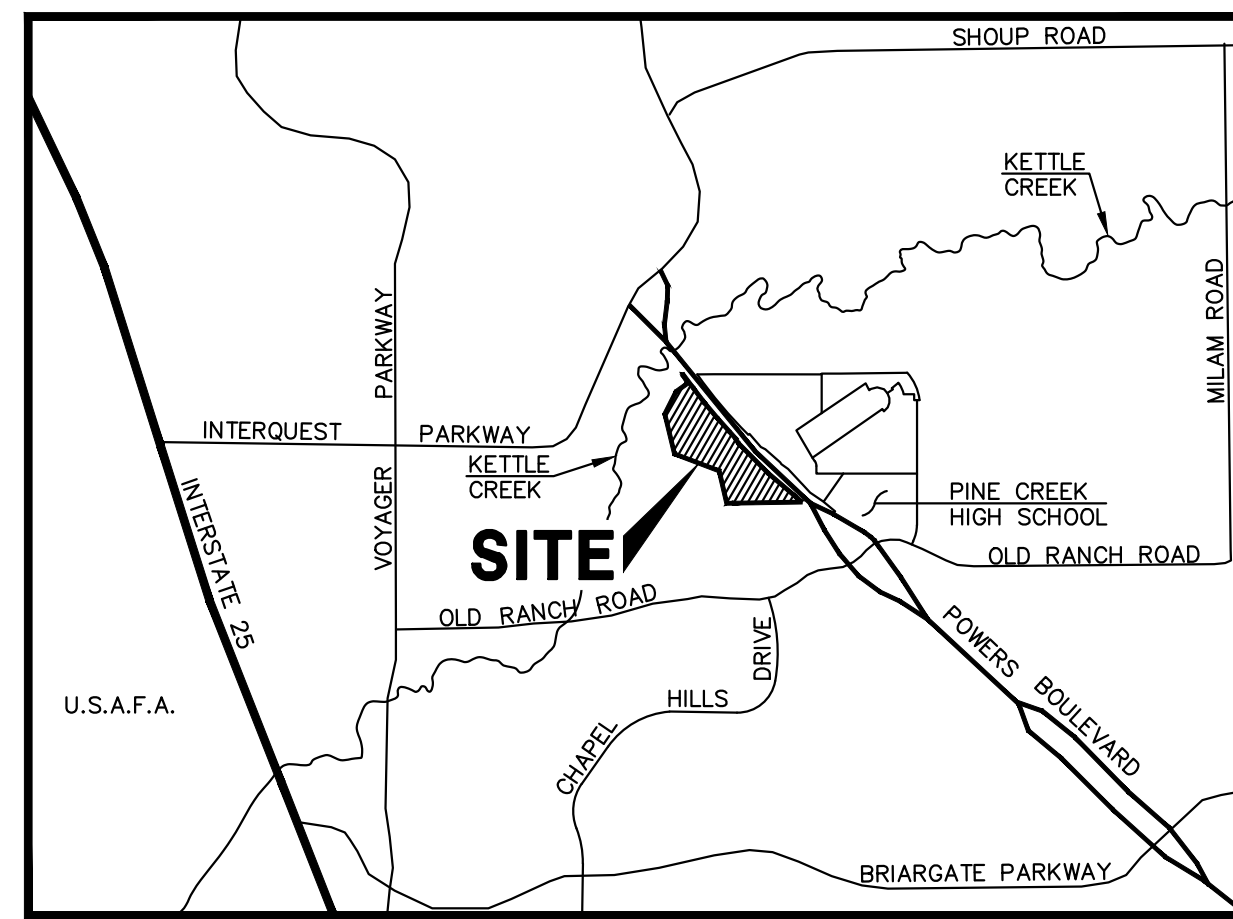


# OVIATION LAND USE PLAN



VICINITY MAP  
NOT TO SCALE

## SITE DATA:

APPLICANT/OWNER/DEVELOPER: CITY OF COLORADO SPRINGS  
30 S. NEVADA AVENUE  
COLORADO SPRINGS, CO 80903  
(719) 385-2489

TAX SCHEDULE NO.: 62000-00-481  
AREA: 60.280 ACRES  
MASTER PLAN: BRIARGATE 07-00061-ASMJ16  
EXISTING ZONING: PK  
PROPOSED ZONING: R-FLEX LOW  
EXISTING LAND USE: UNDEVELOPED  
PROPOSED LAND USE: ALL USES IN ACCORDANCE WITH THE R-FLEX LOW ZONE DISTRICT. MORE SPECIFICALLY, DEVELOPMENT WILL BE LIMITED TO  
-SINGLE FAMILY DETACHED AND ATTACHED LOTS  
-COMPACT SINGLE FAMILY LOTS  
-DUPLEX  
-CLUSTER HOMES WITH SHARED DRIVEWAY

MAXIMUM RESIDENTIAL DENSITY: 6 DU/AC  
MAXIMUM BUILDING HEIGHT ALLOWED: 35'  
DRAINAGE BASIN: KETTLE CREEK

PARKING REQUIREMENTS:  
PARKING SHALL ADHERE TO CITY CODE 7.4.203.

