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NORRIS RANCH JOINT VENTURE LEGAL DESCRIPTION

A portion of Sections 3, 4, and 5, Township 15 South, Range 65 West, and Sections 32, 33, and 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

BEGINNING at the North 1/4 Corner of said Section 32; thence along the north line of the Northeast Quarter of said Section 32, S89°38'17"E (Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 22770, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet; a distance of 2597.62 feet, to the Northwest Corner of said Section 33, thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16th corner shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.97 feet, to the North-West 1/16th Corner of said Section 33, thence along the North 1/16th line of said Section 33, N89°30'42"E, a distance of 1305.00 feet, to the Center-North 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'28"E, a distance of 2623.99 feet, to the East 1/4 Corner of said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1326.51 feet, to the Center-West 1/16th Corner of said Section 34; thence along the west line of Parcel 19 as described in Application 96/176 recorded as Reception Number 98152755, S02°47'42"E, a distance of 2422.85 feet, to the north corner of Parcel 16 as described in said Application; thence along the arc of a curve to the right, having a radius of 1920.00 feet, a central angle of 5°11'19", a distance of 196.21 feet to the northwest corner of Parcel 17 as described in said Application; thence along the west line of said Parcel 17, the following three (3) courses:

1. along the arc of a compound curve to the right, having a radius of 1920.00 feet, a central angle of 35°36'59", a distance of 1193.32 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet, to the north corner of Parcel 14 as described in said Application;

thence along the west line of said Parcel 14, the following three (3) courses:

1. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet;
2. S00°59'58"E, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet to the southwest corner of said Parcel 14;

thence along the north line of the 60' right-of-way as described in Book A, Page 78, the following two (2) courses:

1. S89°50'09"W, a distance of 4240.88 feet;
2. S89°51'16"W, a distance of 1264.61 feet, to the southeast corner of the parcel described in Reception Number 217000009;

thence leaving said north line, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.85 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the **POINT OF BEGINNING**.

Containing 76,697.657 Sq. Ft., 1,760.736 acres, more or less.

CITY OF COLORADO SPRINGS RIGHT OF WAY LEGAL DESCRIPTION

A portion of Sections 1, 11, and 12, Township 15 South, Range 65 West, and Sections 3, 4, 5, 6, 7, 8 and 9, Township 15 South, Range 64 West, and Section 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section 11, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 5-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet; a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the **POINT OF BEGINNING**; thence along the north line of said Bradley Road Right-of-Way along the following four (4) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41", a distance of 1217.22 feet;
3. N89°51'34"E, a distance of 1124.08 feet;
4. N89°50'56"E, a distance of 2790.67 feet, to the northeast corner of said Bradley Road;

thence along a line 30 feet north of and parallel with the North line of the Northeast Quarter of said Section 7, N89°51'09"E, a distance of 2686.46 feet; thence along a line being 30 feet north of and parallel with the South line of the Southwest Quarter of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence along a line being 30 feet north of and parallel with the South line of the Southeast Quarter of said Section 5, N89°51'16"E, a distance of 2643.11 feet; thence along a line being 30 feet north of and parallel with the South line of said Section 4, S89°50'09"W, a distance of 4240.88 feet, to the westernmost corner of Parcel 14 as described in Right-of-Way Dedication, as Reception Number 99008225; thence along the west line of said Parcel 14, the following three (3) courses:

1. along the arc of a curve to the left, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet;
2. N00°59'58"W, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet, to a point on the west line of Parcel 17 as described in Right-of-Way Application Number 96/176, as Reception Number 98152755;

thence continuing along said west line the following three (3) courses:

1. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet;
2. N38°40'43"E, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 1,920.00 feet, a central angle of 41°28'18", a distance of 1,389.73 feet, to a point on the west line of Parcel 19 as described in said Right-of-Way Application;

thence continuing along said west line, N02°47'42"W, a distance of 2,422.85 feet, to the West-Center Sixteenth Corner of said Section 34; thence along the East-West Centerline of said Section 34, N89°23'24"E, a distance of 160.12 feet, to a point along the east line of said Parcel 19; thence leaving

