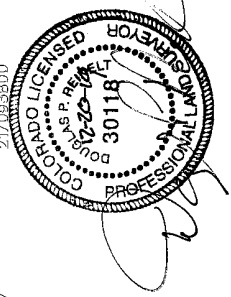


SCALE: 1" = 1000'
 U.S. SURVEY FEET

BANNING LEWIS RANCH
 NORTH ZONE CHANGE
 BOUNDARY EXHIBIT
 JOB NO. 2505.01-02
 JUNE 17, 2019
 REVISED AUGUST 28, 2019
 REVISED DECEMBER 18, 2019
 SHEET 4 OF 4



619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799 (Fax)



ACCEPTS, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EXHIBIT B

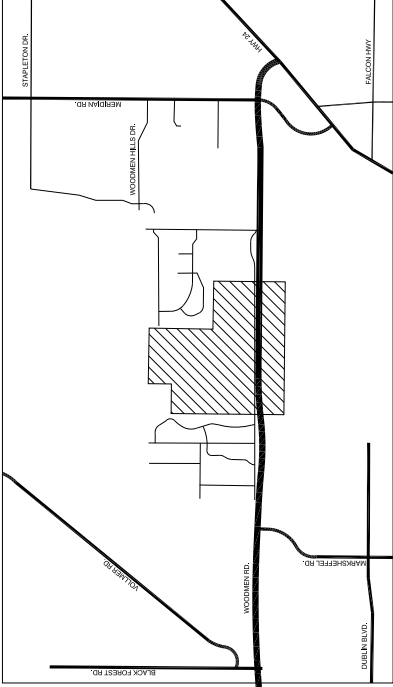
BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS, COLORADO

ZONE CHANGE

VICINITY MAP



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80901
Tel: 719.471.0071
Fax: 719.471.0267
www.nesinc.com

BANNING LEWIS RANCH NORTH
NORWOOD

PLAT NO.
SUBDIVISION NO.
OWNER'S NAME

DATE
DRAWN BY
CHECKED BY

SCALE
DATE
DRAWN BY
CHECKED BY

DATE
DRAWN BY
CHECKED BY

DATE
DRAWN BY
CHECKED BY

Cover

1
1 OF 2

CPC PUZ 19-00124

SHEET INDEX
Cover
Zone Change Exhibit
Sheet 1 of 2
Sheet 2 of 2

SITE DATA

OWNER:
NORWOOD DEVELOPMENT
COLORADO SPRINGS, CO 80908
500000241, 500000004, 500000048,
500000051, 500000050, 500000052
Current Zoning: PUD, RR-65, A-5, CADO
Total Area: 897.3 AC

GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED FEMA-FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 0841 03030G, 356-45G, EFFECTIVE December 7, 2015.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ETCH ENGINEERING INC. DATED JUNE 17, 2015, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS: SEASONAL AND POTENTIALLY SHALLOW GROUNDWATER AREAS, SPRING AREAS OF PONDING WATER, AND POTENTIALLY SHALLOW GROUNDWATER AREAS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPS-19-04725 ON WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT, PLEASE CONTACT THE CITY OF COLORADO SPRINGS, SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT, PLEASE CONTACT THE CITY OF COLORADO SPRINGS, SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LEGAL DESCRIPTION

