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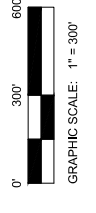
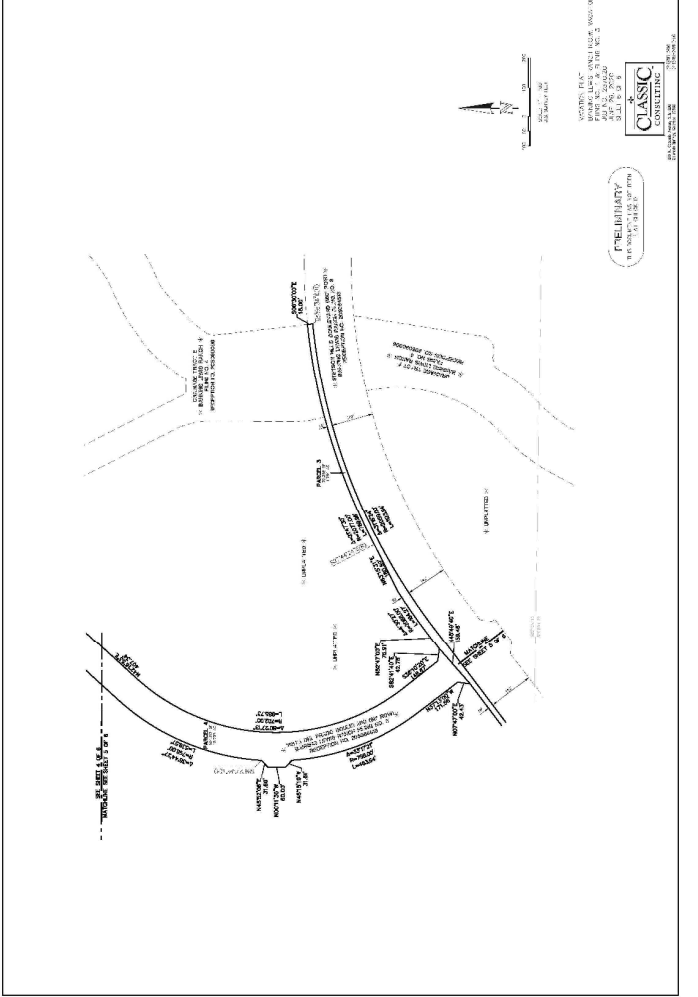
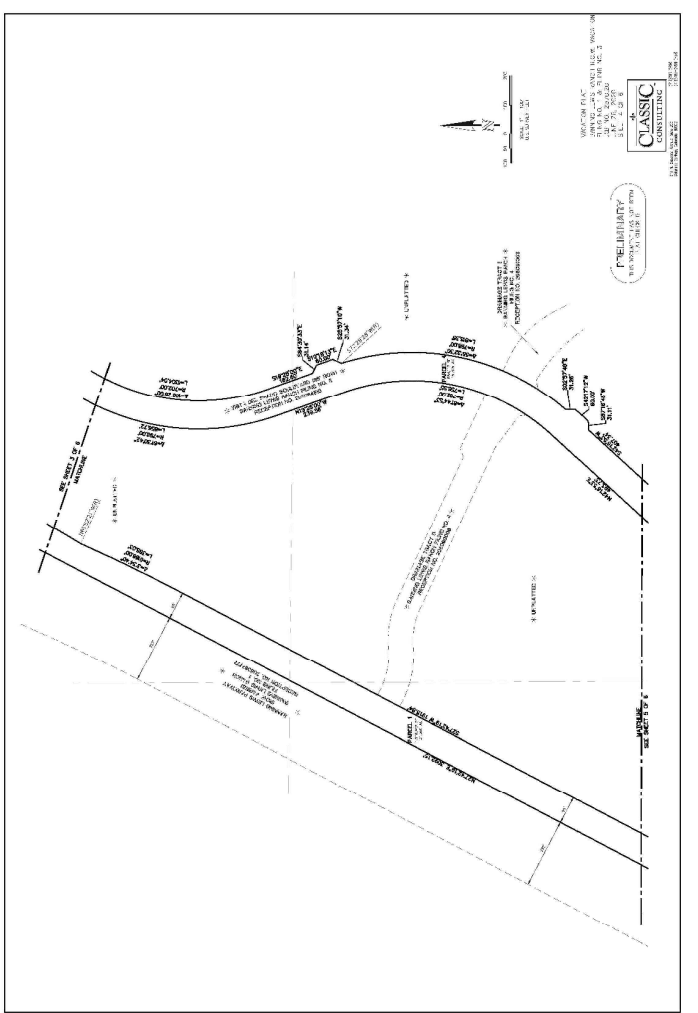
