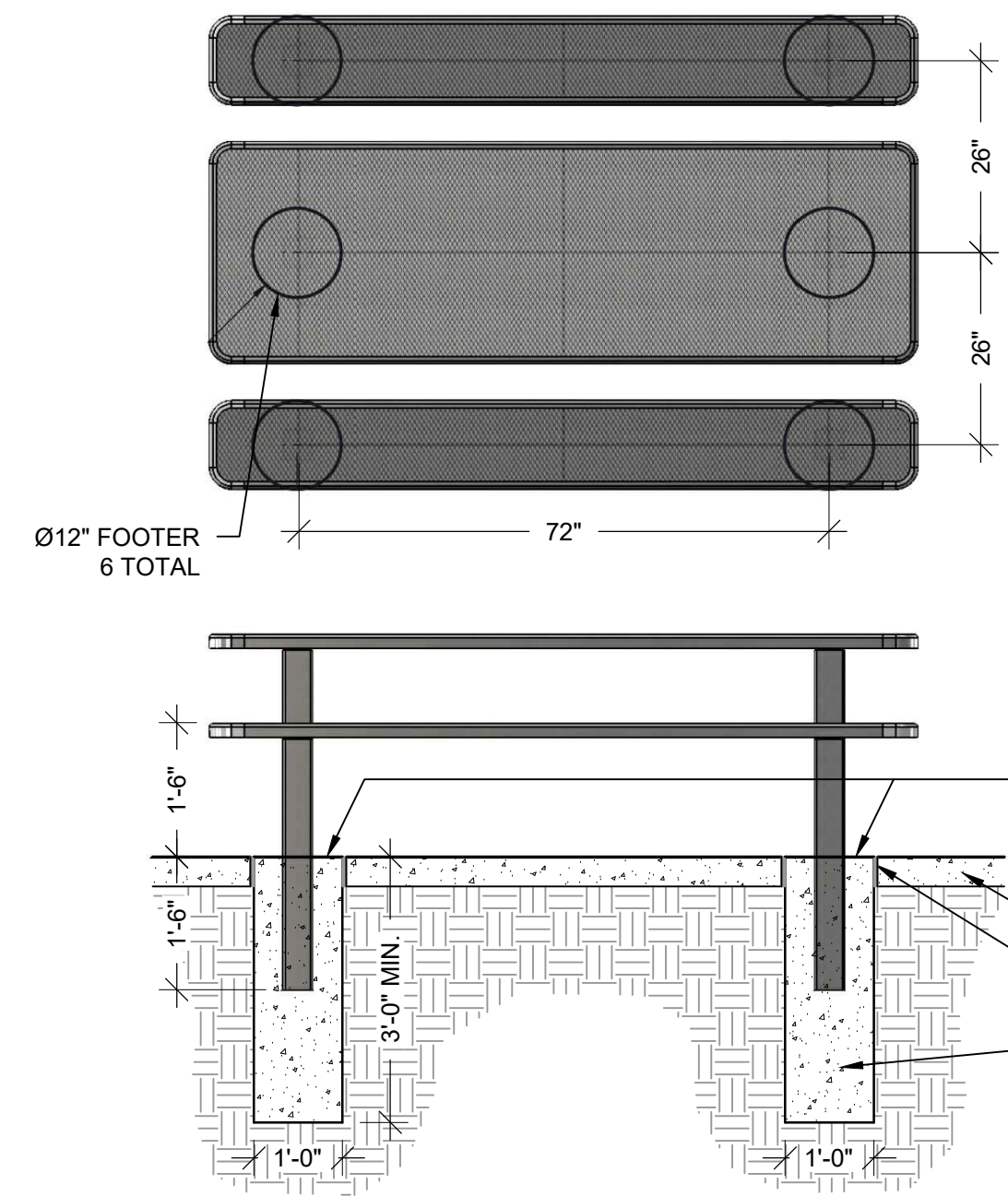
**P** NEIGHBORHOOD PARK PAVILION  
SCALE: 1/4" = 1'-0"



MANUFACTURER: POLIGON STRUCTURES  
MODEL: REK 20X24  
COLOR: TBD

FRONT ELEVATION

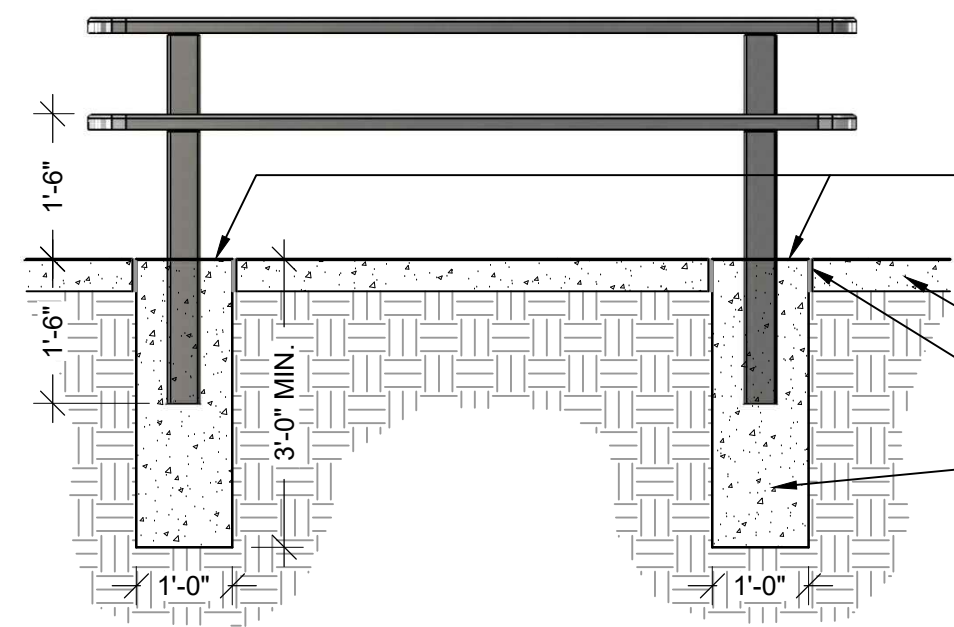
p:\2020\201057\_biv\201057\_biv\201057\_biv\_village a1.dgn:planning\sheet\01057\_af\_details.dwg:3/23/2021 11:41 AM



MANUFACTURER: ULTRA-SITE  
 MODEL NAME: 8' MULTI PEDESTAL TABLE  
 MODEL NUMBER: P349S-V8  
 COLOR: BLACK FRAME, BLUE SEATS/TABLE  
 OPTIONS: IN GROUND MOUNT, DIAMOND PATTERN  
 QUANTITY: 6

**NOTES**

1. INSTALL TABLE PER MANUFACTURER'S RECOMMENDATIONS.
2. EACH TABLE TO HAVE A 4" THICK CONCRETE SLAB SURROUND.
3. FOOTING DEPTHS PER GEOTECHNICAL REPORT.
4. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL LOCATIONS PRIOR TO INSTALLATION.
5. CONCRETE SLAB TO BE PITCHED AT 1% GRADE IN ONE DIRECTION TO FACILITATE PROPER DRAINAGE.



CONTRACTOR TO FINISH TOP OF FOOTING  
 COMPARABLE TO SURROUNDING  
 FLATWORK W/BROOM FINISH

4" THICK CONCRETE SLAB  
 1/2" EXPANSION JOINT ALL  
 SIDES OF ALL FOOTERS

CONCRETE FOOTER  
 12" DIA., 36" DEEP MIN.

**Q PICNIC TABLE**  
 SCALE: 1/2" = 1'-0"



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**BANNING LEWIS RANCH  
 VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
 55 & 56  
 PUD DEVELOPMENT PLAN**

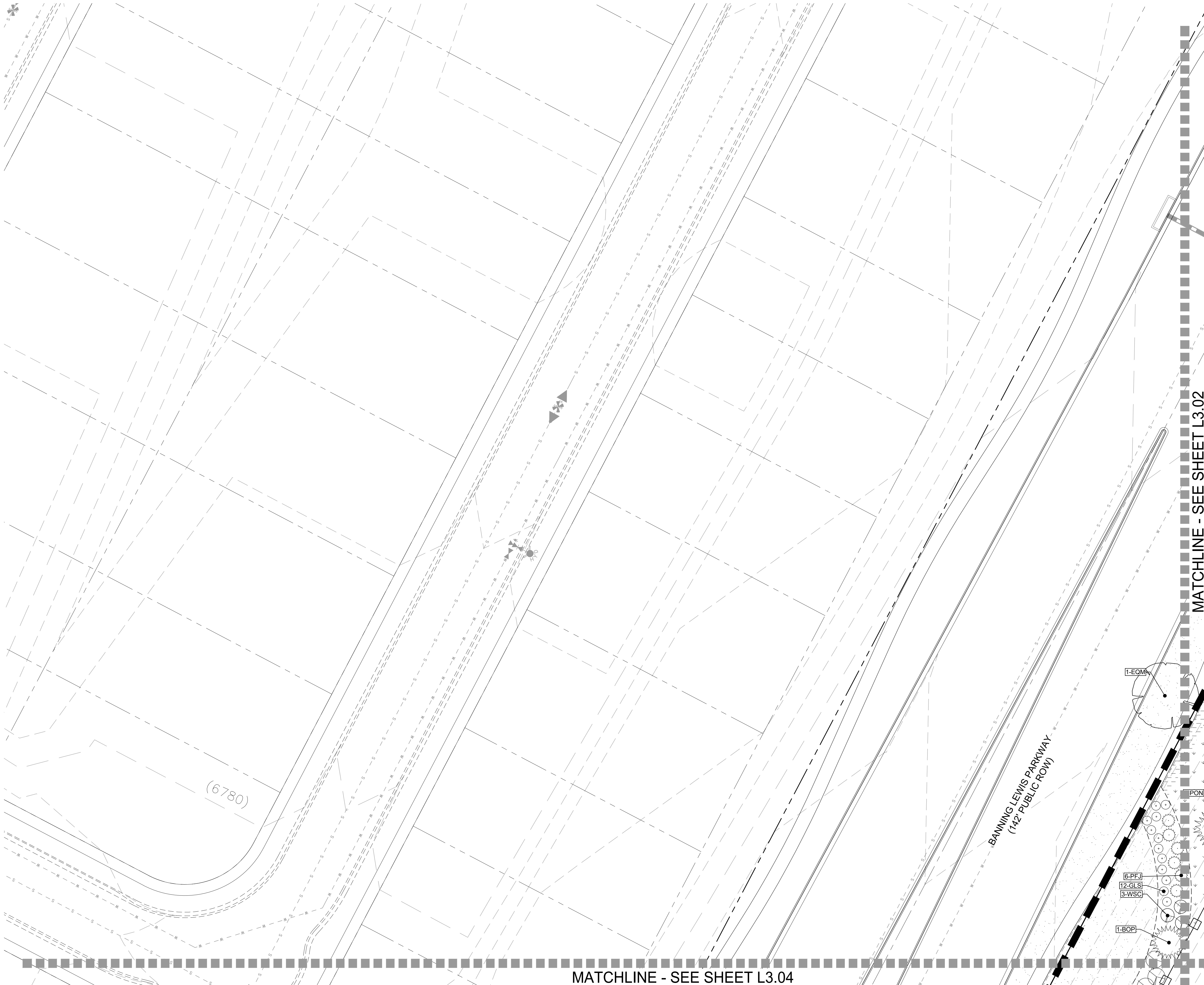
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1st Submittal	03/23/21

PROJECT #: 201057  
 DRAWN BY: TH  
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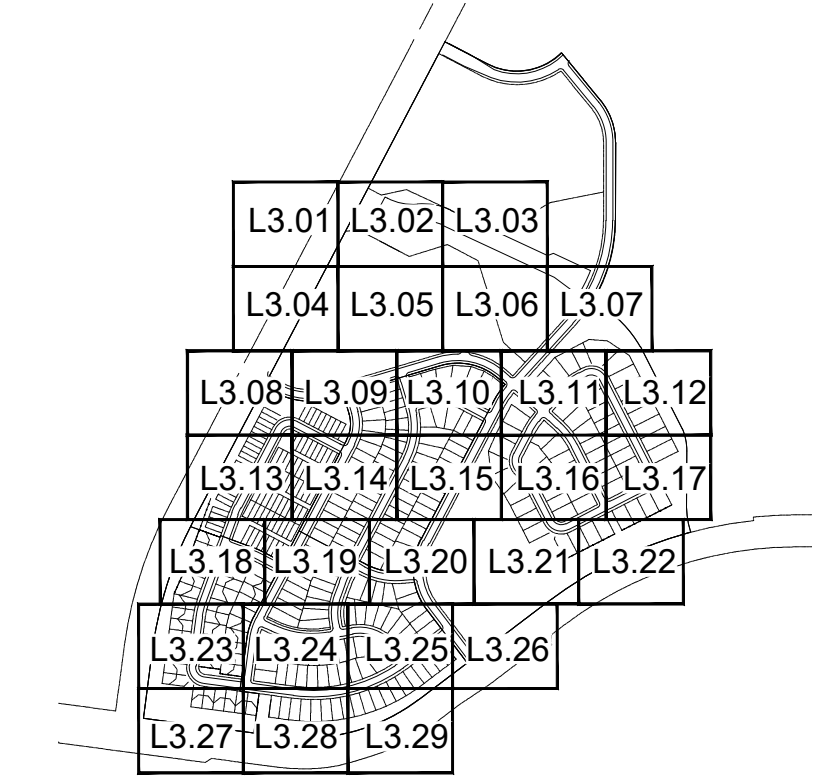
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**SITE DETAILS**



MATCHLINE - SEE SHEET L3.04

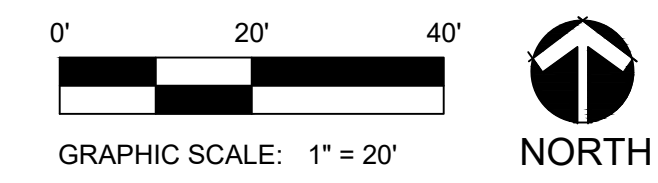
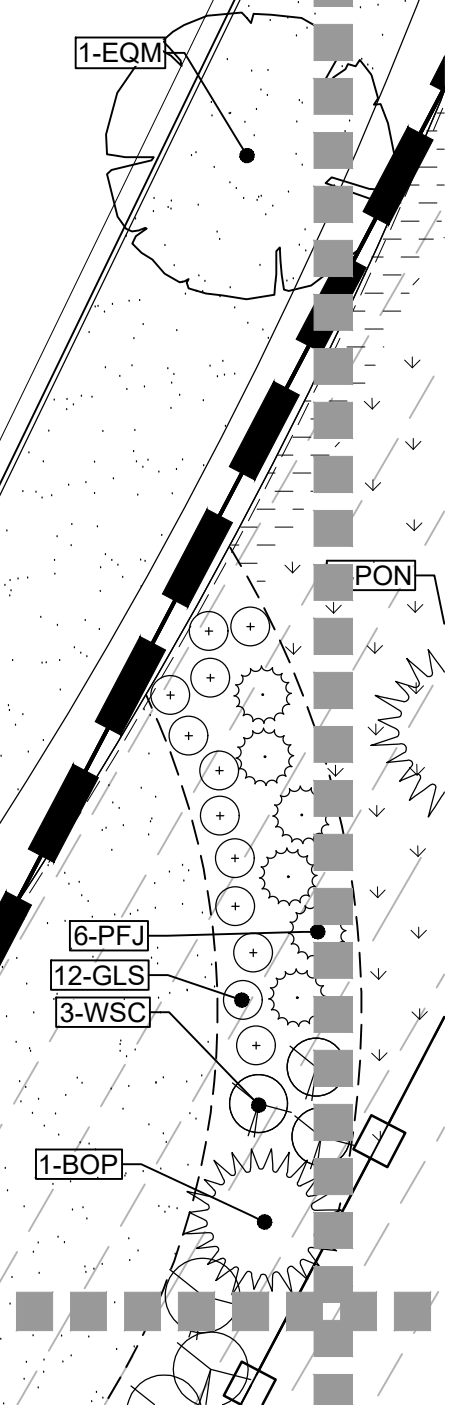
KEY MAP



LEGEND

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

MATCHLINE - SEE SHEET L3.02



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PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

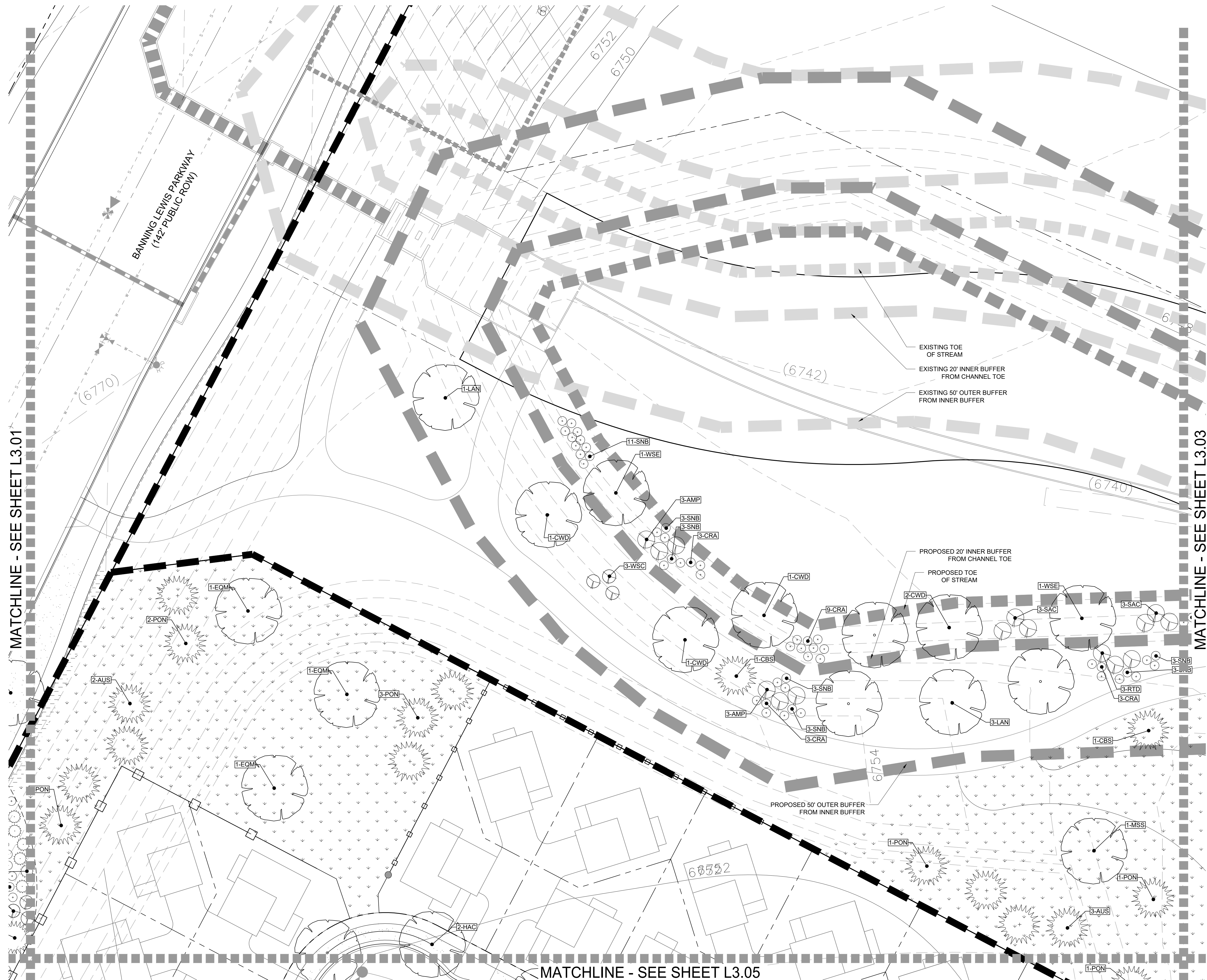
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DRAWN BY: TH  
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SHEET TITLE

**FINAL**  
**LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

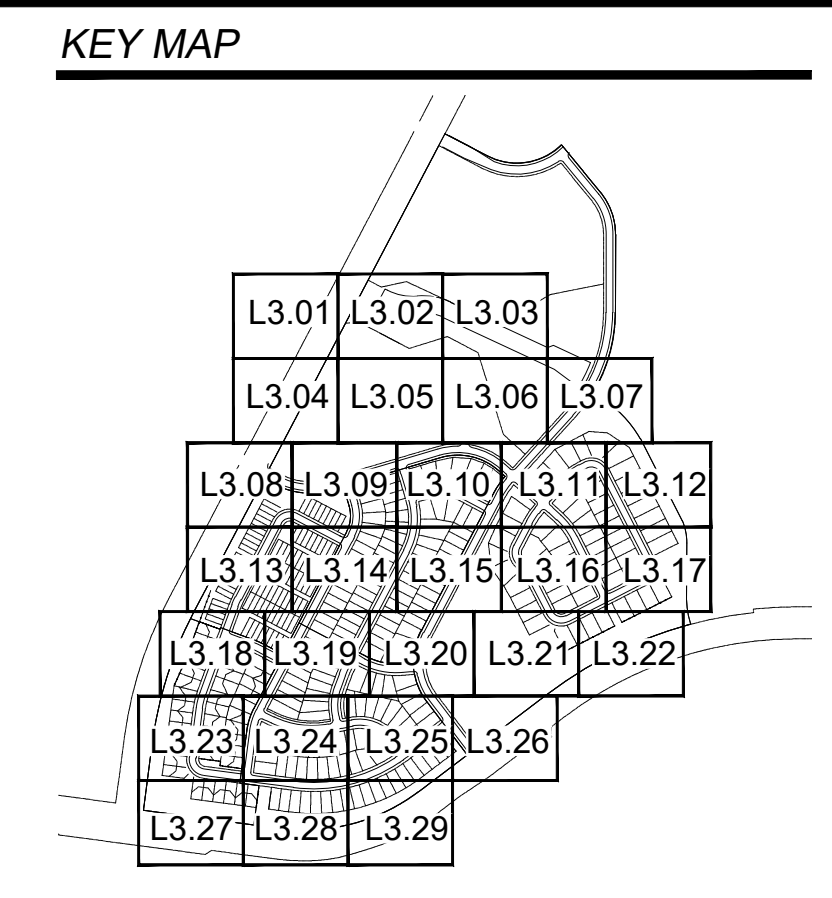
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SHEET 28 OF 63



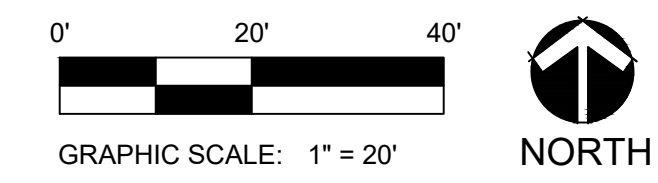
MATCHLINE - SEE SHEET L3.01

MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.05



- LEGEND**
- PROPERTY LINE
  - STREET ROW
  - FILING BOUNDARY
  - BOULDER SEAT
  - CRUSHER FINES
  - NATIVE SEED
  - NATIVE SEED WALKWAY ADJACENT
  - NATIVE SEED BASIN SLOPES
  - NATIVE SEED BASIN BOTTOM
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  - COBBLE MULCH
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  - LANDSCAPE BOULDER
  - TREE-DECIDUOUS
  - TREE-EVERGREEN
  - SHRUB-DECIDUOUS
  - SHRUB-EVERGREEN
  - GRASSES AND PERENNIALS



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PROJECT NAME

# BANNING LEWIS RANCH VILLAGE A - FILINGS 50, 51, 52, 53, 54, 55 & 56 PUD DEVELOPMENT PLAN

ISSUE RECORD

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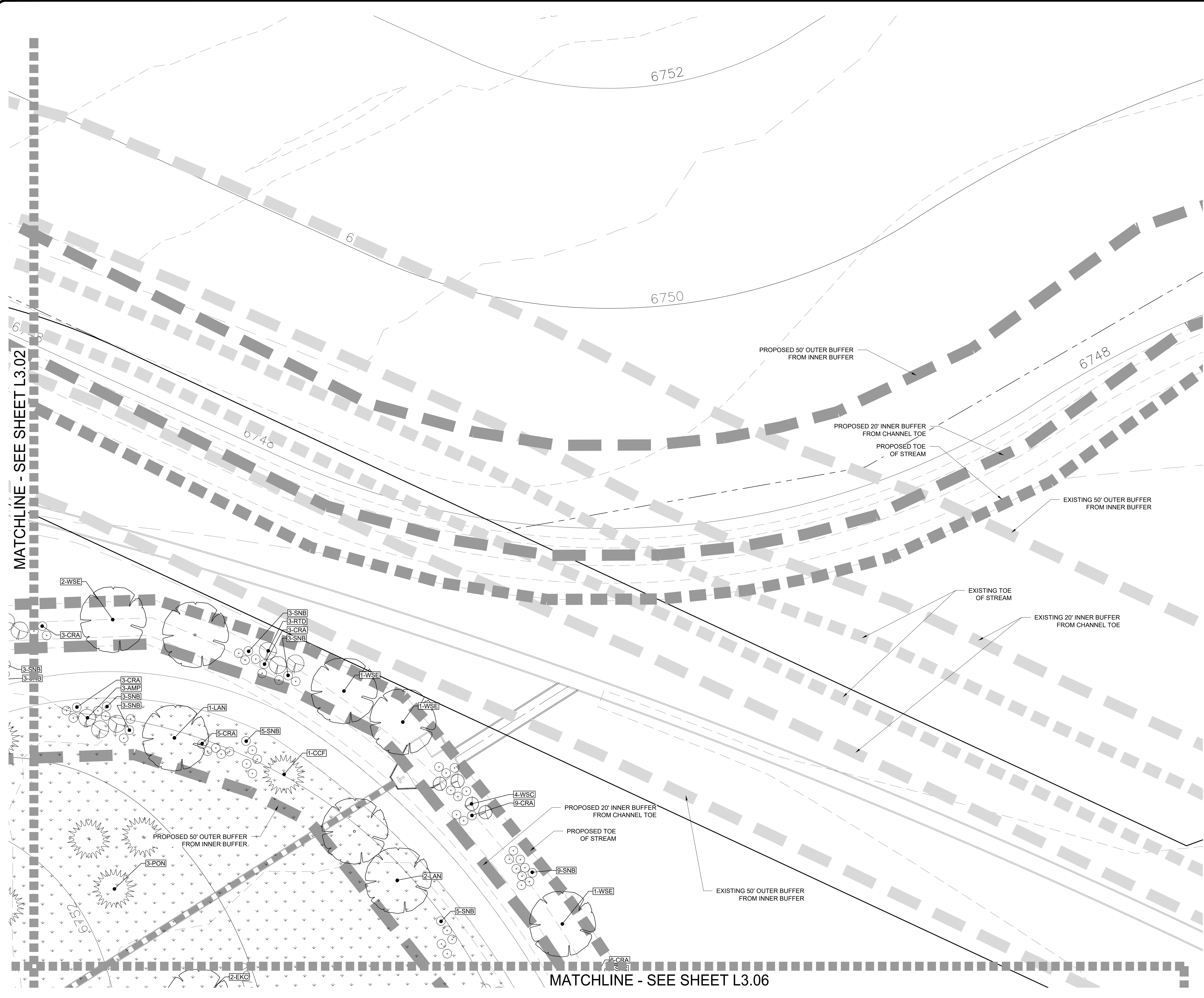
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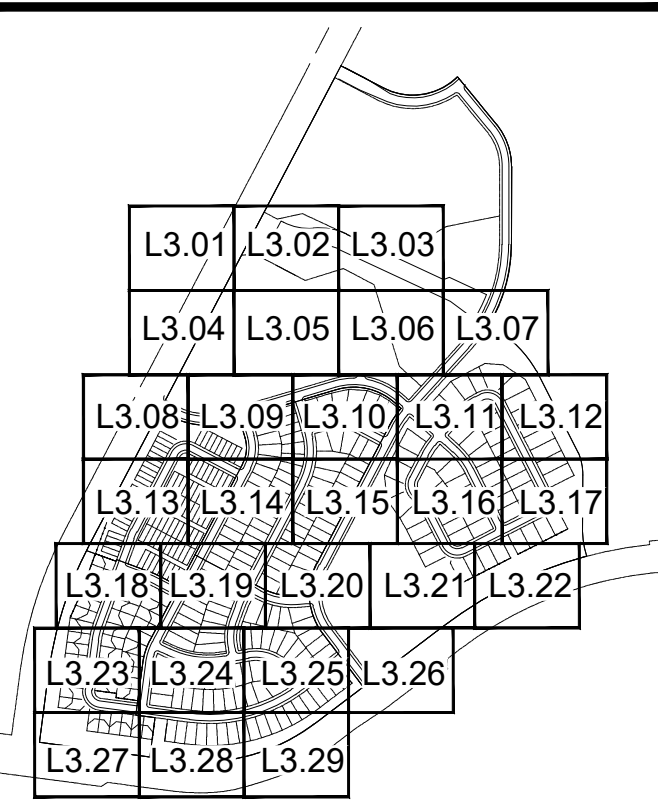
## FINAL LANDSCAPE PLAN

AR PUD 20-XXXXX SHEET NUMBER

L3.02 SHEET 29 OF 63



**KEY MAP**



**LEGEND**

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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- GRASSES AND PERENNIALS

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PROJECT NAME

**BANNING LEWIS RANCH**  
**VILLAGE A - FILINGS 50, 51, 52, 53, 54, 55 & 56**  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

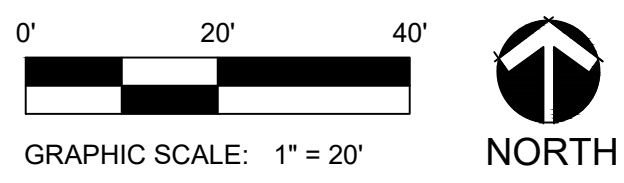
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DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**FINAL**  
**LANDSCAPE PLAN**