PROJECT DESCRIPTION

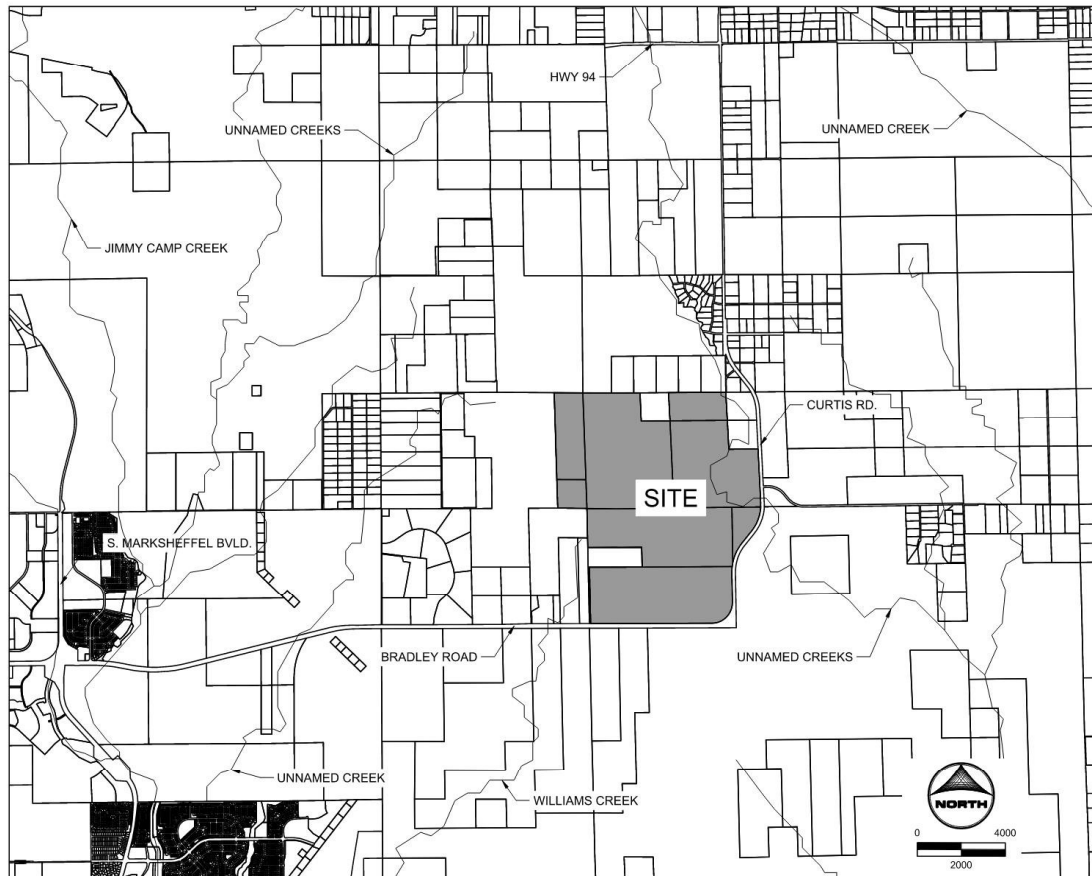
THIS PROJECT PROPOSES TO ANNEX 1912.62 ACRES OF LAND INTO THE CITY OF COLORADO SPRINGS. THIS LAND USE PLAN PROPOSES A MIX OF LAND USES INCLUDING SEVERAL TYPES OF RESIDENTIAL, MULTI-USE, COMMERCIAL, RETAIL, LIGHT INDUSTRIAL, PUBLIC FACILITIES, OPEN SPACE, AND PARKS. THE GOAL OF THE PROJECT IS TO HELP ACHIEVE THE OVERALL VISION OF THE CITY OF COLORADO SPRINGS BY PROVIDING A VARIETY OF HOUSING TYPES, PRESERVING AND ENHANCING THE NATURAL FEATURES OF THE SITE, AND FOSTERING A SENSE OF PLACE AND COMMUNITY THAT WILL ULTIMATELY IMPROVE THE QUALITY OF LIFE FOR ITS CITIZENS.

FLOOD PLAIN INFORMATION

A PORTION OF THE SITE IN THE NORTHEAST LIES WITHIN ZONE A OF THE FEMA FLOODPLAIN AS SHOWN ON FIRM PANEL 08041C0795G, REVISED DECEMBER 7, 2018. THE REST OF THE SITE LIES WITHIN ZONE X AS SHOWN ON FIRM PANEL 08041C0790G, REVISED DECEMBER 7, 2018.

KARMAN LINE LAND USE PLAN

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 32, SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 64 WEST, AND THE NORTH WEST QUARTER OF SECTION 3, SECTION 4, AND THE EAST HALF OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF 6TH P.M., COUNTY OF EL PASO, COLORADO



GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, DATED MARCH 30, 2023, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGICAL HAZARDS ON THIS PROPERTY: POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS, EROSION, HYDROCOMPACTION ZONE AND AREAS OF SEASONAL AND/OR LOW GROUNDWATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE FILE MAP#23-0002, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
2. THE DEVELOPER SHALL BE RESPONSIBLE TO CONSTRUCT/IMPROVE ALL ROADWAYS TO CITY STANDARDS WITHIN THE VICINITY.
3. THE DEVELOPER SHALL BE RESPONSIBLE TO CONSTRUCT ALL FUTURE TRAFFIC CONTROL DEVICES WITHIN THE VICINITY.
4. IT IS PLANNED ON BOTH THE CITY AND EL PASO COUNTY MAJOR THROUGHFARE PLAN TO HAVE CURTIS ROAD EXTENDED TO THE SOUTH AND INTERSECT AT A 90 DEGREE ANGLE WITH BRADLEY ROAD.
5. CURTIS ROAD WILL NEED TO BE ANNEXED INTO THE CITY BETWEEN BRADLEY ROAD AND THE NORTH EDGE OF THE PROPERTY LINE.
6. ALL SUBDIVISION PROPOSALS SHALL BE CONSISTANT WITH THE NEED TO MINIMIZE FLOOD DAMAGE.
7. ALL SUBDIVISION PROPOSALS SHALL HAVE PUBLIC UTILITIES AND FACILITIES SUCH AS SEWER, GAS, ELECTRICAL, AND WATER SYSTEMS LOCATED AND CONSTRUCTED TO MINIMIZE FLOOD DAMAGE.
8. ALL SUBDIVISION PROPOSALS SHALL HAVE ADEQUATE DRAINAGE PROVIDED TO REDUCE THE EXPOSURE TO FLOOD DAMAGE.
9. FEMA APPROVED BASE FLOOD ELEVATION DATA AND 100 YEAR FLOODPLAIN BOUNDARIES SHALL BE PROVIDED AND SHOWN ON PLAT.
10. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A DEVELOPMENT PLAN MUST BE APPROVED, AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTION AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
11. PER IUDC SECTION 7.2.603.3 AND TABLE 7.3.2-B, SOME USES EVEN IF ALLOWED IN THE BASE ZONE DISTRICT, MAYBE CONDITIONAL OR PROHIBITED IF THE SUBJECT PROPERTY CONTAINS SS-O OR IS LOCATED 150' BEYOND THE ESTABLISHED OUTER BUFFER.
12. AT THE TIME OF SUBDIVISION, IF TRACTS ARE CREATED ADJACENT TO THE CREEK, A DEVELOPMENT PLAN THAT INCLUDES A LANDSCAPING PLAN COVERING ALL PROPERTIES WITHIN THE SUBDIVISION AND SS-O DISTRICT WILL BE REQUIRED.
13. ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLATS.
14. DENSITY RATINGS SHOWN ON THE LAND USE PLAN SHALL BE APPLIED TO THE OVERALL CUMULATIVE AREA FOR EACH LAND USE AS LONG AS 6500 UNITS TOTAL. FOR THE DEVELOPMENT IS NOT EXCEEDED. FINAL DENSITY FOR EACH PARCEL SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLANS. THE DENSITY FOR EACH INDIVIDUAL PARCEL MAY FLUCTUATE OUTSIDE OF THE PROVIDED DENSITY RANGE OF EACH LAND USE CATEGORY, PROVIDED THAT THE DENSITY OF THE OVERALL CUMULATIVE AREA FOR EACH LAND USE CATEGORY FALLS WITHIN THE APPROVED DENSITY RANGE OF THE LAND USE PLAN.
15. THE SCHOOL TRACT DEPICTED ON THE LAND USE PLAN SHALL BE DEEDED TO ELLICOTT SCHOOL DISTRICT NO. 22, UPON REQUEST, AT THE TIME OF FINAL PLAT.
16. SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH SUBSEQUENT ZONING ACTIONS.
17. ALL CHANNELS INCLUDED IN THE LAND USE PLAN AREA WILL BE ANALYZED FOR STABILITY. IF NECESSARY BASED ON THE STABILITY ANALYSIS, CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO BUILDING PERMIT ISSUANCE FOR ADJACENT DEVELOPMENTS, AND CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED FOR CHANNEL CONSTRUCTION COMPLETION PRIOR TO CO RELEASE FOR ADJACENT DEVELOPMENTS. ALL CHANNEL ANALYSIS AND IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DRRS REQUIREMENTS. ALL CHANNELS WILL BE PRIVATELY MAINTAINED BY (TO BE NAMED) METRO DISTRICT.