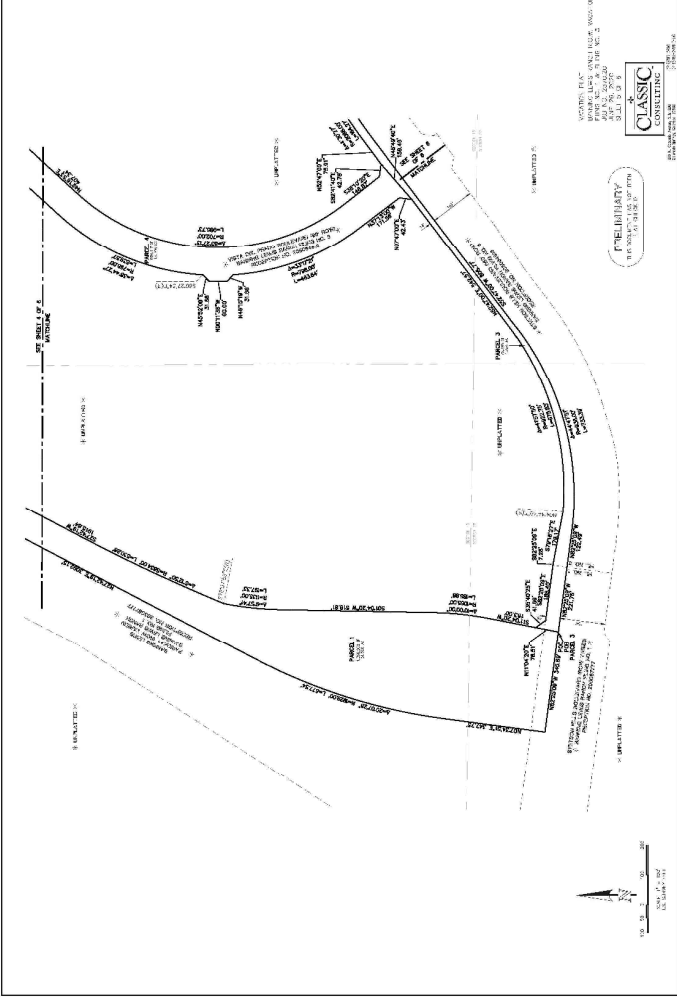
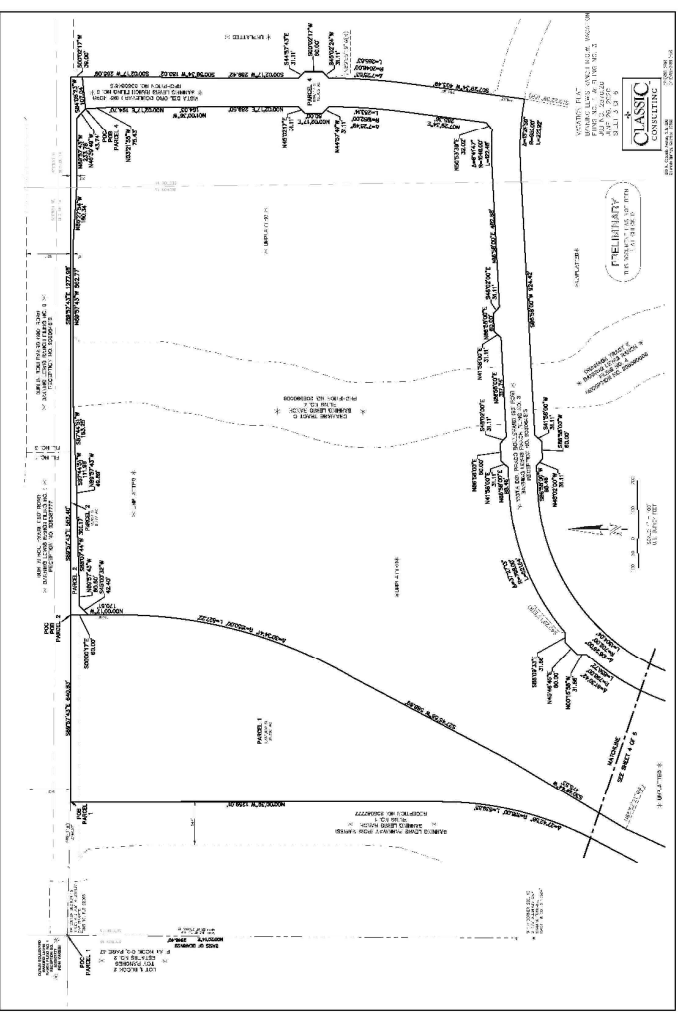
BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN COLORADO SPRINGS, CO R.O.W. VACATION