BUILDING SETBACKS & LANDSCAPE BUFFERS:  
ALONG POWERS BOULEVARD: 25' MINIMUM (BOTH)  
ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY.

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 21 AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD LS 10377" BEING ASSUMED TO BEAR S89°29'40"E, A DISTANCE OF 2582.94 FEET.

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 22; THENCE S24°29'25"W, A DISTANCE OF 1486.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY "A" LINE RIGHT-OF-WAY OF POWERS BOULEVARD, AS SHOWN ON THE COLORADO DEPARTMENT OF TRANSPORTATION PLANS (BY URS);

THENCE ON SAID "A" LINE RIGHT-OF-WAY, THE FOLLOWING (7) SEVEN COURSES:

1. THENCE S37°01'46"E, A DISTANCE OF 355.84 FEET TO A POINT ON CURVE;
2. THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N53°39'05"E, HAVING A DELTA OF 06°52'26", A RADIUS OF 9,569.52 FEET, AND A DISTANCE OF 1,148.07 FEET TO A POINT ON CURVE;
3. THENCE S41°33'30"E, A DISTANCE OF 191.91 FEET;
4. THENCE S29°06'09"E, A DISTANCE OF 101.55 FEET;
5. THENCE S44°44'55"E, A DISTANCE OF 873.40 FEET;
6. THENCE S49°43'21"E, A DISTANCE OF 744.67 FEET;
7. THENCE S49°43'27"E, A DISTANCE OF 161.12 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN BOOK 5301 AT PAGE 824, ALSO BEING THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 1 RECORDED UNDER RECEPTION NO. 204068973;

THENCE S89°06'30"W, ON THE NORTHERLY BOUNDARY OF SAID BISON RIDGE AT KETTLE CREEK FILING NO. 1, THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 2 RECORDED UNDER RECEPTION NO. 204210396 AND THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 6A RECORDED UNDER RECEPTION NO. 219714388, A DISTANCE OF 1540.74 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 203137721;

THENCE ON SAID WESTERLY BOUNDARY THE FOLLOWING (7) SEVEN COURSES:

1. THENCE N13°01'15"W, A DISTANCE OF 680.00 FEET;
2. THENCE N69°21'22"W, A DISTANCE OF 976.90 FEET;
3. THENCE N13°34'04"W, A DISTANCE OF 841.34 FEET;
4. THENCE N26°57'20"E, A DISTANCE OF 512.77 FEET;
5. THENCE N54°37'12"E, A DISTANCE OF 297.96 FEET;
6. THENCE N33°13'25"W, A DISTANCE OF 184.63 FEET;
7. THENCE N14°19'38"W, A DISTANCE OF 19.71 FEET TO A POINT ON SAID WESTERLY "A" LINE RIGHT-OF-WAY;

THENCE N89°30'20"E, ON SAID "A" LINE RIGHT-OF-WAY, A DISTANCE OF 4.82 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 60.280 ACRES.