PARK LAND DEDICATION CALCULATIONS					
BASED UPON STANDARD OF 5.5 ACRES / 1,000 POPULATION (MAXIMUM OF 6,500 UNITS)					
HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	
SINGLE-FAMILY DETACHED	2368	1	0.0146	34.57 AC	ACRES OF NEIGHBORHOOD PARK REQUIRED (2.5AC/1,000 RESIDENTS)
SINGLE-FAMILY ATTACHED	1664	2-4	0.0117	19.47 AC	
MULTI-FAMILY HOUSING (1)	1488	5-19	0.0106	15.77 AC	
MULTI-FAMILY HOUSING (2)	980	20-49	0.0097	9.51 AC	
TOTAL				79.3 AC	35.9 AC
					43.4 AC

1. CONCEPTUAL LOCATION AND SIZES OF PROPOSED PUBLIC PARKS ARE ILLUSTRATED ON THE LAND USE PLAN AND ARE INTENDED TO FULFILL THE PLDO LAND OBLIGATIONS WITHIN CITY CODE 7.4.307. TO BE MET WITH 35.9 ACRES OF NEIGHBORHOOD PARK AND 43.4 ACRES OF COMMUNITY PARK DEDICATION. STREAM/RETENTION AREAS AND DEDICATED PARKLAND IS NOT TO BE ENCUMBERED, I.E. EASEMENTS.
2. ALL NEIGHBORHOOD PARKS WILL BE DEVELOPED, OWNED, AND MAINTAINED BY THE KARMAN LINE METRO DISTRICT. FINAL NEIGHBORHOOD PARK SIZES AND EXACT LOCATIONS WILL BE ADDRESSED WITH FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. ALL PLDO NEIGHBORHOOD PARKLAND SHOULD MEET THE REQUIREMENTS OF CITY CODE 7.4.307.7 TO INCLUDE: THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS, RECREATION, AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE ADJACENT BUILDING PERMITS WITHIN THE APPLICABLE PHASE HAVE BEEN PULLED.
3. THE COMMUNITY PARK WILL BE DEDICATED THROUGH PLAT TO THE CITY OF COLORADO SPRINGS PARKS, RECREATION, AND CULTURAL SERVICES DEPARTMENT. UPON REQUEST, FOR DEVELOPMENT, OWNERSHIP, AND MAINTENANCE, THE COMMUNITY PARK MUST BE ZONED (PK) BY THE APPLICANT IN CONJUNCTION WITH THE PARK PERMITS.
4. THE COMMUNITY PARKLAND GENERAL LOCATION AND SIZE SHOWN ON THE LAND USE PLAN IS ACCEPTABLE TO THE CITY PARKS DEPARTMENT. AT TIME OF DEVELOPMENT PLAN, FINAL GRADING AND COMMUNITY PARK SITE CONFIGURATION WILL BE REVIEWED BY THE PARKS DEPARTMENT. THE FINAL GRADING AND CONFIGURATION MUST MEET PARK STANDARDS AT TIME OF DEVELOPMENT PLAN AND PLAT. IF THE PARK STANDARDS ARE NOT ABLE TO BE MET, ADJUSTMENTS MAY BE REQUIRED TO THE SIZE, LOCATION, AND FINAL GRADING.
5. IF THERE ARE FUTURE ADDITIONAL PLDO OBLIGATIONS, ORDINANCE FULFILLMENT MAY BE COMPLETED ADMINISTRATIVELY.
6. ALL OPEN SPACE, PROPOSED ONSITE TRAILS, AND REGIONAL TRAIL WITHIN THIS LAND USE PLAN WILL BE DEVELOPED, OWNED, AND MAINTAINED BY THE KARMAN LINE METRO DISTRICT. THE REGIONAL TRAIL SHOWN ON THE LAND USE PLAN WILL BE DESIGNED AND DEVELOPED PER CITY STANDARDS BY THE PROPERTY OWNER. AN EASEMENT WILL BE GRANTED TO THE CITY PARKS DEPARTMENT AT TIME OF PLAT FOR THE REGIONAL TRAIL. THE REGIONAL TRAIL SEGMENT WILL BE CONSTRUCTED AT THE TIME 50% OF THE BUILDING PERMITS WITHIN THE ADJACENT PARCELS HAVE BEEN PULLED.

