



# BANNING LEWIS RANCH - VILLAGE 3

## PUD CONCEPT PLAN

### LEGAL DESCRIPTION FOR V3 PUD

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, AND BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 205087778 AND PORTIONS OF SECTIONS 10, 15 AND 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "S&S INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL BARRELL & CO. LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2846.40 FEET.

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES FILING NO. 2, A DISTANCE OF 103.00 FEET TO THE WESTERLY CORNER OF SAID SECTION 15, AND SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, SAID POINT ALSO BEING THE POINT OF BEGINNING.**

THENCE N10°29'03"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 57.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, A DISTANCE OF 301.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD SAID POINT BEING A POINT ON CURVE;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (7) SEVEN COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°22'10"E, HAVING A DELTA OF 12°28'52", A RADIUS OF 1023.00 FEET AND A DISTANCE OF 418.90 FEET TO A POINT OF TANGENT;
2. S80°53'19"E, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°04'25", A RADIUS OF 807.00 FEET AND A DISTANCE OF 804.00 FEET TO A POINT OF TANGENT;
4. S89°57'43"E, A DISTANCE OF 87.6 FEET;
5. S89°57'43"E, A DISTANCE OF 244.32 FEET;
6. S89°57'43"E, A DISTANCE OF 244.32 FEET;
7. S44°50'06"E, A DISTANCE OF 36.69 FEET TO THE NORTHWESTERLY CORNER OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N84°10'10"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, A DISTANCE OF 107.61 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (5) FIVE COURSES:

1. N45°09'54"E, A DISTANCE OF 36.85 FEET;
2. S89°57'43"E, A DISTANCE OF 362.74 FEET;
3. S89°57'43"E, A DISTANCE OF 190.11 FEET;
4. S89°57'43"E, A DISTANCE OF 190.11 FEET;
5. S47°01'27"E, A DISTANCE OF 44.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (9) NINE COURSES:

1. S04°05'11"E, A DISTANCE OF 188.75 FEET;
2. S00°00'39"E, A DISTANCE OF 720.11 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°02'43", A RADIUS OF 1445.00 FEET AND A DISTANCE OF 152.46 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N22°31'30"W, HAVING A DELTA OF 10°13'49", A RADIUS OF 1045.00 FEET AND A DISTANCE OF 104.67 FEET TO A POINT OF TANGENT;
5. S27°05'09"E, A DISTANCE OF 164.67 FEET TO A POINT OF TANGENT;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°16'12", A RADIUS OF 6166.00 FEET AND A DISTANCE OF 136.68 FEET TO A POINT OF TANGENT;
7. S32°42'19"W, A DISTANCE OF 1042.46 TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°38'00", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 402.12 FEET TO A POINT OF TANGENT;
9. S89°57'43"E, A DISTANCE OF 191.46 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING (4) FOUR COURSES:

1. S53°57'35"W, A DISTANCE OF 43.43 FEET;
2. S85°45'07"W, A DISTANCE OF 191.46 FEET;
3. N85°45'07"W, A DISTANCE OF 191.46 FEET;
4. S87°34'51"W, A DISTANCE OF 9.00 FEET;

THENCE N82°25'09"W, A DISTANCE OF 225.63 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N00°14'02"E, ON SAID WEST LINE, A DISTANCE OF 71.48 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE N00°20'14"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID EASTERLY BOUNDARY OF TOY RANCHES ESTATES FILING NO. 2, A DISTANCE OF 2846.65 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15, AND SAID POINT BEING THE POINT OF BEGINNING. THENCE CONTINUING N00°20'14"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND SAID EASTERLY BOUNDARY OF TOY RANCHES ESTATES FILING NO. 2, A DISTANCE OF 2846.40 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 282.859 ACRES.

**EXCEPTING** THAT PORTION OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, LYING NORTH OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND CIRCULO DEL SOL LOOP OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND CIRCULO DEL SOL LOOP AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND THAT PORTION OF TRACT E AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 2, LYING NORTH OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND SOUTH OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1.

CONTAINING A CALCULATED AREA OF 32.152 ACRES.

CONTAINING A TOTAL NET CALCULATED AREA OF 250.507 ACRES.