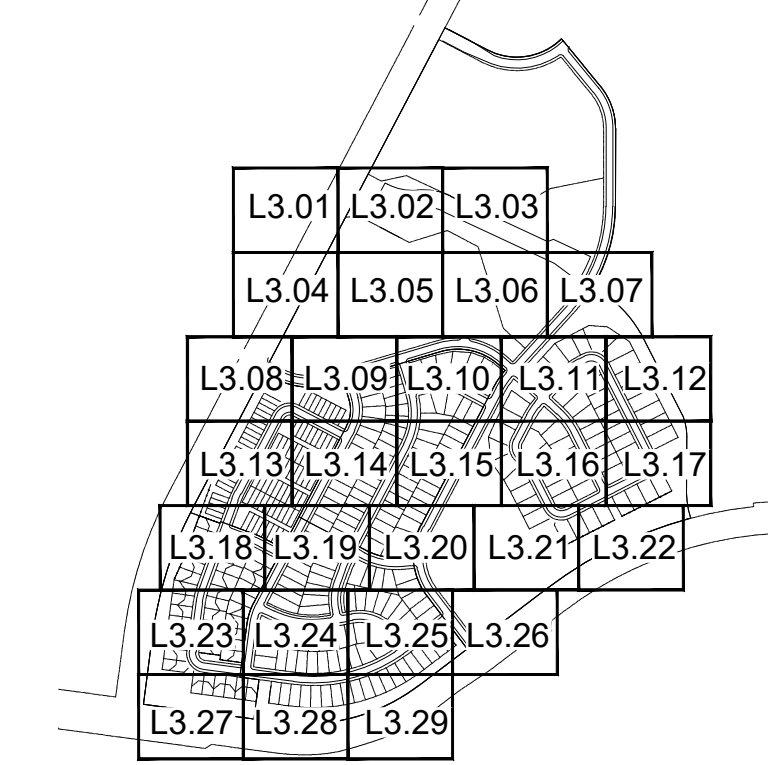
AR PUD 20-XXXXX  
SHEET NUMBER

**L3.03**  
SHEET 30 OF 63



MATCHLINE - SEE SHEET L3.08

KEY MAP



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**55 & 56**  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

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PROJECT #: 201057

DRAWN BY: TH

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SHEET TITLE

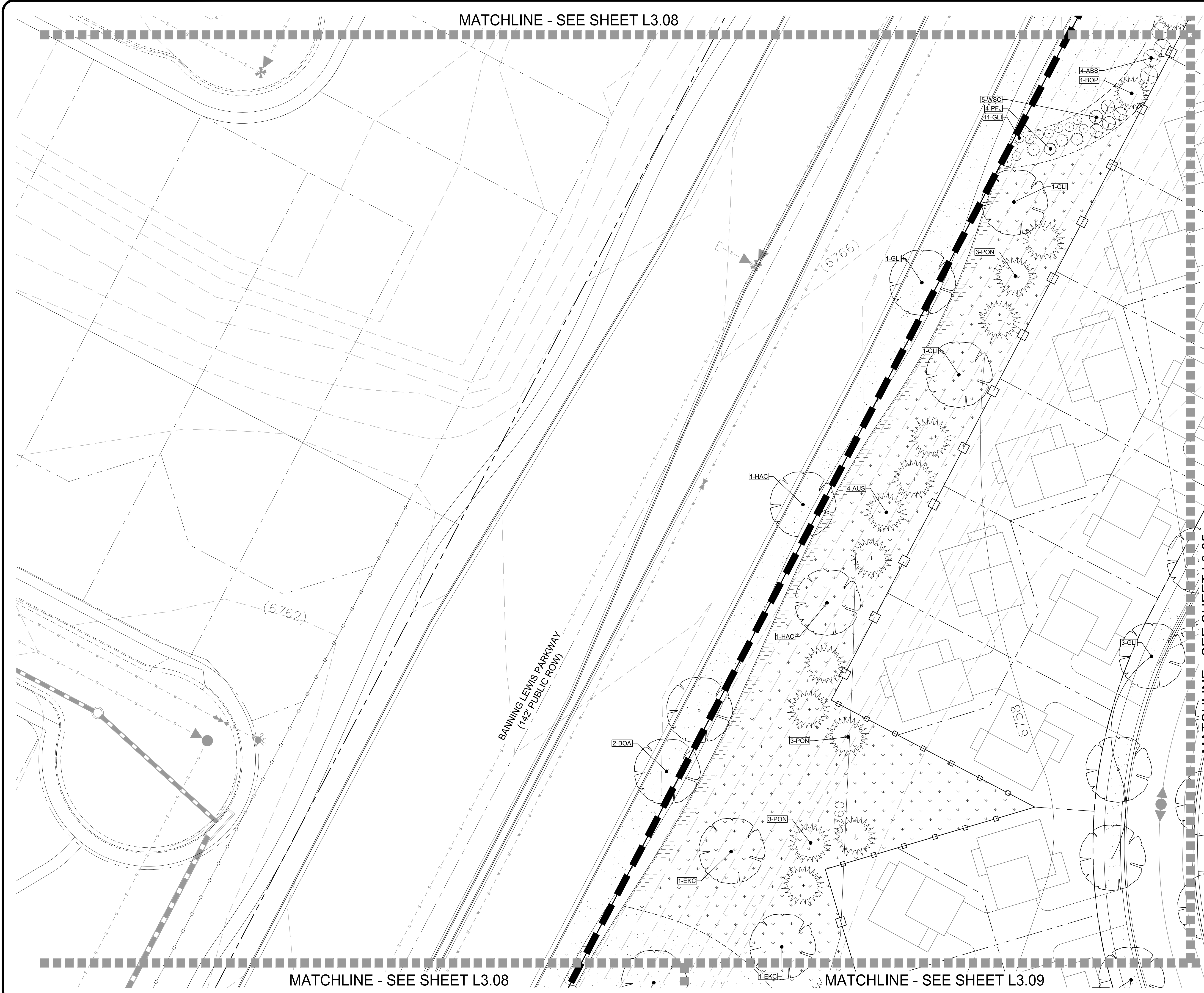
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**LANDSCAPE PLAN**

AR PUD 20-XXXXX

SHEET NUMBER

**L3.04**

SHEET 31 OF 63



LEGEND

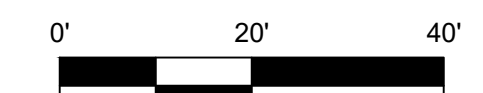
- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS

MATCHLINE - SEE SHEET L3.05

BANNING LEWIS PARWAY  
(12' PUBLIC ROW)

MATCHLINE - SEE SHEET L3.08

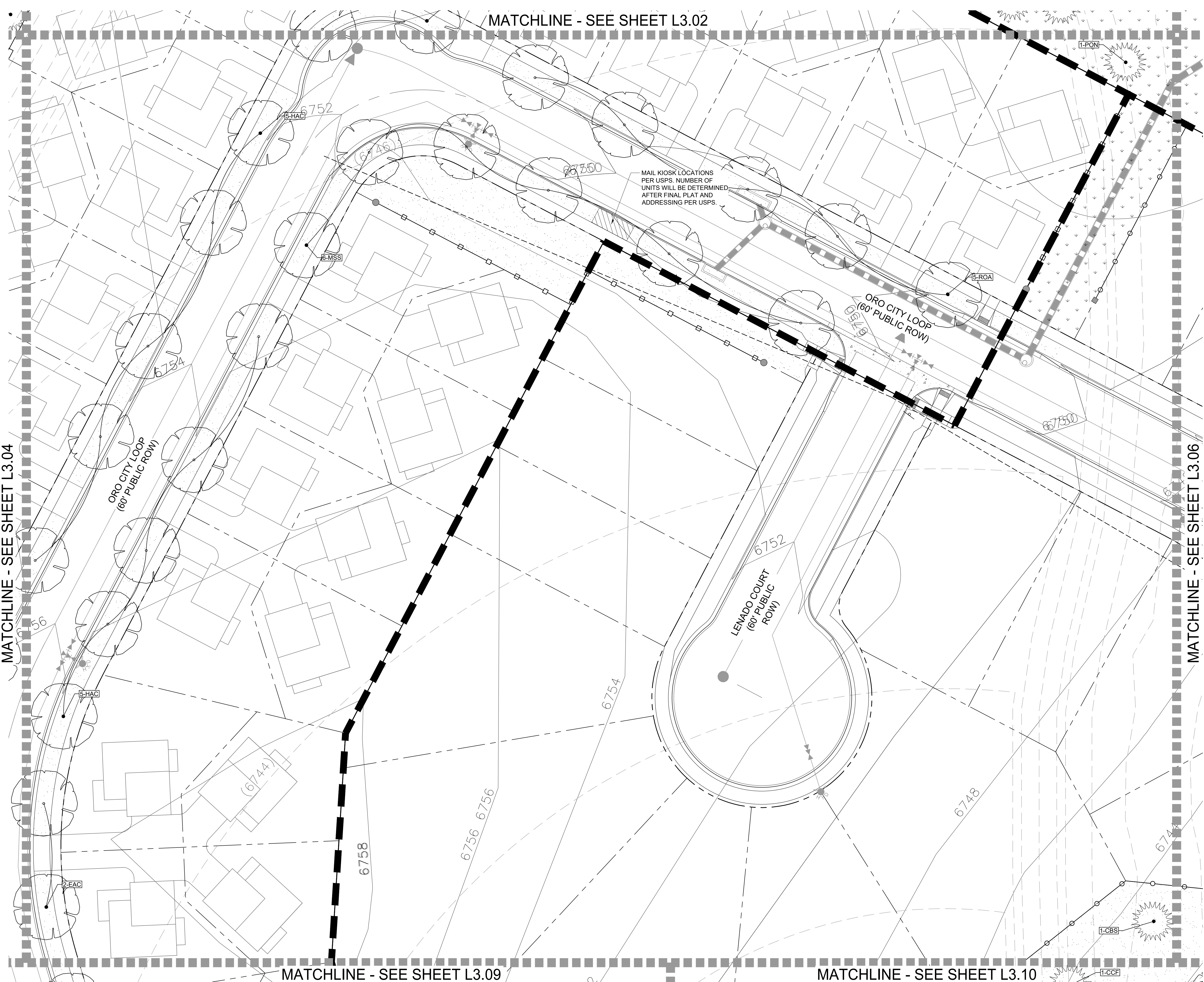
MATCHLINE - SEE SHEET L3.09



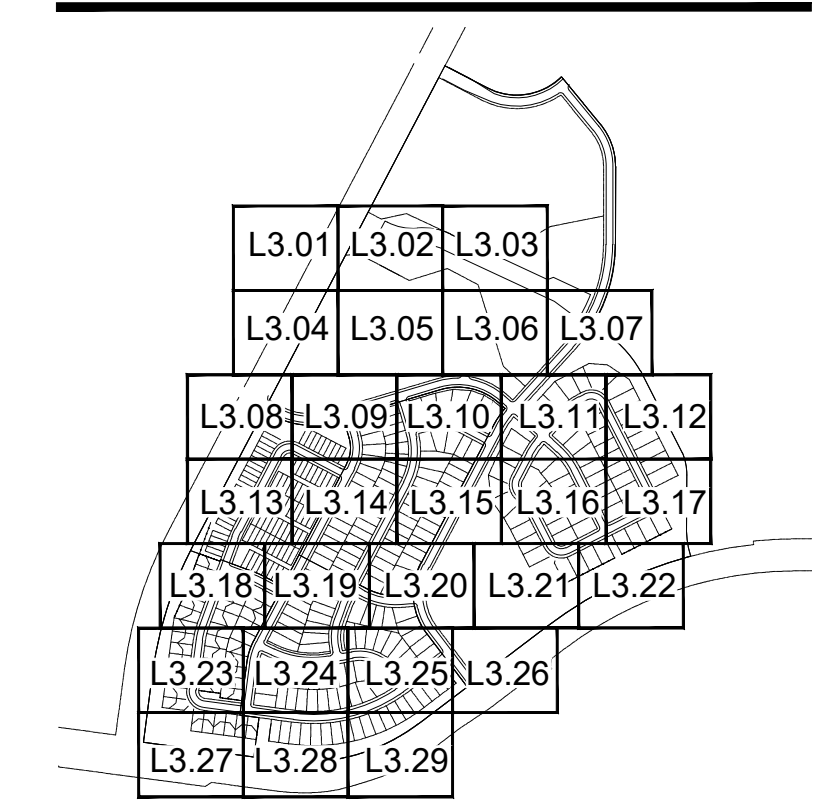
GRAPHIC SCALE: 1" = 20'



NORTH



KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
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- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS

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PROJECT NAME

**BANNING LEWIS RANCH**  
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**PUD DEVELOPMENT PLAN**

ISSUE RECORD

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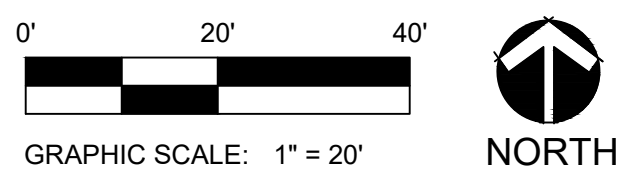
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SHEET TITLE

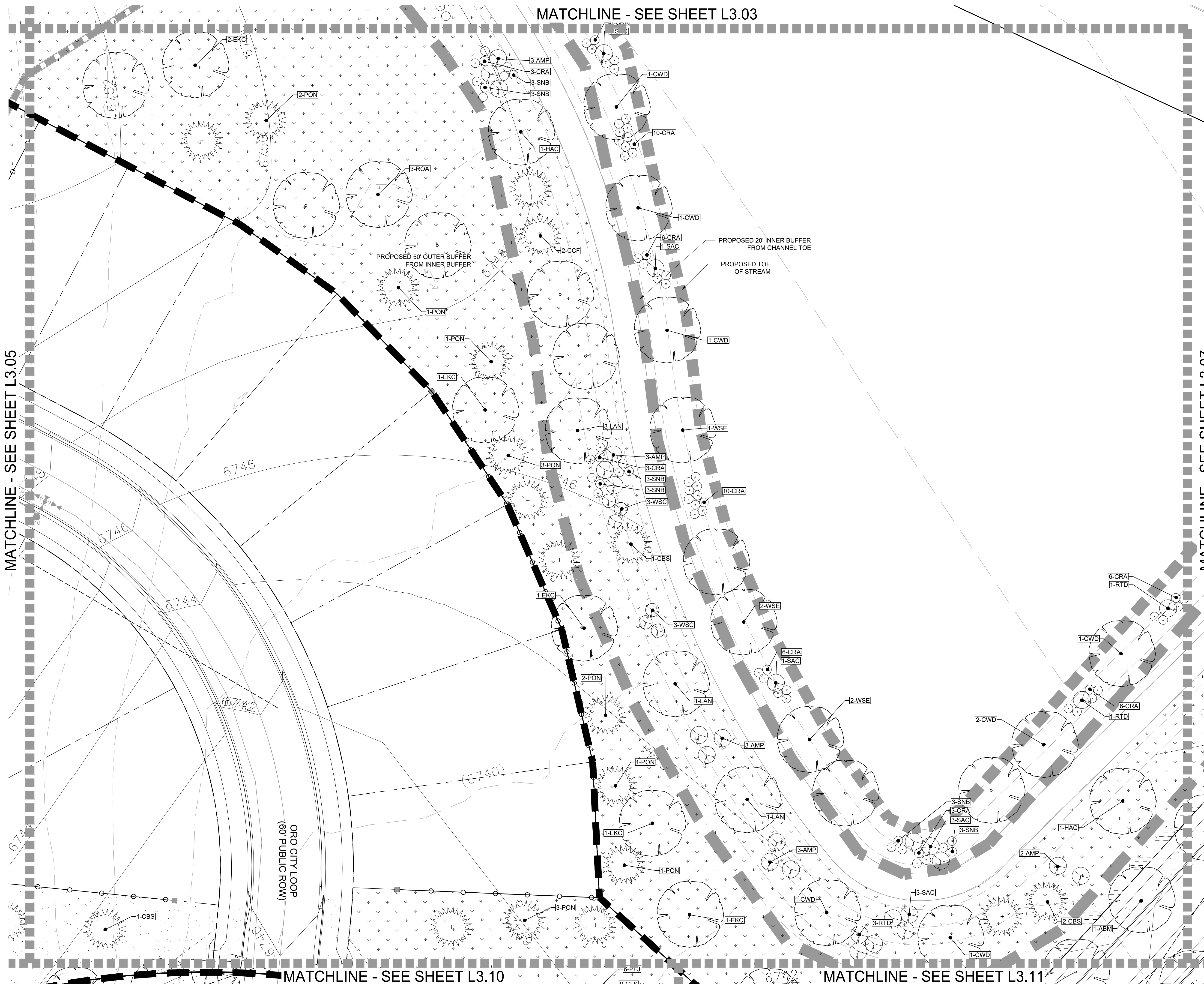
**FINAL LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

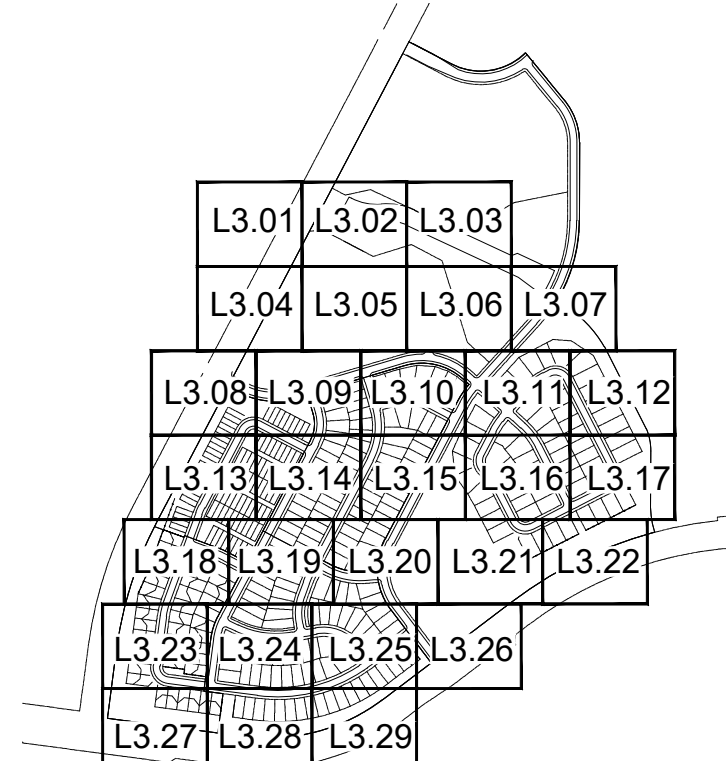
**L3.05**  
SHEET 32 OF 63







**KEY MAP**



**LEGEND**

- PROPERTY LINE
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- FILING BOUNDARY
- BOULDER SEAT
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- NATIVE SEED
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- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS

MATCHLINE - SEE SHEET L3.05

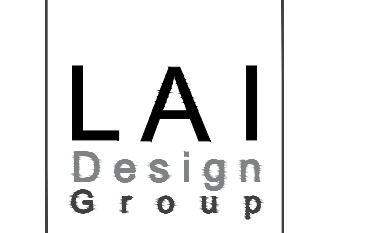
MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.11

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PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21
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PROJECT #: 201057  
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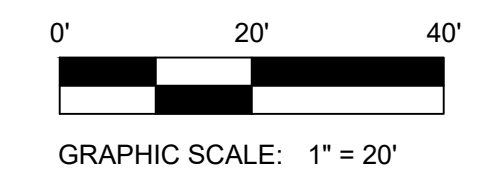
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**FINAL**  
**LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

**L3.06**

SHEET 33 OF 63

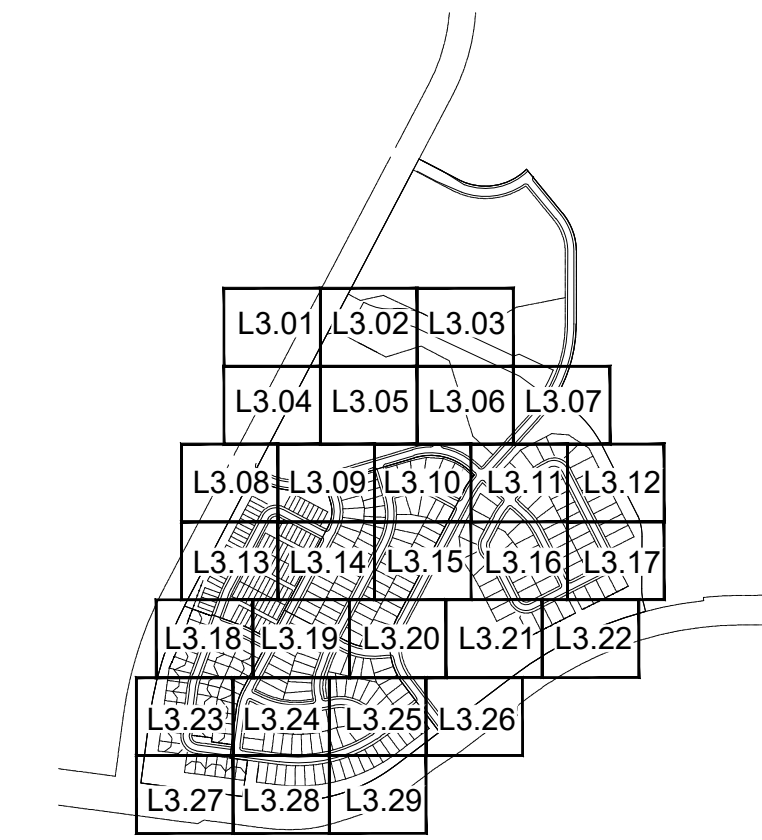






MATCHLINE - SEE SHEET L3.04

KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
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- GRASSES AND PERENNIALS

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PROJECT NAME  
**BANNING LEWIS RANCH**  
**VILLAGE A - FILINGS 50, 51, 52, 53, 54,**  
**55 & 56**  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

Date	Description
03/23/21	1st Submittal

PROJECT #: 201057  
 DRAWN BY: TH  
 CHECKED BY: RH

SHEET TITLE  
**FINAL**  
**LANDSCAPE PLAN**

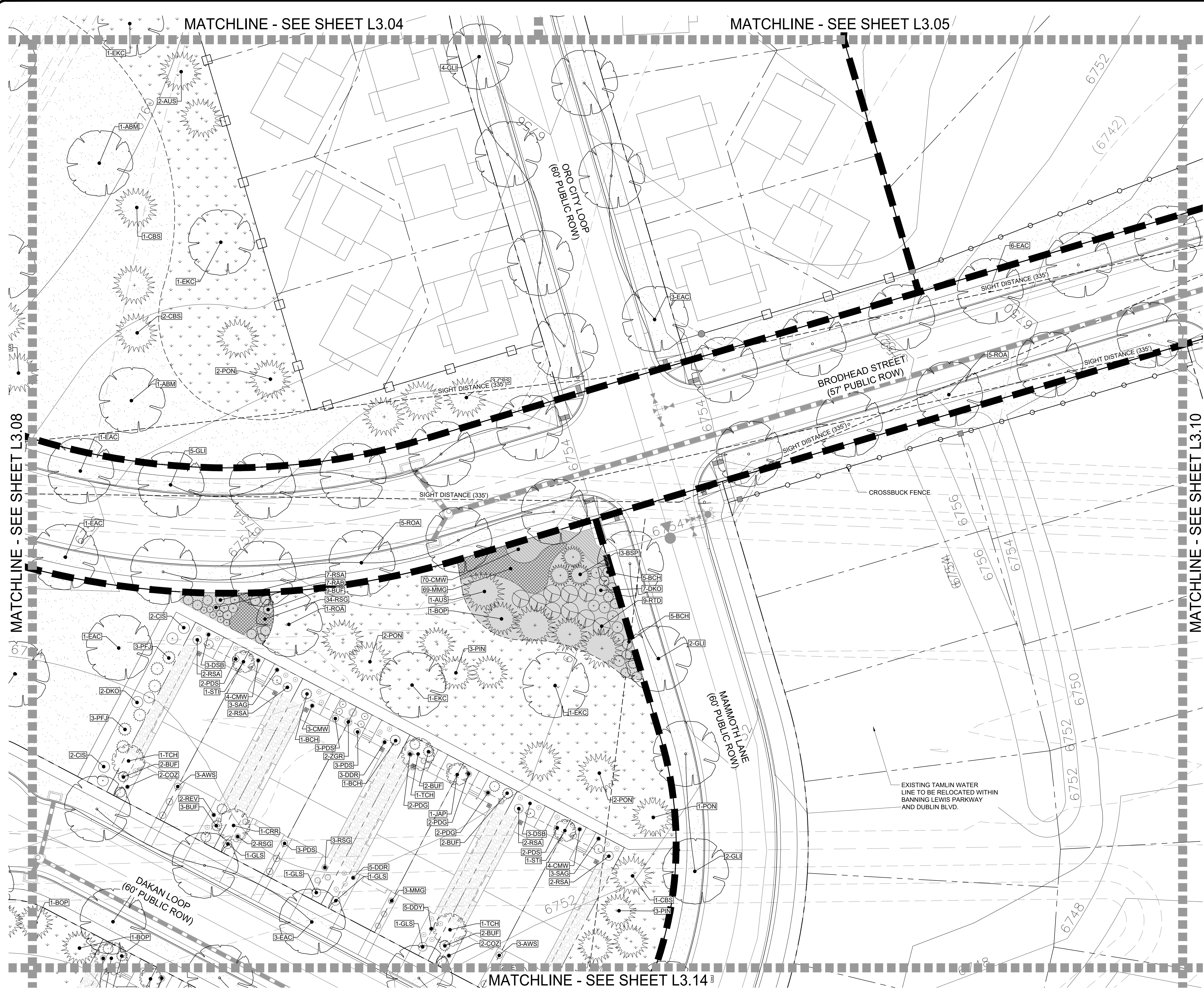
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**L3.08**  
 SHEET 35 OF 63

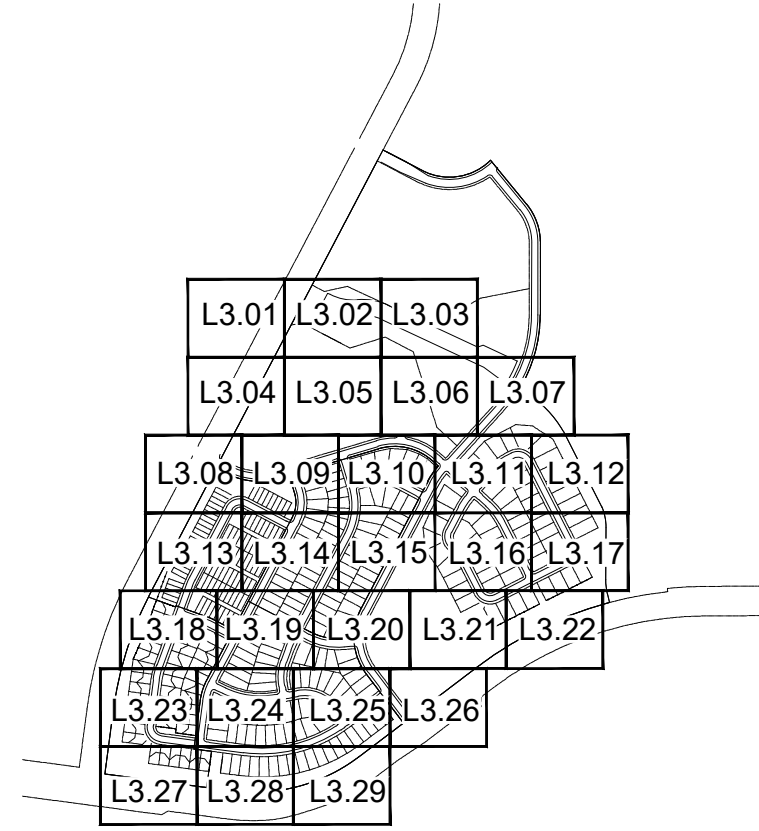


MATCHLINE - SEE SHEET L3.13

MATCHLINE - SEE SHEET L3.09



**KEY MAP**



**LEGEND**

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
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PROJECT NAME

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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
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CHECKED BY: RH