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - LAND USE PLAN
- SHEET 3 - PHASING PLAN
- SHEET 4 - PARK ANALYSIS
- SHEET 5 - BRADLEY RD R.O.W.-ANNEXATION CORRIDOR
- SHEET 6 - LSA - SLOPE ANALYSIS
- SHEET 7 - LSA - STREAMSIDE OVERLAY & NATURAL FEATURES
- SHEET 8 - LSA - SOIL ANALYSIS
- SHEET 9 - LSA - VEGETATION ANALYSIS
- SHEET 10 - LSA - LAND SUITABILITY ANALYSIS
- SHEET 11 - LSA - WILDLIFE ANALYSIS
- SHEET 12 - PARK VICINITY EXHIBIT

SITE DATA

OWNER/APPLICANT:	NORRIS RANCH JOINT VENTURE, LLC CRAIG DOSSEY VERTEX CONSULTING SERVICES 455 E. PIKES PEAK AVE, STE 101 COLORADO SPRINGS, 80903
TAX ID NUMBERS:	4400000340, 4400000343, 4400000326, 4400000269 4400000454, 4400000091, 4500000134, 4500000135
CURRENT ZONING:	RR-5 (RURAL RESIDENTIAL)
PROPOSED ZONING:	A/SS-O (AGRICULTURAL WITH STREAMSIDE OVERLAY)
TOTAL SITE AREA:	1912.62 AC
EXISTING LAND USE:	VACANT
DRAINAGE BASINS:	ADEQUATE DRAINAGE DESIGNS SHALL PROVIDE FOR REMOVAL OF RUNOFF FROM THE ROADWAY OR THE UPSTREAM END OF ANY DEVELOPMENT, AND FOR CARRYING RUNOFF WATER FROM THE UPSTREAM SIDE TO THE DOWNSTREAM SIDE. THESE FUNCTIONS SHALL BE ACCOMPLISHED WITHOUT CAUSING OBJECTIONABLE BACKWATER, CAUSING EXCESSIVE OR INCREASED VELOCITIES, CREATING DAMAGES TO DOWNSTREAM OWNERSHIPS, UNDULY AFFECTING THE SAFE OPERATION OF TRAFFIC ON THE ROADWAY, DAMAGING THE ROADWAY OR DAMAGING WATER QUALITY.
DEV. SCHEDULE/ PHASING	PHASE 1 - 2025-2040 WITH 13.7 AC COMMERCIAL, 45.6 AC INDUSTRIAL AND 105 RESIDENTIAL LOTS. PHASE 2 - 2027-2045 WITH 21.3 AC COMMERCIAL AND 1716 RESIDENTIAL LOTS. PHASE 3 - 2030-2035 WITH 704 RESIDENTIAL LOTS. PHASE 4 2034-2038 WITH 618 RESIDENTIAL LOTS. PHASE 5 - 2035-2045 WITH 56.2 AC COMMERCIAL AND 750 RESIDENTIAL LOTS. PHASE 6 - 2038-2042 WITH 60 RESIDENTIAL LOTS. PHASE 7 - 2040-2050 WITH 74.3 AC COMMERCIAL AND 2167 RESIDENTIAL LOTS. PHASE 8 - 2036-2041 WITH 163.1 AC COMMERCIAL, 45.6 AC INDUSTRIAL AND 380 RESIDENTIAL LOTS.

PROPOSED LAND USE

LAND USE CATEGORY	DENSITY RANGE	ACREAGE
RESIDENTIAL VERY LOW DENSITY (RVL)	0.4 - 1	265.4 AC
RESIDENTIAL LOW DENSITY (RL)	3 - 6	325.8 AC
RESIDENTIAL MEDIUM DENSITY (RM)	6 - 10	202.5 AC
RESIDENTIAL HIGH DENSITY (RH)	20 - 22	83.2 AC
MIXED-USE (MX)	20 - 22	97.7 AC
COMMERCIAL (C)		112.4 AC
LIGHT INDUSTRIAL/OFFICE (LI/OFF)		45.6 AC
PUBLIC SAFETY (PS)		3.0 AC
CIVIC (SCHOOL)		30.1 AC
OPEN SPACE		444.5 AC
PARKS		79.4 AC
RIGHT OF WAY		223.0 AC
TOTAL		1912.62 AC

OWNER / DESIGNER INFORMATION

DEVELOPER / OWNER NORRIS RANCH JOINT VENTURE, LLC CRAIG DOSSEY VERTEX CONSULTING SERVICES 455 E. PIKES PEAK AVE, STE 101 COLORADO SPRINGS, 80903 719.733.8606 CRAIG.DOSSEY@VERTEXCOS.COM	CIVIL ENGINEER COLLEEN MONAHAN, PE HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY, STE 160 COLORADO SPRINGS, CO 80920 720.602.4965 CMONAHAN@HRGREEN.COM
PLANNING/LANDSCAPE ARCHITECTURE PHIL STUEPFERT HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PARKWAY, STE 230 COLORADO SPRINGS, CO 80920 720.602.4941 PSTUEPFERT@HRGREEN.COM	SURVEYOR STEWART L. MAPES, JR. CLARK LAND SURVEYING, INC. 177 S. TIFFANY DRIVE PUEBLO WEST, CO 81007 719.633.8533

FILE NUMBER: MAP#23-0002

DRAWN BY: JAG	JOB DATE: 8/11/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 2202783	0" = 1' IF NOT ONE INCH. ADJUST SCALE ACCORDINGLY.
CAD DATE: 11/21/2024		
CAD FILE: \hrgreen.com\HRG\Data\2022\2202783\CAD\DWG\C\2783_MP\Park-Vicinity		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

