

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

PROJECT INFORMATION

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

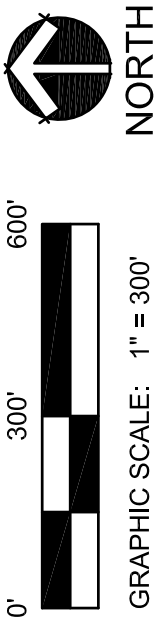
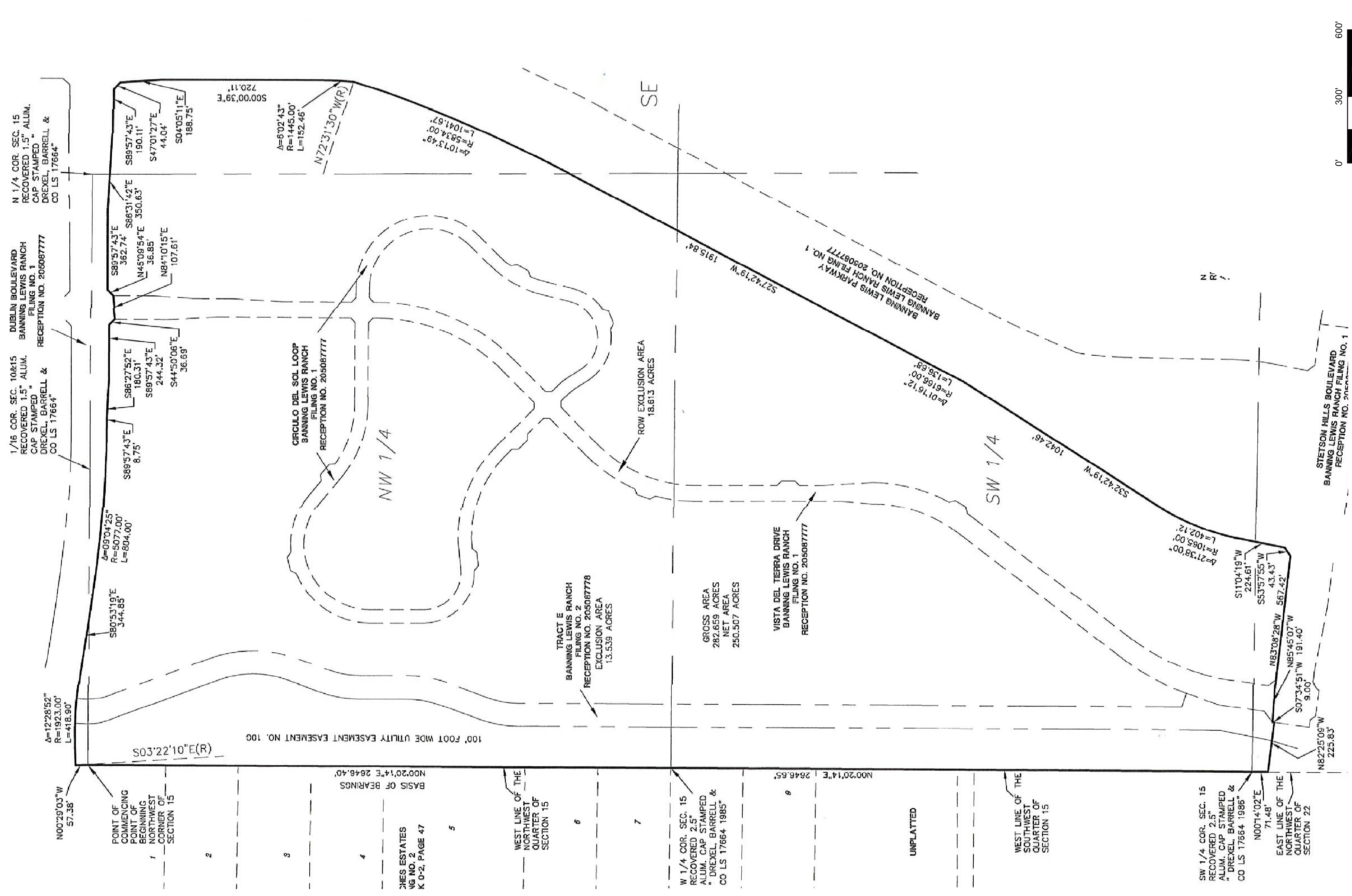
ISSUE RECORD

