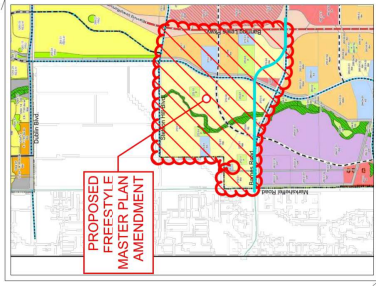
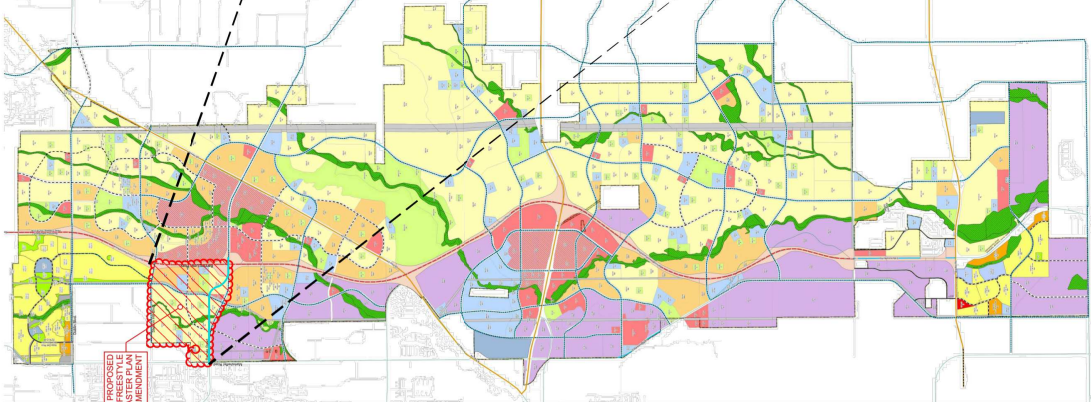


FREESTYLE NORTH MASTER PLAN AMENDMENT AT BANNING LEWIS RANCH JULY 25, 2022

- LEGEND**
- PROPERTY BOUNDARY
 - CENTERLINE 6.0' W.
 - PARKING EASEMENT LINE
 - DISTRICT BOUNDARY LINE
 - ROUNDABOUT
 - ACCESS
 - OPEN/GREEN SPACE
 - DRAINAGE & GREENWAY
 - MIDDLE SCHOOL
 - PUBLIC FACILITIES
 - RESIDENTIAL LOW/MEDIUM (RL/RM)
 - RESIDENTIAL MEDIUM/HIGH (RM/RH)
 - RESIDENTIAL HIGH (RH)
 - 20-19 DU/AC
 - 35-11.99 DU/AC
 - 12.0-24.99 DU/AC

GENERAL NOTES

1. FLOODPLAIN STATEMENT: THIS PROPERTY AMENDMENT IS PART OF THE MASTER PLAN IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP NUMBER 12/72788. THE FLOODPLAIN MAP NUMBER IS 12/72788. THE EFFECTIVE DATE IS 12/2018 AND COMMUNITY MAP NUMBER 12/72788. THE FLOODPLAIN MAP NUMBER IS 12/72788. THE EFFECTIVE DATE IS 12/2018 AND COMMUNITY MAP NUMBER 12/72788.
2. HAZARD REPORT: A SEIS AND GEOLOGY STUDY FOR THE FREESTYLE NORTH DEVELOPMENT, EL PASO COUNTY, COLORADO, HAS BEEN IDENTIFIED BY THE REFERENCED SWATCH REPORT AS BEING IMPACTED BY GEOLOGIC HAZARD.
3. DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT.
4. CITY CODE SECTION 7.2.06 AND THE TRAFFIC ORIGIN MANUAL OR AS AMENDED REQUIRE TRAFFIC IMPACT STUDIES. PER THE TRAFFIC ORIGIN MANUAL, THE TRAFFIC ORIGIN MANUAL, OR AS AMENDED REQUIRE TRAFFIC IMPACT STUDIES. PER THE TRAFFIC ORIGIN MANUAL, THE TRAFFIC ORIGIN MANUAL, OR AS AMENDED REQUIRE TRAFFIC IMPACT STUDIES.
5. DEDICATION, GRANTING, THE COMMUNITY PARK, REGULATION WILL BE ALTERED ACCORDING TO AN ALTERNATIVE COMPLIANCE AGREEMENT. THE CITY OF COLORADO SPRINGS SHOULD THIS DECISION CHOOSE AFTER MASTER PLAN AND CONCEPT PLAN APPROVAL. THE REGULATION WILL BE ALTERED ACCORDING TO AN ALTERNATIVE COMPLIANCE AGREEMENT.



(B) PROPOSED FREESTYLE COMMUNITY MASTER PLAN AMENDMENT

(A) EXISTING BANNING LEWIS MASTER PLAN

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