KARMAN LINE
NORRIS RANCH JOINT VENTURE, LLC
COLORADO SPRINGS, CO

KARMAN LINE LAND USE PLAN
COVER SHEET

SHEET
CV
1
OF 12

LAND USE SUMMARY

USE TYPE	ABBR.	DENSITY (DU/AC)	ACREAGE	UNIT RANGE
RESIDENTIAL VERY LOW DENSITY	RVL	0.4 - 1	265.4 AC	106 - 265
RESIDENTIAL LOW DENSITY	RL	3 - 6	325.8 AC	998 - 1996
RESIDENTIAL MEDIUM DENSITY	RM	6 - 10	202.5 AC	1215 - 2025
RESIDENTIAL HIGH DENSITY	RH	20 - 22	83.2 AC	1664 - 1830
MIXED-USE	MX	20 - 22	97.7 AC	1954 - 2149
COMMERCIAL	C		112.4 AC	
LIGHT INDUSTRIAL/OFFICE	LI/OFF		45.6 AC	
CIVIC (SCHOOL)			30.1 AC	
OPEN SPACE			444.5 AC	
PARKS			79.4 AC	
RIGHT OF WAY			223.0 AC	
PUBLIC SAFETY	PS		3.0 AC	
TOTAL			1912.62 AC	5937 - 8265*

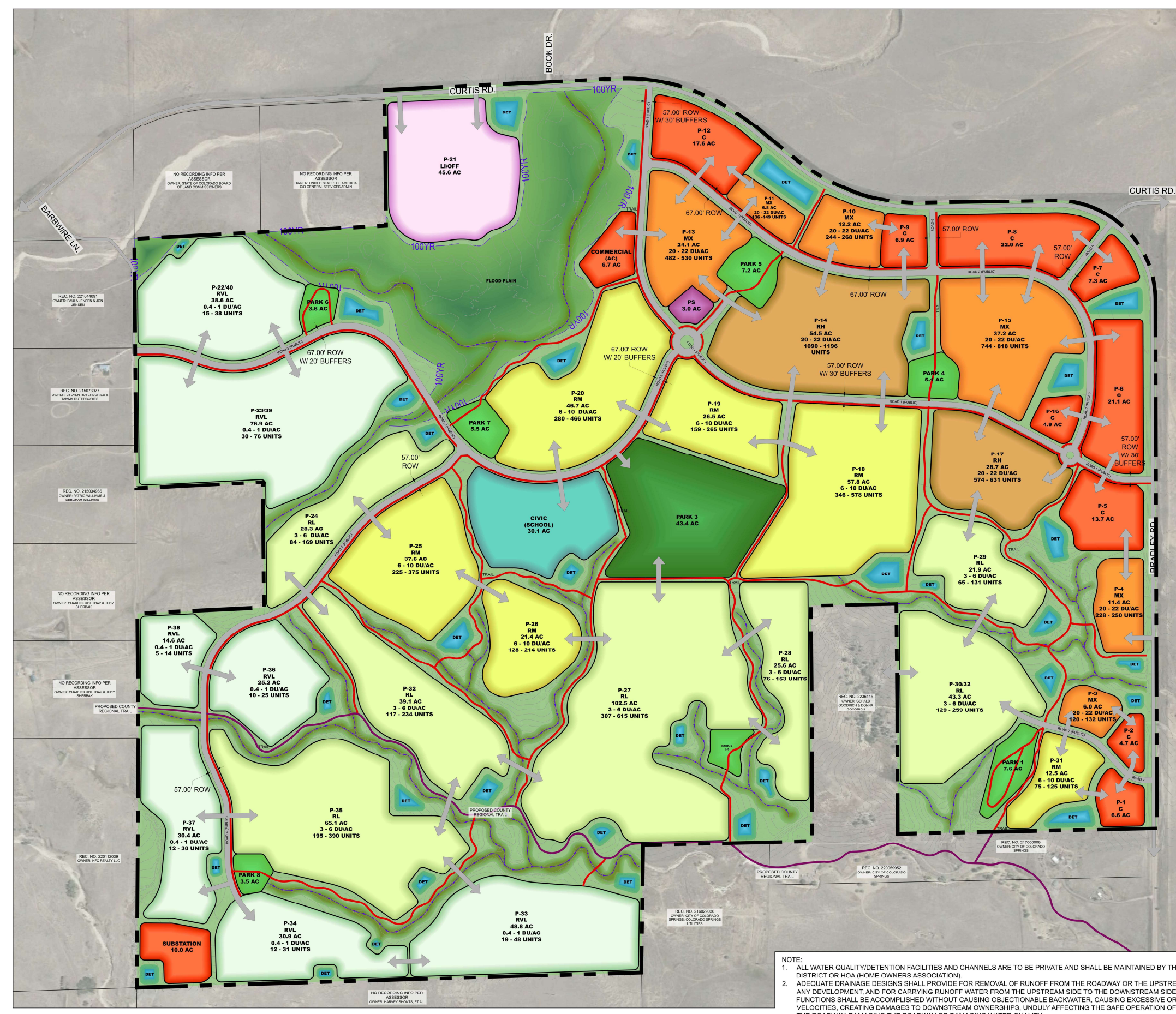
*MAX UNIT COUNT SHALL NOT EXCEED 6500 UNITS

PARK TABLE

PARK	TYPE	ACREAGE	MAINTENANCE/RESPONSIBILITY
1	NEIGHBORHOOD PARK	7.6 AC	POA/HOA/DISTRICT
2	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
3	COMMUNITY PARK	43.4 AC	CITY OF COLORADO SPRINGS
4	NEIGHBORHOOD PARK	5.1 AC	POA/HOA/DISTRICT
5	NEIGHBORHOOD PARK	7.2 AC	POA/HOA/DISTRICT
6	NEIGHBORHOOD PARK	3.6 AC	POA/HOA/DISTRICT
7	NEIGHBORHOOD PARK	5.5 AC	POA/HOA/DISTRICT
8	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
TOTAL		79.4 AC	

