

BANNING LEWIS RANCH NORTH

CITY OF COLORADO SPRINGS, COLORADO

MASTER PLAN

808

OVERALL TOTAL:

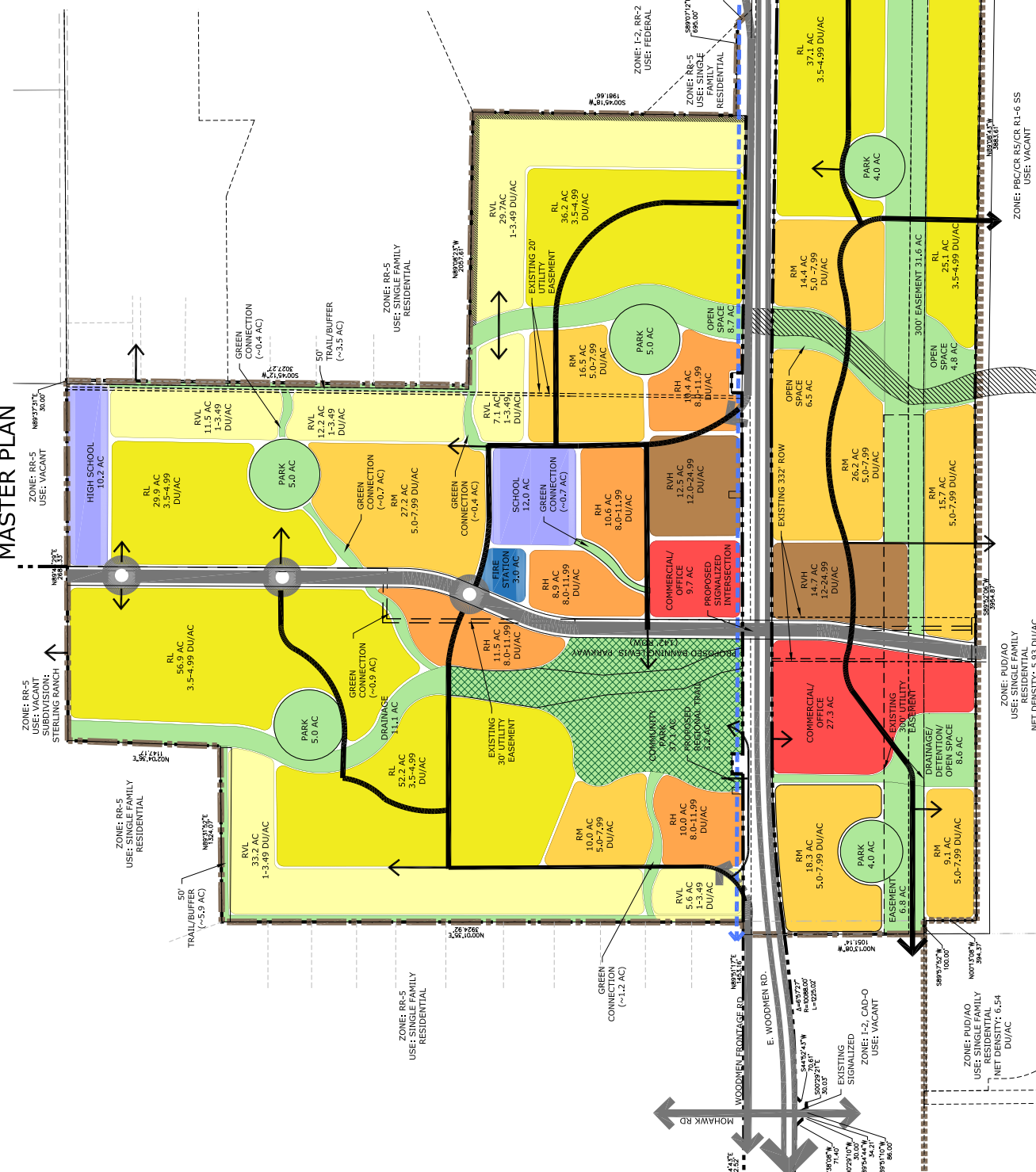
LEGEND

- PROPOSED LAND USE:**
- RVL 1-3.49 DU/AC
 - RL 3.5-4.99 DU/AC
 - RM 5.0-7.99 DU/AC
 - RH 8.0-11.99 DU/AC
 - RVH 12-24.99 DU/AC