## GENERAL NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0507G, EFFECTIVE DECEMBER 7, 2018.
2. STORM WATER DETENTION AND STORM WATER QUALITY WILL BE PROVIDED FOR THIS SITE WITHIN PROPOSED ON-SITE FULL SPECTRUM DETENTION FACILITY TO BE DEFINED WITH FUTURE DEVELOPMENT PLAN(S)
3. ALL STREETS, SIGNAGE, AND STRIPING ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) GUIDELINES.
4. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
5. PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
6. THIS COMMUNITY WILL BE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY TO BE GRANTED IN SUBSEQUENT FINAL PLAT APPLICATIONS.
7. PUBLIC IMPROVEMENT EASEMENTS WILL BE CREATED WITH THE DEVELOPMENT OF THE PROPERTY WHERE PUBLIC SIDEWALKS ARE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
8. ALL PUBLIC AND PRIVATE ROADWAYS WILL MEET CITY CODE REQUIREMENTS.
9. ALL FUTURE EASEMENTS TO BE DEDICATED FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
11. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
12. THIS SITE IS NOT WITHIN THE STREAMSIDE OVERLAY.
13. THIS SITE IS NOT WITHIN THE HILLSIDE OVERLAY.
14. NO EXISTING PRESERVATION OR "NO BUILD" AREA EXIST ON SITE.
15. NO SIGNIFICANT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, STREAM, ETC. EXIST ON SITE. EXISTING VEGETATION WILL BE PRESERVED WHERE POSSIBLE IN CONJUNCTION WITH SITE DEVELOPMENT.
16. EXACT LOCATION, SIZE AND AREA OF OPEN SPACE, PARKS AND TRAILS TO BE DETERMINED WITH THE DEVELOPMENT PLAN APPROVAL.
17. PROPOSED PUBLIC STORMWATER QUALITY AND FULL SPECTRUM DETENTION FACILITY OR FACILITIES WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS WITH AESTHETIC MAINTENANCE BY HOMEOWNERS ASSOCIATION OR METROPOLITAN DISTRICT.
18. KETTLE CREEK CHANNEL IMPROVEMENTS TO BE DESIGNED IN CONJUNCTION WITH PHASE 2 OVIATION DEVELOPMENT PLAN AND TO BE COORDINATED WITH THE DIRECTLY ADJACENT CITY FIRE DEPARTMENT FIRE STATION FOR JOINT RESPONSIBILITY. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND UNDER CONSTRUCTION, OR CASH, OR ASSURANCES IN LIEU OF IMPROVEMENTS FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO BUILDING PERMIT ISSUANCE FOR PHASE 2. IT IS UNDERSTOOD THAT THIS PORTION OF KETTLE CREEK IS PREBLE MEADOW JUMPING MOUSE HABITAT AND WILL REQUIRE U.S. FISH AND WILDLIFE SERVICE COORDINATION AND PERMITTING FOR ANY CONSTRUCTION ACTIVITY IN KETTLE CREEK. RELEASE OF PHASE 2 CERTIFICATES OF OCCUPANCY'S TO BE CONTINGENT UPON ASSURANCES BEING POSTED WITH THE CITY. ALL CHANNEL IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH NEGOTIATIONS BETWEEN THE SWENT MANAGER AND THE DEVELOPER (CURRENT DRAINAGE CRITERIA MANUAL AND DRAINAGE BASIN PLANNING STUDY REQUIREMENTS OR AS AGREED TO WITH CITY SWENT.)
19. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C.T. THOMPSON INC. DATED MAY 2, 2023, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOIL AND BEDROCK AND SHALLOW GROUND WATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE# MAPN-23-0005 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 S. NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO 80903, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
20. ANY RESIDENTIAL DEVELOPMENT TRIGGERS THE PARK LAND DEDICATION ORDINANCE WHICH WILL BE COORDINATED AT TIME OF DEVELOPMENT PLAN.
21. THE GREEN SPACE ALONG THE SOUTHERN PROPERTY BOUNDARY IN PHASE 2 SHALL BE A MINIMUM OF 25 FEET.
22. THE DEVELOPER TO STRIPE CHAPEL RIDGE DRIVE TO THREE LANES (WITH CENTER LANE).
23. THE DEVELOPER TO MAKE THE INTERSECTION OF CHAPEL RIDGE DRIVE AND RHINESTONE DRIVE ALL WAY STOP CONTROL.
24. AS DEFINED BY FUTURE DEVELOPMENT PLAN(S), PUBLIC AND PRIVATE FACILITIES WILL BE OWNED AND/OR MAINTAINED BY AN HOA OR METROPOLITAN DISTRICT.
25. PER COLORADO REVISED STATUTE 24-33.5-701 ET SEQ. AND THE PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT'S EMERGENCY OPERATIONS PLAN, A PLAN AND PROGRAM EXIST BETWEEN THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY AS GUIDANCE FOR IMPLEMENTING THE EMERGENCY OPERATIONS PLAN TO ENSURE THE ORGANIZATION CAN CONDUCT ITS ESSENTIAL MISSIONS AND FUNCTIONS UNDER ALL THREATS AND CONDITIONS. THIS PLAN IS PREDICATED UPON THE CONCEPT THAT EMERGENCY OPERATIONS WILL BEGON AT THE LOCAL JURISDICTIONAL LEVEL. EMERGENCY EVACUATION ASSISTANCE IS A KEY FOCUS AREA FOR INCLUSIVE COORDINATION AND SUPPORT.
26. IN ACCORDANCE WITH THE LOCALLY ADOPTED 2021 INTERNATIONAL FIRE CODE (IFC), SECTION D107.1, WHERE THERE ARE MORE THAN FORTY (40) DWELLING UNITS ON OR ACCESSED FROM A SINGLE PUBLIC OR PRIVATE FIRE APPARATUS ACCESS ROAD AND ALL DWELLING UNITS ARE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3, ACCESS FROM TWO (2) DIRECTIONS WILL NOT BE REQUIRED. ALL DWELLINGS IN THE OVIATION COMMUNITY WILL INCLUDE AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER THE IFC.
27. IF COMPACT LOTS ARE PROPOSED AS A PART OF THE OVIATION COMMUNITY, THOSE AREAS WILL BE SUBJECT TO THE COMPACT LOT STANDARDS AS DEFINED IN THE UDC.