LEGEND

SYMBOLS	ABBREV.	NAME
	AC	ACRE
	ROW	RIGHT OF WAY (PROPOSED ROAD)
	P-X	LAND USE BUBBLE AREA DESIGNATION
	DU/AC	DWELLING UNIT PER ACRE
	DET	DETENTION
	RVL	RESIDENTIAL VERY LOW DENSITY
	RL	RESIDENTIAL LOW DENSITY
	RM	RESIDENTIAL MEDIUM DENSITY
	RH	RESIDENTIAL HIGH DENSITY
	MX	MIXED-USE
	C	COMMERCIAL
	LI/OFF	LIGHT INDUSTRIAL/OFFICE
	CIVIC	CIVIC (SCHOOL)
	PARK	COMMUNITY PARK
	PARK	NEIGHBORHOOD PARKS
	PS	PUBLIC SAFETY (FIRE STATION)
	SUB	SUB-STATION
		PROPERTY BOUNDARY
		PROPOSED TRAIL (ON-SITE)
		REGIONAL TRAIL (OFF-SITE)
		EXISTING DRAINAGE
		ROADWAY ACCESS
		100 YEAR FLOODPLAIN
		DRAINAGE WAY



NOTE:
 1. ALL WATER QUALITY/DETENTION FACILITIES AND CHANNELS ARE TO BE PRIVATE AND SHALL BE MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION)
 2. ADEQUATE DRAINAGE DESIGNS SHALL PROVIDE FOR REMOVAL OF RUNOFF FROM THE ROADWAY OR THE UPSTREAM END OF ANY DEVELOPMENT, AND FOR CARRYING RUNOFF WATER FROM THE UPSTREAM SIDE TO THE DOWNSTREAM SIDE. THESE FUNCTIONS SHALL BE ACCOMPLISHED WITHOUT CAUSING OBJECTIONABLE BACKWATER, CAUSING EXCESSIVE OR INCREASED VELOCITIES, CREATING DAMAGES TO DOWNSTREAM OWNERSHIIPS, UNDULY AFFECTING THE SAFE OPERATION OF TRAFFIC ON THE ROADWAY, DAMAGING THE ROADWAY OR DAMAGING WATER QUALITY.

DRAWN BY: JAG JOB DATE: 9/4/2024
 APPROVED: PLS JOB NUMBER: 2202783
 CAD DATE: 11/21/2024
 CAD FILE: \\hrgreen.com\HRGData\2022\2202783\CAD\DWG\C2783_MPLand-Use_Plan

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 HR GREEN DEVELOPMENT, LLC
 1975 RESEARCH PKWY SUITE 230
 COLORADO SPRINGS CO 80920
 PHONE: 719.300.4140
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KARMAN LINE
 NORRIS RANCH JOINT VENTURE, LLC
 COLORADO SPRINGS, CO

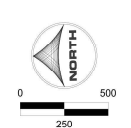
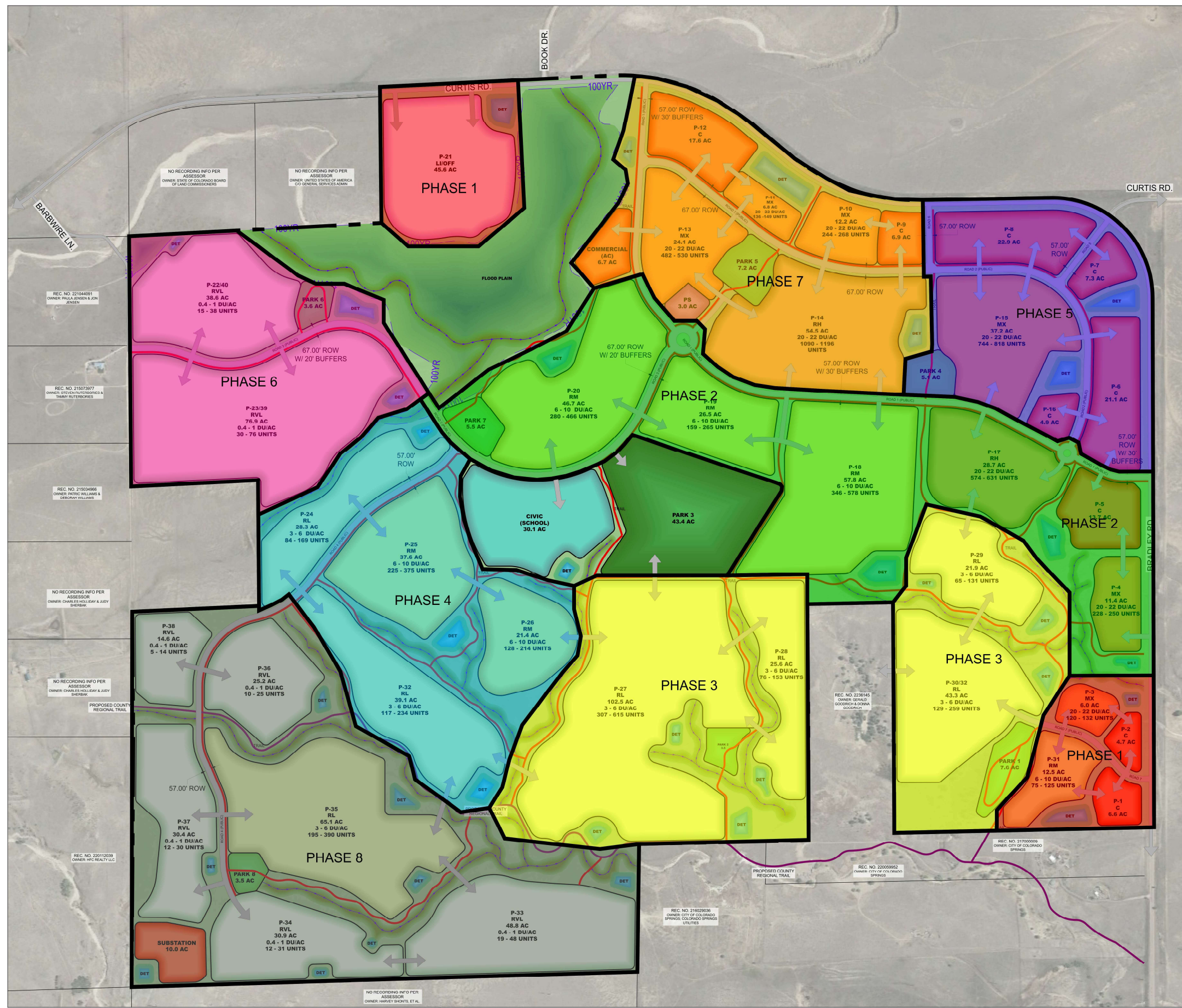
KARMAN LINE LAND USE PLAN
 LAND USE PLAN