### LEGAL DESCRIPTION AND PLAN FOR V3 ROW VACATIONS

**LEGAL DESCRIPTION:**  
THREE (3) PARCELS OF LAND BEING PORTIONS OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN SECTIONS 10, 15 AND 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "S&S INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL BARRELL & CO. LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2846.40 FEET.

#### PARCEL 1

ALL OF THAT PORTION OF VISTA DEL TIERRA DRIVE AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND ALL OF CIRCULO DEL SOL LOOP AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1,

CONTAINING A CALCULATED AREA OF 18.615 ACRES

#### PARCEL 2

A PARCEL OF LAND BEING A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2, RECORDED IN PLAT BOOK 0-2 AT PAGE 47, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF WAY LINE OF SAID DUBLIN BOULEVARD.

THENCE N07°09'03"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE WESTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, A DISTANCE OF 97.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°22'10"E, HAVING A DELTA OF 09°59'18", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 301.66 FEET TO A POINT ON CURVE, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 205087778, SAID POINT BEING ALSO THE POINT OF BEGINNING.

THENCE N05°37'08"E, A DISTANCE OF 9.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S05°37'08"W, HAVING A DELTA OF 02°28'54", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 071.77 FEET TO A POINT OF TANGENT;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°04'25", A RADIUS OF 5068.00 FEET AND A DISTANCE OF 802.58 FEET TO A POINT OF TANGENT;

THENCE S89°57'43"E, A DISTANCE OF 152.74 FEET;

THENCE S00°00'39"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY OF DUBLIN BOULEVARD, THE FOLLOWING (4) FOUR COURSES:

1. N89°57'43"W, A DISTANCE OF 191.11 FEET;
2. S89°57'43"W, A DISTANCE OF 382.24 FEET;
3. N89°57'43"W, A DISTANCE OF 38.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;
4. S45°09'54"W, A DISTANCE OF 36.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N84°10'10"W, A DISTANCE OF 107.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, THE FOLLOWING (7) SEVEN COURSES:

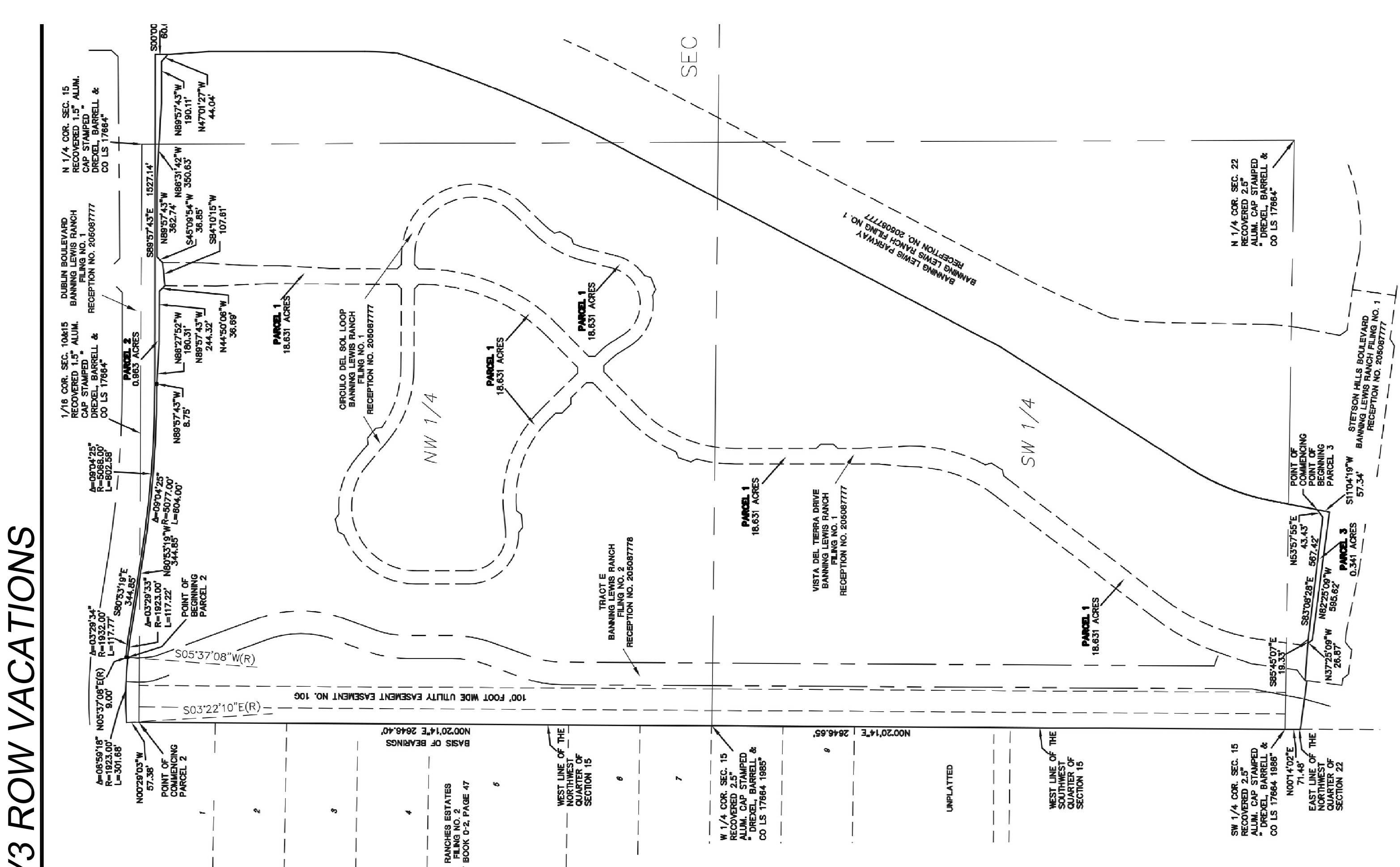
1. N44°50'06"W, A DISTANCE OF 36.69 FEET;
2. N89°57'43"W, A DISTANCE OF 244.32 FEET;
3. N89°57'43"W, A DISTANCE OF 191.46 FEET;
4. N89°57'43"W, A DISTANCE OF 191.46 FEET;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°04'25", A RADIUS OF 5077.00 FEET AND A DISTANCE OF 804.00 FEET TO POINT OF TANGENT;
6. N89°57'19"W, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°29'33", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 402.12 FEET TO A POINT OF TANGENT;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, THE FOLLOWING (3) THREE COURSES:

1. S37°46'08"E, A DISTANCE OF 43.43 FEET;
2. S85°45'07"E, A DISTANCE OF 191.46 FEET;
3. N85°45'07"E, A DISTANCE OF 43.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.351 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 19.927 ACRES.



### GENERAL NOTES

1. DETACHED 5' SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
2. PARKING LOT CONFIGURATION, SITE ENTRY, AND INTERNAL LOT CIRCULATION TO BE SHOWN AT THE DEVELOPMENT PLAN LEVEL FOR ALL COMMERCIAL, INSTITUTIONAL, RECREATIONAL, AND MULTI-FAMILY USES.
3. ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
4. SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
5. STREETS INTERNAL TO VILLAGE 3 (EXCLUDING VISTA DEL TIERRA DRIVE) ARE CLASSIFIED AS 'LOCAL RESIDENTIAL' STREETS UNLESS OTHERWISE INDICATED.
6. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
7. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
8. PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PUD, A COORDINATED CITY SIGN SHAFT BE REVIEWED AND APPROVED BY THE SIGN SPECIALIST.
9. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO DUBLIN BOULEVARD OR BANNING LEWIS PARKWAY.
10. THE ENTRY OFF DUBLIN BOULEVARD SHALL BE A RIGHT-IN/RIGHT-OUT INTERSECTION. HOWEVER, THE INTERSECTION MAY BECOME A THREE-QUARTER INTERSECTION IF AT THE DEVELOPMENT PLAN STAGE FOR FUTURE FILINGS A CORRIDOR STUDY OF DUBLIN BOULEVARD SUPPORTS SUCH CHANGE.
11. THE OPEN SPACE BUFFER LOCATED ALONG THE WESTERN PUD BOUNDARY WILL PROVIDE A TRAIL AND A MIX OF EVERGREEN AND DECIDUOUS TREE (WHERE ALLOWED OUTSIDE THE OVERHEAD UTILITY ROW) AND SHRUB PLANTINGS. AN OPEN RAIL FENCE SHALL BE CONSTRUCTED ALONG ANY PROPOSED RESIDENTIAL LOTS AT THE TIME THE ADJACENT FILING IMPROVEMENTS AND LANDSCAPE BUFFER ARE INSTALLED.
12. PER THE ANNEXATION AGREEMENT AND AT THE REQUEST OF THE CITY TRAFFIC ENGINEER THE DEVELOPER WILL ESCROW THE FULL AMOUNT FOR EACH PROPOSED TRAFFIC SIGNAL. TRAFFIC SIGNALS ARE INSTALLED WHEN WARRANTED OR AT THE REQUEST OF THE CITY TRAFFIC ENGINEER.
13. THIS PUD CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS.
14. PLANNING AND CONSTRUCTION OF THE ROADWAYS AND PARK/OPEN SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PUD.
15. THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069867 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

### FLOODPLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545F EFFECTIVE DATE MARCH 17th, 1997, THE ABOVE PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD PLAIN.

### GEOLOGIC HAZARD STUDY DISCLOSURE

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON, DATED JUNE 4TH, 2003. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUP 05-142 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES, 30 S. NEVADA, SUITE 301, COLORADO SPRINGS, COLORADO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

## BANNING LEWIS RANCH - VILLAGE 3 PUD CONCEPT PLAN COLORADO SPRINGS, CO

### NOTES

PROJECT INFORMATION	
PROJECT #:	16015
DRAWN BY:	RH/DB
CHECKED BY:	DB

ISSUE RECORD	
1st Submittal	3.24.2017
2nd Submittal	6.19.2017

SHEET NUMBER	
CPC PUP 17-00048	2

ARCHITECT / PLANNER

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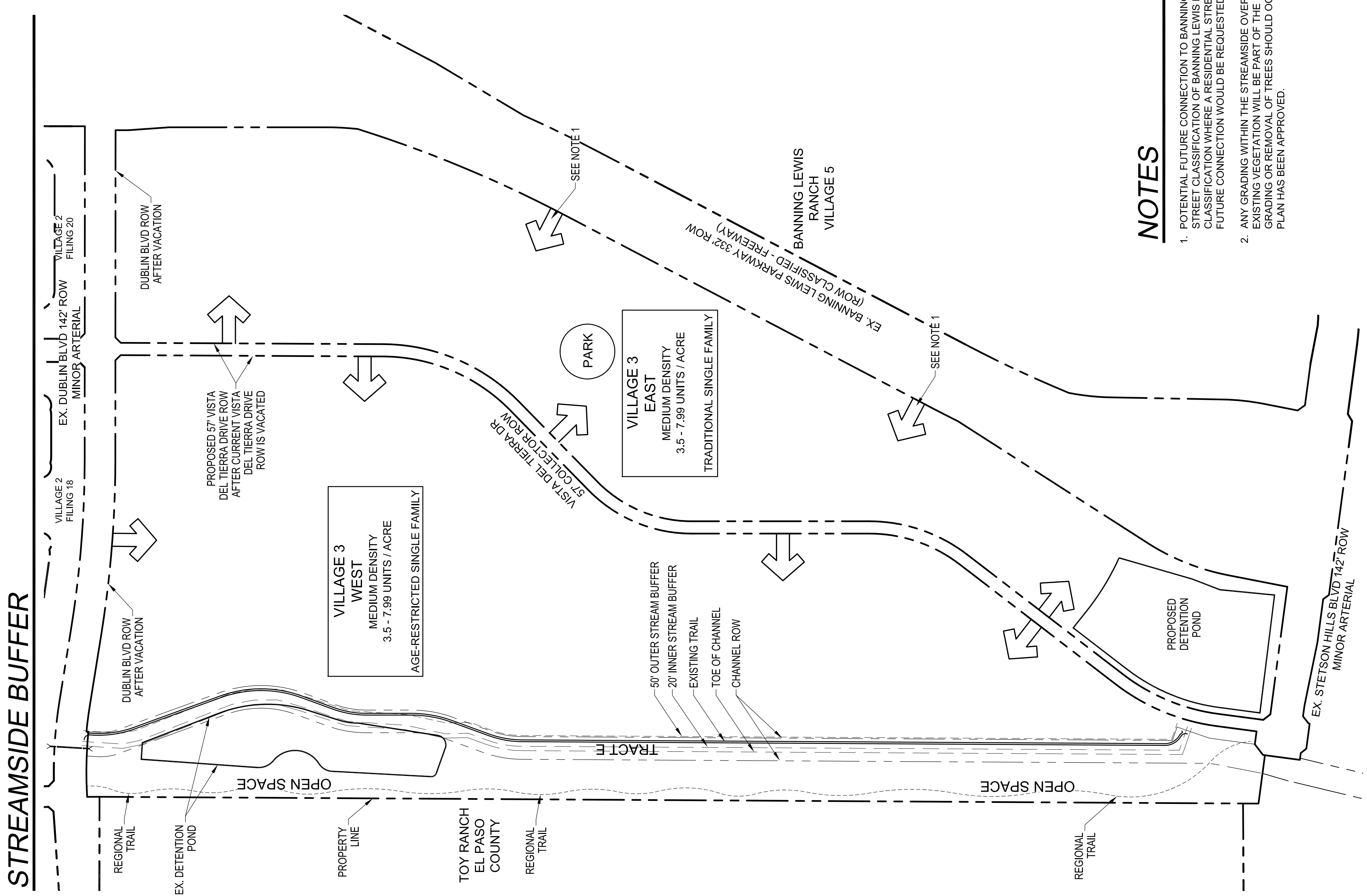
**BANNING LEWIS RANCH - VILLAGE 3**  
PUD CONCEPT PLAN  
COLORADO SPRINGS, CO  
*STREAMSIDE OVERLAY PLAN*