SHEET TITLE

**FINAL  
LANDSCAPE PLAN**

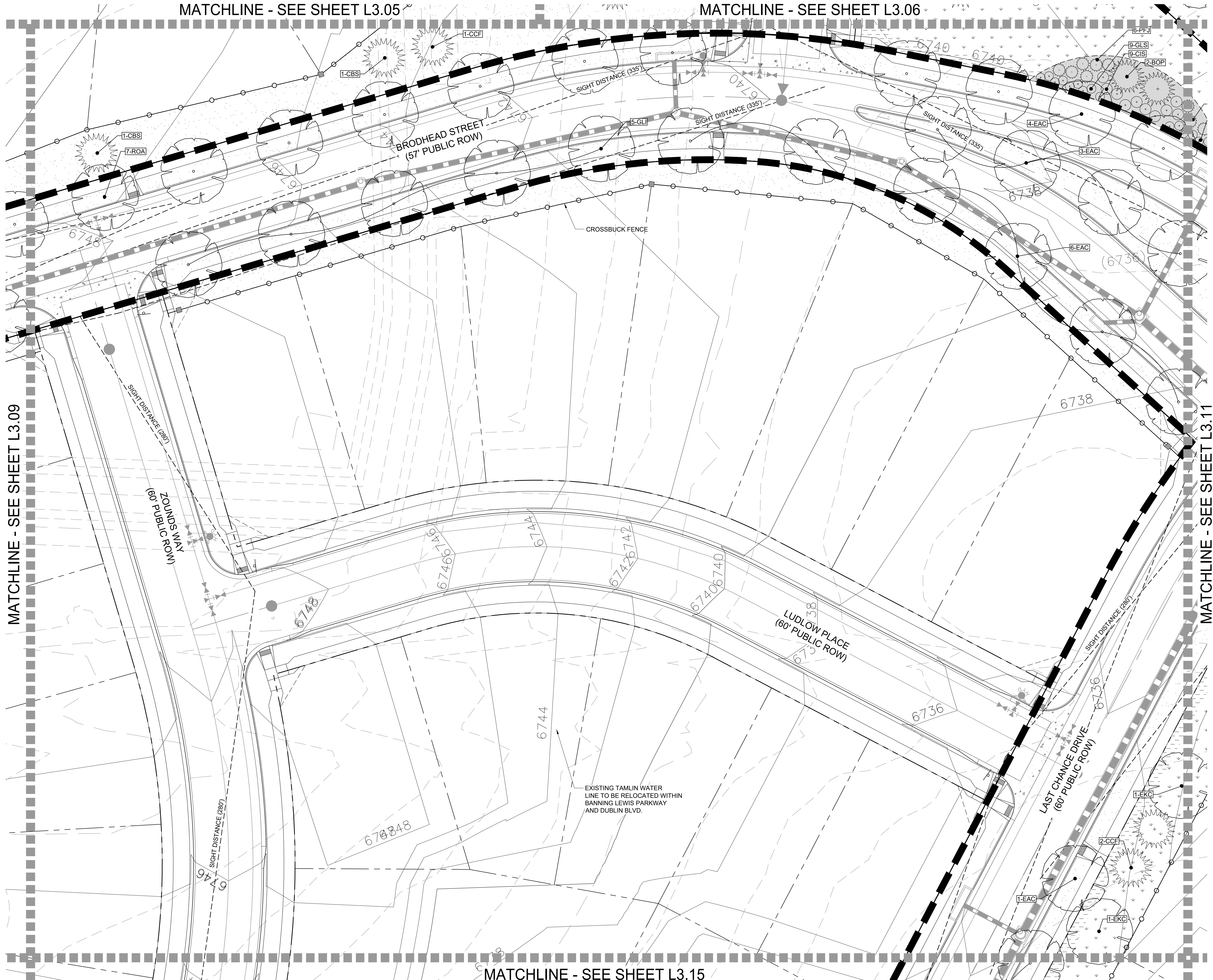


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MATCHLINE - SEE SHEET L3.06

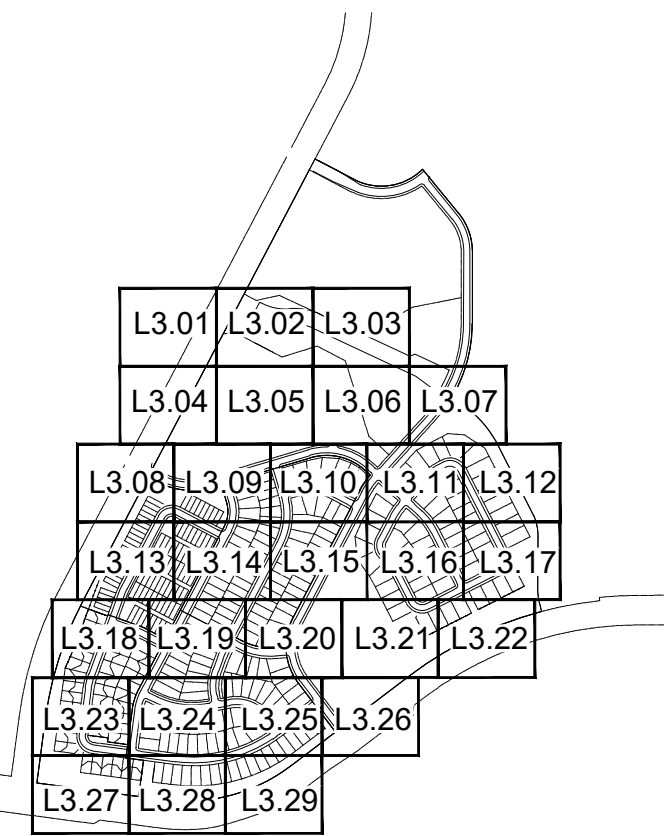
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MATCHLINE - SEE SHEET L3.11



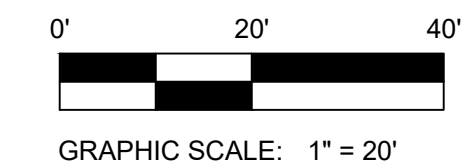
MATCHLINE - SEE SHEET L3.15

KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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- GRASSES AND PERENNIALS



GRAPHIC SCALE: 1" = 20'



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PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	03/23/21

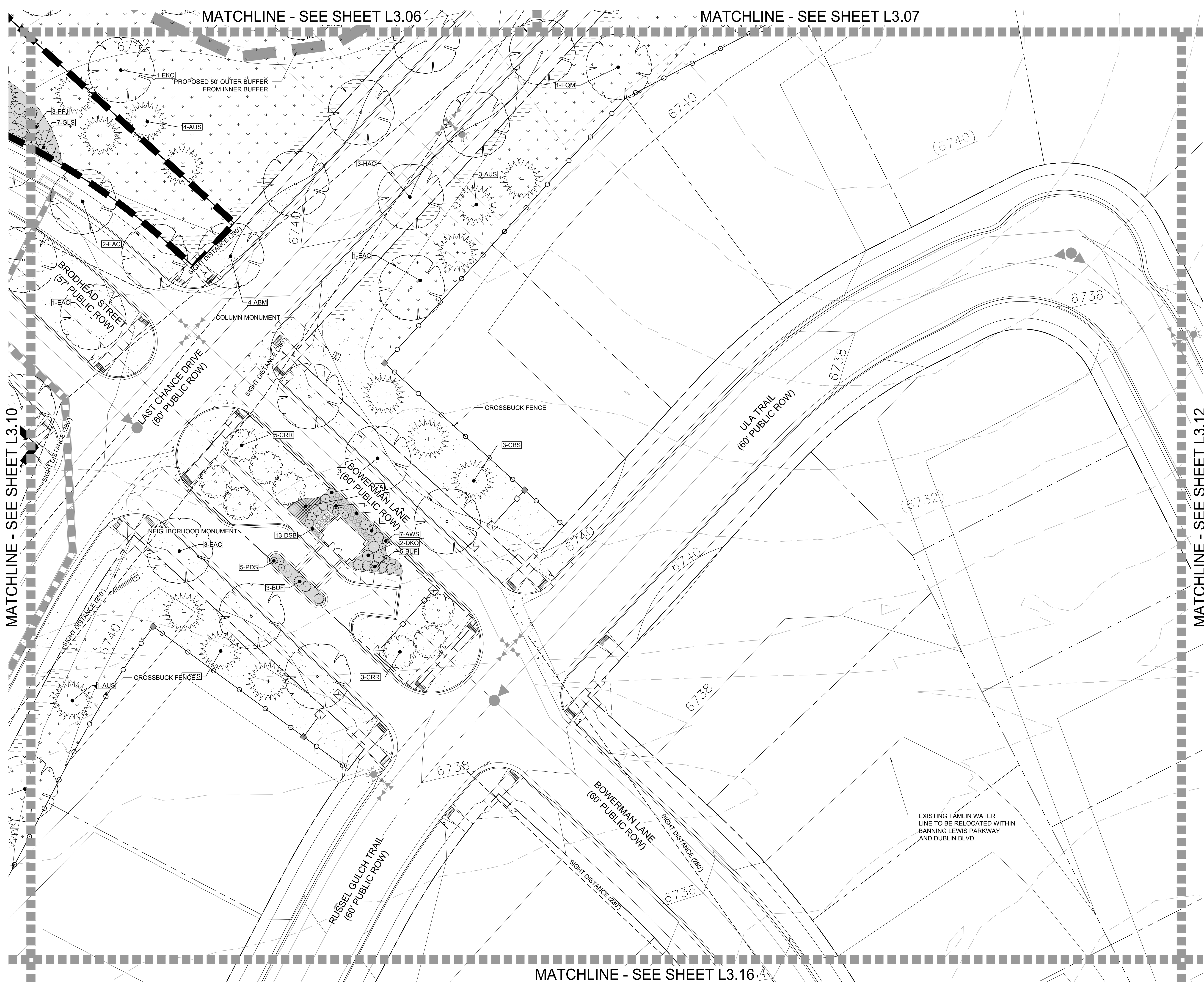
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SHEET TITLE

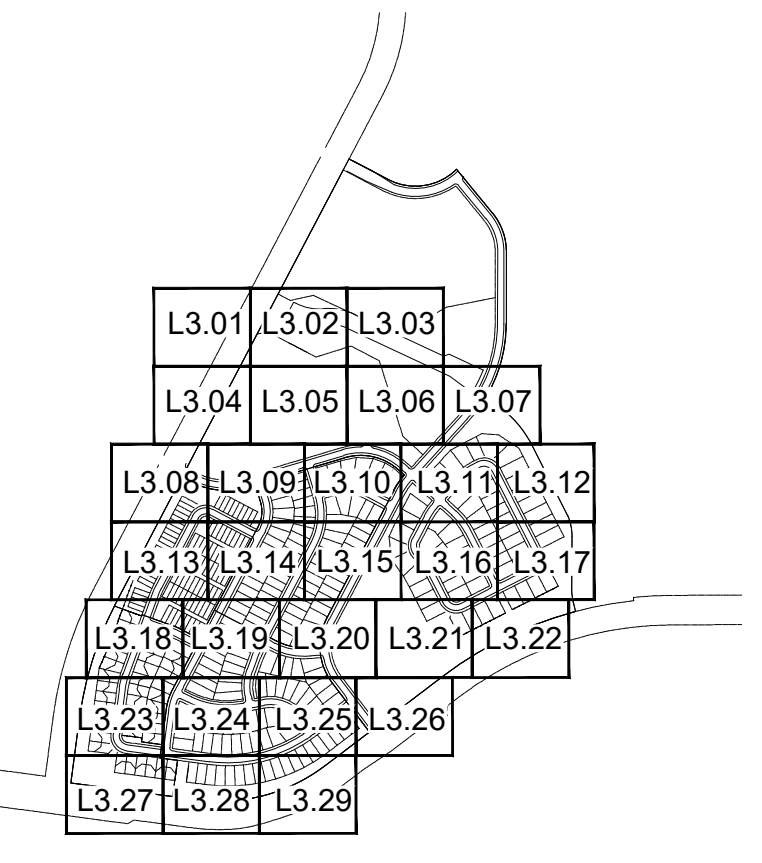
FINAL  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER

**L3.10**  
SHEET 37 OF 63



KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
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ISSUE RECORD

1st Submittal	03/23/21

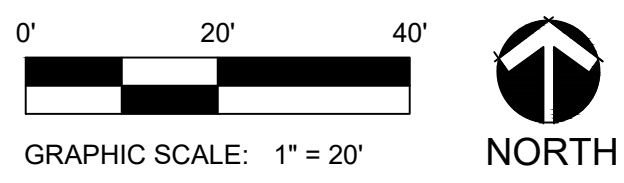
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CHECKED BY: RH

SHEET TITLE

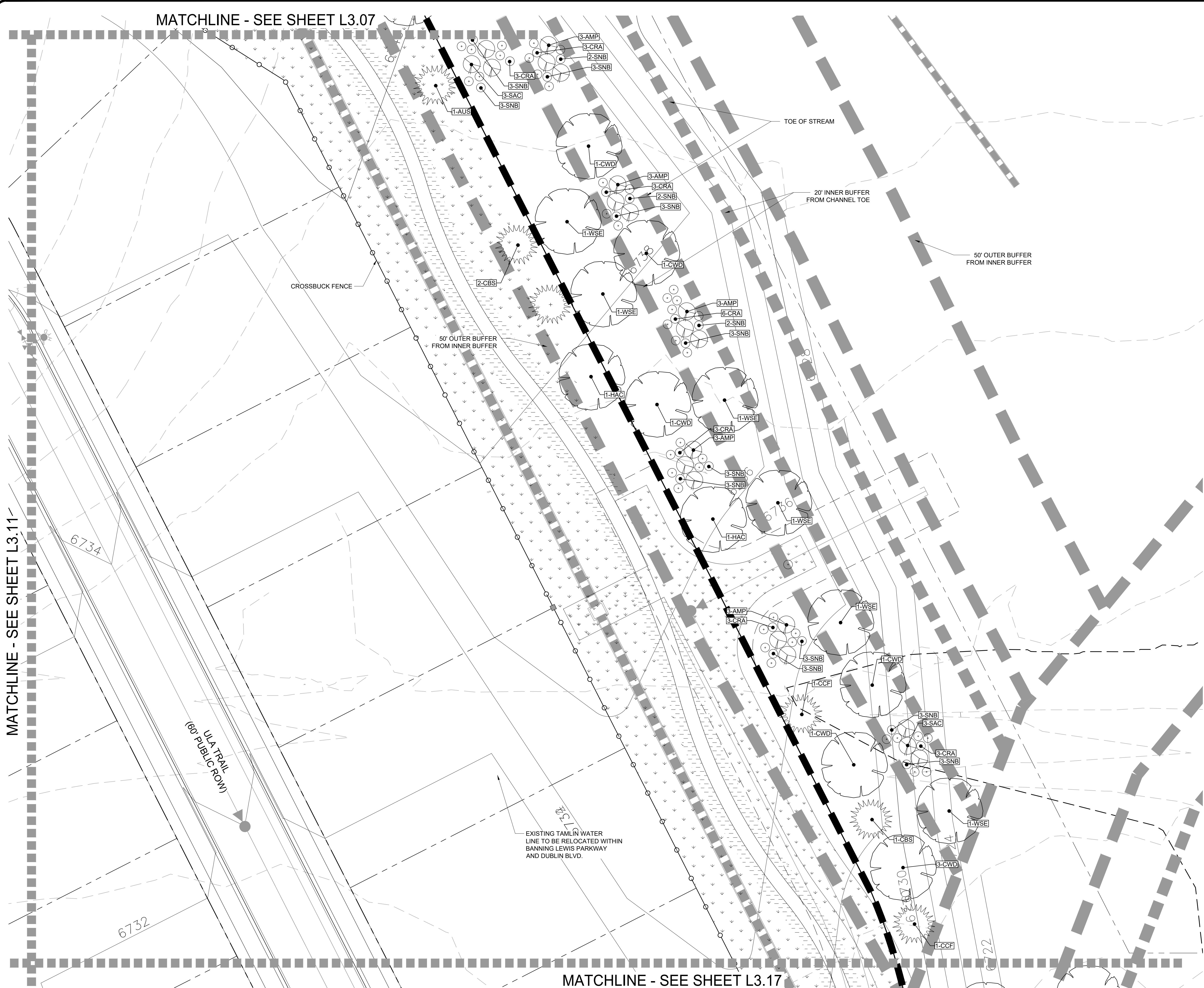
**FINAL**  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER

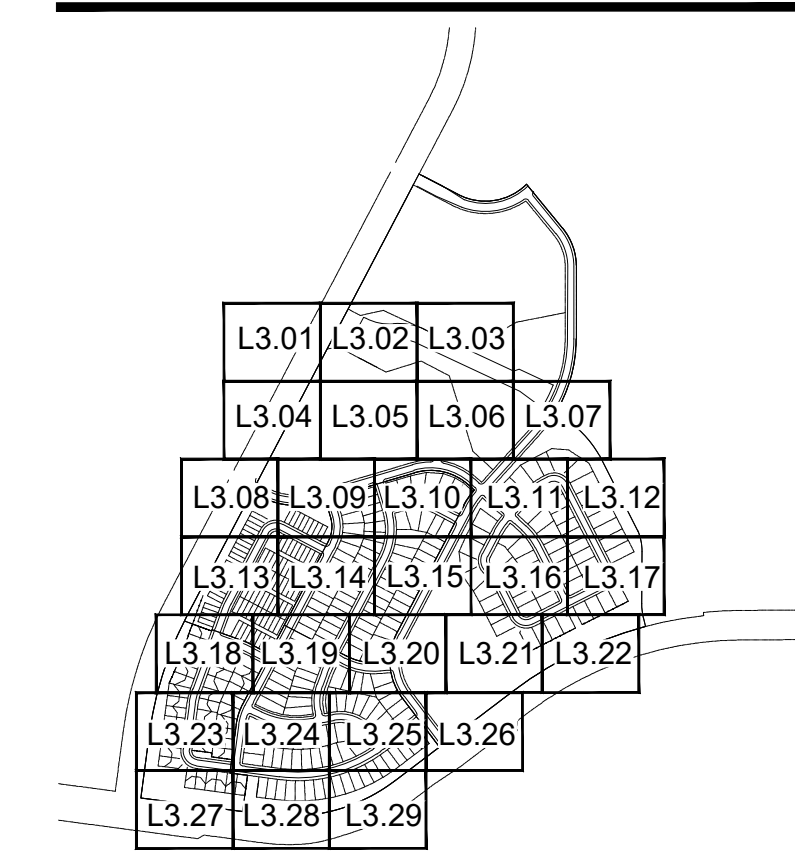
**L3.11**  
SHEET 38 OF 63



MATCHLINE - SEE SHEET L3.07



**KEY MAP**



**LEGEND**

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

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PROJECT NAME  
**BANNING LEWIS RANCH**  
 VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
 55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD  
 1st Submittal 03/23/21

PROJECT #: 201057  
 DRAWN BY: TH  
 CHECKED BY: RH

SHEET TITLE

FINAL  
**LANDSCAPE PLAN**

AR PUD 20-XXXXX  
 SHEET NUMBER

**L3.12**  
 SHEET 39 OF 63

MATCHLINE - SEE SHEET L3.11

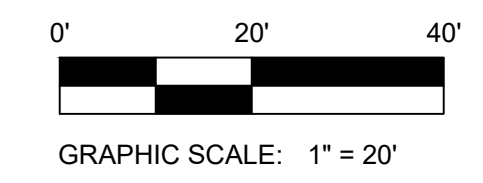
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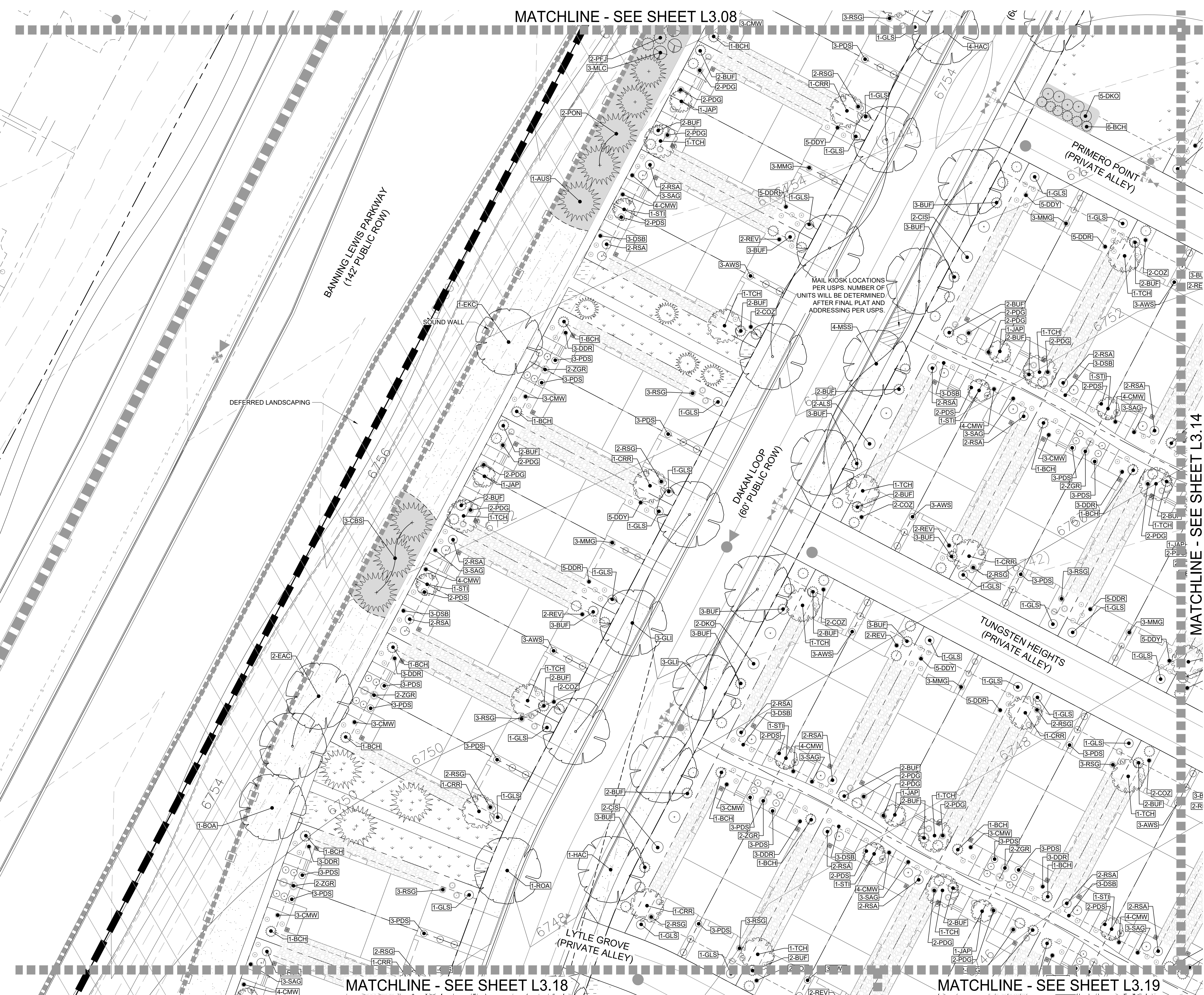
60' PUBLIC ROW  
 ULA TRAIL

6732

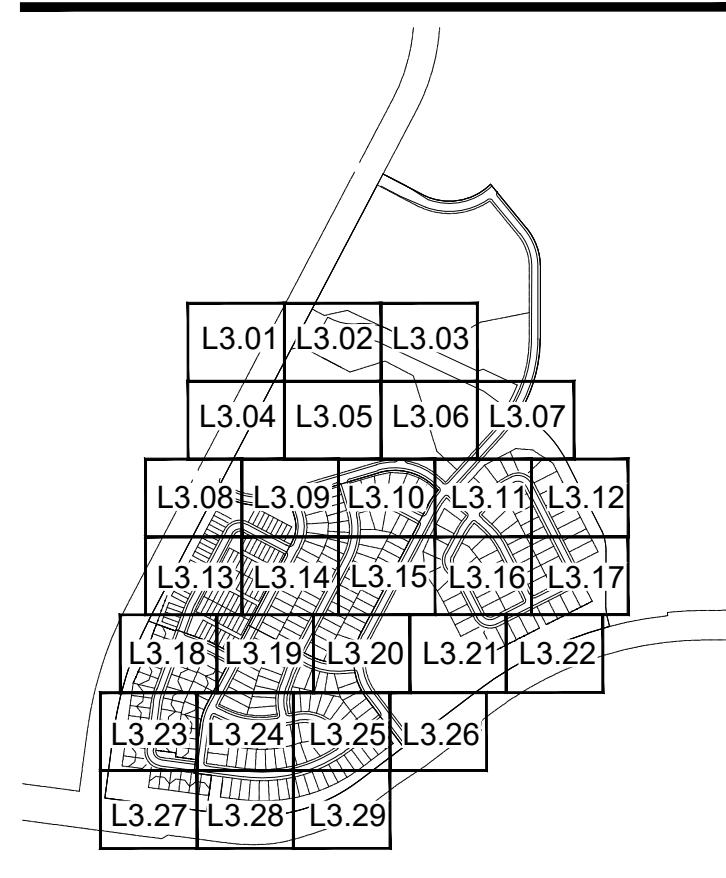
EXISTING TAMLIN WATER LINE TO BE RELOCATED WITHIN BANNING LEWIS PARKWAY AND DUBLIN BLVD.

MATCHLINE - SEE SHEET L3.17





KEY MAP



LEGEND

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

MAIL KIOSK LOCATIONS PER USPS. NUMBER OF UNITS WILL BE DETERMINED AFTER FINAL PLAT AND ADDRESSING PER USPS.

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PROJECT NAME

**BANNING LEWIS RANCH**  
VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	03/23/21

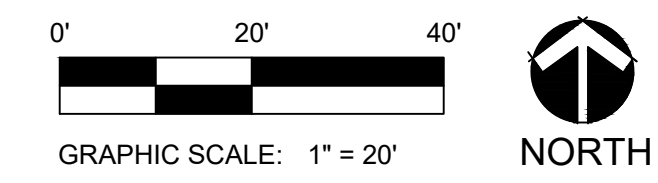
PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

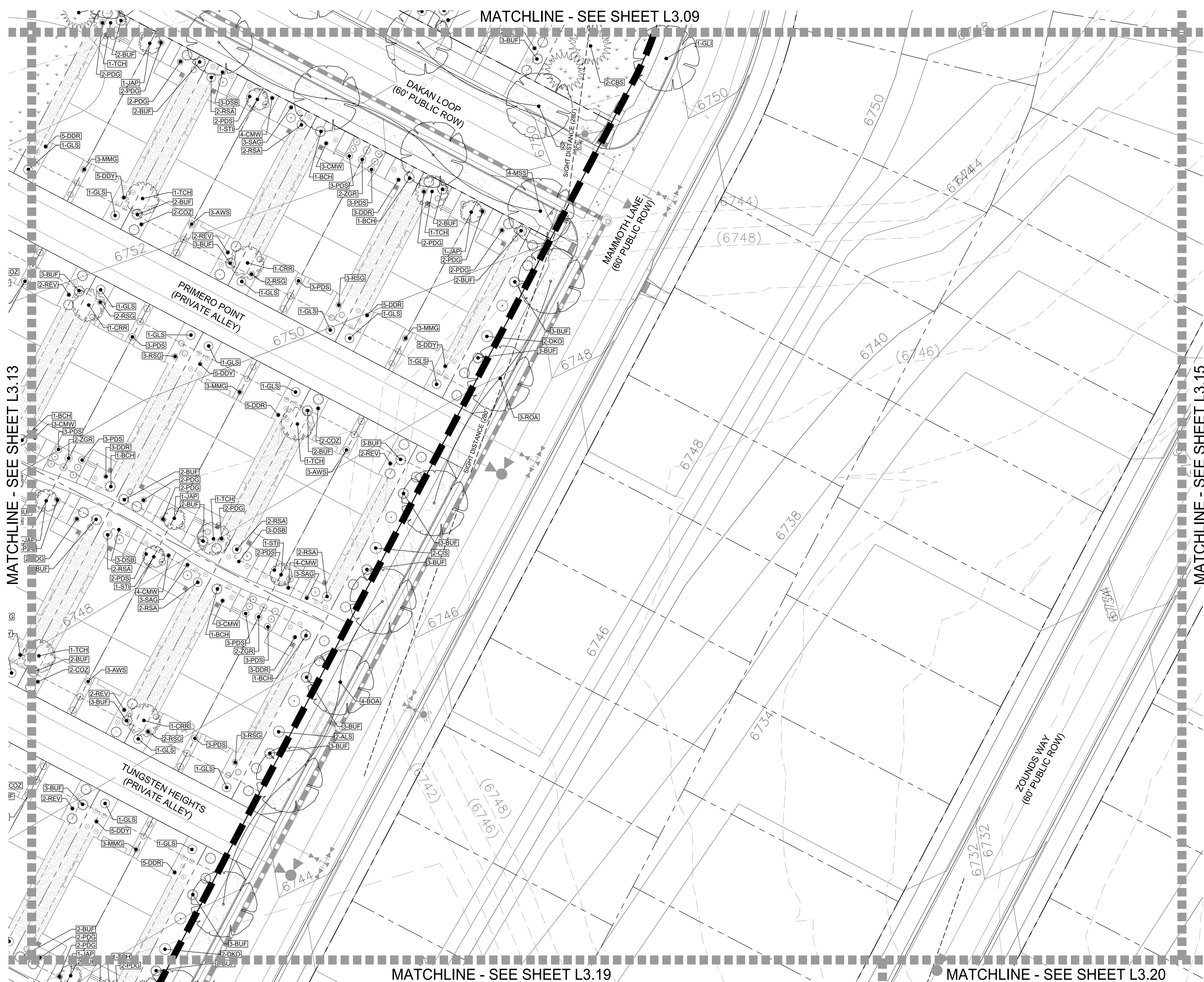
FINAL  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER

L3.13  
SHEET 40 OF 63







**KEY MAP**



**LEGEND**

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
- NATIVE SEED BASIN BOTTOM
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PROJECT NAME

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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

**ISSUE RECORD**

DATE	DESCRIPTION
03/23/21	1st Submittal

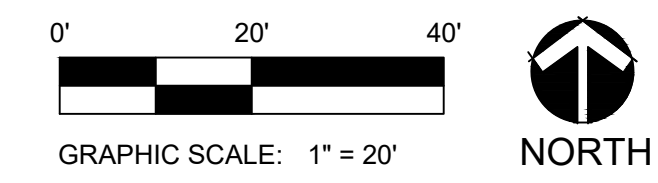
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CHECKED BY: RH