LEGEND

SYMBOLS	PHASE
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5
	PHASE 6
	PHASE 7
	PHASE 8

DEVELOPMENT SCHEDULE

PHASE	TIMELINE	SINGLE-FAMILY	MULTI-FAMILY	COMMERCIAL	INDUSTRIAL	TOTAL
1	2025-2040	75	30	13.7 AC	45.6 AC	105
2	2027-2045	815	901	21.3 AC		1716
3	2030-2035	704				704
4	2034-2038	618				618
5	2035-2045		750	56.2 AC		750
6	2038-2042	60				60
7	2040-2050		2167	74.3 AC		2167
8	2036-2041	380				380
TOTAL		2652	3848	163.1 AC	45.6 AC	6500



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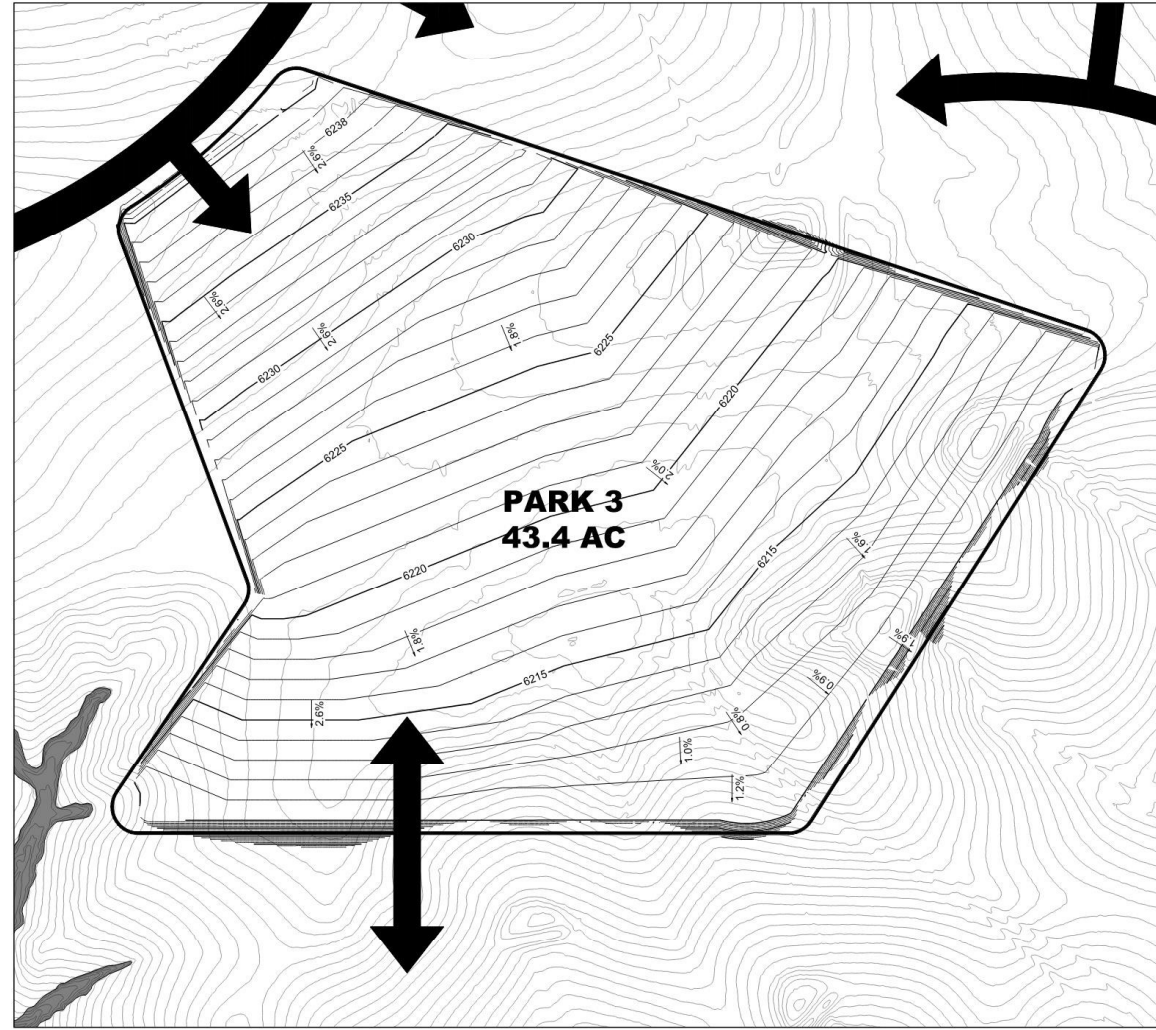
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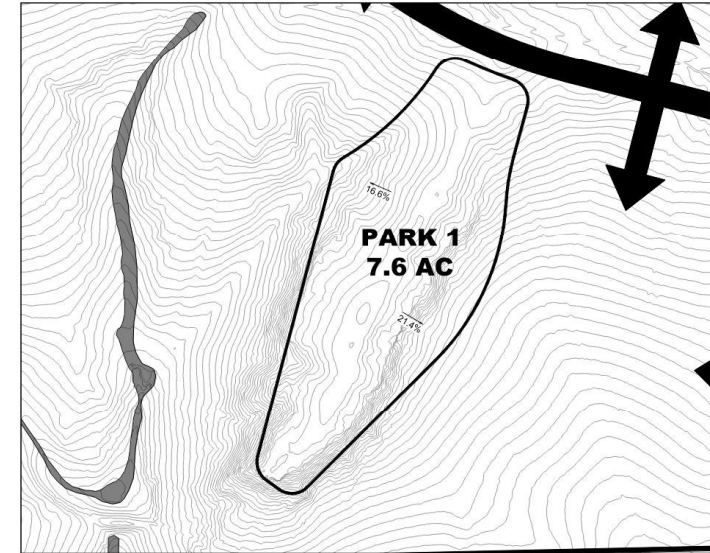
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 PHASING PLAN