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

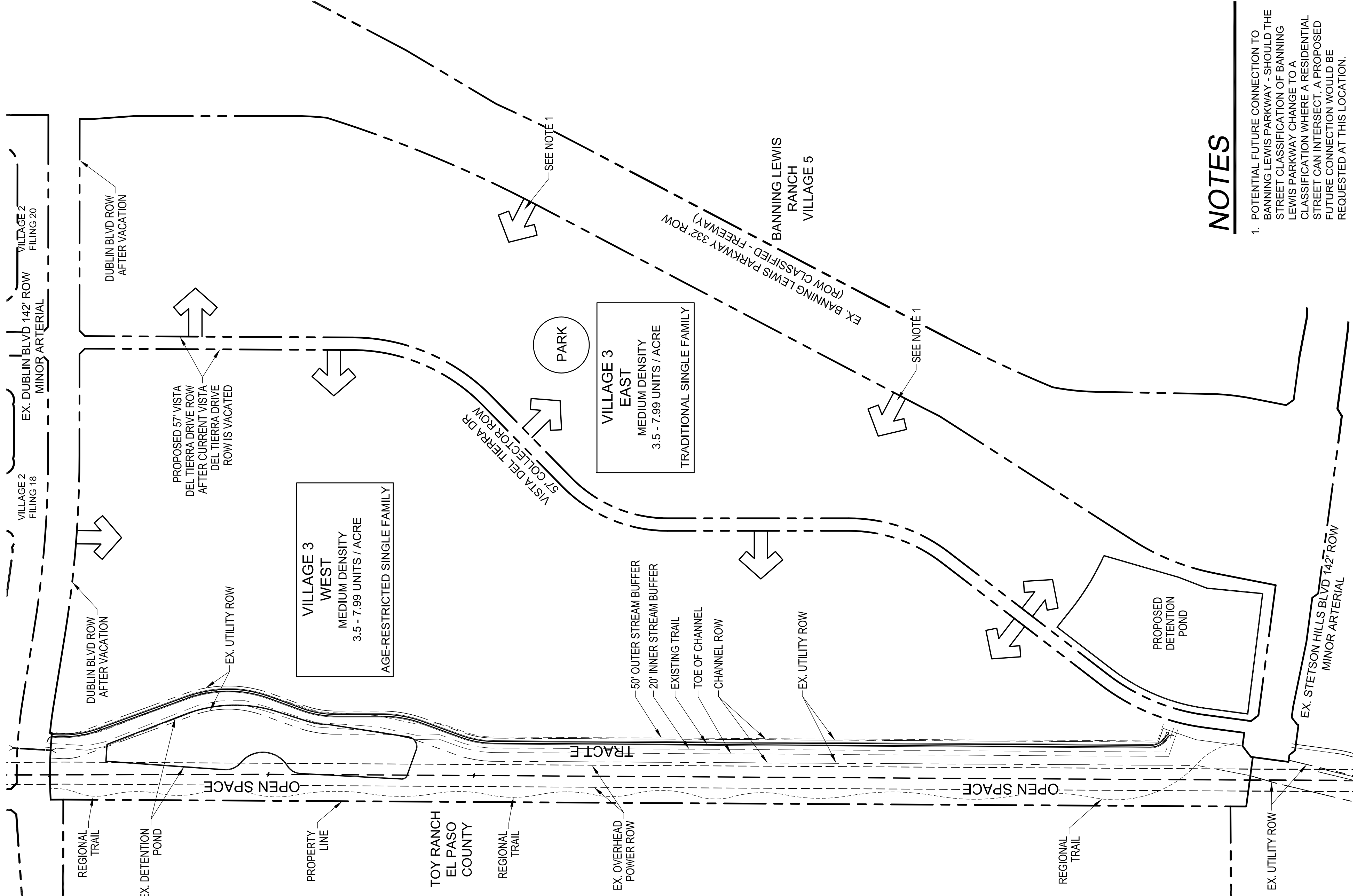
CPC PUP 17-00048
SHEET NUMBER

3 OF 5

PUD SURVEY



PUD CONCEPTUAL PLAN



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.