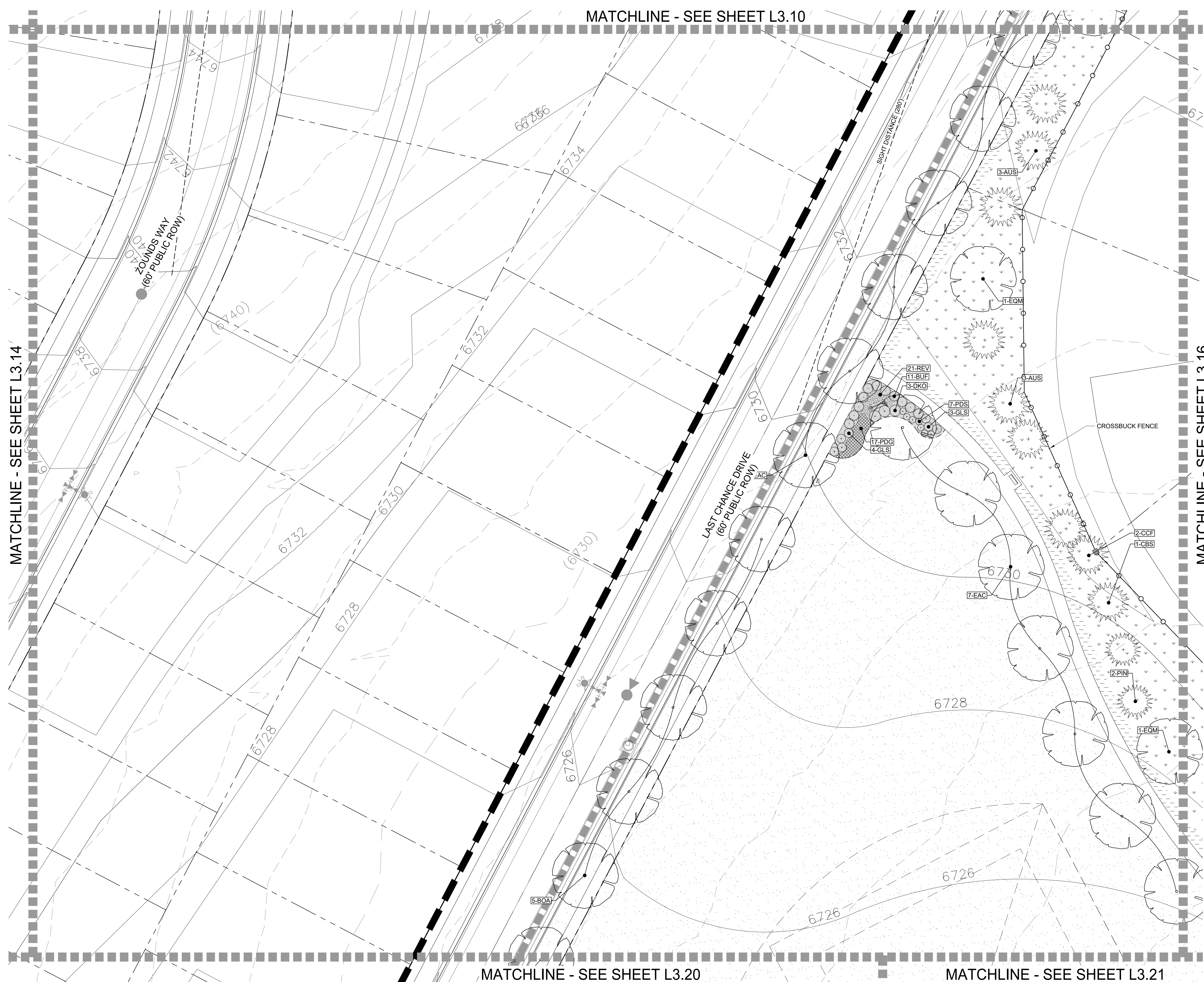
SHEET TITLE

**FINAL  
LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

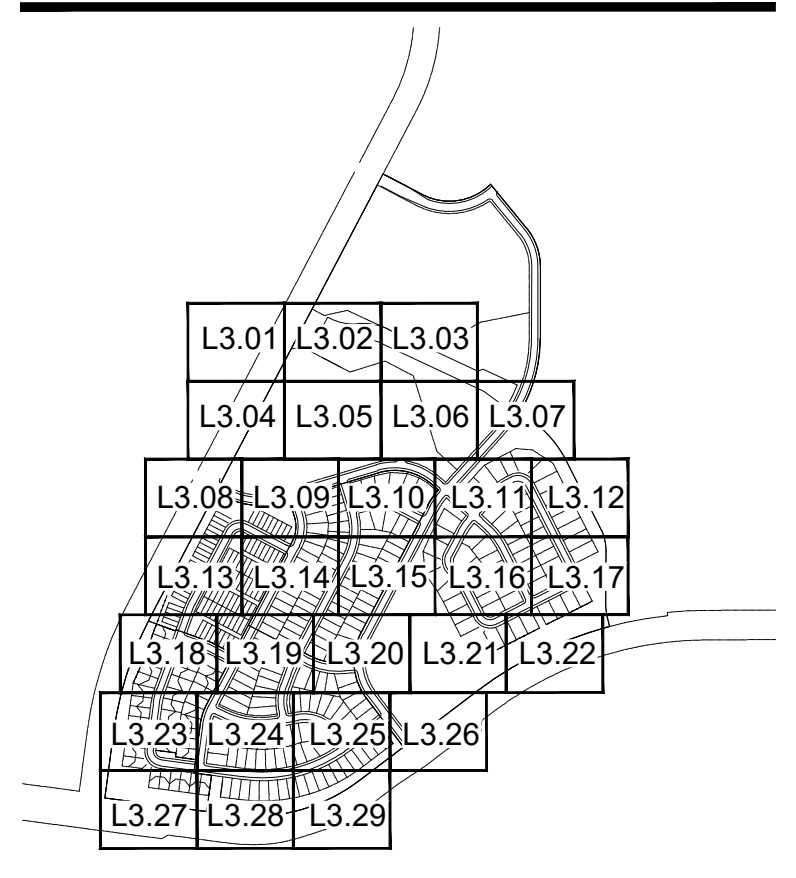
**L3.14**  
SHEET 41 OF 63





MATCHLINE - SEE SHEET L3.10

**KEY MAP**



**LEGEND**

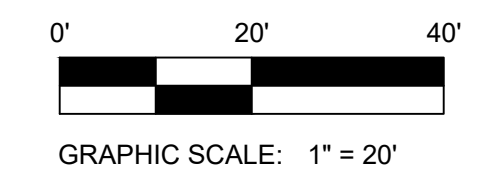
- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
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- LANDSCAPE BOULDER
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS

MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.16

MATCHLINE - SEE SHEET L3.20

MATCHLINE - SEE SHEET L3.21



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**PROJECT NAME**

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 VILLAGE A - FILLINGS 50, 51, 52, 53, 54, 55 & 56  
 PUD DEVELOPMENT PLAN

**ISSUE RECORD**

Date	Description
1st Submittal	03/23/21

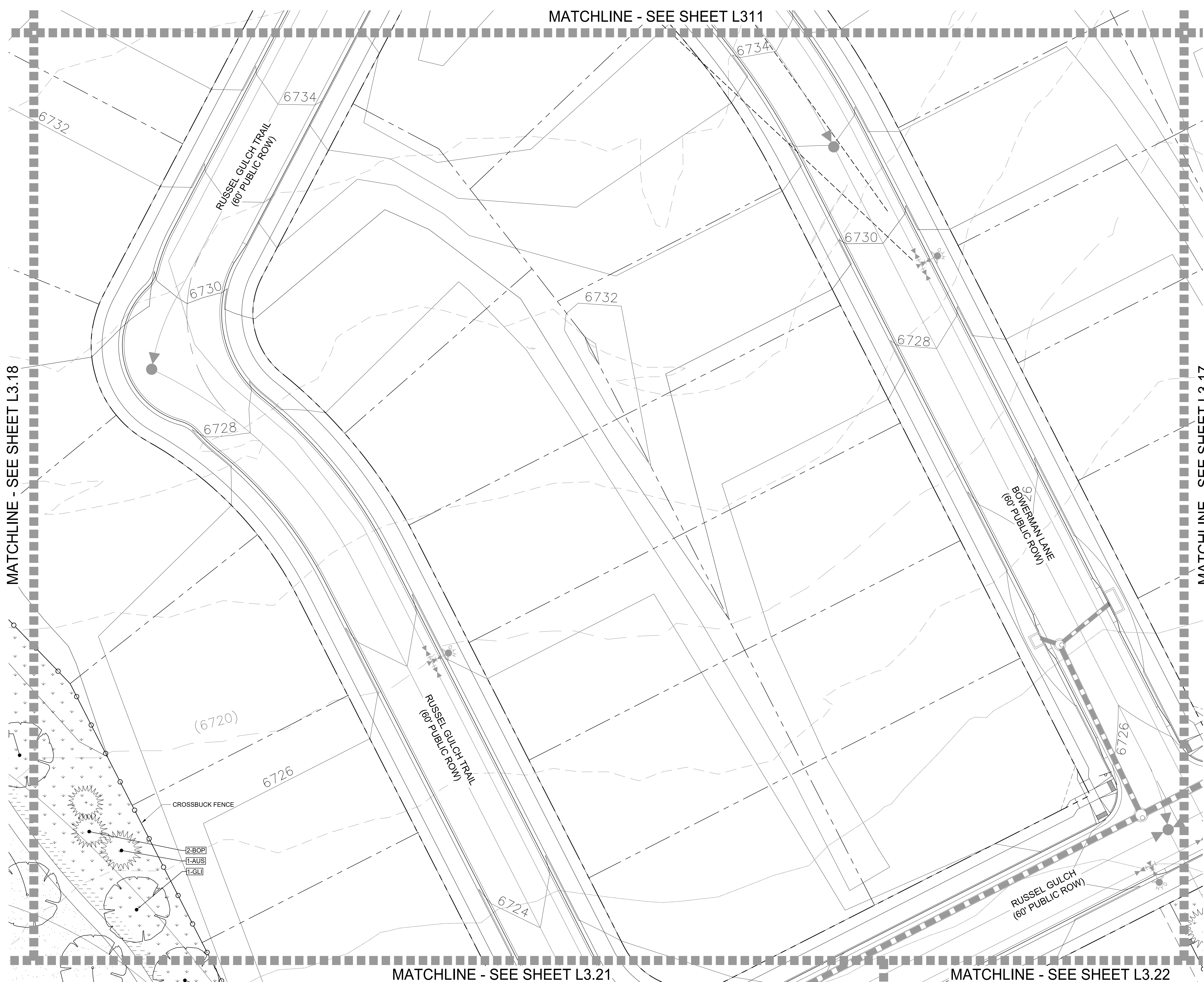
PROJECT #: 201057  
 DRAWN BY: TH  
 CHECKED BY: RH

**SHEET TITLE**

FINAL  
 LANDSCAPE PLAN

AR PUD 20-XXXXX  
 SHEET NUMBER

L3.15  
 SHEET 42 OF 63



MATCHLINE - SEE SHEET L3.11

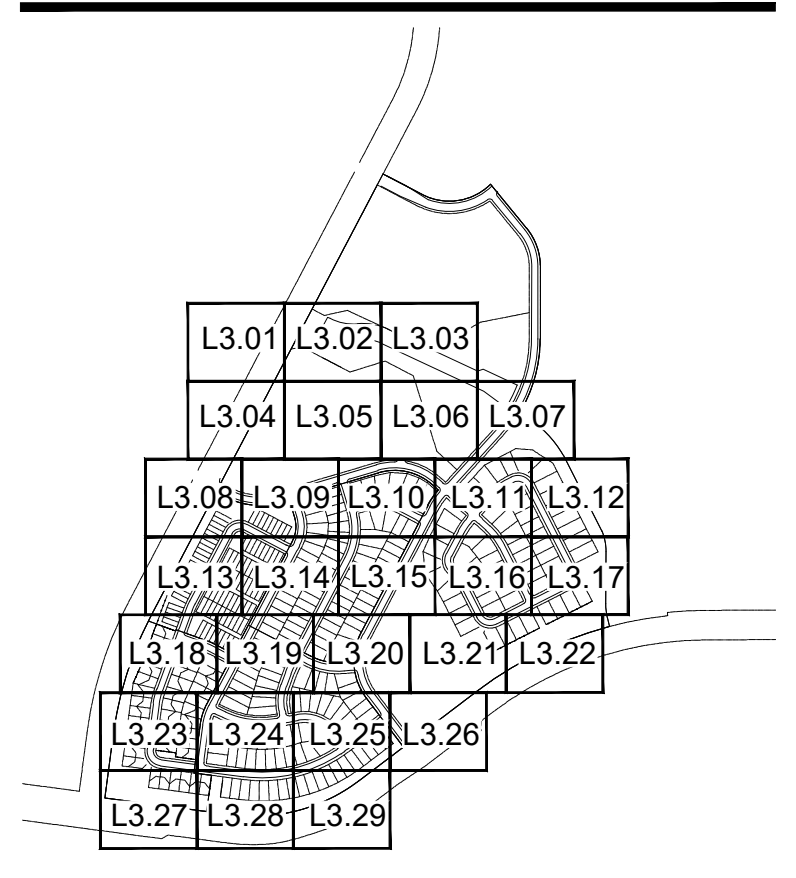
MATCHLINE - SEE SHEET L3.18

MATCHLINE - SEE SHEET L3.17

MATCHLINE - SEE SHEET L3.21

MATCHLINE - SEE SHEET L3.22

KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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PUD DEVELOPMENT PLAN

ISSUE RECORD

1st Submittal	03/23/21

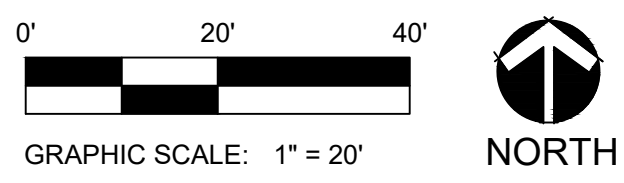
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CHECKED BY: RH

SHEET TITLE

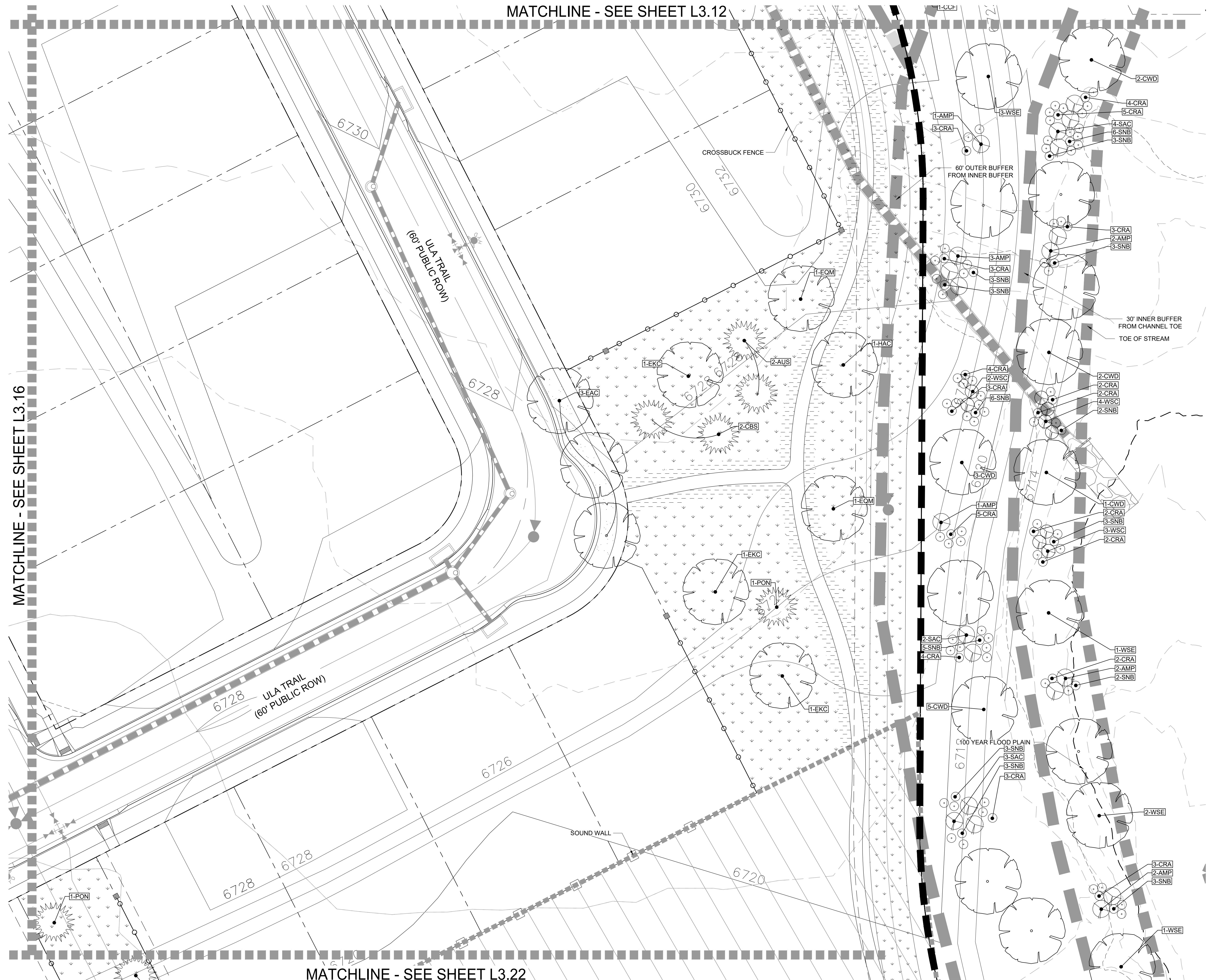
**FINAL**  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER

**L3.16**  
SHEET 43 OF 63



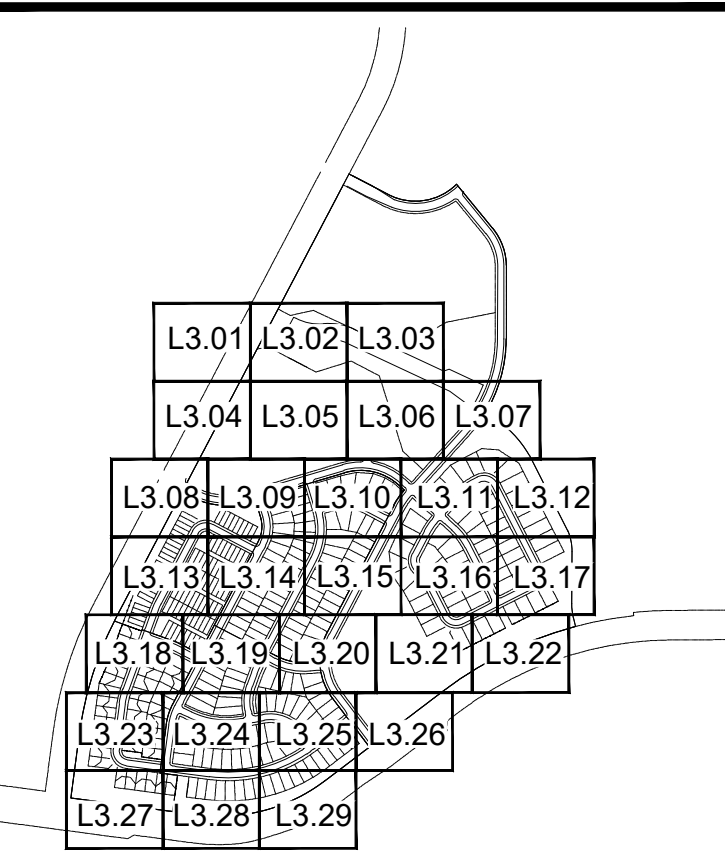
MATCHLINE - SEE SHEET L3.12



MATCHLINE - SEE SHEET L3.16

MATCHLINE - SEE SHEET L3.22

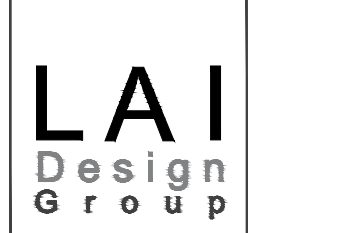
**KEY MAP**



**LEGEND**

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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- SHRUB-EVERGREEN
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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

**ISSUE RECORD**

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

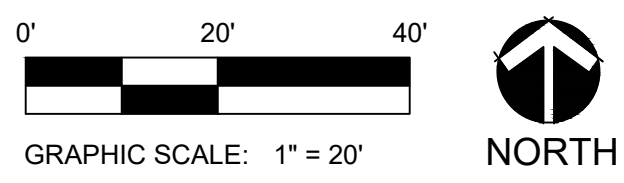
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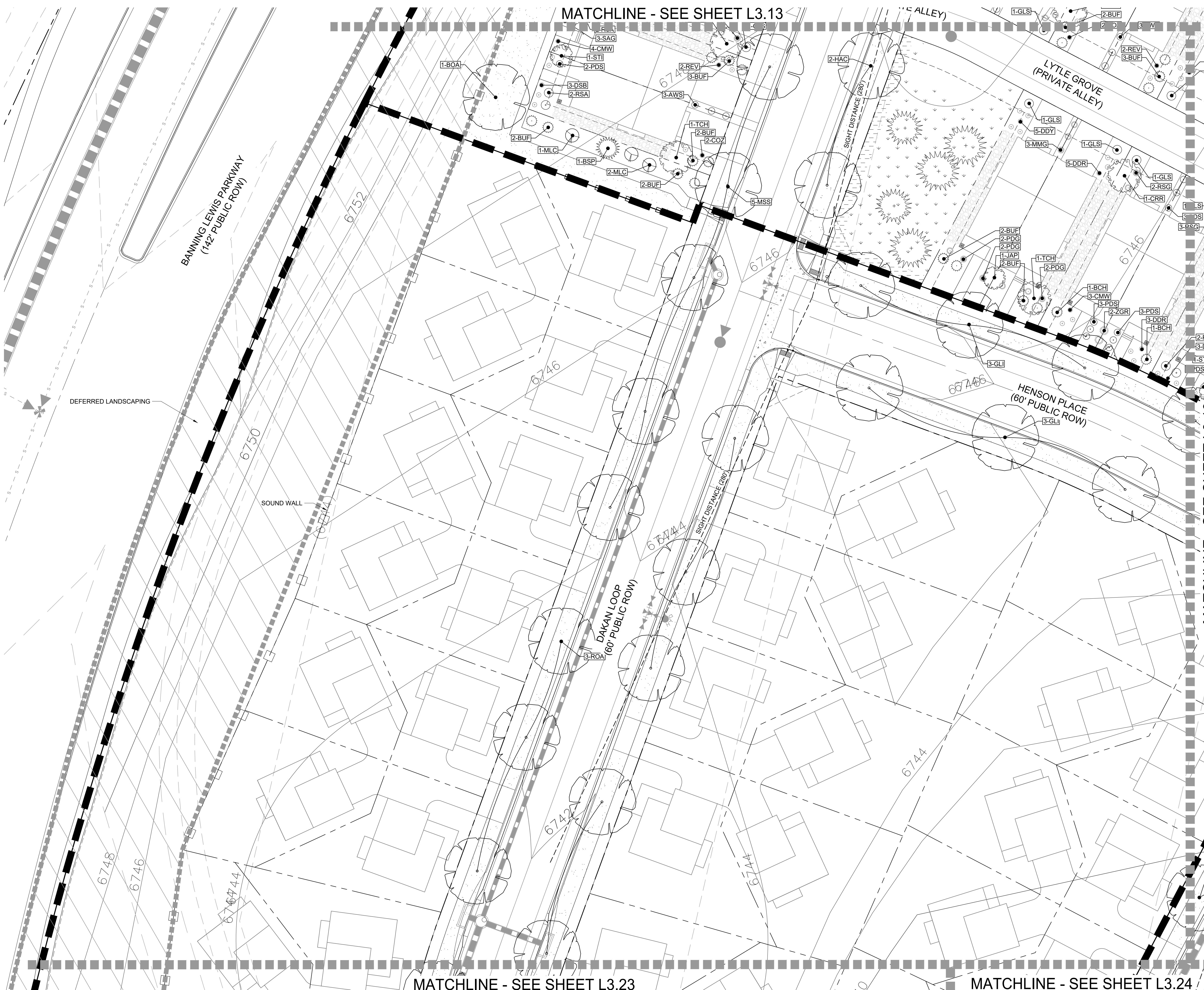
**FINAL  
LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

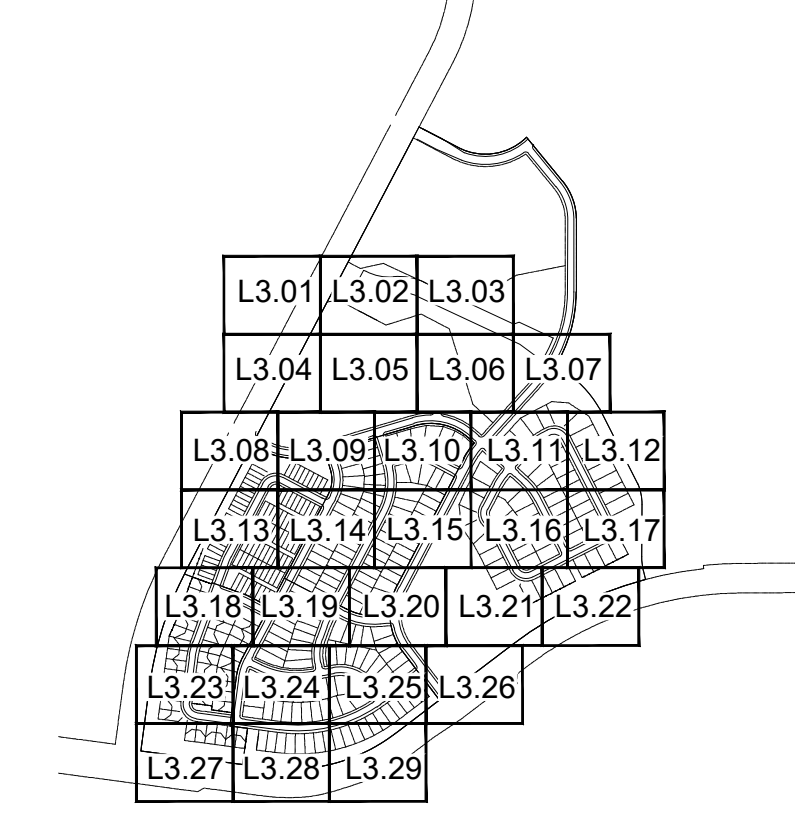
**L3.17**

SHEET 44 OF 63





KEY MAP



LEGEND

- PROPERTY LINE ———
- STREET ROW ———
- FILING BOUNDARY ———
- BOULDER SEAT ———
- CRUSHER FINES [Symbol]
- NATIVE SEED [Symbol]
- NATIVE SEED WALKWAY ADJACENT [Symbol]
- NATIVE SEED BASIN SLOPES [Symbol]
- NATIVE SEED BASIN BOTTOM [Symbol]
- SOD [Symbol]
- COBBLE MULCH [Symbol]
- EDGER [Symbol]
- LANDSCAPE BOULDER [Symbol]
- TREE-DECIDUOUS [Symbol]
- TREE-EVERGREEN [Symbol]
- SHRUB-DECIDUOUS [Symbol]
- SHRUB-EVERGREEN [Symbol]
- GRASSES AND PERENNIALS [Symbol]

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ISSUE RECORD

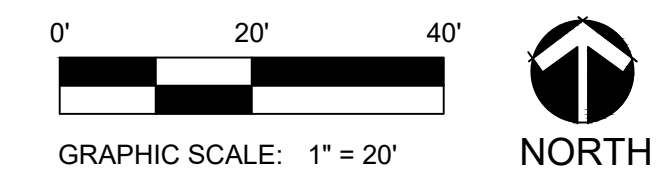
1st Submittal	03/23/21

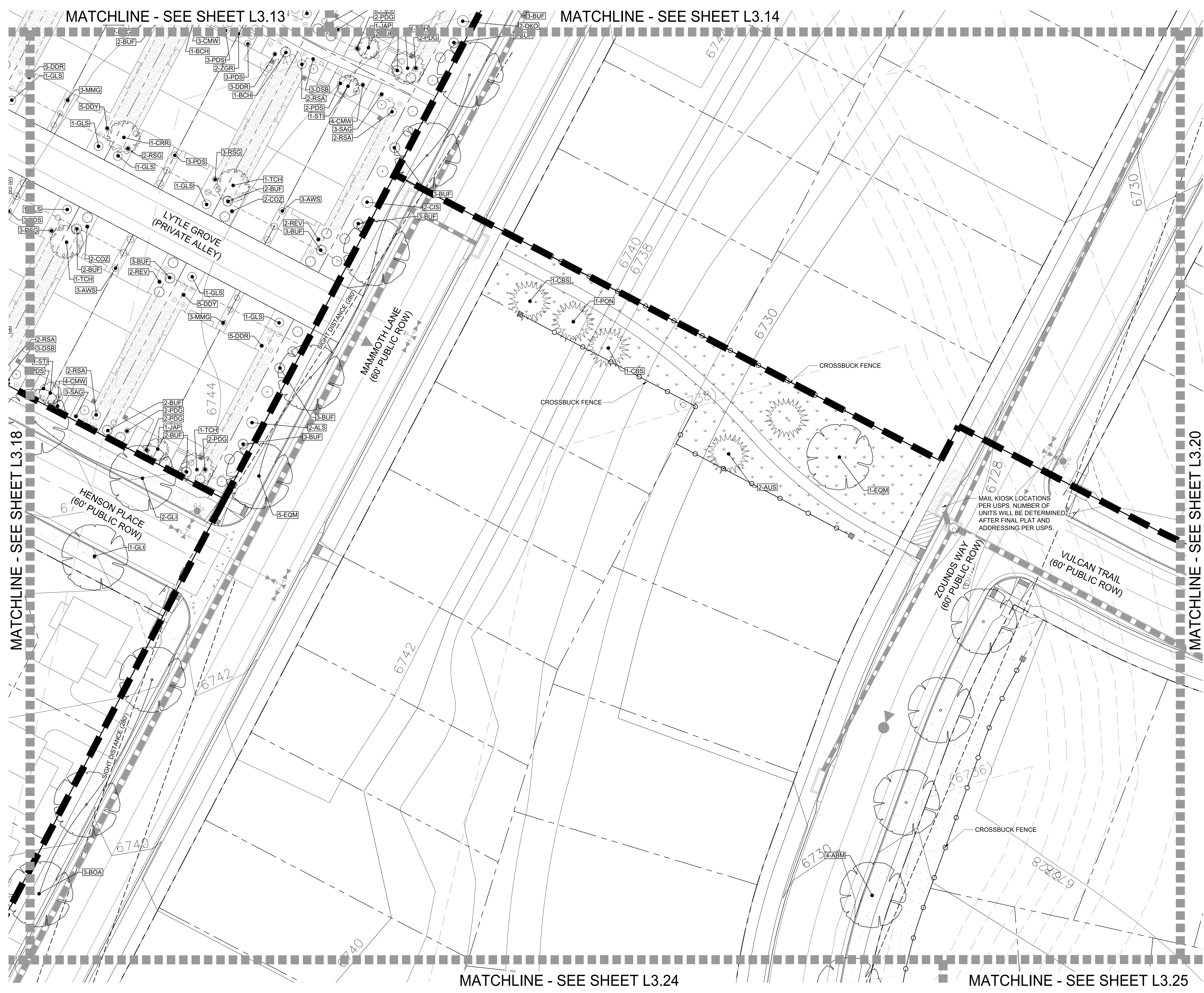
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DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

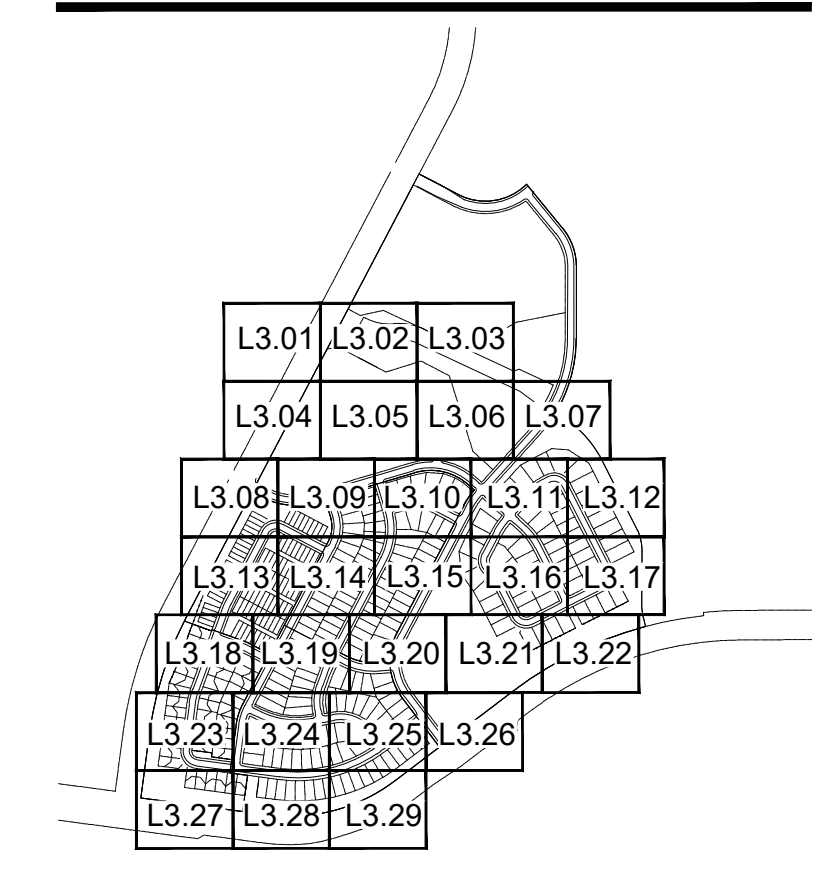
FINAL  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER





KEY MAP



LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
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PROJECT NAME

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 55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

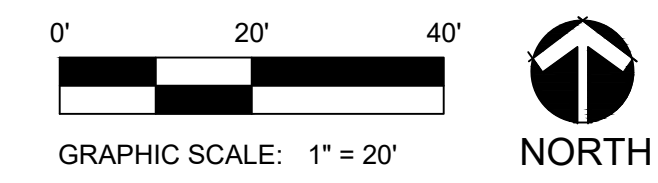
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 DRAWN BY: TH  
 CHECKED BY: RH

SHEET TITLE

FINAL  
 LANDSCAPE PLAN

AR PUD 20-XXXXX  
 SHEET NUMBER

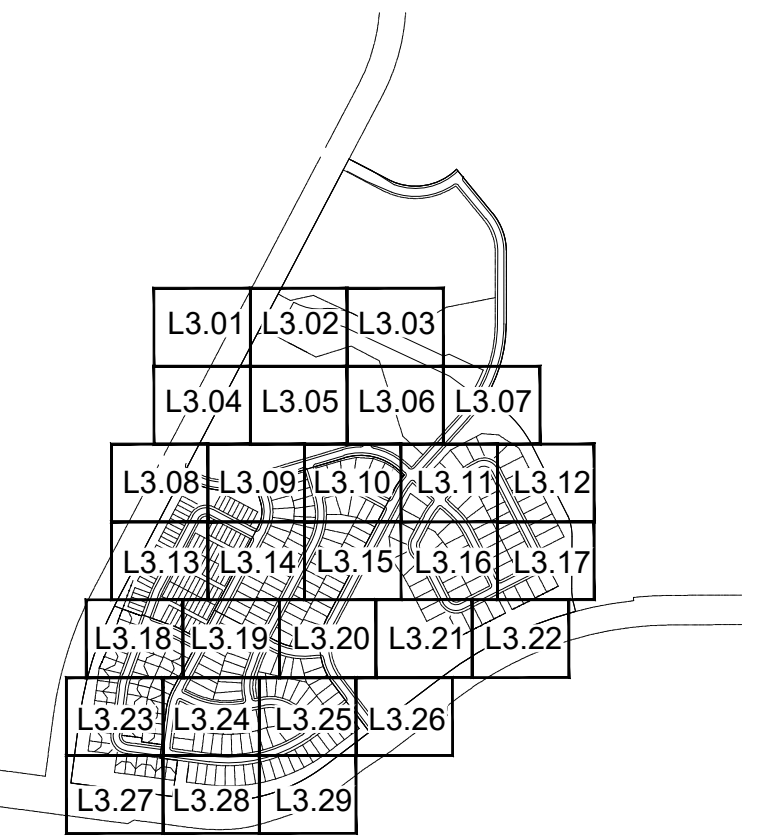
L3.19  
 SHEET 46 OF 63



MATCHLINE - SEE SHEET L3.14

MATCHLINE - SEE SHEET L3.15

KEY MAP



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PROJECT NAME

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VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
55 & 56  
PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal 03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**FINAL  
LANDSCAPE PLAN**

AR PUD 20-XXXX  
SHEET NUMBER

**L3.20**

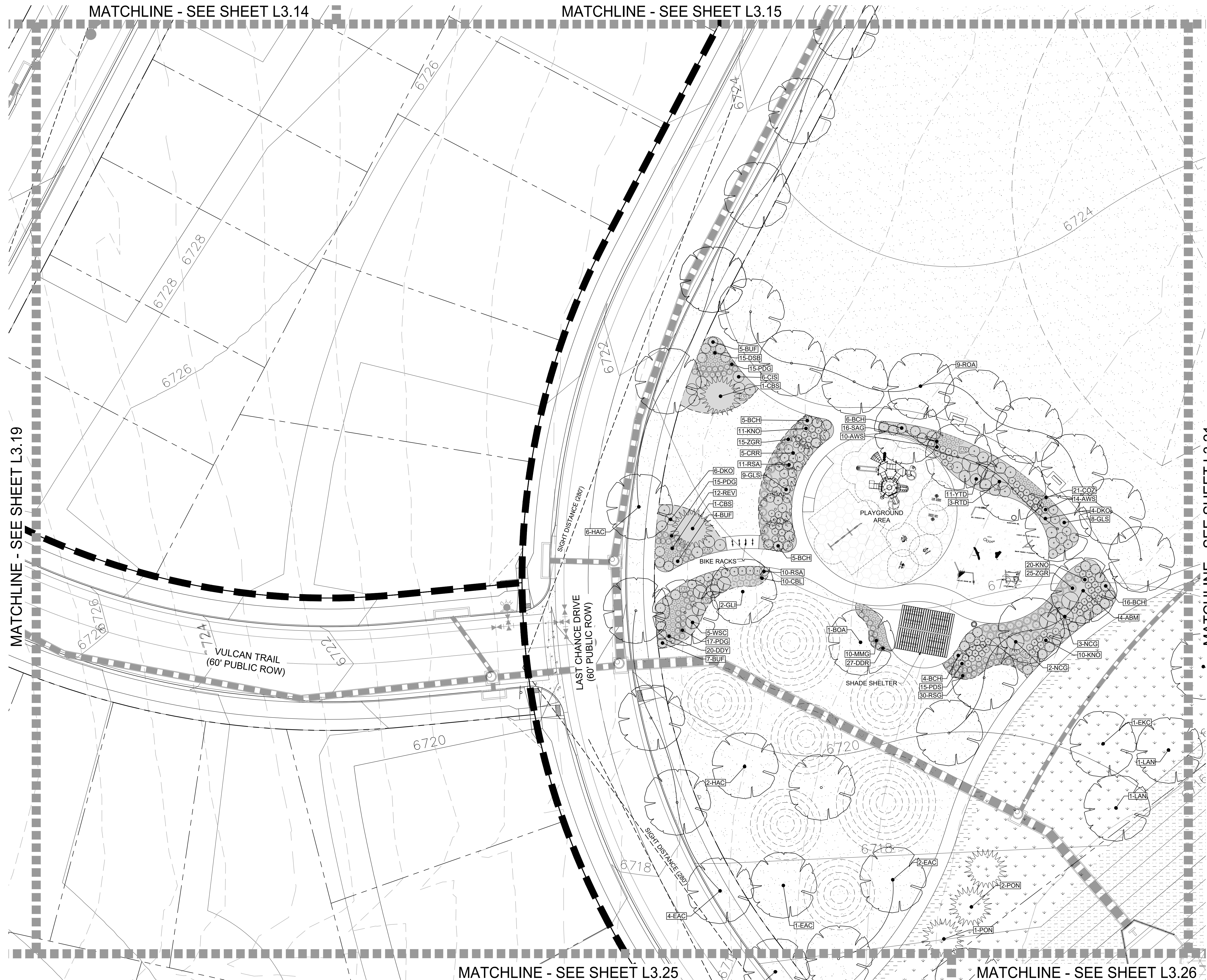
SHEET 47 OF 63

MATCHLINE - SEE SHEET L3.19

MATCHLINE - SEE SHEET L3.21

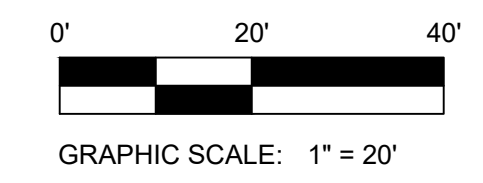
MATCHLINE - SEE SHEET L3.25

MATCHLINE - SEE SHEET L3.26



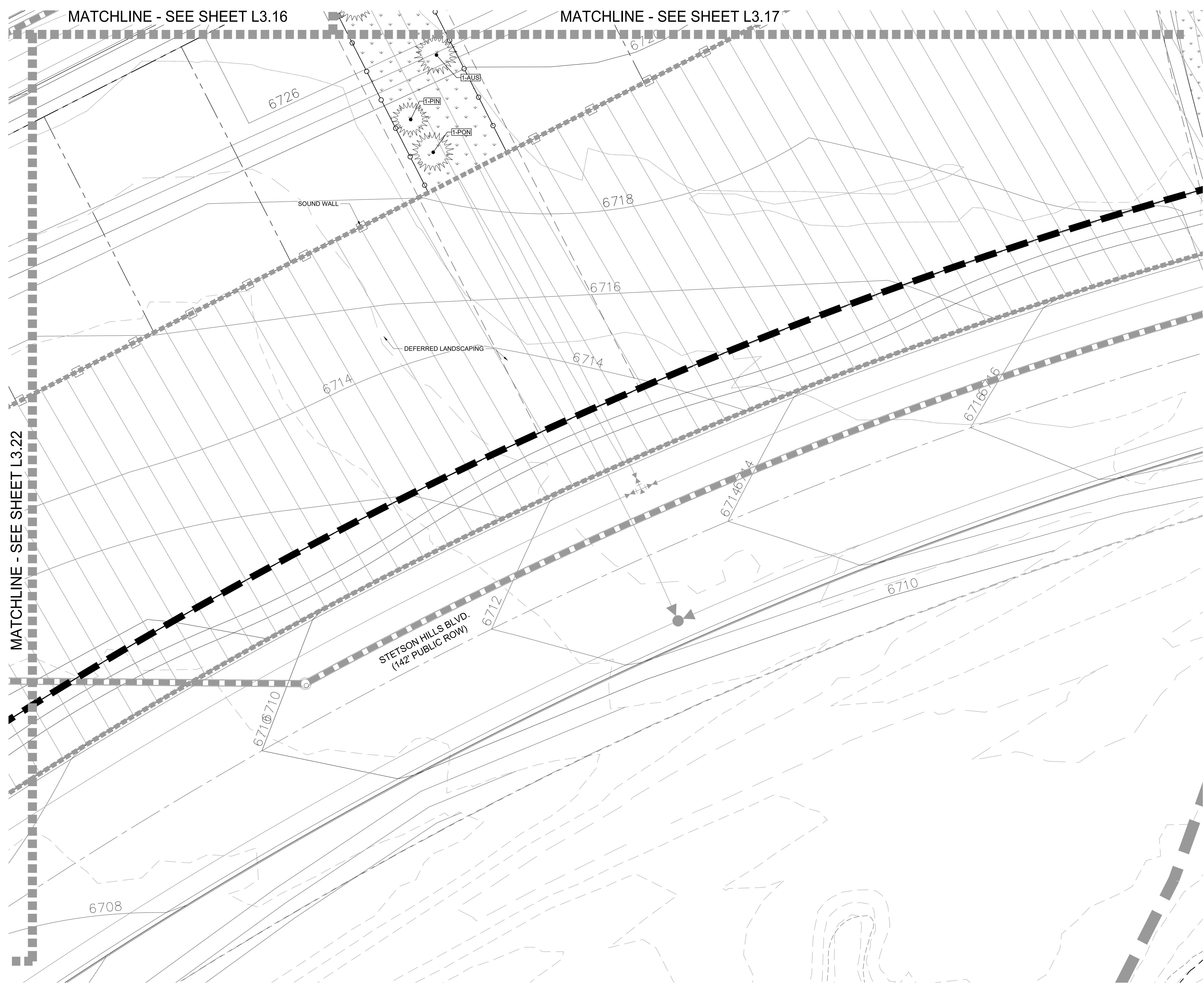
LEGEND

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







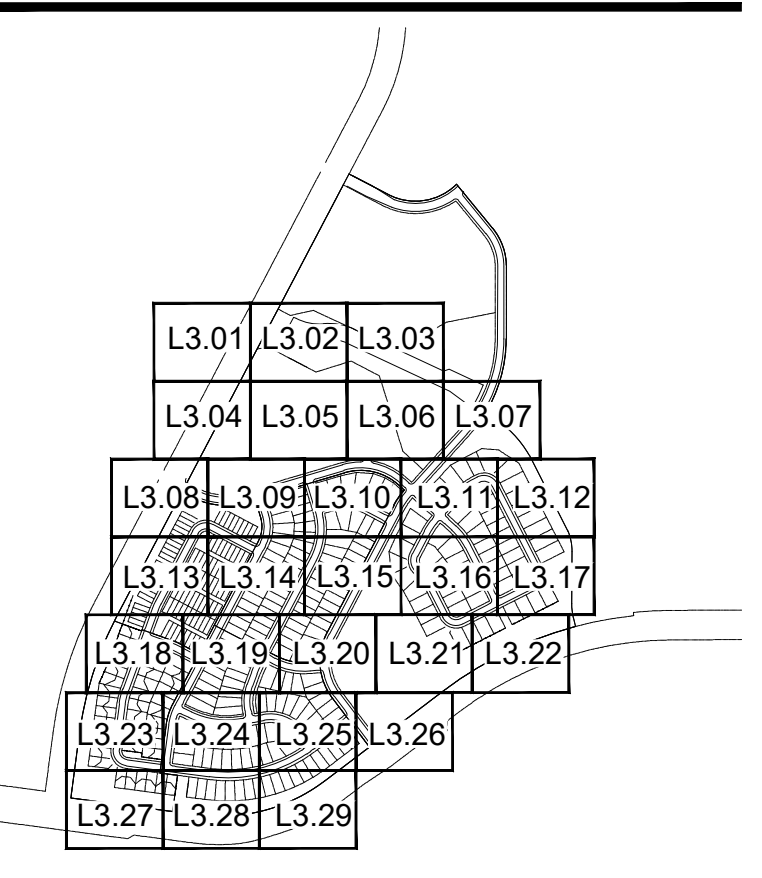


MATCHLINE - SEE SHEET L3.16

MATCHLINE - SEE SHEET L3.17

MATCHLINE - SEE SHEET L3.22

**KEY MAP**



**LEGEND**

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
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**ISSUE RECORD**

1st Submittal	03/23/21

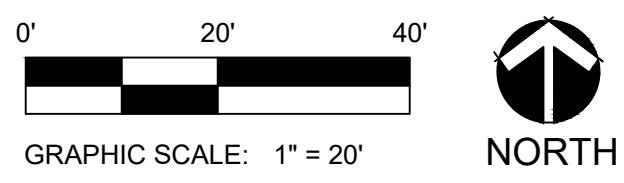
PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

**SHEET TITLE**

**FINAL  
LANDSCAPE PLAN**

AR PUD 20-XXXXX  
SHEET NUMBER

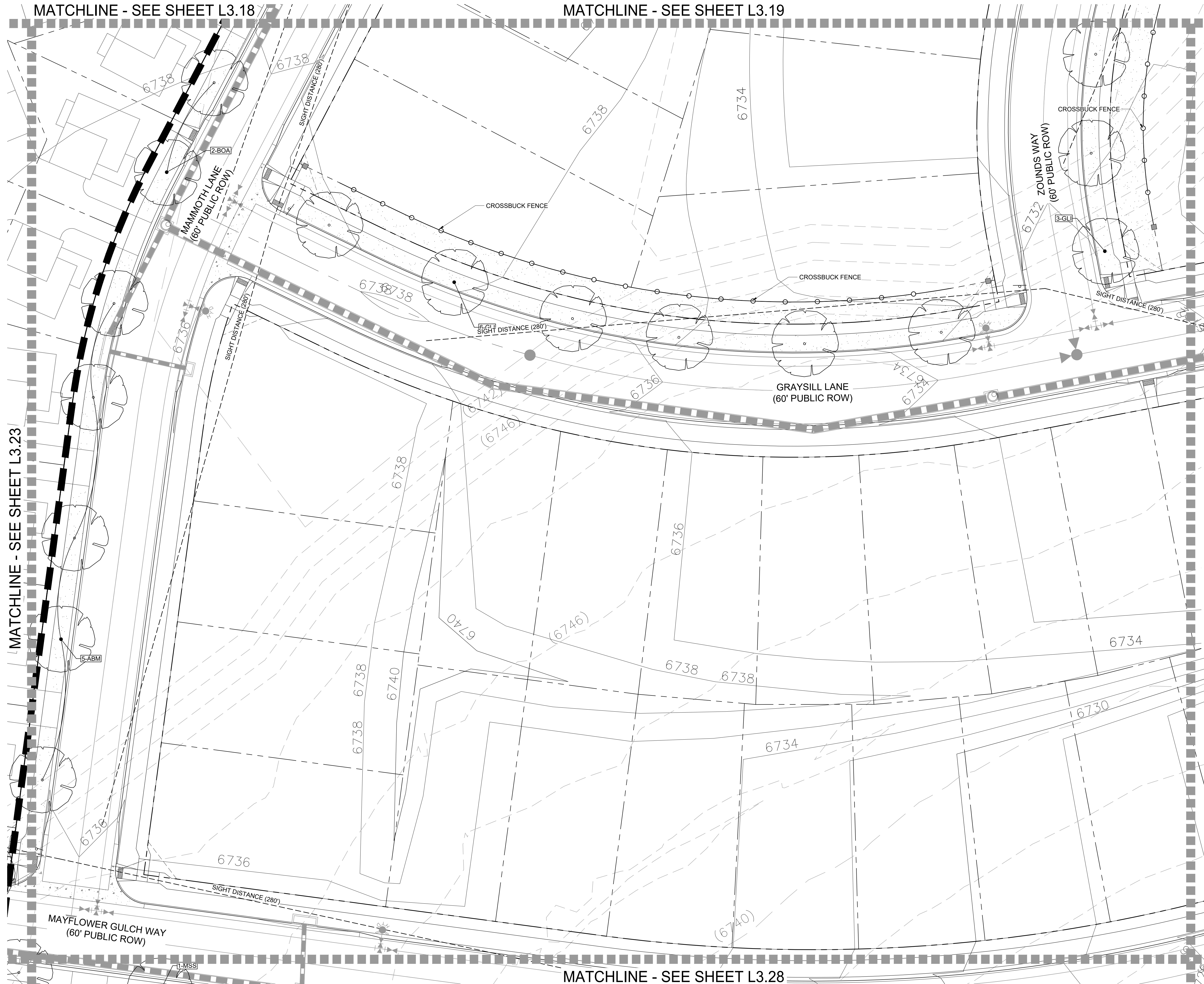
**L3.22**  
SHEET 49 OF 63





MATCHLINE - SEE SHEET L3.18

MATCHLINE - SEE SHEET L3.19

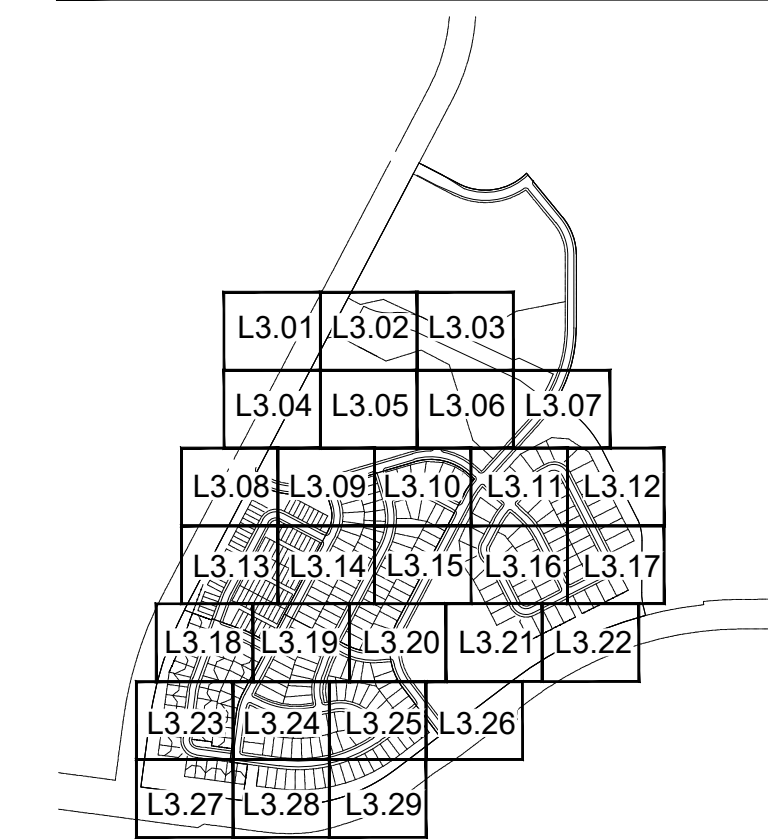


MATCHLINE - SEE SHEET L3.23

MATCHLINE - SEE SHEET L3.25

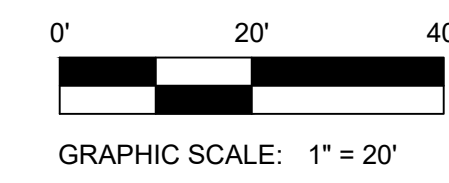
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KEY MAP

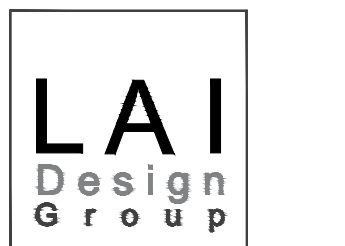


LEGEND

- PROPERTY LINE
- STREET ROW
- FILING BOUNDARY
- BOULDER SEAT
- CRUSHER FINES
- NATIVE SEED
- NATIVE SEED WALKWAY ADJACENT
- NATIVE SEED BASIN SLOPES
- NATIVE SEED BASIN BOTTOM
- SOD
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- TREE-DECIDUOUS
- TREE-EVERGREEN
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- GRASSES AND PERENNIALS



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 PHONE: (719) 380-5058

PROJECT NAME

**BANNING LEWIS RANCH**  
 VILLAGE A - FILINGS 50, 51, 52, 53, 54,  
 55 & 56  
**PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
 DRAWN BY: TH  
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SHEET TITLE

**FINAL**  
**LANDSCAPE PLAN**

AR PUD 20-XXXXX  
 SHEET NUMBER

**L3.24**  
 SHEET 51 OF 63

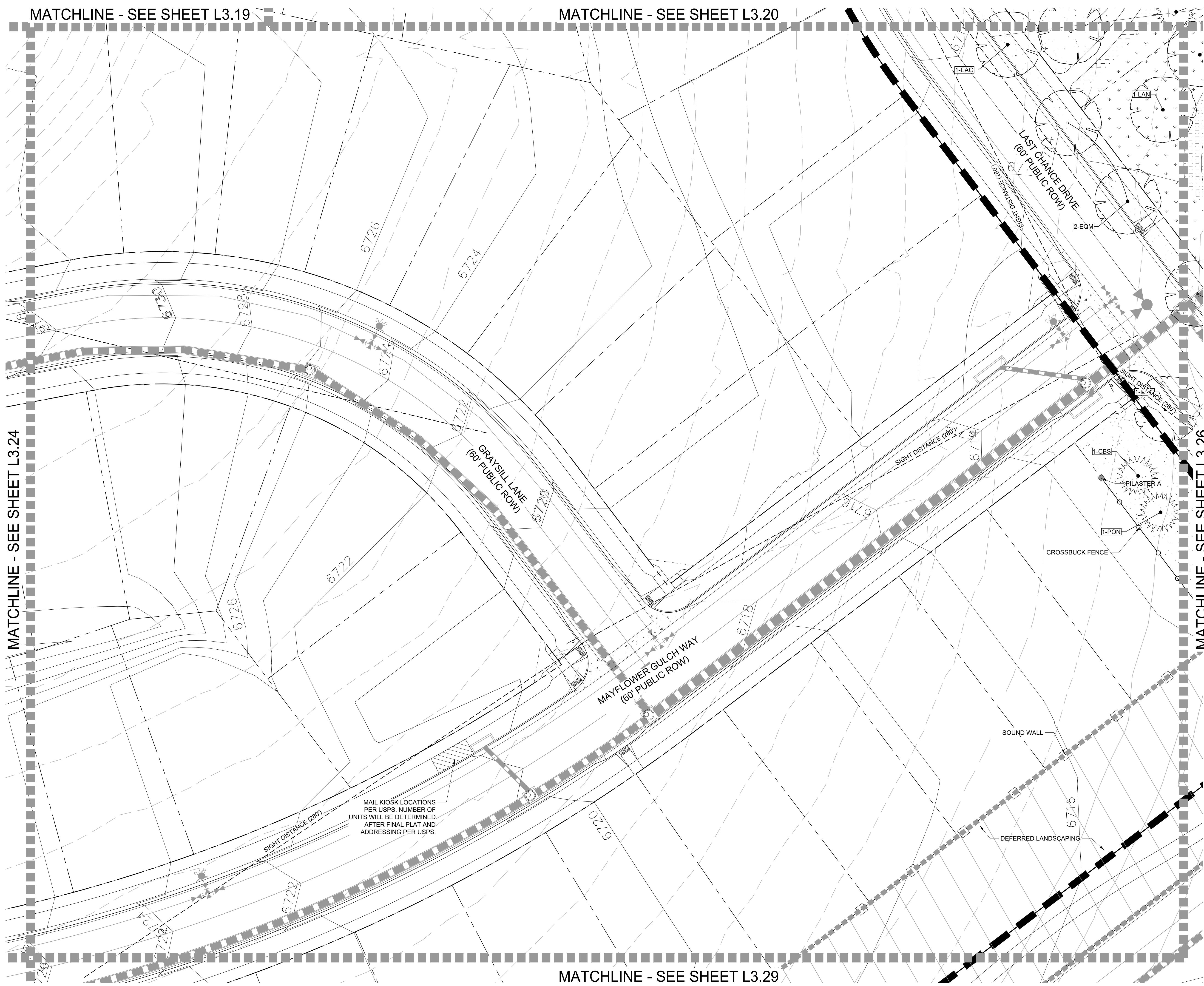
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MATCHLINE - SEE SHEET L3.20

MATCHLINE - SEE SHEET L3.24

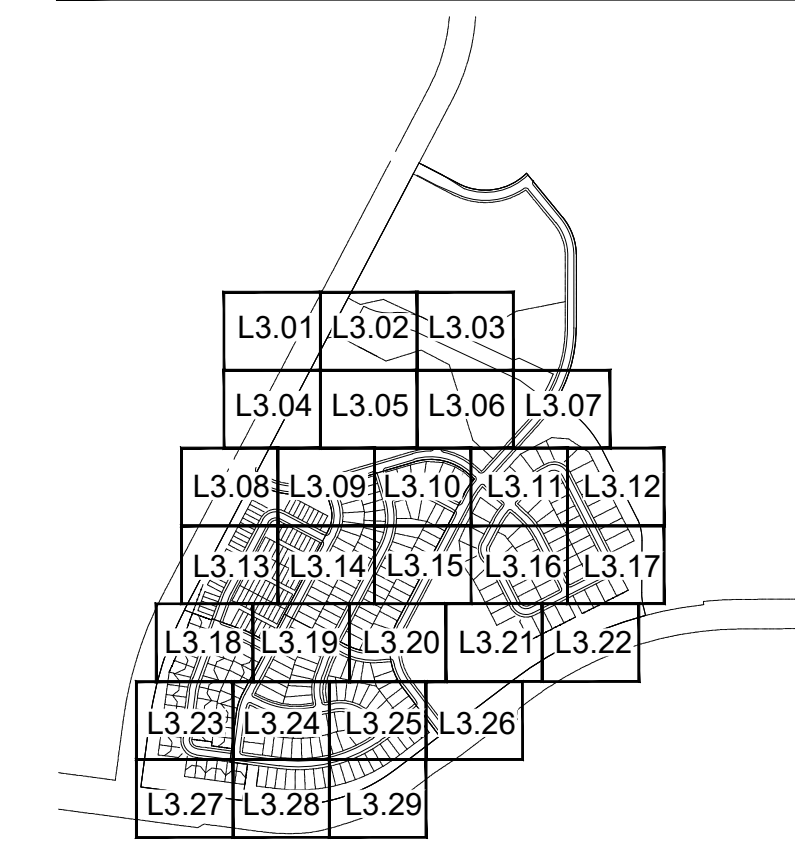
MATCHLINE - SEE SHEET L3.26

MATCHLINE - SEE SHEET L3.29



MAIL KIOSK LOCATIONS  
 PER USPS. NUMBER OF  
 UNITS WILL BE DETERMINED  
 AFTER FINAL PLAT AND  
 ADDRESSING PER USPS.