PROJECT INFORMATION
PROJECT #: 201012
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD	
1st Submittal	08/14/20
2nd Submittal	11/06/20
3rd Submittal	02/24/21
4th Submittal	03/23/21
5th Submittal	03/29/21

CPC PUP 20-00125
CPC PUZ 20-00124
CPC ZC 21-00038
CPC CP 21-00039
SHEET NUMBER

VILLAGE A R.O.W. VACATION





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

PROJECT INFORMATION

PROJECT #:	201012
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ISSUE RECORD

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4th Submittal	03/23/21
5th Submittal	03/28/21

CPC PUP 20-00125
CPC PUZ 20-00124
CPC ZC 21-00038
CPC CP 21-00039

LEGAL DESCRIPTION
 VILLAGE A CONCEPT PLAN

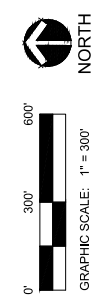
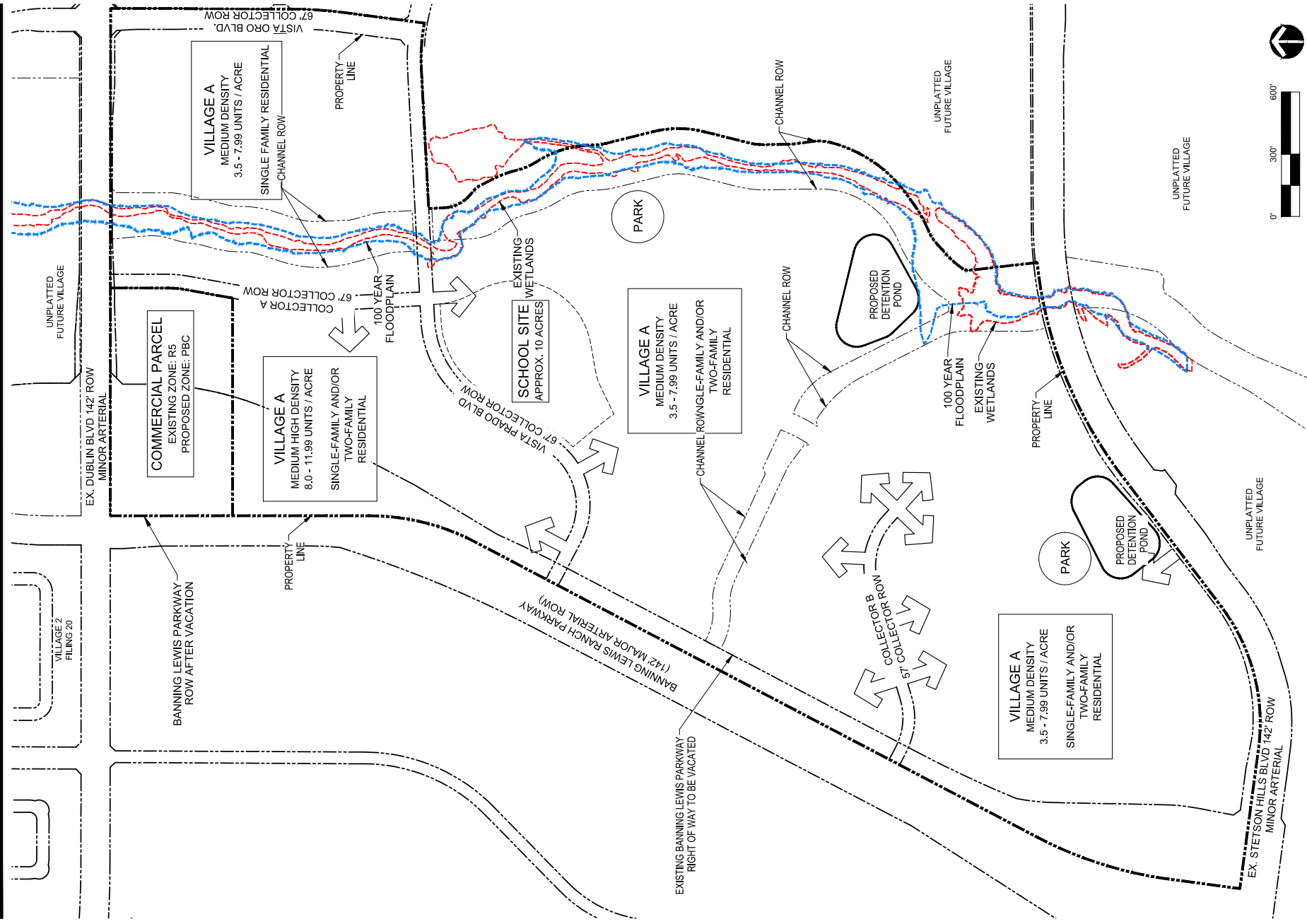
LEGAL DESCRIPTION:
 A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO 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;
 THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;
 THENCE S89°57'43"E, A DISTANCE OF 1193.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;
 THENCE CONTINUING S89°57'43"E, A DISTANCE OF 1277.98 FEET;
 THENCE S00°02'17"W, A DISTANCE OF 394.09 FEET;
 THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET;
 THENCE N09°05'13"W, A DISTANCE OF 103.62 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°27'18", RADIUS OF 2948.00 FEET AND A DISTANCE OF 286.47 FEET TO A POINT OF TANGENT;
 THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF 966.50 FEET AND A DISTANCE OF 225.58 FEET TO A POINT OF TANGENT;
 THENCE S86°58'00"W, A DISTANCE OF 679.74 FEET;
 THENCE S03°02'00"E, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006;
 THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF COMPOUND CURVE;
 3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;
 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;
 5. S27°00'53"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE;
 6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
 7. ON AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°58'06", A RADIUS OF 283.00 FEET AND A DISTANCE OF 98.38 FEET TO A POINT OF REVERSE CURVE;
 8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 283.51 FEET TO A POINT OF REVERSE CURVE;
 9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°26'06", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.89 FEET TO A POINT OF TANGENT;
 10. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°05'06", A RADIUS OF 180.00 FEET AND A DISTANCE OF 517.00 FEET TO A POINT OF TANGENT;
 11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.85 FEET TO A POINT OF TANGENT;
 12. S14°00'00"W, A DISTANCE OF 226.46 FEET TO A POINT OF CURVE;
 13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
 14. S01°00'00"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
 15. S07°38'07"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
 16. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF TANGENT;
 17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 680.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
 18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°46'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;
 19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°51'32", A RADIUS OF 643.92 FEET AND A DISTANCE OF 186.89 FEET TO A POINT OF REVERSE CURVE;
 20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
 21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
 22. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 448.59 FEET AND A DISTANCE OF 77.84 FEET TO A POINT OF REVERSE CURVE;
 23. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
 24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF COMPOUND CURVE;
 25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'48", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.38 FEET TO A POINT OF TANGENT;
 26. S06°30'00"E, A DISTANCE OF 3.1836 FEET;
- THENCE CONTINUING S06°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;
 THENCE S52°47'00"W, A DISTANCE OF 895.77 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 936.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;
 ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;
 THENCE CONTINUING N82°25'09"W, A DISTANCE OF 587.44 FEET;
 THENCE N07°34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;
 THENCE N27°42'19"E, A DISTANCE OF 3992.15 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF TANGENT;
 THENCE N00°00'39"W, A DISTANCE OF 1258.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 297,078 ACRES.