- COMMERCIAL/ OFFICE *
- SCHOOL
- FIRE STATION
- OPEN SPACE/TRAILS
- COMMUNITY PARK
- NEIGHBORHOOD PARKS
- 1157/300' UTILITY EASEMENT

*INDUSTRIAL USES ALLOWED IN 3.1 AC COMMERCIAL PARCEL

- ACCESS
- PROPOSED WOODMEN TRAIL
- FLOODPLAIN
- 50' BUFFER
- MASTER PLAN BOUNDARY
- EXISTING CITY BOUNDARY
- PROPOSED CITY BOUNDARY
- PHASE LINE
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- ROUNDABOUT



BANNING LEWIS RANCH NORTH
NORWOOD

| | |
|----------|------------------------------|
| DATE: | 05/04/2017 |
| BY: | ALAN W. BROWN |
| FOR: | THE CITY OF COLORADO SPRINGS |
| PROJECT: | MASTER PLAN |
| SCALE: | AS SHOWN |

MASTER PLAN

2 OF 3
CPC MP 19-00123

EXHIBIT A

Master Plan

BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 19 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS, COLORADO

MASTER PLAN



NES, Inc.
610 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0671
Fax: 719-471-2296
www.nesinc.com

12/24/2019 08:52:01 - 1:00:00

12/24/2019 08:52:01

BANNING LEWIS RANCH NORTH

NORWOOD

DATE: 12/24/2019
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

12/24/2019 08:52:01

DATE: 12/24/2019

DRAWN BY: J. B. BROWN

CHECKED BY: J. B. BROWN

12/24/2019 08:52:01

LAND SUITABILITY ANALYSIS

3 of 3

CPC MP 19-06123

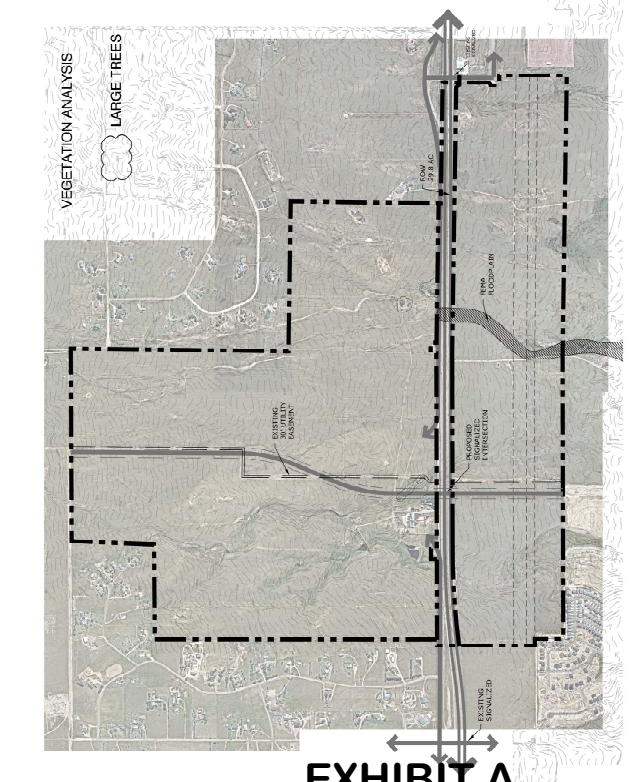
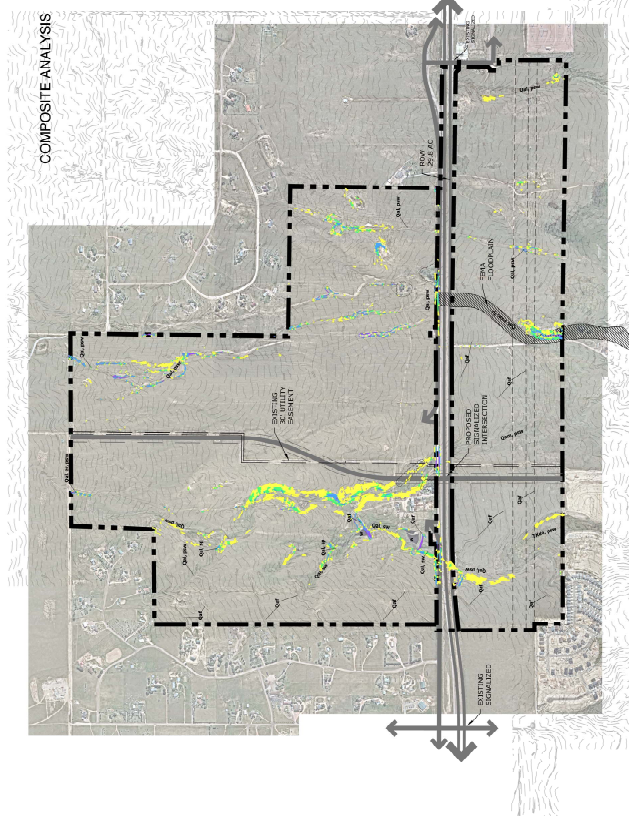
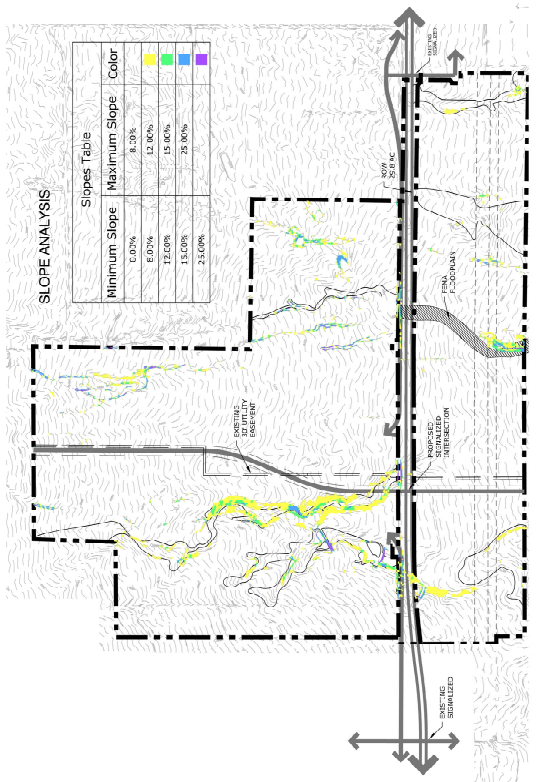
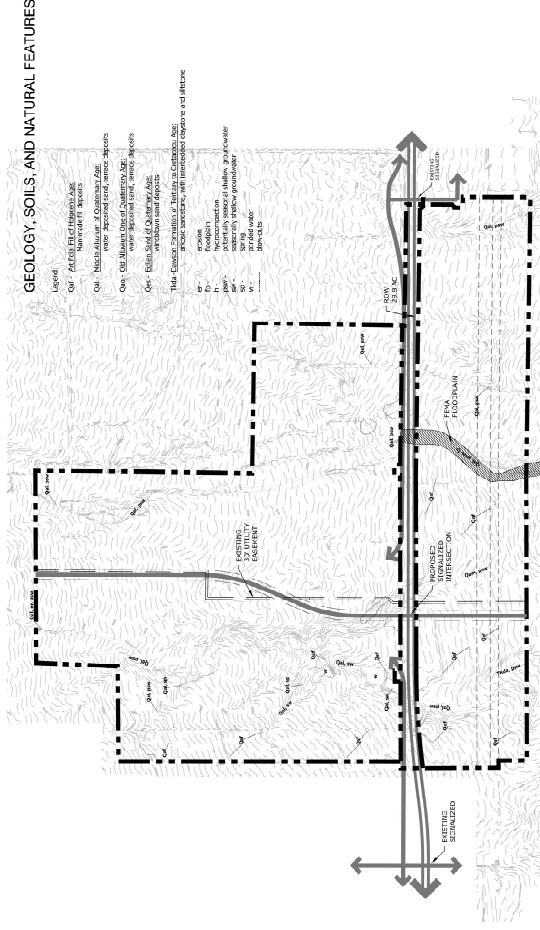


EXHIBIT A

Master Plan

12/24/2019 08:52:01 - 1:00:00