KEY MAP



LEGEND

- PROPERTY LINE
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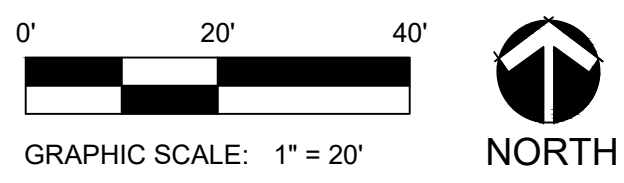
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**FINAL  
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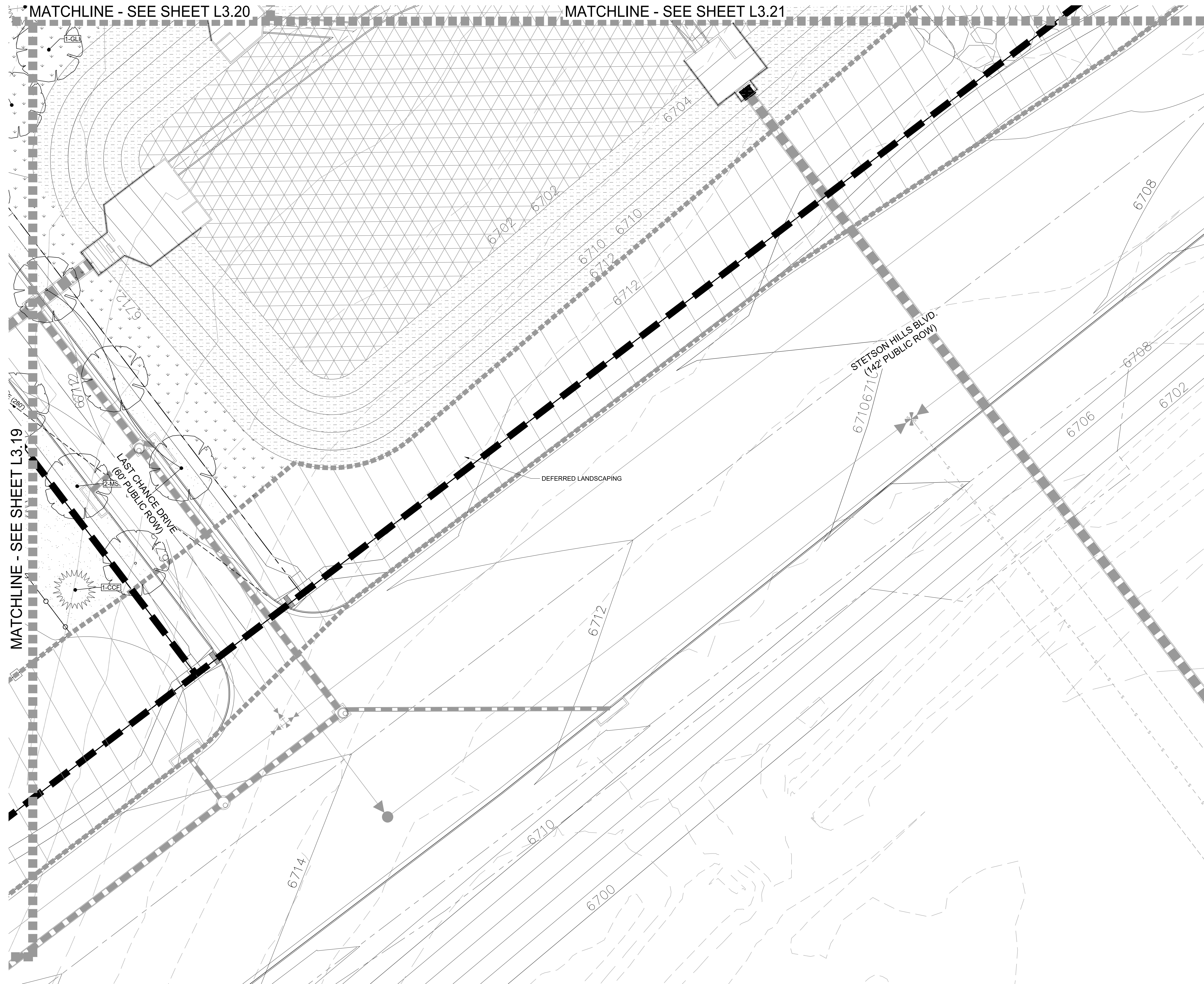
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**L3.25**  
 SHEET 52 OF 63



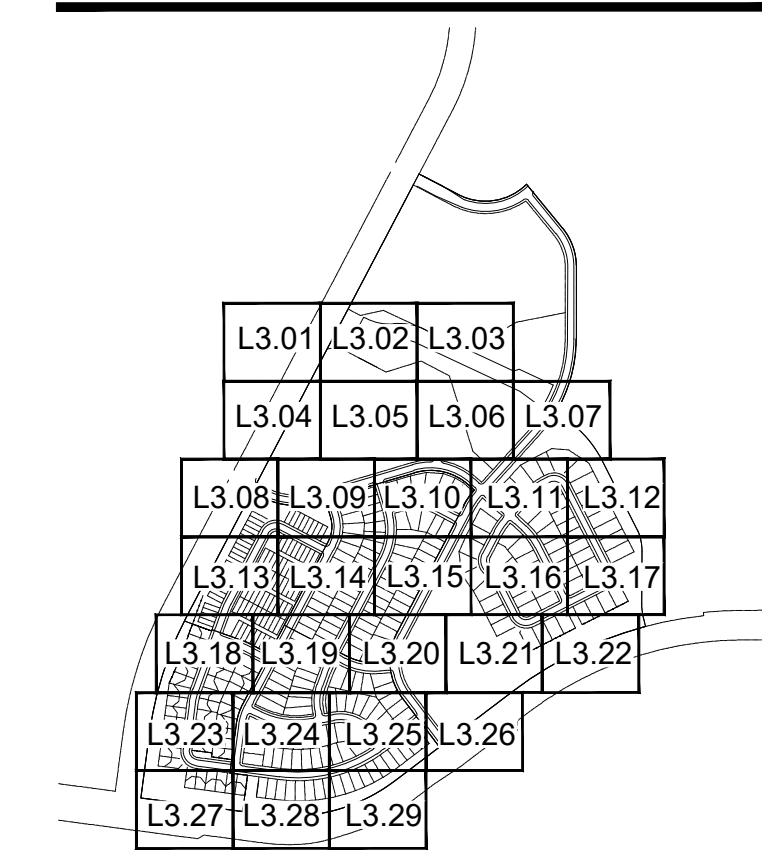
MATCHLINE - SEE SHEET L3.20

MATCHLINE - SEE SHEET L3.21



MATCHLINE - SEE SHEET L3.19

KEY MAP



LEGEND

- PROPERTY LINE ————
- STREET ROW ————
- FILING BOUNDARY ————
- BOULDER SEAT
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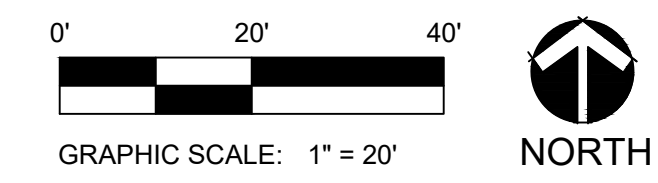
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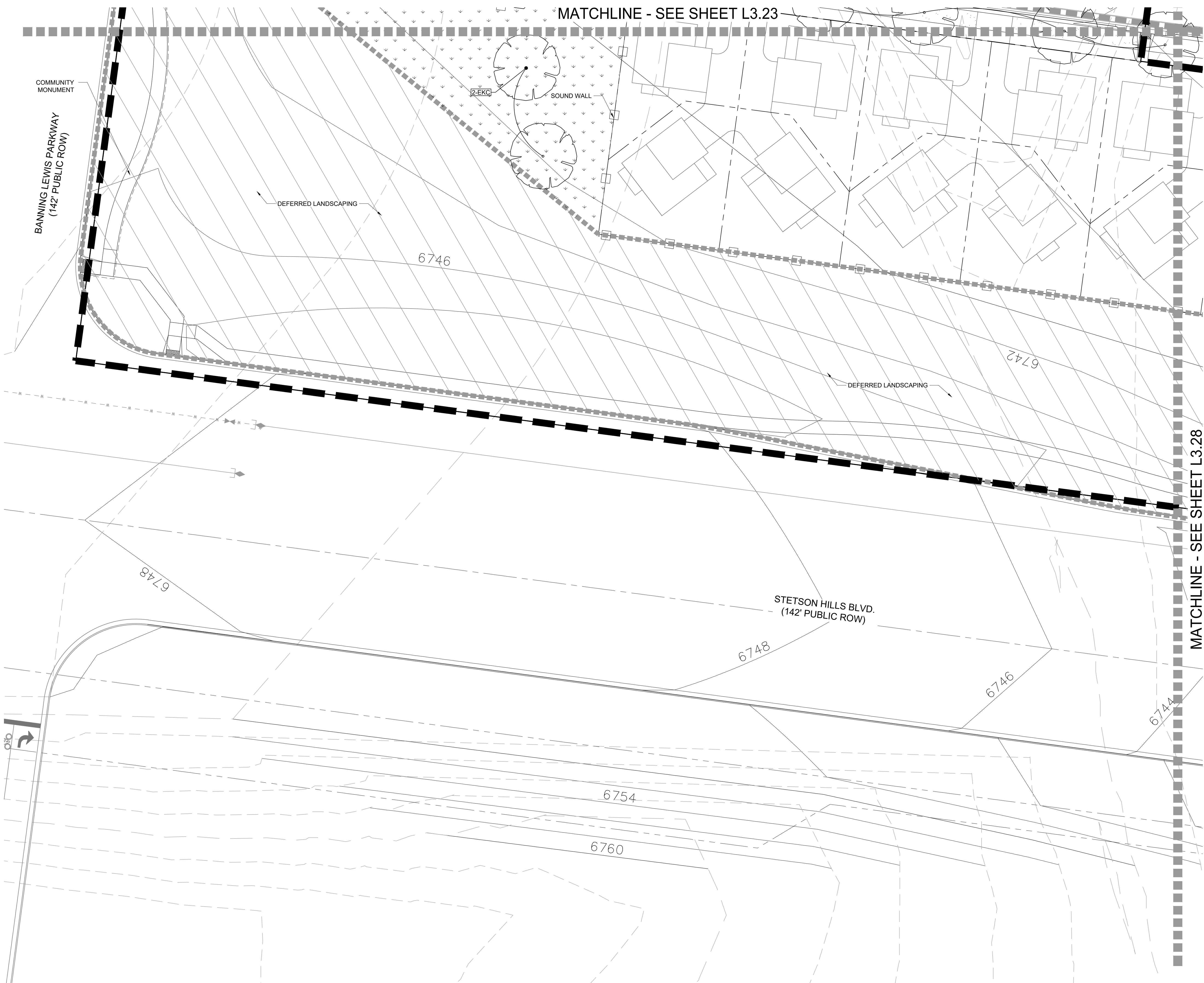
FINAL  
LANDSCAPE PLAN

AR PUD 20-XXXXX  
SHEET NUMBER

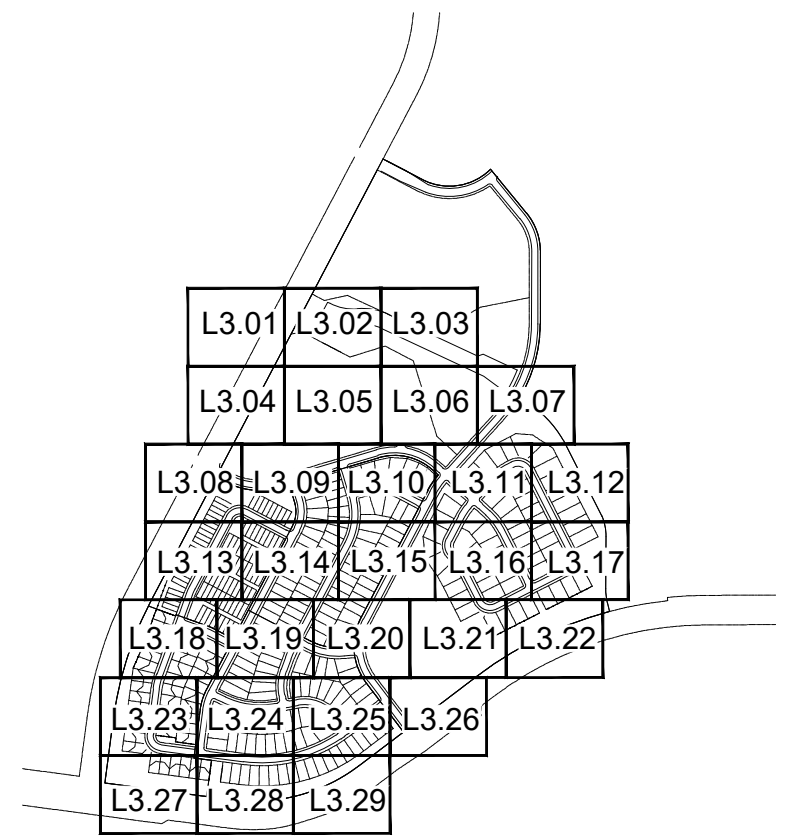
L3.26  
SHEET 53 OF 63



MATCHLINE - SEE SHEET L3.23



KEY MAP



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**PUD DEVELOPMENT PLAN**

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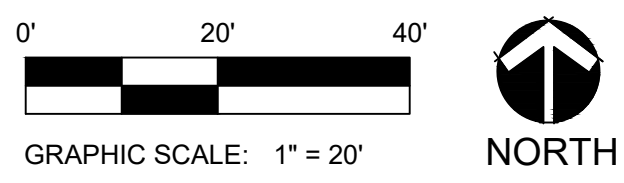
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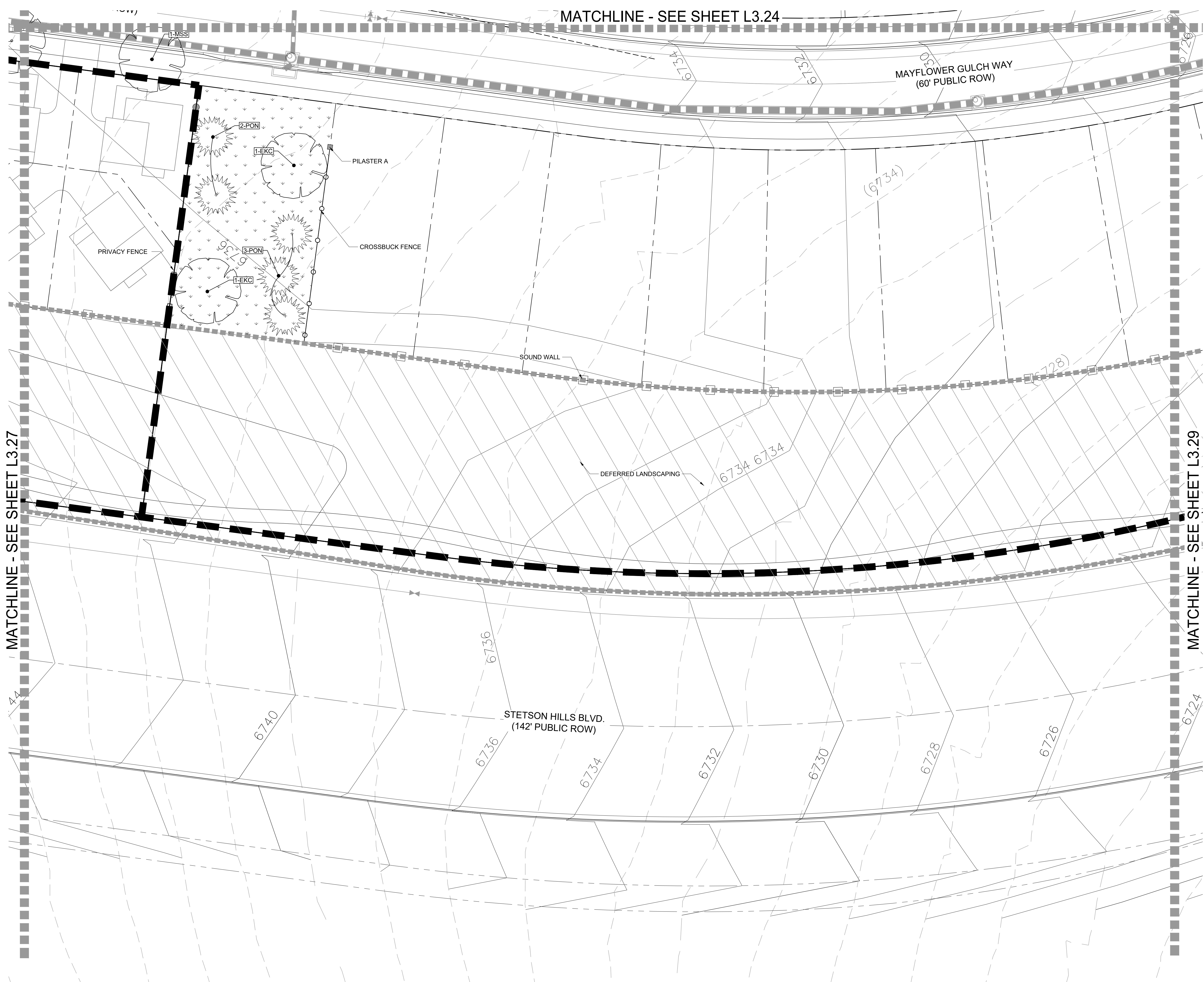
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**FINAL**  
**LANDSCAPE PLAN**

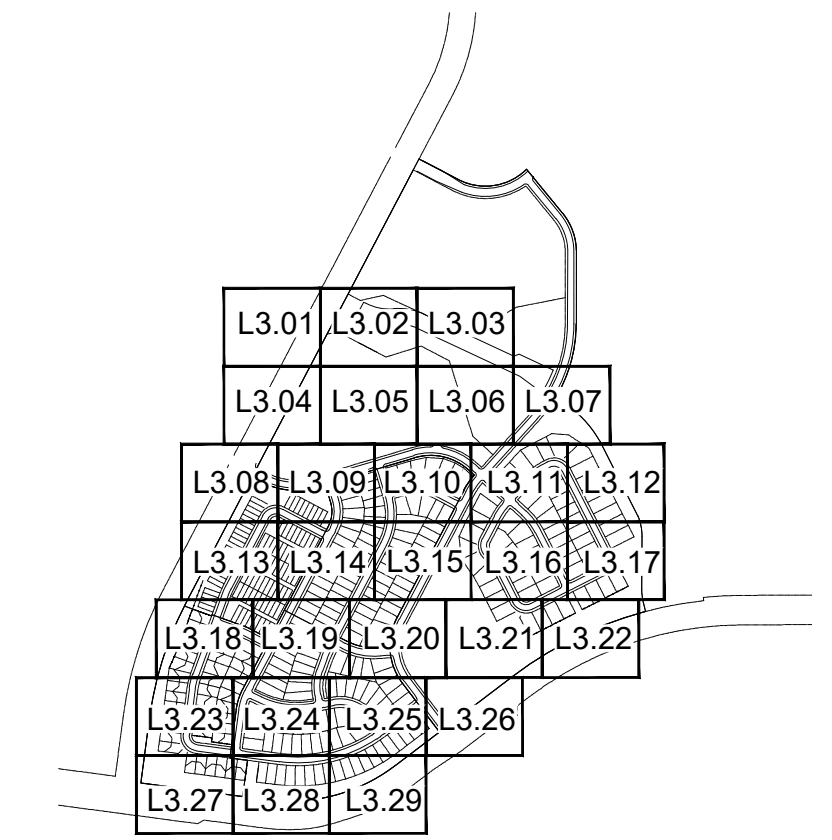
AR PUD 20-XXXXX  
SHEET NUMBER

**L3.27**  
SHEET 54 OF 63





**KEY MAP**



**LEGEND**

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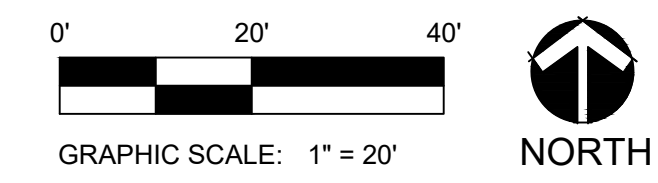
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LANDSCAPE PLAN**

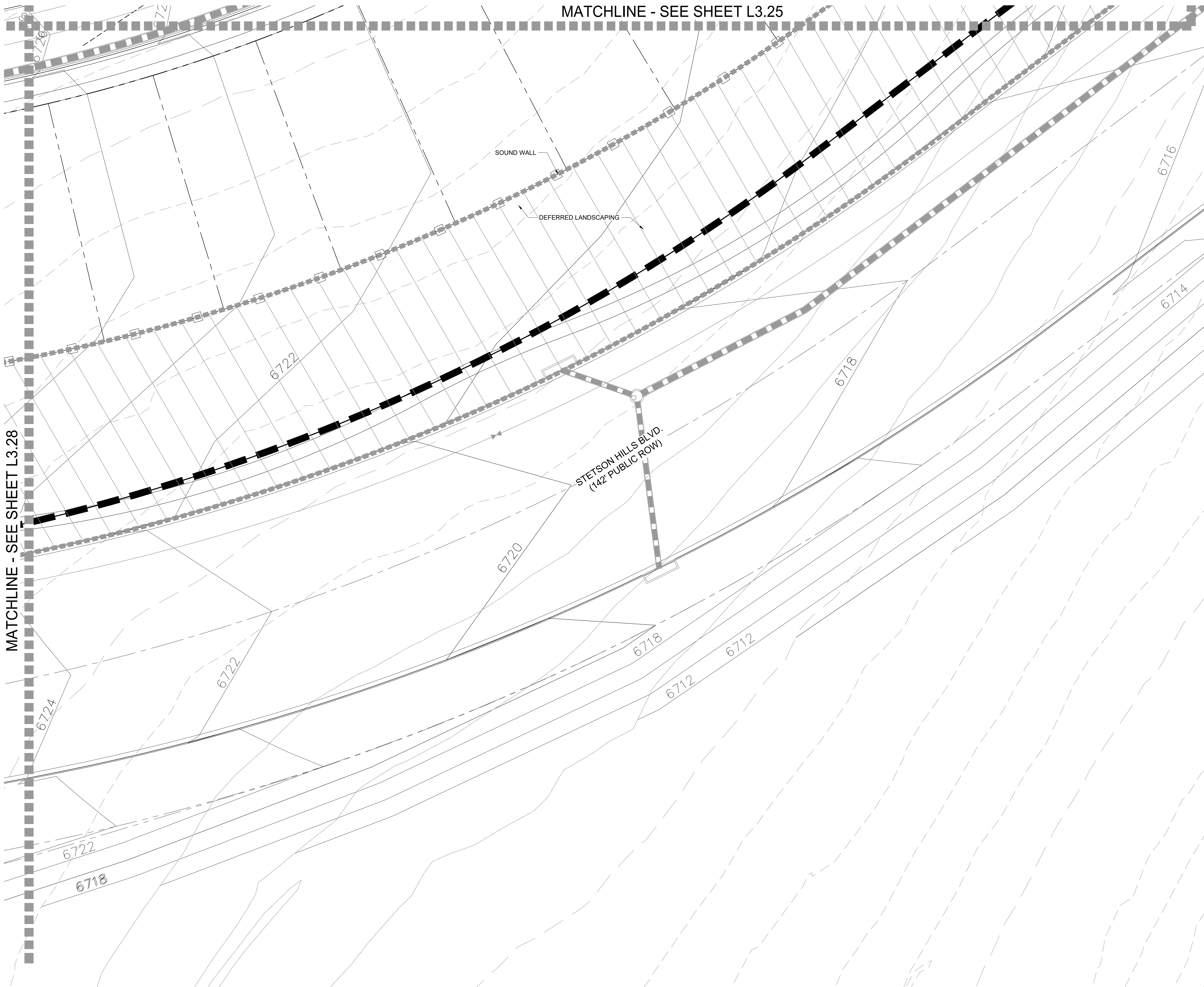
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SHEET NUMBER

**L3.28**  
SHEET 55 OF 63

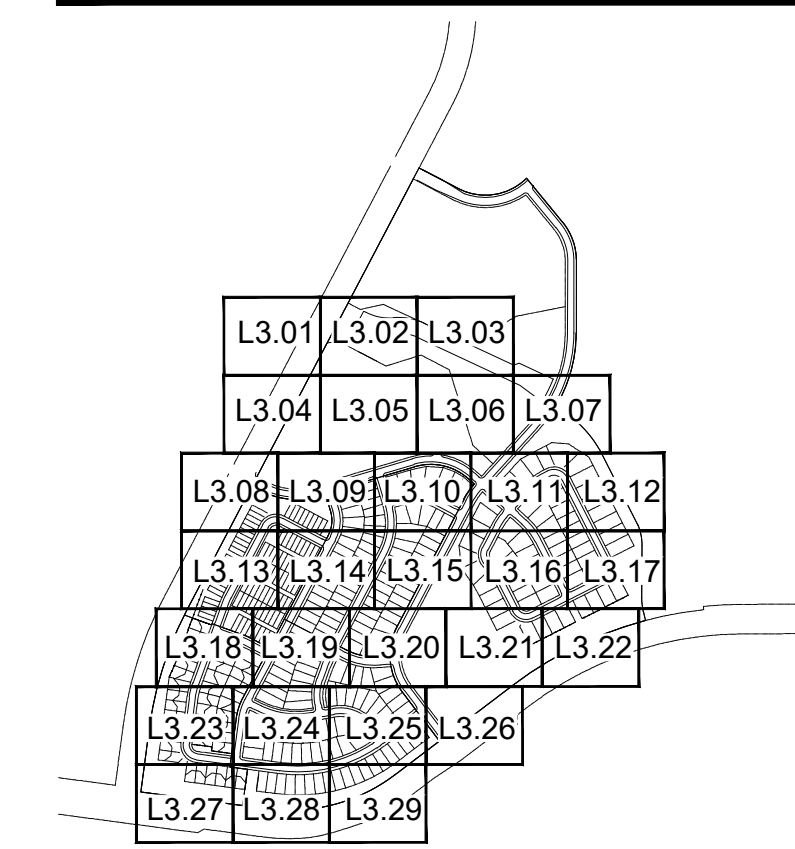


MATCHLINE - SEE SHEET L3.25

MATCHLINE - SEE SHEET L3.28



KEY MAP



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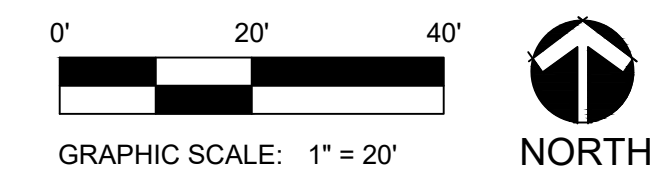
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SHEET TITLE

**FINAL  
LANDSCAPE PLAN**

AR PUD 20-XXXX  
SHEET NUMBER

**L3.29**  
SHEET 56 OF 63

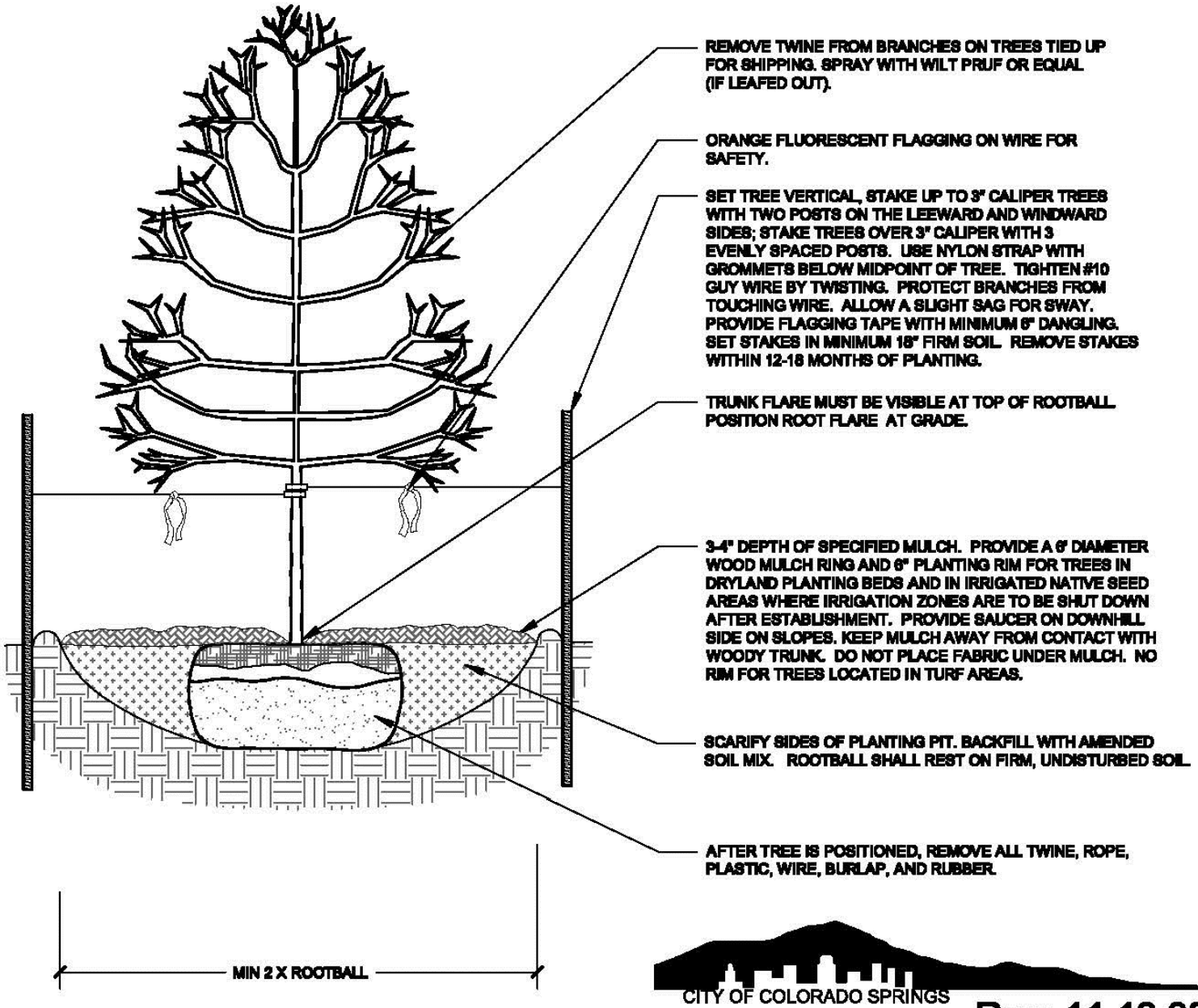






# PLANTING DETAILS

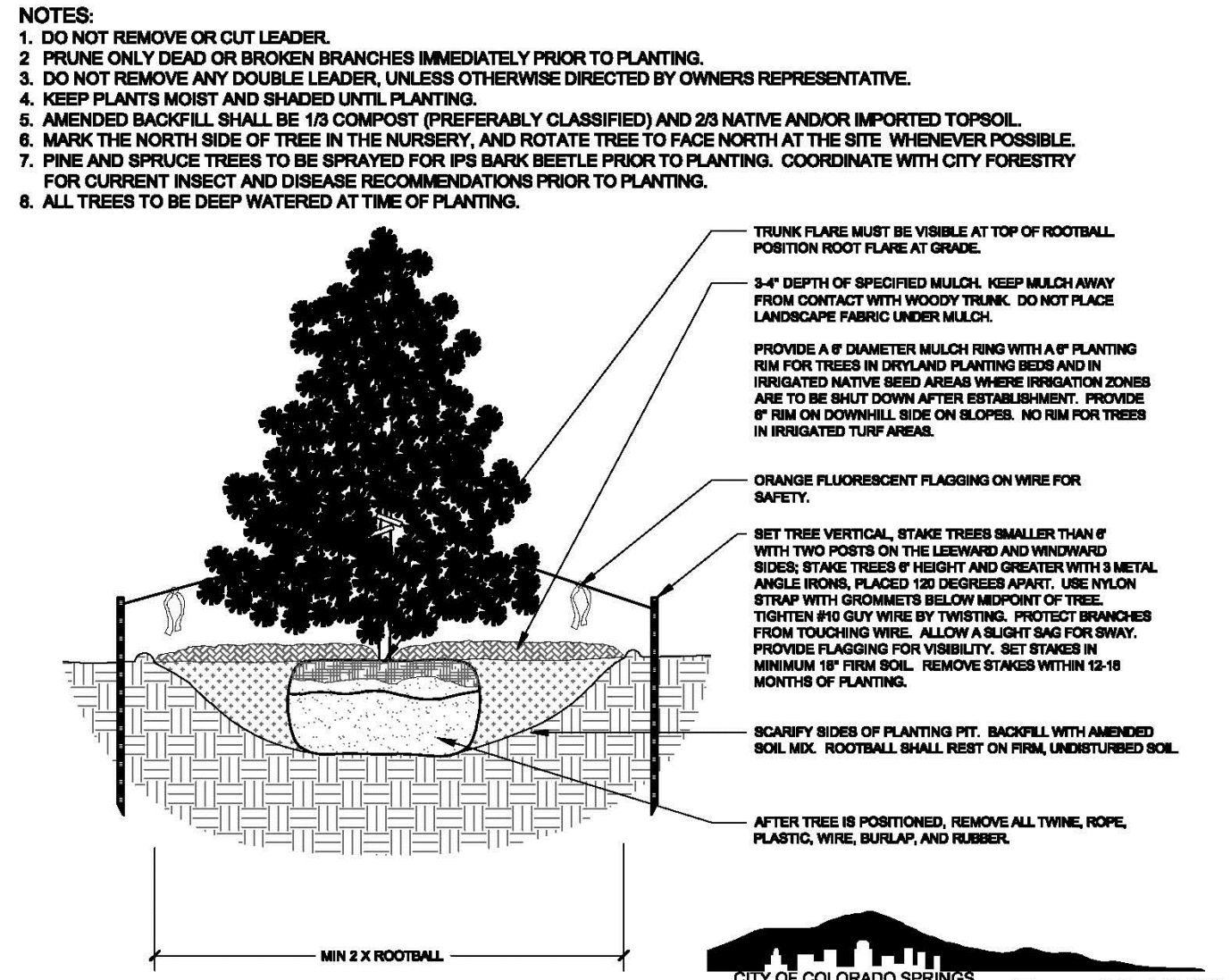
- NOTES:**
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES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