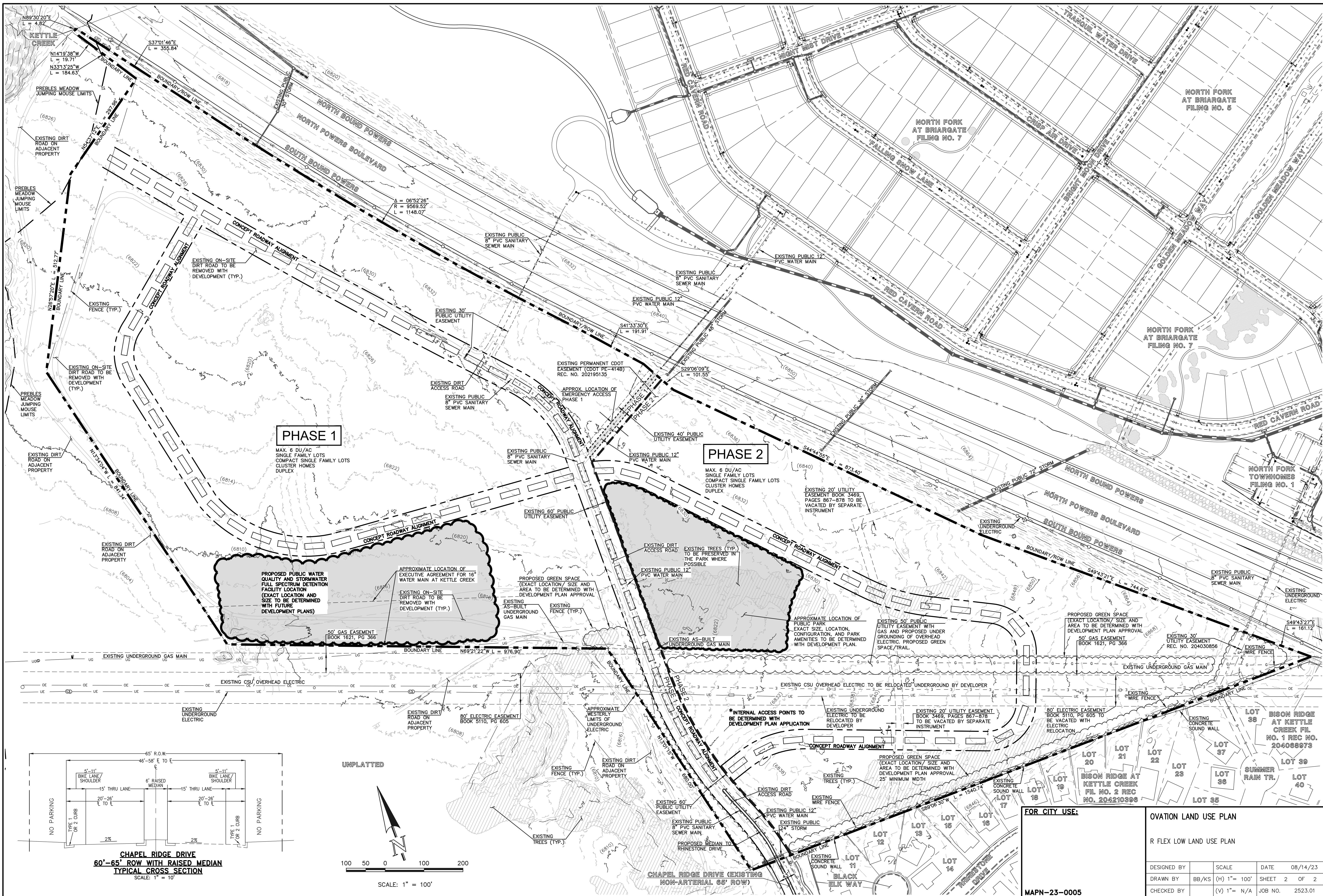
## FOR CITY USE:

OVIATION

R FLEX LOW LAND USE PLAN

DESIGNED BY	SCALE	DATE	05/03/23
DRAWN BY	BB/KS (H) 1"= 100'	SHEET	1 OF 2
CHECKED BY	(V) 1"= N/A	JOB NO.	2523.01

MAPN-23-0005



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