GENERAL NOTES

1. DETACHED SIDEWALKS TO RUN ADJACENT TO ALL PUBLIC STREETS THROUGHOUT THE DEVELOPMENT FOR PEDESTRIAN CIRCULATION.
2. ALL PARKS, WHETHER PRIVATE OR PUBLIC, ARE TO BE OWNED AND MAINTAINED BY A BANNING LEWIS RANCH METROPOLITAN DISTRICT.
3. SITE SIGNAGE, LIGHTING AND LANDSCAPING WILL BE ADDRESSED AT THE DEVELOPMENT PLAN LEVEL.
4. STREETS INTERNAL TO VILLAGE A ARE CLASSIFIED AS 'LOCAL RESIDENTIAL'. STREETS UNLESS OTHERWISE INDICATED.
5. RESIDENTIAL LOTS WILL NOT BE PERMITTED DIRECT ACCESS TO FREEWAYS, MAJOR OR MINOR ARTERIAL STREETS, OR COLLECTOR STREETS.
6. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF WITH THIS AND THE RAMIFICATIONS THEREOF.
7. PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THIS PUD, A COORDINATED SIGN PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST.
8. SOUND BARRIER MITIGATION SHALL BE REQUIRED FOR RESIDENTIAL LOTS ADJACENT TO BANNING LEWIS PARKWAY, STETSON HILLS BLVD. AND DUBLIN BLVD.
9. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE APPROPRIATE SIGNAL FEES FOR EACH OF THE PROPOSED SIGNALIZED INTERSECTIONS IDENTIFIED IN THE TRAFFIC IMPACT STUDY. THE APPROPRIATE SIGNAL FEES WILL BE DISCUSSED DURING THE DEVELOPMENT PLAN REVIEW FOR EACH PHASE.
10. THIS PUD CONCEPT PLAN AND PUBLIC IMPROVEMENTS ARE SUBJECT TO ANY RELATED DEVELOPMENT AGREEMENTS.
11. PLANNING AND CONSTRUCTION OF THE ROADWAYS AND PARK/OPEN SPACE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE PUBLIC IMPROVEMENTS PROVISION TABLE OF THIS PUD.