**A DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

SECTION

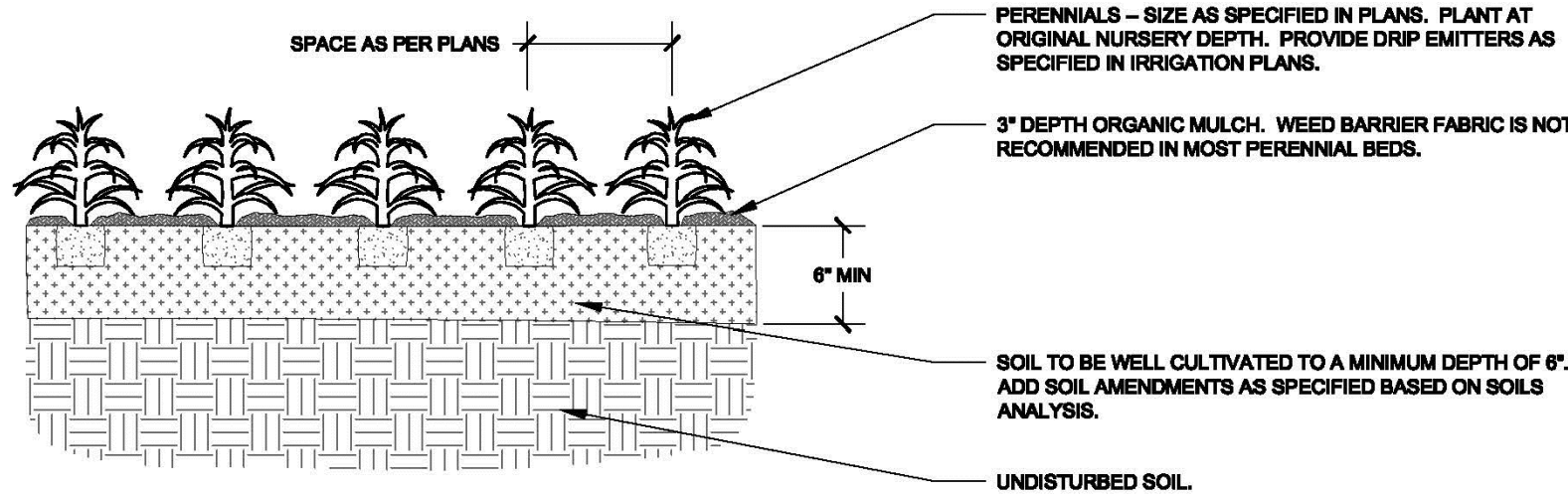


**B EVERGREEN TREE PLANTING DETAIL**

NOT TO SCALE

SECTION

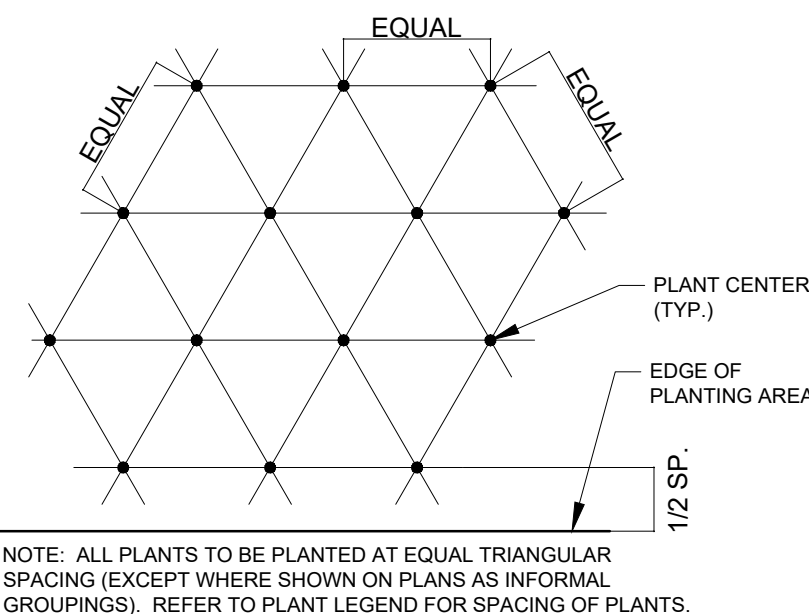
- NOTES:**
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED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



**C PERENNIAL/GROUNDCOVER PLANTING DETAIL**

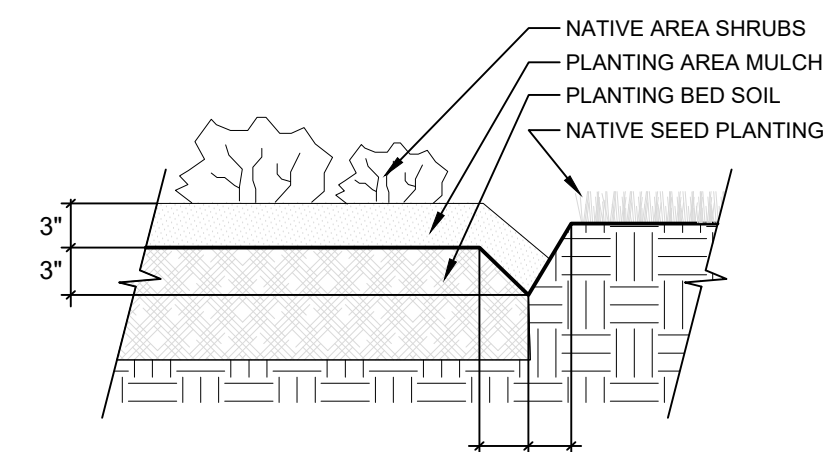
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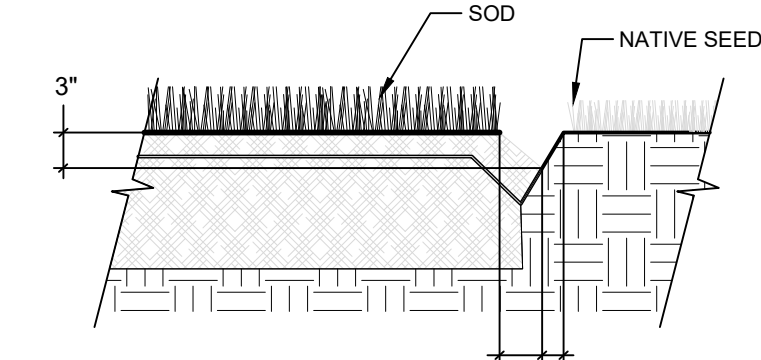
**E PLANT SPACING DETAIL**

SCALE: NTS



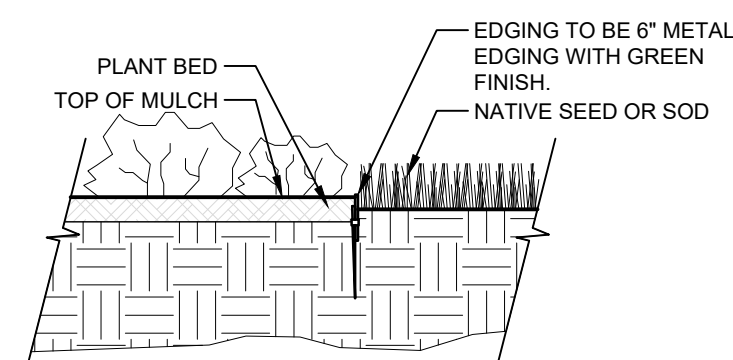
**F NATIVE AREA PLANT BEDS**

SCALE: NTS



**G NATIVE AREA EDGE ADJ. TO SOD**

SCALE: NTS

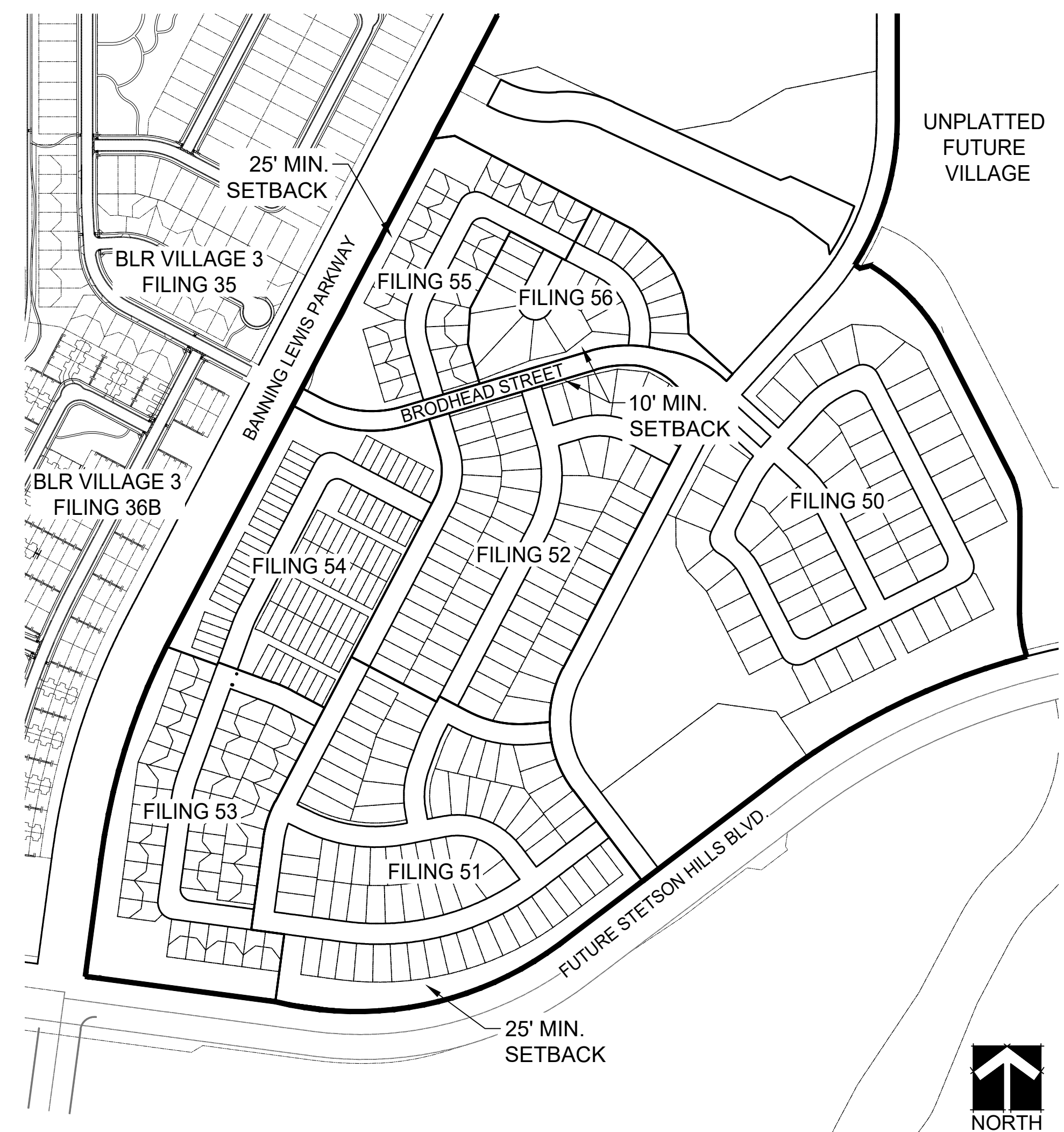


**H STEEL EDGER**

SCALE: NTS

# 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	# OF TREES REQUIRED/ PROVIDED	SHRUB SUBSTITUTE REQUIRED/PROVIDED
BRODHEAD STREET	COLLECTOR	10' / 10'	2626'	1 / 30'	88 / 107	N.A.
BANNING LEWIS PKWY	MAJOR ARTERIAL	25' / 25'	809'	1 / 20'	41 / 41	N.A.
FUTURE STETSON HILLS BLVD	MAJOR ARTERIAL	25' / 25'	1728'	1 / 20'	N.A.	N.A.

- NOTES:**
- LANDSCAPE ADJACENT TO THE FUTURE STETSON HILLS BLVD IS DEFERRED.
  - LANDSCAPE ADJACENT TO BLR PARKWAY, SOUTH OF BRODHEAD STREET IS DEFERRED. ONLY THE PORTION NORTH OF BRODHEAD STREET IS SHOWN IN CALCULATIONS

# LANDSCAPE AREA CALCULATIONS

LANDSCAPE COVERAGE TYPE	AREA (SF)	PERCENTAGE
BLUEGRASS SOD	354,147 SF	39.1%
NATIVE SEED	400,702 SF	44.2%
NATIVE SEED - BASIN SLOPE	62,163 SF	6.9%
NATIVE SEED - BASIN BOTTOM	54,848 SF	6.0%
SHRUB BEDS	34,470 SF	3.8%
TOTAL	906,330 SF	100%

NOTE: A MAXIMUM OF 50% OF LANDSCAPE AREAS CAN BE IN SOD.

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ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**LANDSCAPE DETAILS**

AR PUD 20-XXXX  
SHEET NUMBER

**L4.02**

SHEET 58 OF 63

# LANDSCAPE PLAN CHECKLIST

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

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

# HYDROZONE DIAGRAM

## PLANT COMMUNITIES

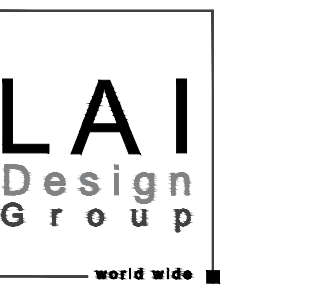
- 1 - SEMIARID SHRUBLANDS
- 2 - PRAIRIE-JUNIPER WOODLANDS
- 3 - PRAIRIE
- 4 - LOWER ELEVATION RIPARIAN
- 5 - FOOTHILL SHRUBLANDS
- 6 - PONDEROSA PINE FOREST
- 7 - UPPER ELEVATION RIPARIAN
- 8 - DOUGLAS-FIR FOREST

## HYDROZONES (supplemental water)

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



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PROJECT NAME

**BANNING LEWIS RANCH  
 VILLAGE A - FILLINGS 50, 51, 52, 53, 54,  
 55 & 56  
 PUD DEVELOPMENT PLAN**

ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
 DRAWN BY: TH  
 CHECKED BY: RH

SHEET TITLE

**LANDSCAPE CHECKLIST  
 AND HYDROZONE  
 DIAGRAM**

AR PUD 20-XXXX  
 SHEET NUMBER

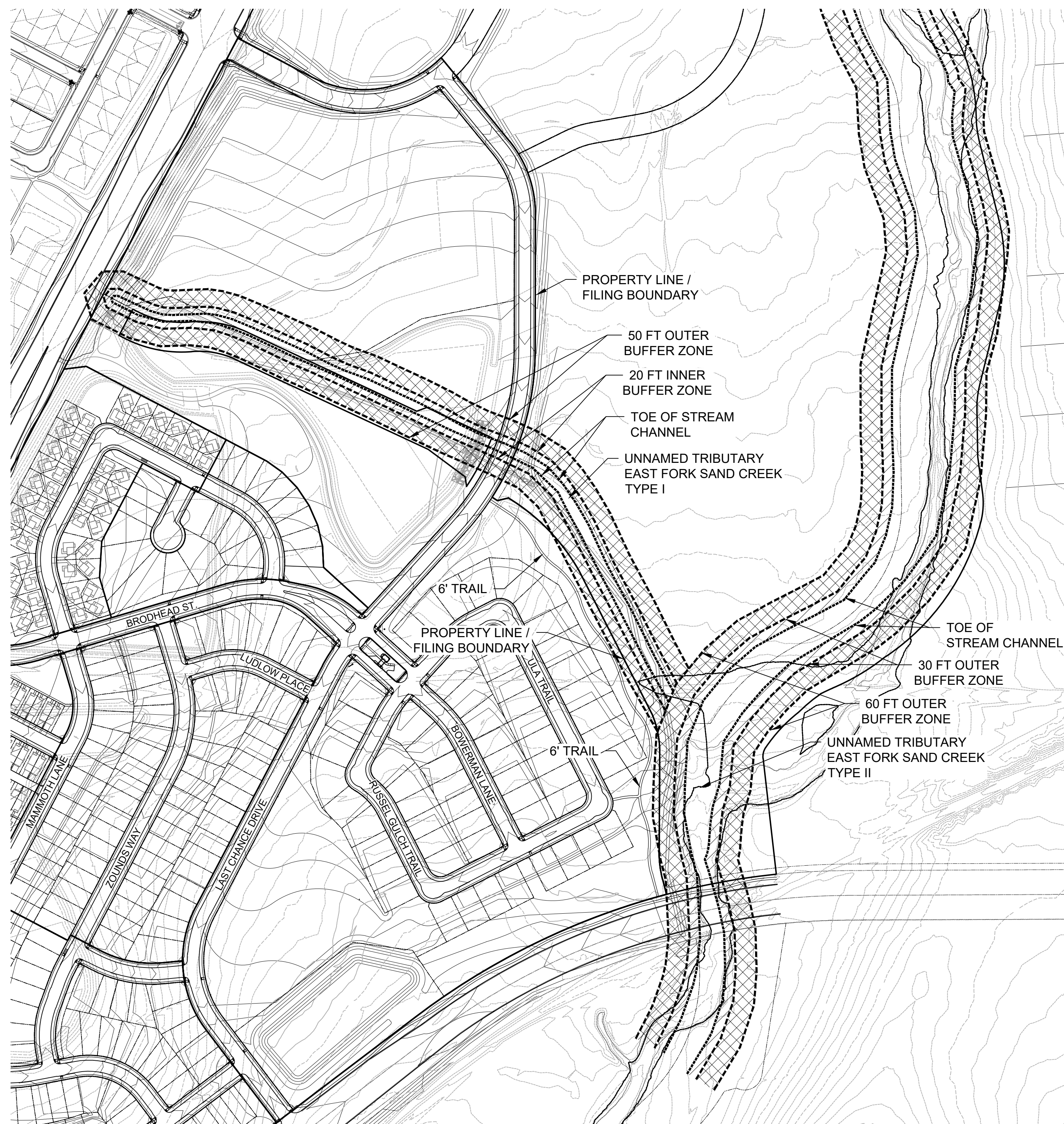
**L4.03**

SHEET 59 OF 63



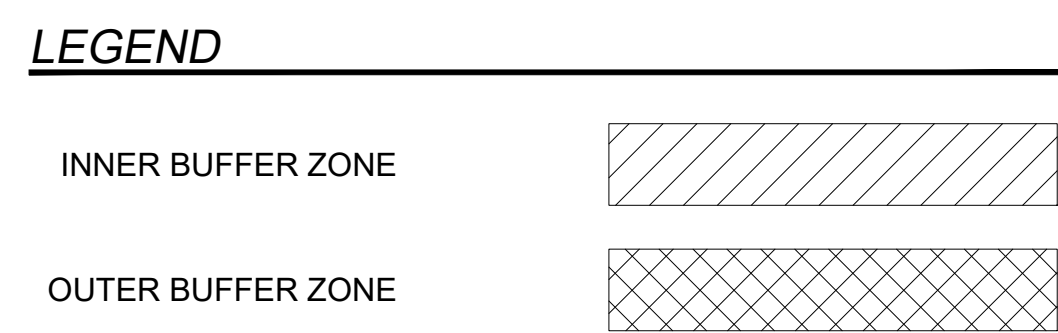
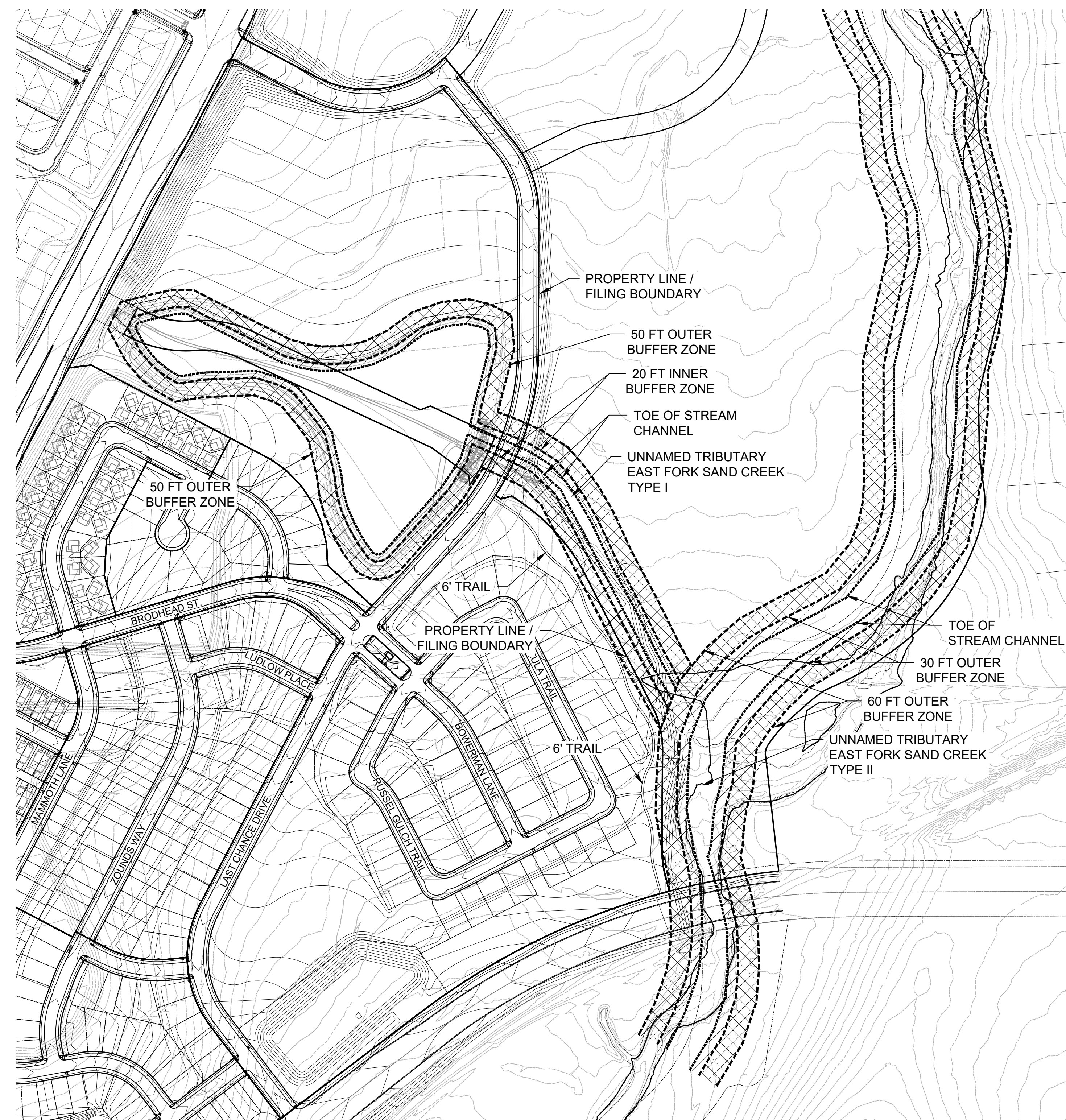
EXISTING STREAMSIDE EXHIBIT

1"=200'



PROPOSED STREAMSIDE EXHIBIT

1"=200'



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PROJECT #: 201057  
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CHECKED BY: RH

SHEET TITLE

STREAM SIDE EXHIBIT

AR PUD 20-XXXXX  
SHEET NUMBER

L4.04

SHEET 60 OF 63

## LANDSCAPE & IMPERVIOUS SURFACE REQUIREMENTS

### TYPE I STREAM

20 FT INNER BUFFER ZONE*				INNER BUFFER ZONE	OUTER BUFFER ZONE
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED	NO IMPERVIOUS SURFACE ALLOWED	10% MAXIMUM IMPERVIOUS SURFACE ALLOWED
1 TREE PER 20' <u>1,168 L.F. / 20 = 59 TREES</u>	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	37 TREES PROVIDED	220 SHRUBS PROVIDED	0 SF (0%) IMPERVIOUS SURFACE PROPOSED	16,900' SF (10%) IMPERVIOUS SURFACE PROPOSED
50 FT OUTER BUFFER ZONE**				INNER BUFFER ZONE	OUTER BUFFER ZONE
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED	NO IMPERVIOUS SURFACE ALLOWED	10% MAXIMUM IMPERVIOUS SURFACE ALLOWED
1 TREE PER 30' <u>1,280 L.F. / 30 = 43 TREES</u>	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	39 TREES PROVIDED	160 SHRUBS PROVIDED	0 SF (0%) IMPERVIOUS SURFACE PROPOSED	0' SF (0%) IMPERVIOUS SURFACE PROPOSED

### TYPE II STREAM

30 FT INNER BUFFER ZONE*				INNER BUFFER ZONE	OUTER BUFFER ZONE
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED	NO IMPERVIOUS SURFACE ALLOWED	10% MAXIMUM IMPERVIOUS SURFACE ALLOWED
1 TREE PER 20' <u>267 L.F. / 14 = 14 TREES</u>	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	9 TREES PROVIDED	64 SHRUBS PROVIDED	0 SF (0%) IMPERVIOUS SURFACE PROPOSED	0' SF (0%) IMPERVIOUS SURFACE PROPOSED
60 FT OUTER BUFFER ZONE**				INNER BUFFER ZONE	OUTER BUFFER ZONE
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED	NO IMPERVIOUS SURFACE ALLOWED	10% MAXIMUM IMPERVIOUS SURFACE ALLOWED
1 TREE PER 30' <u>267 L.F. / 30 = 9 TREES</u>	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	7 TREES PROVIDED	60 SHRUBS PROVIDED	0 SF (0%) IMPERVIOUS SURFACE PROPOSED	0' SF (0%) IMPERVIOUS SURFACE PROPOSED

## STREAMSIDE DESIGN CRITERIA

### 1. GRADING & LANDFORM

THE STREAM EXISTS AND IS INTACT. CLASSIC CONSULTING (ENGINEERS FOR BLR) WILL WORK CLOSELY WITH THE CITY FOR APPROVALS OF UTILITY, STORMWATER AND GRADING WHICH WOULD BE ADJACENT TO OR BE WITHIN PORTIONS OF THE STREAMSIDE AREA DURING THE DEVELOPMENT PLAN PROCESS.

### 2. SITE DESIGN

DEVELOPMENT PLANS PROPOSED FOR AREAS ADJACENT TO THE STREAMSIDE OVERLAY ARE REQUIRED TO MAKE IMPROVEMENTS TO THE STREAMSIDE ZONES PER THE CITY. WE PLAN TO PROPOSE TRAILS THAT WILL PARALLEL THE STREAMSIDE AREAS AND EVENTUALLY CONNECT DUBLIN BLVD. TO STETSON HILLS BLVD. MOST OR ALL OF THE TRAIL WOULD BE OUTSIDE THE STREAMSIDE ZONE. CONNECTIONS FROM THE PROPOSED RESIDENTIAL AREAS WILL BE MADE TO THE TRAIL. OPEN SPACE AND/OR PARK AREAS WITHIN THE RESIDENTIAL SITES ADJACENT TO THE STREAMSIDE AREA WILL LIKELY BE PROPOSED AS FUTURE DESIGNS OCCUR FOR VILLAGE A.

### 3. WILDLIFE HABITAT

MINIMAL DEVELOPMENT IS PLANNED WITHIN THE STREAMSIDE OVERLAY ZONES. IMPROVEMENTS REQUIRED BY THE CITY PER THE FINDINGS OF THE FINAL DRAINAGE REPORT WILL BE THE ONLY DISTURBANCE.

### 4. TRAILS & RECREATION

DEVELOPMENT PLANS PROPOSED FOR AREAS ADJACENT TO THE STREAMSIDE OVERLAY ARE REQUIRED TO MAKE IMPROVEMENTS TO THE STREAMSIDE ZONES PER THE CITY. THERE ARE NO COMMUNITY TRAIL NETWORKS OUTLINED FOR THE VILLAGE A AREA IN THE CITY OF COLORADO SPRINGS PARK SYSTEM MASTER PLAN. OPEN SPACE AND/OR PARK AREAS WITHIN THE RESIDENTIAL SITES ADJACENT TO THE STREAMSIDE AREA WILL LIKELY BE PROPOSED AS FUTURE DESIGNS OCCUR FOR VILLAGE A.