A PORTION OF LAND BEING A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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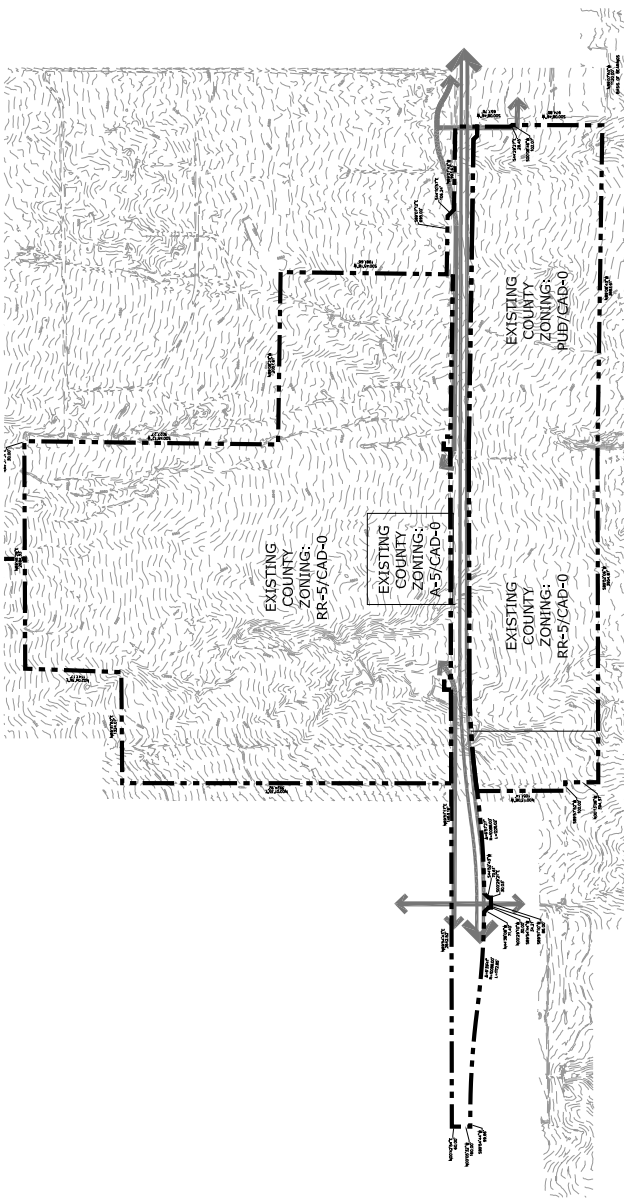
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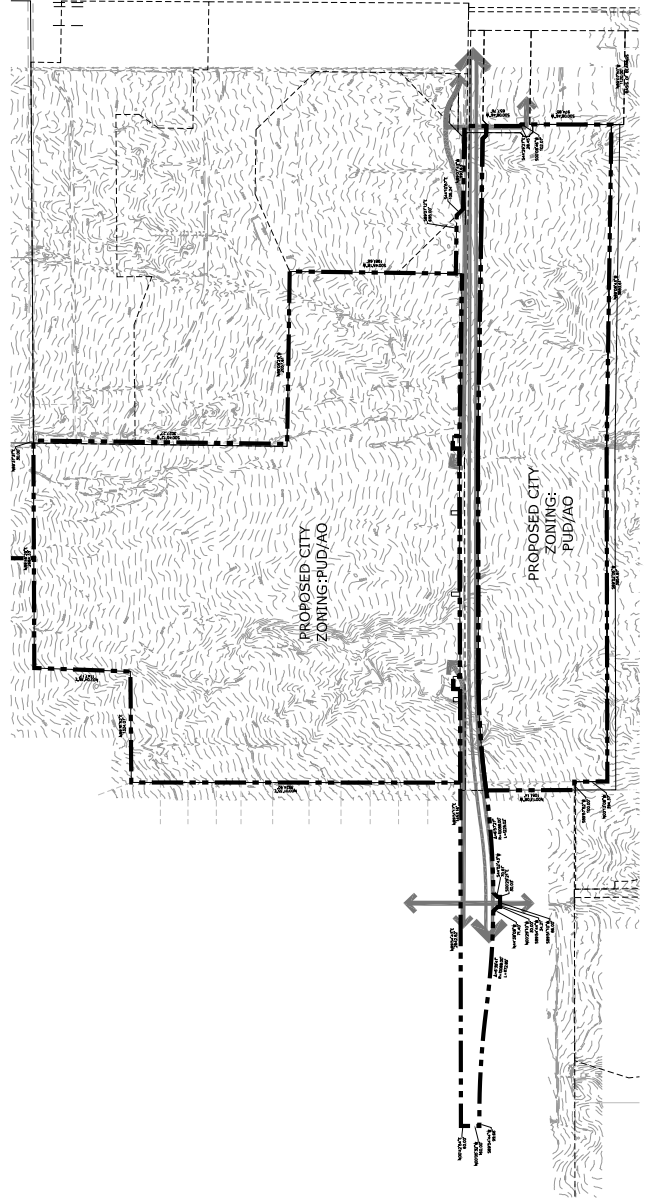


BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
CITY OF COLORADO SPRINGS, COLORADO
ZONE CHANGE



EXISTING ZONING:
RR-5 RURAL RESIDENTIAL
A-5 AGRICULTURE
PUD PLANNED UNIT DEVELOPMENT
CAD-0 COMMERCIAL AIRPORT DISTRICT



PROPOSED ZONING: ORD #
PUD PLANNED UNIT DEVELOPMENT
AO AIRPORT OVERLAY

PUD (PLANNED UNIT DEVELOPMENT; COMMERCIAL, INDUSTRIAL, CIVIC, SINGLE-FAMILY RESIDENTIAL, MULTIFAMILY, OPEN SPACE, AND PARKS AS DEFINED BY THE BANNING LEWIS RANCH NORTH ZONING AND DESIGN STANDARDS WITH MAXIMUM RESIDENTIAL DENSITY OF 2900 DWELLING UNITS) ALONG WITH THE CONDITIONS OF RECORD TO INCLUDE

1. LAND USE ESTABLISHMENT SHALL COMPLY WITH THE BANNING LEWIS RANCH NORTH MASTER PLAN (CPC MP 19-00123)
2. ALL DEVELOPMENT SHALL COMPLY WITH THE BANNING LEWIS RANCH NORTH PUD CONCEPT PLAN (CPC PUP 19-00125)

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80901
Tel: 719.471.0071
Fax: 719.471.0267
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BANNING LEWIS
RANCH NORTH
NORWOOD

ZONE CHANGE
EXHIBIT

2 OF 2

CPC PUZ 19-00124