PUD CONCEPTUAL PLAN



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ZONE CHANGE - EXHIBIT A

LEGAL DESCRIPTION VILLAGE A COMMERCIAL PARCEL (PBC)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 205064513 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, 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 QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 220895" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO L.S. 17864", 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 ALSO 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:

THENCE S89°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1193.23 FEET TO THE EASTERLY BOUNDARY OF BANNING LEWIS PARKWAY (ROW VARIES) BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777;

THENCE CONTINUING S89°57'43"E, A DISTANCE OF 25.77 FEET;

THENCE S00°00'39"E, A DISTANCE OF 14.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE CONTINUING S00°00'39"E, A DISTANCE OF 403.47 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°16'41", A RADIUS OF 200.00 FEET;

THENCE S15°16'41"E, A DISTANCE OF 89.97 FEET;

THENCE N89°57'43"W, A DISTANCE OF 598.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N89°57'43"W, A DISTANCE OF 598.88 FEET;

THENCE N00°00'39"W, A DISTANCE OF 537.00 FEET TO THE POINT OF BEGINNING.

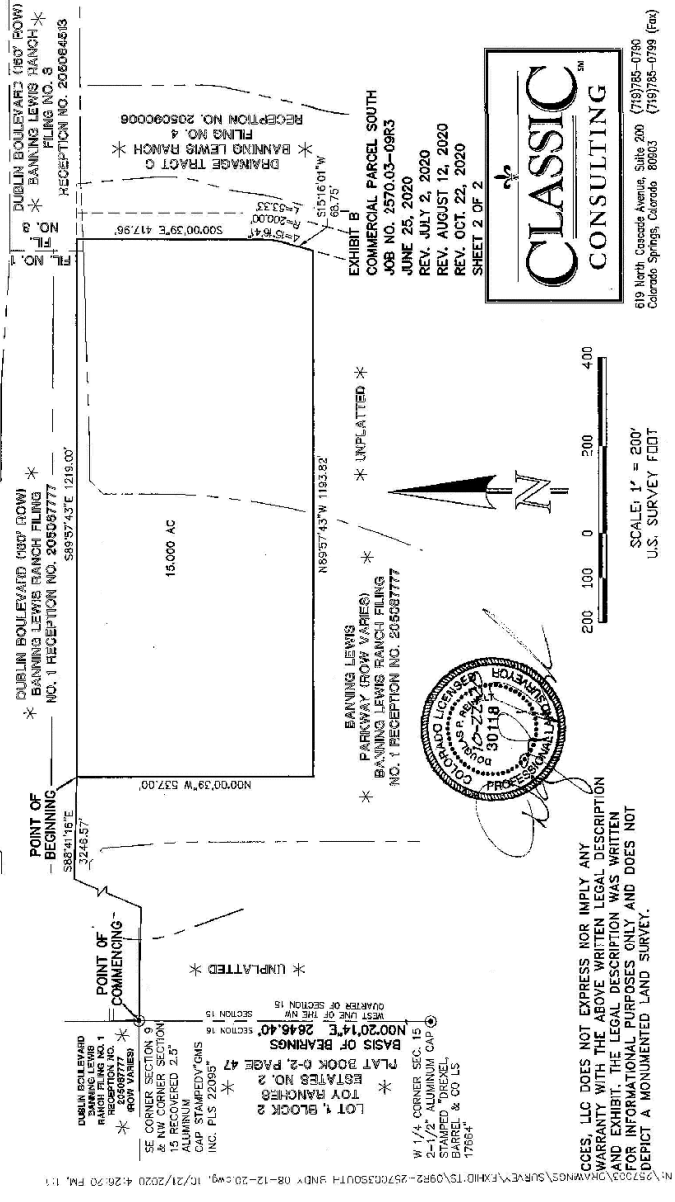
CONTAINING A CALCULATED AREA OF 15,000 ACRES.

COMMERCIAL DEVELOPMENT NOTES

1. COMMERCIAL DEVELOPMENT WITHIN BANNING LEWIS RANCH VILLAGE A SHALL FOLLOW CITY OF COLORADO SPRINGS ZONE PBC (PLANNED BUSINESS CENTER) DEVELOPMENT STANDARDS EXCEPT FOR THE CHANGES NOTED BELOW.
2. PROHIBITED USES:
 - 2.1. MINNWAREHOUSES
 - 2.2. SEXUALLY ORIENTED BUSINESS

ZONE CHANGE - EXHIBIT B

SURVEY - COMMERCIAL (PBC)



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ARCHITECT / PLANNER

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BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN COLORADO SPRINGS, CO ZONE CHANGE - COMMERCIAL

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CPC PUP 20-00125
CPC PUZ 20-00124
CPC ZC 21-00038
CPC CP 21-00039
SHEET NUMBER

ZONE CHANGE - EXHIBIT B

ZONE CHANGE - EXHIBIT A

LEGAL DESCRIPTION VILLAGE A BOUNDARY - RESIDENTIAL (PUD)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AND DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20508777 RECORDS OF EL PASO COUNTY, COLORADO. PORTIONS OF BANNING LEWIS PARKWAY, DUBLIN BOULEVARD AND STEINSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 20508777 RECORDS OF EL PASO COUNTY, COLORADO. PORTIONS OF BANNING LEWIS PARKWAY AND THE SOUTHERLY RIGHT HAND QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22 ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2 1/2" ALUMINUM CAP STAMPED "GIS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2 1/2" ALUMINUM CAP STAMPED "DIXIE L. BARRELL & CO L/S 17684", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 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 RANCH ESTATES NO. 2 RECORDED IN PLAT BOOK O-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT HAND QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22 ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 20508777;