**PROJECT INFORMATION**  
PROJECT #: 16015  
DRAWN BY: RH/DB  
CHECKED BY: DB

ISSUE RECORD	
1st Submittal	3/24/2017
2nd Submittal	6/19/2017

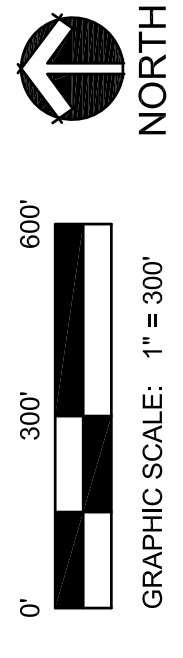
CPC PUP 17-00048  
SHEET NUMBER

4 OF 5



**NOTES**

- POTENTIAL FUTURE CONNECTION TO BANNING LEWIS PARKWAY - SHOULD THE STREET CLASSIFICATION OF BANNING LEWIS PARKWAY CHANGE TO A CLASSIFICATION WHERE A RESIDENTIAL STREET CAN INTERSECT, A PROPOSED FUTURE CONNECTION WOULD BE REQUESTED AT THIS LOCATION.
- ANY GRADING WITHIN THE STREAMSIDE OVERLAY AND EVALUATION OF EXISTING VEGETATION WILL BE PART OF THE DEVELOPMENT PLAN REVIEW. NO GRADING OR REMOVAL OF TREES SHOULD OCCUR UNTIL THE DEVELOPMENT PLAN HAS BEEN APPROVED.



**STREAMSIDE BUFFER**

**FIGURE 3 - BLR V3**

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**NOTES**

- POTENTIAL FUTURE CONNECTION TO BANNING LEWIS PARKWAY - SHOULD THE STREET CLASSIFICATION OF BANNING LEWIS PARKWAY CHANGE TO A CLASSIFICATION WHERE A RESIDENTIAL STREET CAN INTERSECT, A PROPOSED FUTURE CONNECTION WOULD BE REQUESTED AT THIS LOCATION.
- APPROVED SANITARY IN BANNING LEWIS PARKWAY IS CURRENTLY BEING CONSTRUCTED AND WILL BE IN PLACE PRIOR TO ANY VILLAGE 3 DEVELOPMENT. CSU PROJECT #2016-S108.
- EXISTING 16" DIP WATER MAIN IN VISTA DEL TIERRA DRIVE. CSU PROJECT #2004-W190.
- EXISTING 12" SANITARY ALONG WEST SIDE OF VILLAGE 3. CSU PROJECT #2003-S143.

**TYPICAL 57' ROW STREET  
COLORADO SPRINGS COLLECTOR CROSS SECTION**