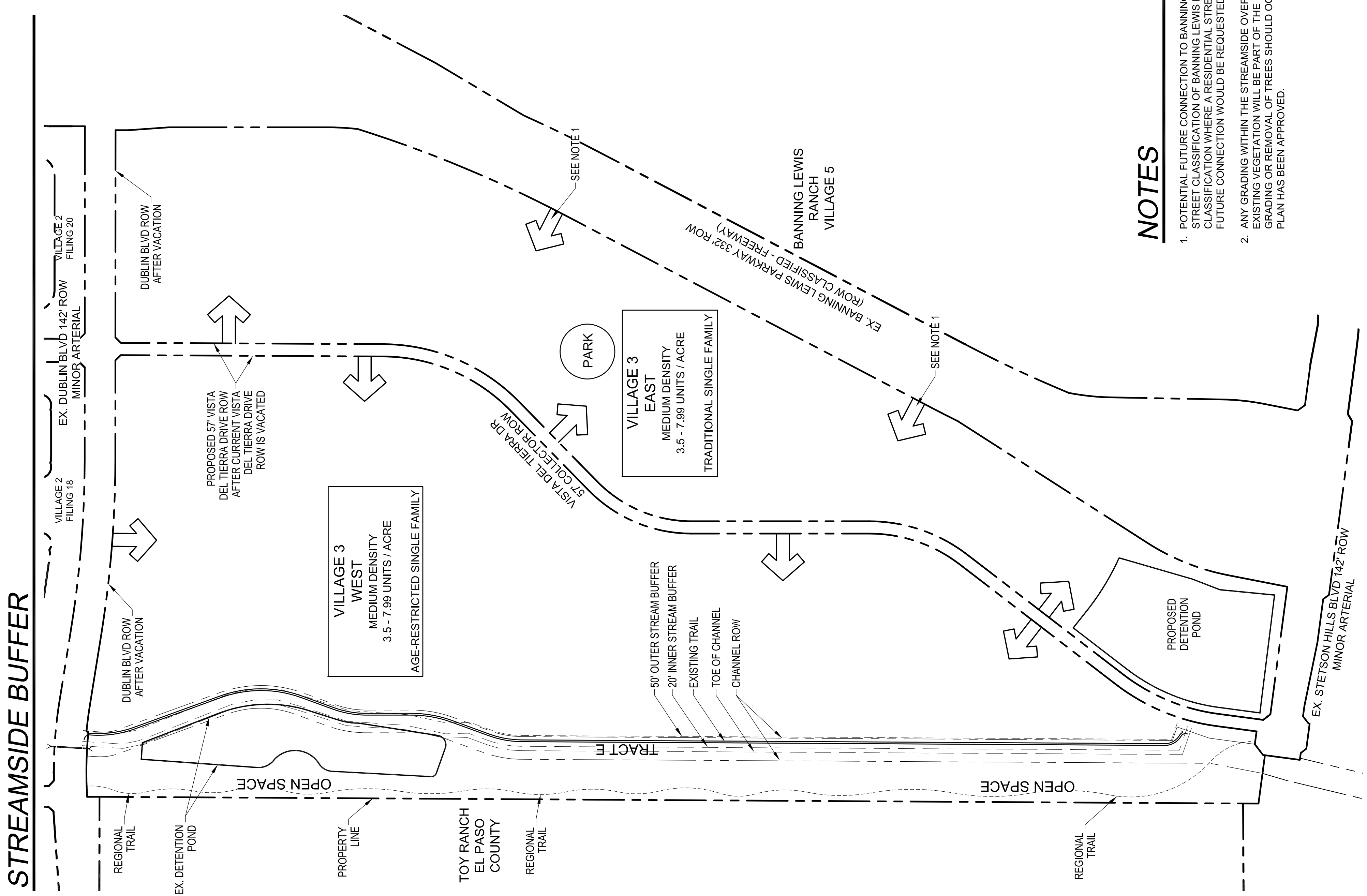
OWNER/CLIENT
 MREC OAKWOOD
 COLORADO RANCH, LLC
 1280 N. NEWPORT RD.
 COLORADO SPRINGS, CO 80916
 PHONE: (719) 380-5056

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 Submitted	3/24/2017
2nd Submitted	6/19/2017

CPC PUP 17-00048
 SHEET NUMBER



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.