THENCE S89°02'08"E, A DISTANCE OF 4465.35 FEET TO THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1262.21 FEET;

THENCE S00°02'17"W, A DISTANCE OF 304.09 FEET;

THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET;

THENCE S00°02'17"W, A DISTANCE OF 392.58 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°27'18", RADIUS OF 2048.00 FEET AND A DISTANCE OF 266.47 FEET TO A POINT OF TANGENT;

THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA OF 12°22'23", A RADIUS OF 866.50 FEET TO A POINT OF TANGENT;

THENCE S88°30'00"W, A DISTANCE OF 678.74 FEET TO A POINT OF TANGENT;

THENCE S03°02'00"E, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090008;

THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-SIX (26) COURSES:

1. S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF TANGENT;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;
5. S27°00'53"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 96.38 FEET TO A POINT OF REVERSE CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.69 FEET TO A POINT OF TANGENT;
10. S41°00'00"E, A DISTANCE OF 233.90 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO A POINT OF TANGENT;
12. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
14. S01°00'00"E, A DISTANCE OF 134.72 FEET;
15. S07°38'07"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF COMPOUND CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 660.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°46'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°51'32", A RADIUS OF 643.32 FEET AND A DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 448.59 FEET AND A DISTANCE OF 77.94 FEET TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF COMPOUND CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'49", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.58 FEET TO A POINT OF TANGENT;
26. S06°30'00"E, A DISTANCE OF 315.55 FEET;

THENCE CONTINUING S06°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;

THENCE S52°47'00"W, A DISTANCE OF 865.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;

THENCE N82°25'05"W, A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N82°25'05"W, A DISTANCE OF 567.14 FEET;

THENCE N07°34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;

THENCE N27°42'19"E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'59", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.65 FEET TO A POINT OF TANGENT;

THENCE N00°00'39"W, A DISTANCE OF 722.01 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'01", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING S89°57'43"E, A DISTANCE OF 596.97 FEET;

THENCE N15°16'01"E, A DISTANCE OF 68.75 FEET TO A POINT OF CURVE;

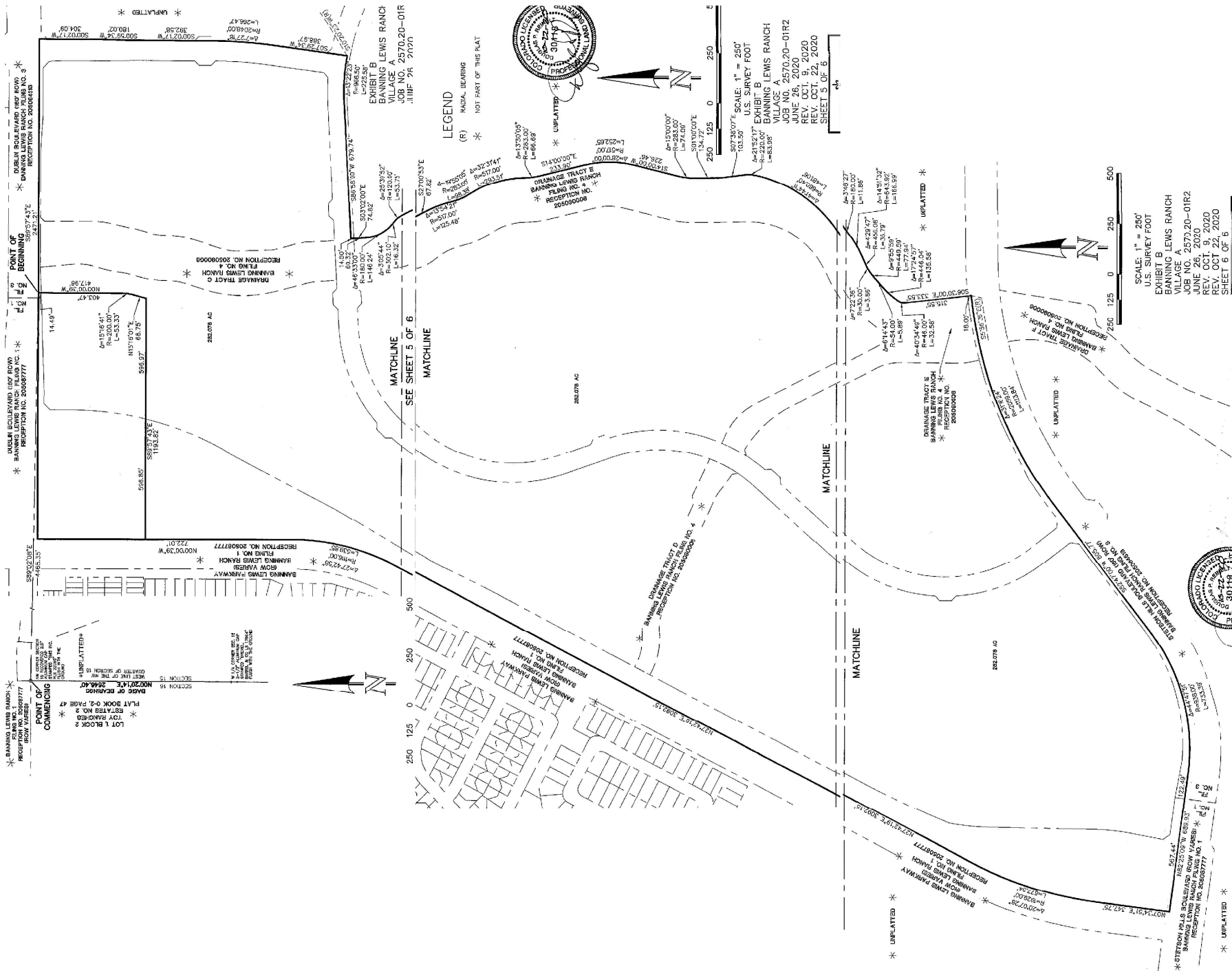
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°16'41", A RADIUS OF 200.00 FEET AND A DISTANCE OF 53.33 FEET TO A POINT OF TANGENT;