### 5. FLOODPLAIN

CLASSIC CONSULTING (ENGINEERS FOR BLR) HAVE BEEN WORKING CLOSELY WITH THE CITY FOR APPROVALS OF STORMWATER UTILITIES AND ANY REQUIREMENTS THAT WOULD NEED TO BE MET. NO RESIDENTIAL DEVELOPMENT WILL BE PLANNED WITHIN THE 100-YEAR FLOODPLAIN.

### 6. SIGNIFICANT NATURAL FEATURES

THERE ARE NO SIGNIFICANT FEATURES TO THIS STREAM. PROPOSED DEVELOPMENT AND DISTURBANCE NEAR THE STREAM WILL MEET CITY REQUIREMENTS.

### 7. COMPLEMENTARY PLANS

THE PROJECT IS NOT INCLUDED IN ANY APPROVED SUBAREA PLANS.

### 8. RIPARIAN BUFFERS & IMPERVIOUS SURFACES

THE PROJECT DESIGN IMPLEMENTS A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY. THE DESIGN EXCLUDES IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEETS IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY. ALSO, BEST MANAGEMENT PRACTICES HAVE BEEN INCORPORATED AS WELL AS VISUAL BUFFER OPPORTUNITIES OF THE SUBJECT STREAM.

### 9. LANDSCAPE

OUTER AND INNER BUFFER ZONE LANDSCAPING STANDARDS HAVE BEEN MET, AS WELL AS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

### 10. STREAM BANK STABILIZATION

THE STREAM BANK AND SLOPE AREAS HAVE BEEN IDENTIFIED AND DISTURBED AREAS DO NOT EXIST ON THE PROJECT SITE.

### 11. STREAM RECLAMATION

THE QUALITY OF THE STREAMSIDE AREA HAS BEEN IMPROVED VISUALLY, FUNCTIONALLY AND RECREATIONALLY WITH LANDSCAPE BUFFERING, TRAILS AND POCKET PARK SPACE.

## STREAMSIDE OVERLAY NOTES

- REFER TO LANDSCAPE PLANS FOR SPECIFIC TREE AND SHRUB SPECIES.

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 55 & 56  
**PUD DEVELOPMENT PLAN**

### ISSUE RECORD

1st Submittal	03/23/21

PROJECT #: 201057  
DRAWN BY: TH  
CHECKED BY: RH

SHEET TITLE

**STREAM SIDE  
 NOTES AND  
 REQUIREMENTS**

AR PUD 20-XXXXX  
SHEET NUMBER

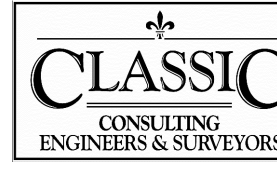
L4.05

SHEET 61 OF 63



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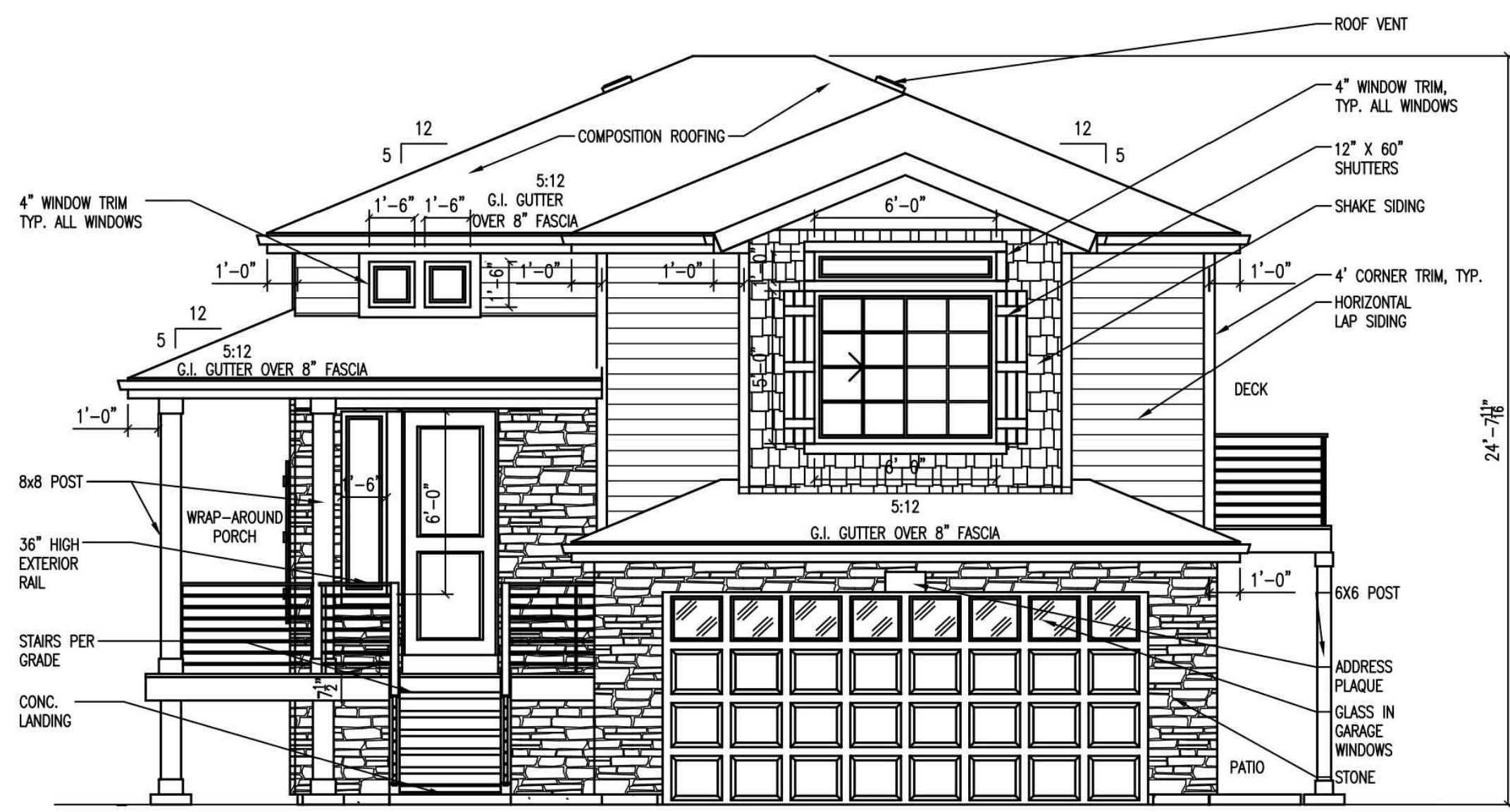
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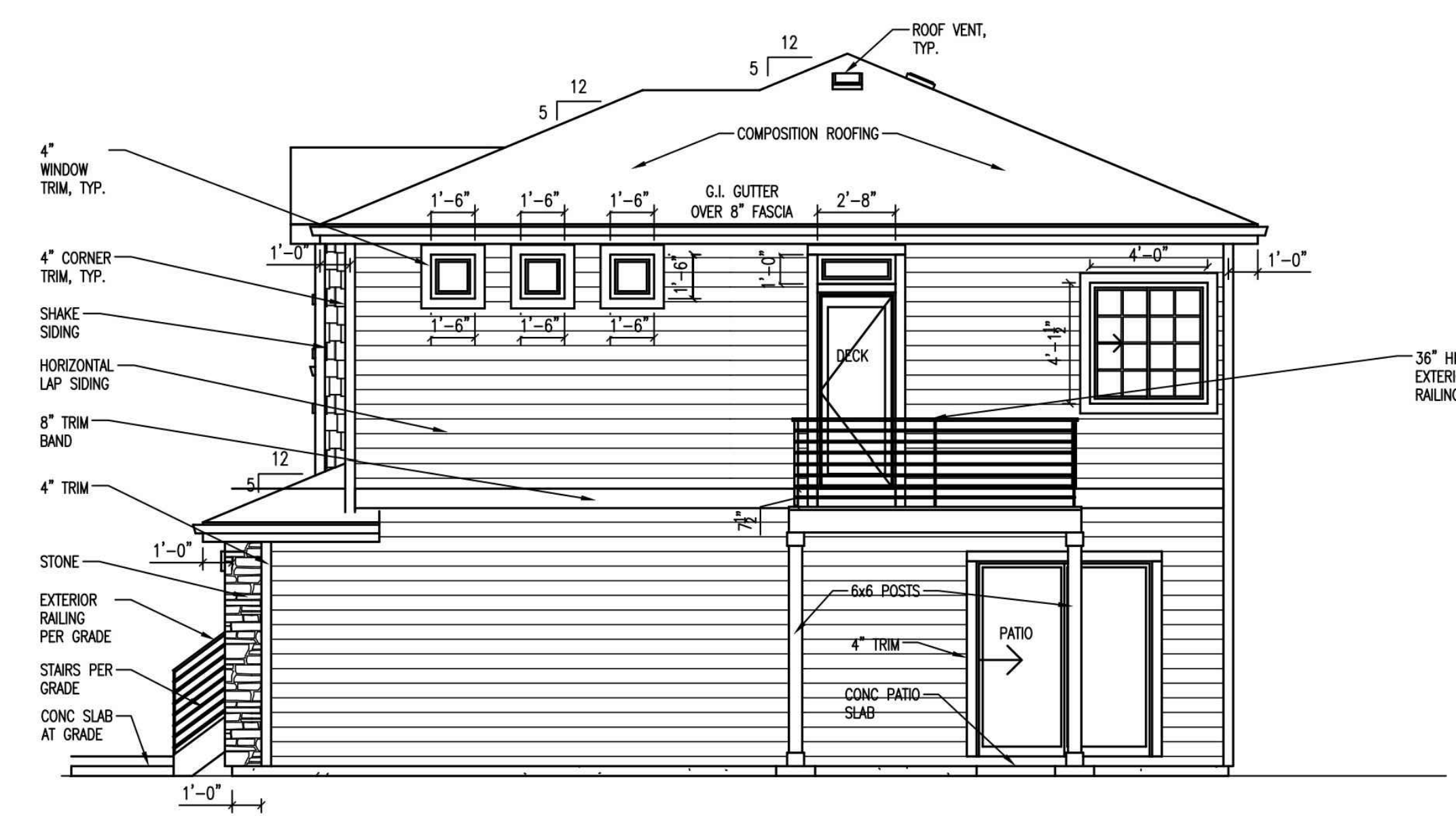
**ARCHITECTURAL ELEVATIONS**

AR PUD 20-XXXXX  
 SHEET NUMBER

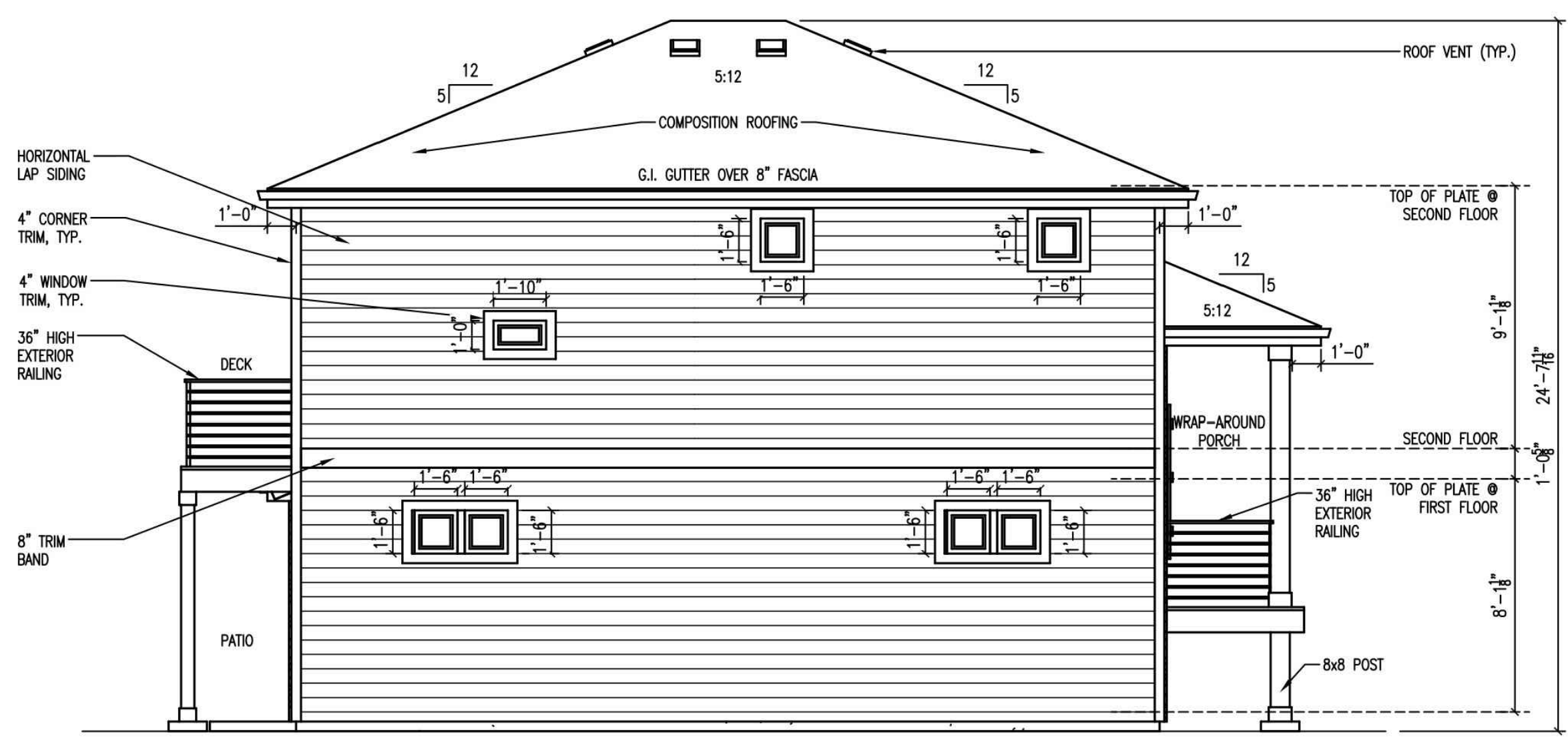
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 SHEET 62 OF 63



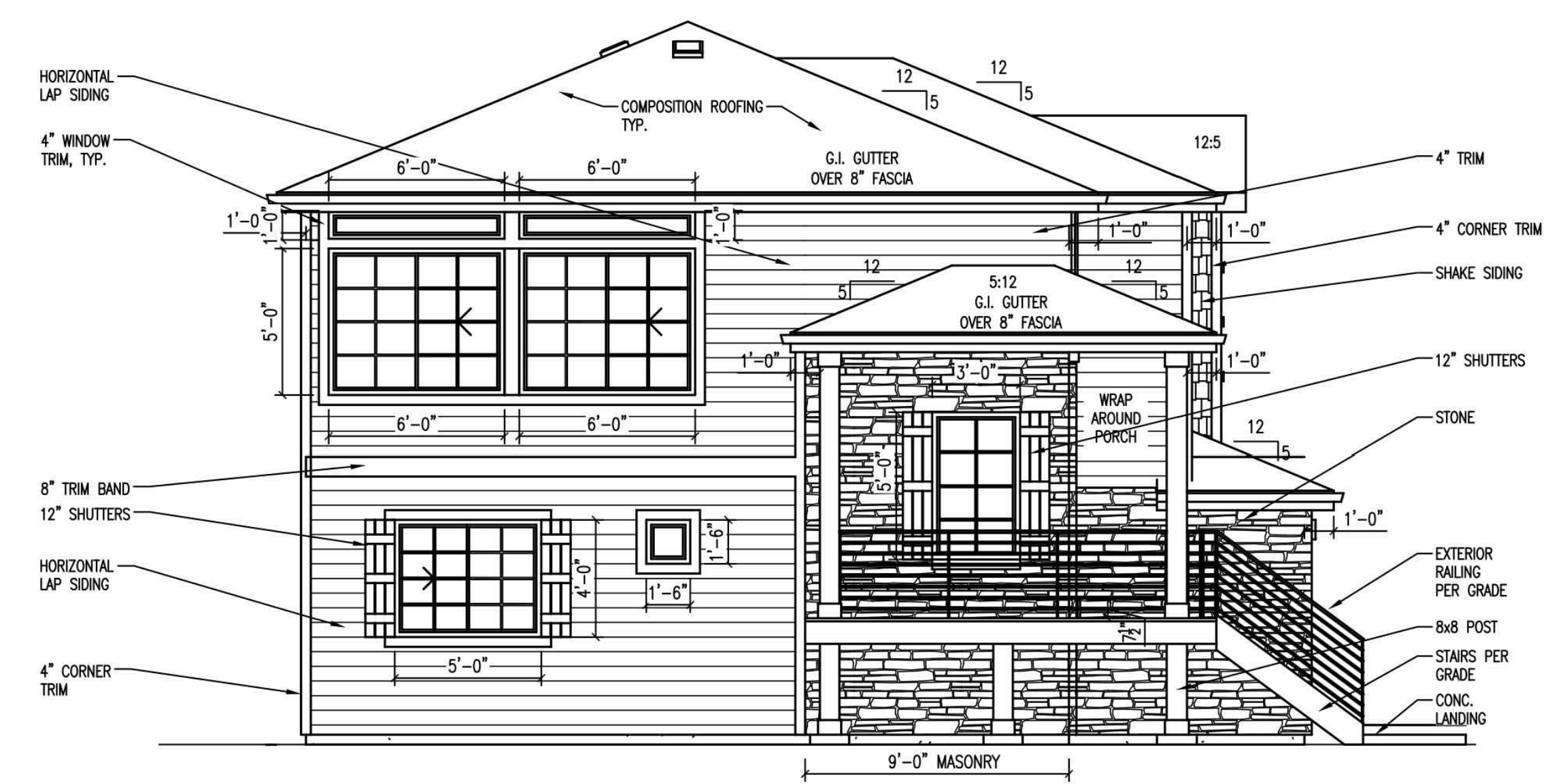
FRONT ELEVATION



RIGHT ELEVATION - GARAGE SIDE  
 (ACTIVE SIDE)



REAR ELEVATION  
 (PRIVACY SIDE)



LEFT ELEVATION - GARAGE SIDE  
 (SIDE ON STREET)

**TYPICAL CARRIAGE HOUSE ELEVATIONS**  
 SCALE: NOT TO SCALE



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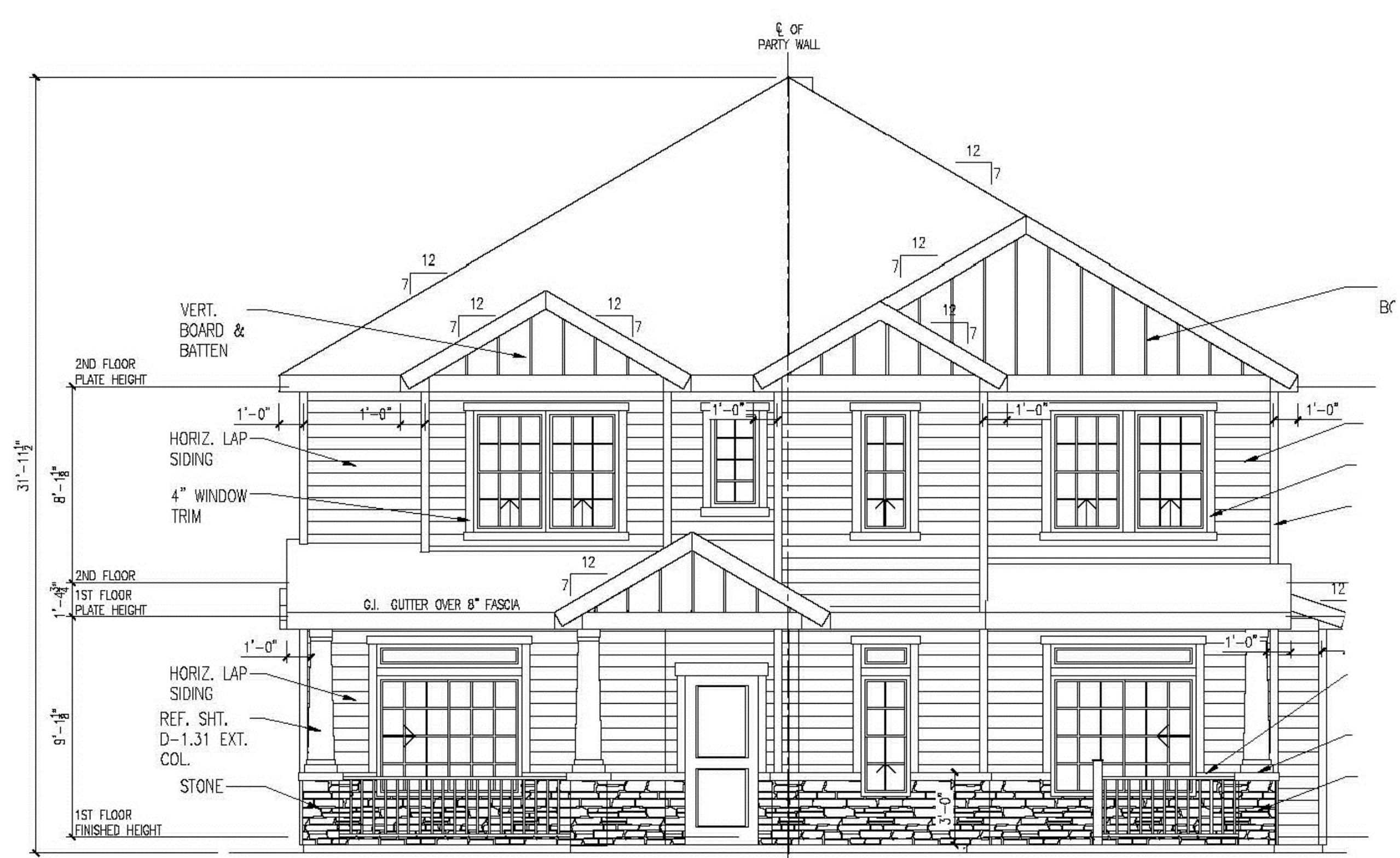
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**ARCHITECTURAL  
ELEVATIONS**

AR PUD 20-XXXXX  
SHEET NUMBER

**A1.02**

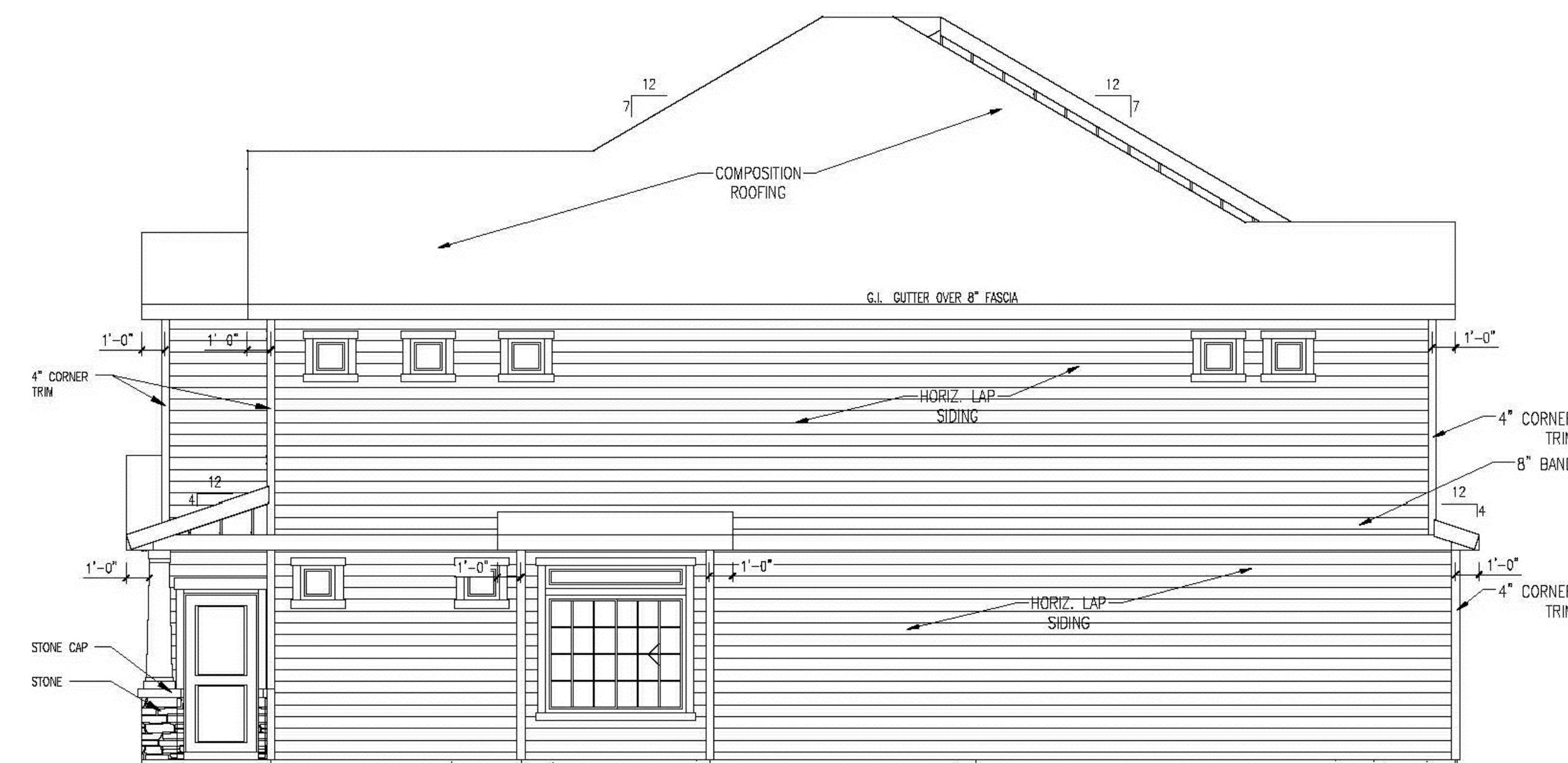
SHEET 63 OF 63



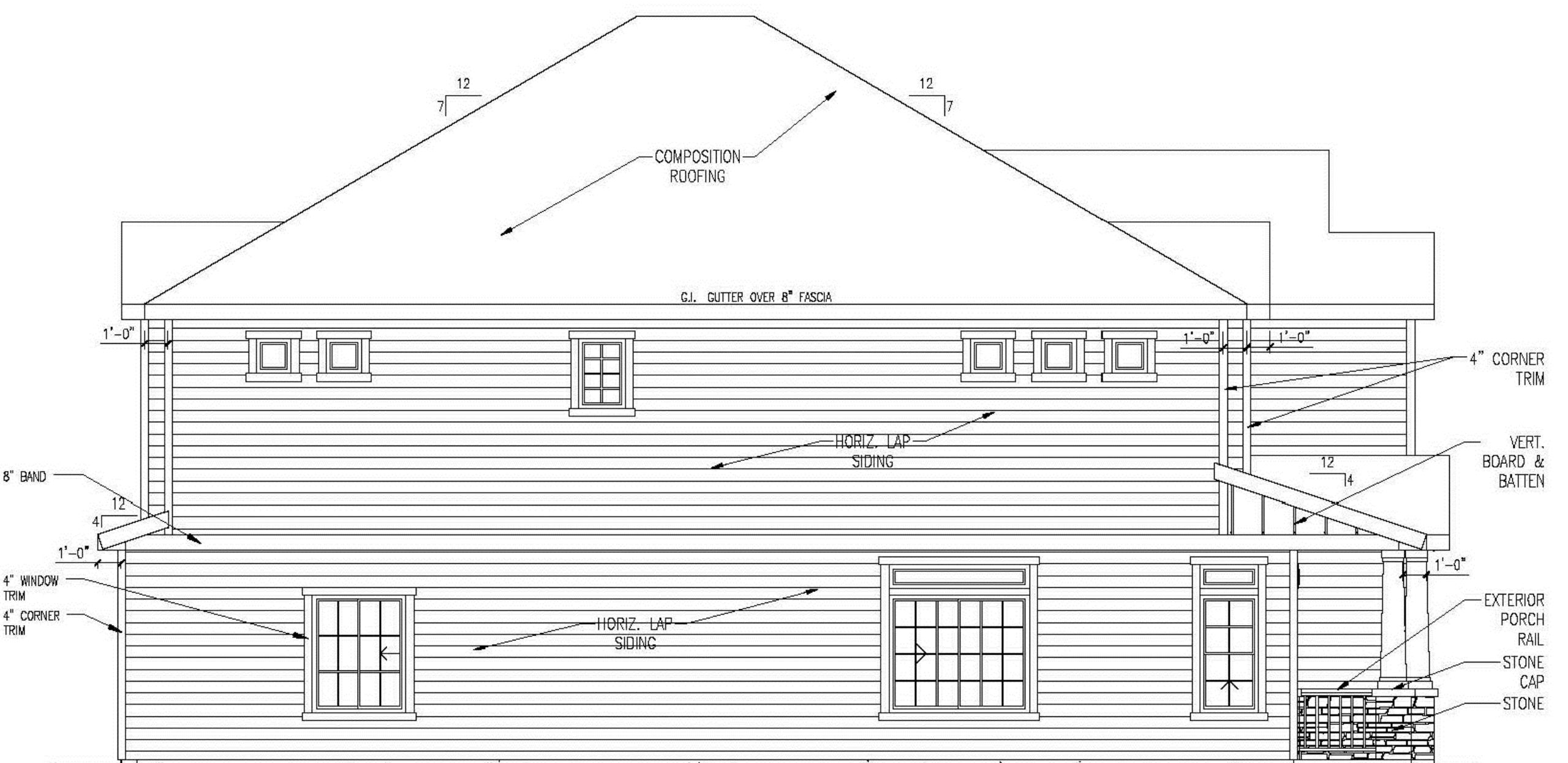
**PLAN 1912**                      **PLAN 1913**  
**BUILDING TYPE 1 - FRONT ELEVATION**  
**(PLANS 1912 AND 1913)**



**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)**

p:\2020\201057\_bv\_village a1\_dpi1 drawings\2. planning\1 sheets\201057\_dp\_details.dwg 3/23/2021 11:45 AM