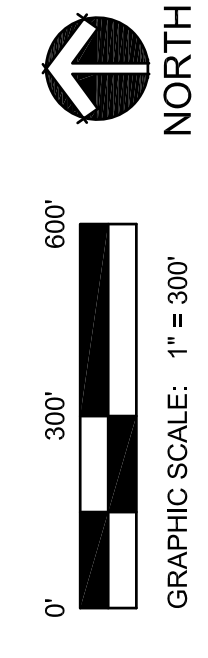


FIGURE 3 - BLR V3

OWNER/CLIENT

MREC OAKWOOD
COLORADO RANCH, LLC
1280 N. NEWPORT RD.
COLORADO SPRINGS, CO 80916
PHONE: (719) 380-5056

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

5

5 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.
- 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**

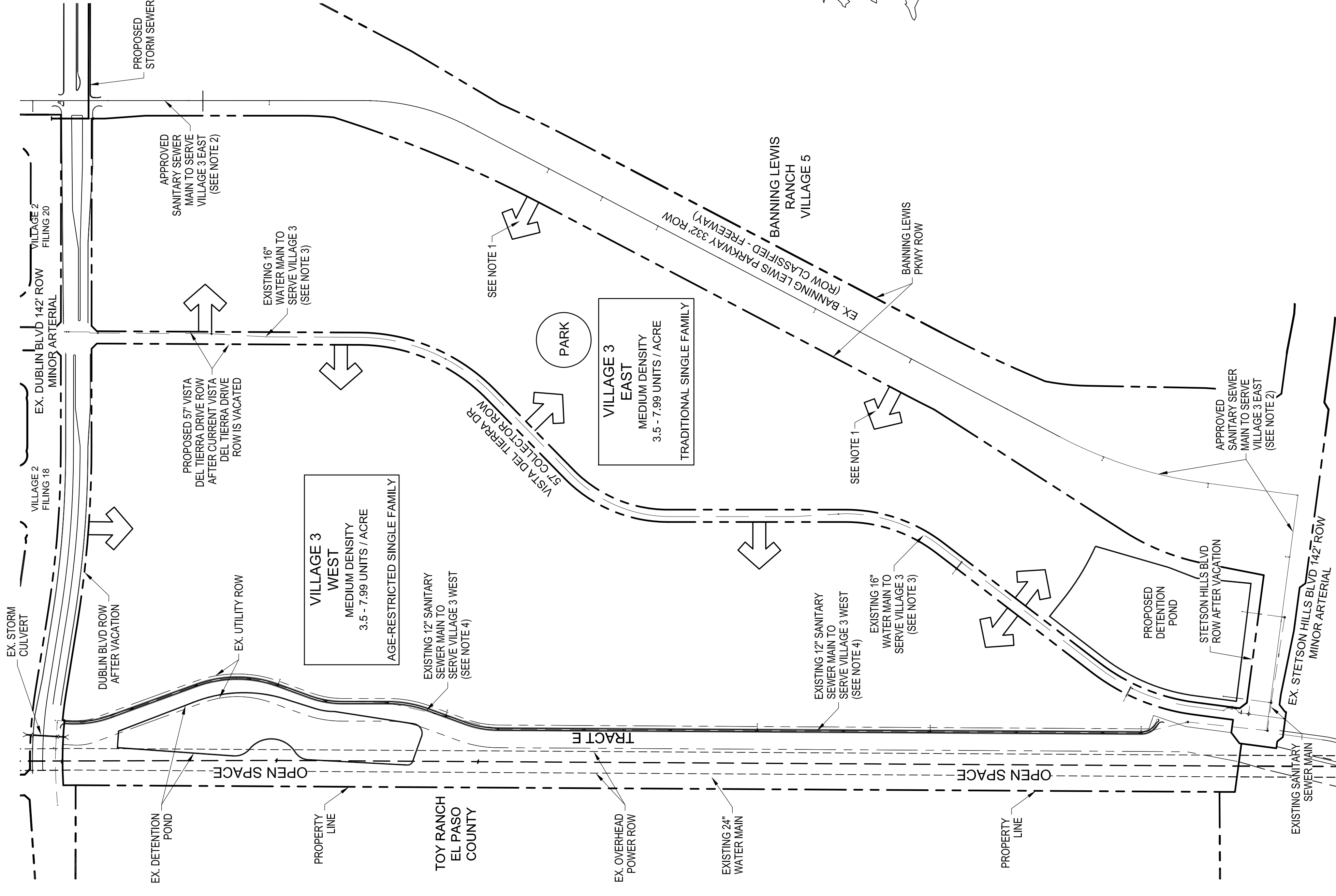
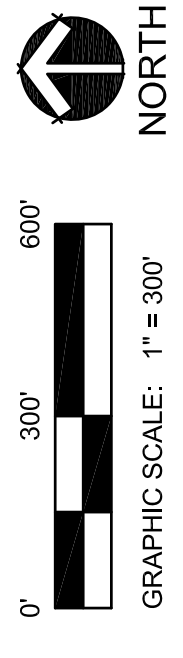
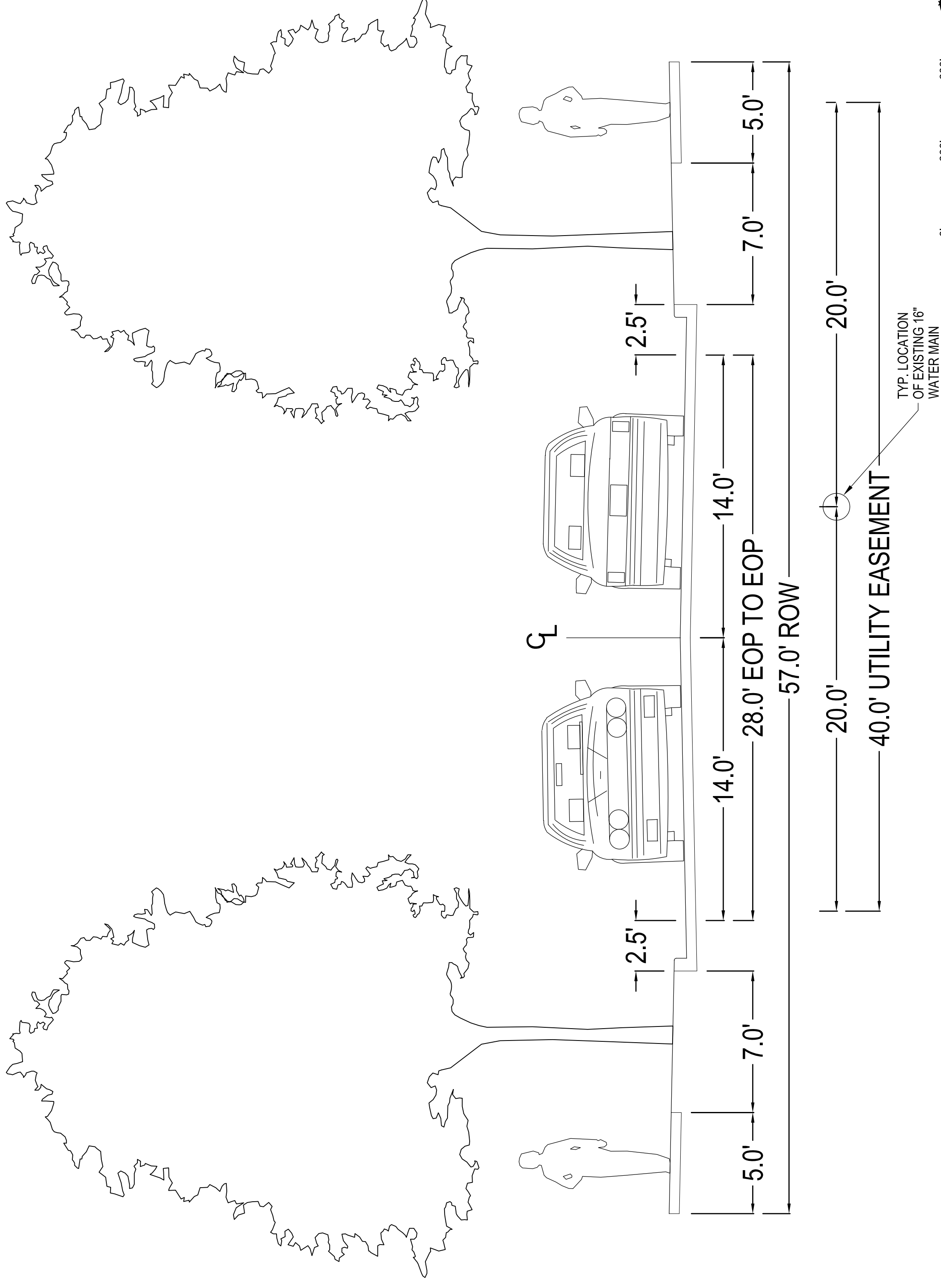


FIGURE 3 - BLR V3