THENCE N00°00'39"W, A DISTANCE OF 403.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;

THENCE CONTINUING N00°00'39"W, A DISTANCE OF 14.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 282.078 ACRES.

SURVEY - RESIDENTIAL (PUD)



BANNING LEWIS RANCH - VILLAGE A PUD CONCEPT PLAN COLORADO SPRINGS, CO ZONE CHANGE - RESIDENTIAL

PROJECT INFORMATION
PROJECT #: 201012
DRAWN BY: TH
CHECKED BY: RH

ISSUE RECORD

ISSUE RECORD	
1st Submittal	08/14/20
2nd Submittal	11/09/20
3rd Submittal	02/24/21
4th Submittal	03/23/21
5th Submittal	03/29/21

CPC PUP 20-00125
CPC PUC 20-00124
CPC CZ 21-00038
CPC CP 21-00039
SHEET NUMBER



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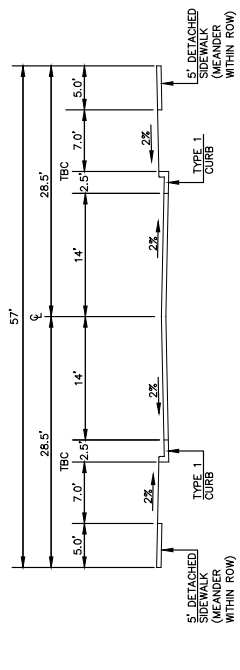
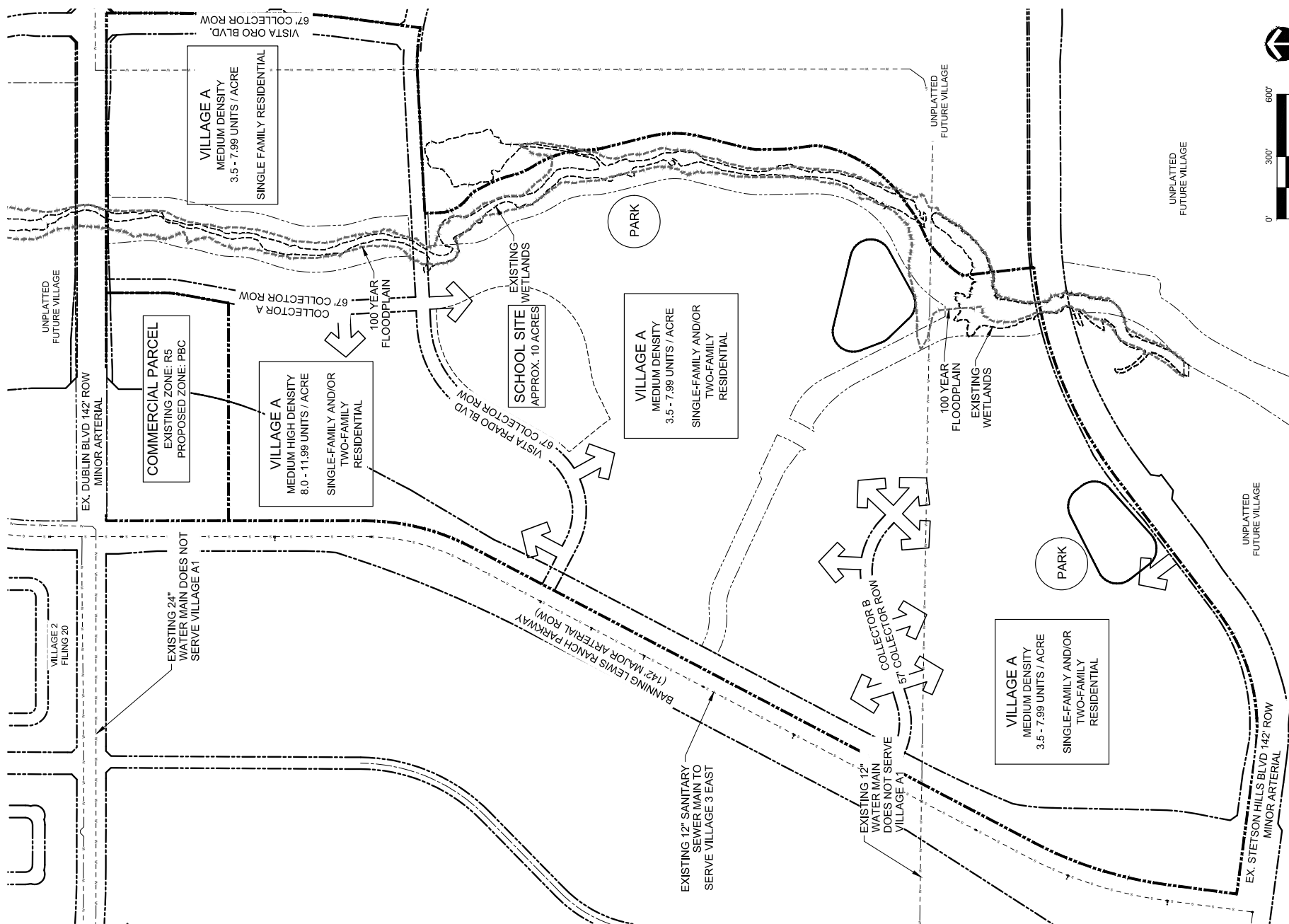
DEVELOPER/CLIENT
 CLAYTON PROPERTIES GROUP II,
 A COLORADO CORPORATION DBA
 OAKWOOD HOMES
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BANNING LEWIS RANCH - VILLAGE A
 PUD CONCEPT PLAN
 COLORADO SPRINGS, CO
UTILITY PLAN

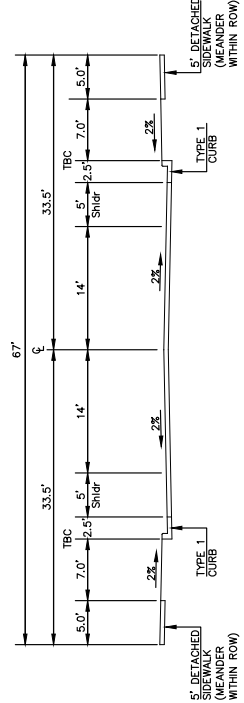
PROJECT INFORMATION
 PROJECT #: 201012
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1st Submittal	08/14/20
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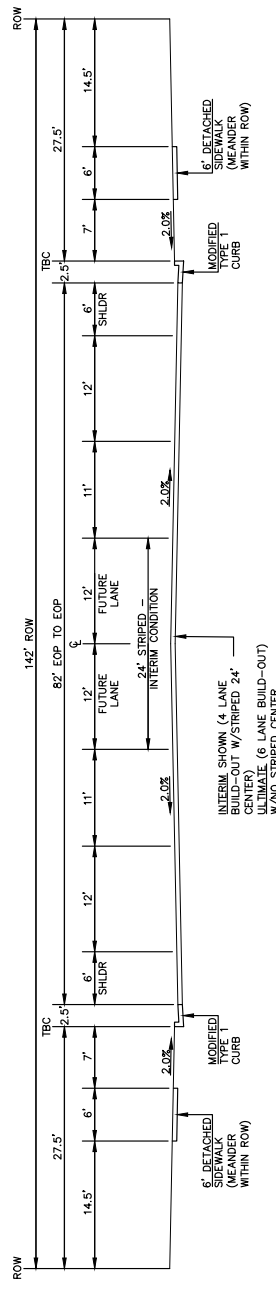
CPC PUP 20-00125
 CPC PUZ 20-00124
 CPC ZC 21-00038
 CPC CP 21-00039



57' ROW COLLECTOR TYPICAL SECTION
 SCALE: 1" = 10'



57' ROW COLLECTOR - W/PARKING TYPICAL SECTION
 SCALE: 1" = 10'



142' ROW PRINCIPAL ARTERIAL - MODIFIED SECTION TYPICAL SECTION
 SCALE: 1" = 10'