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 OF 12

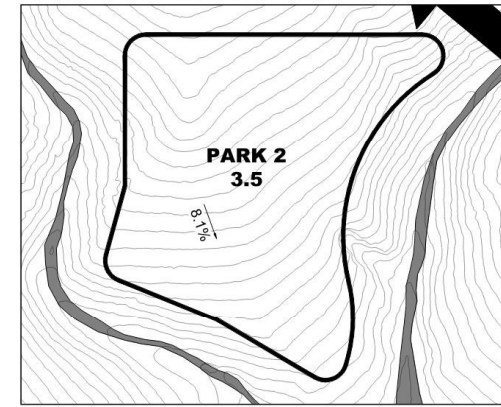
COMMUNITY PARK - PARK 3



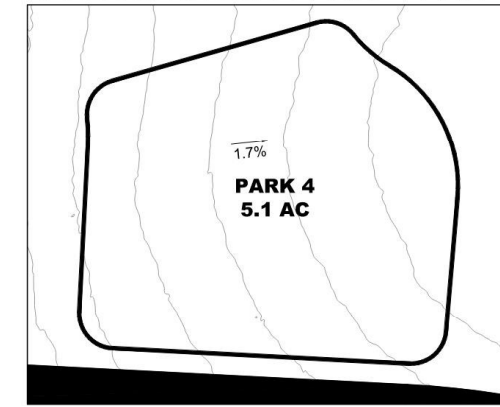
NEIGHBORHOOD PARK - PARK 1



NEIGHBORHOOD PARK - PARK 2

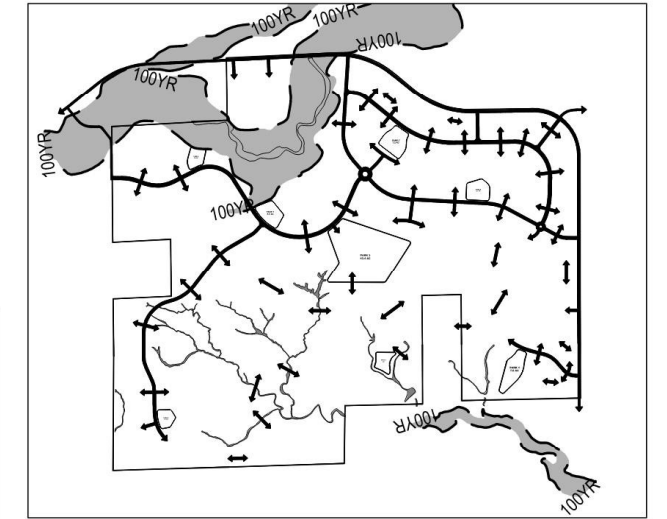


NEIGHBORHOOD PARK - PARK 4



PARK TABLE			
PARK	TYPE	ACREAGE	MAINTENANCE/RESPONSIBILITY
1	NEIGHBORHOOD PARK	7.6 AC	POA/HOA/DISTRICT
2	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
3	COMMUNITY PARK	43.4 AC	CITY OF COLORADO SPRINGS
4	NEIGHBORHOOD PARK	5.1 AC	POA/HOA/DISTRICT
5	NEIGHBORHOOD PARK	7.2 AC	POA/HOA/DISTRICT
6	NEIGHBORHOOD PARK	3.6 AC	POA/HOA/DISTRICT
7	NEIGHBORHOOD PARK	5.5 AC	POA/HOA/DISTRICT
8	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
TOTAL		79.4 AC	

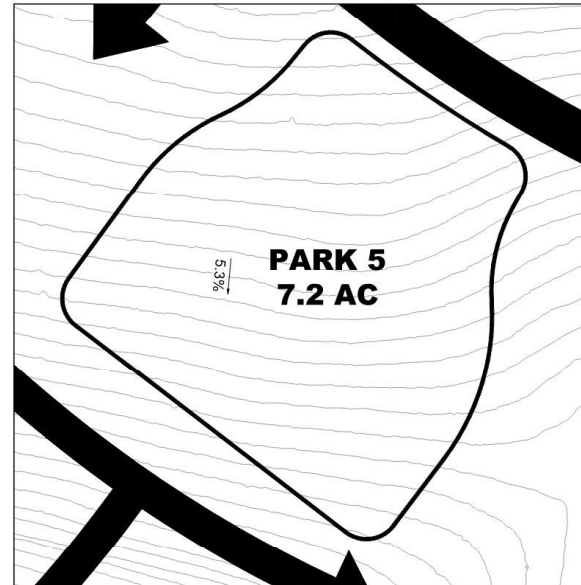
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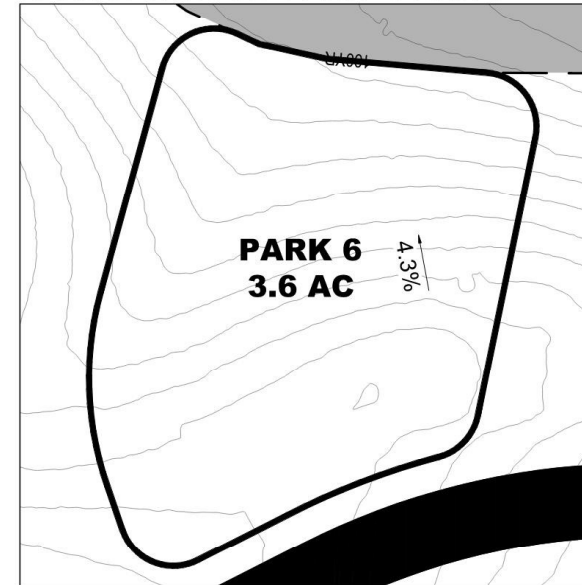
LEGEND

- PARK PARCEL BOUNDARY
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING CONTOUR
- 100 YEAR FLOOD PLAIN
- EXISTING DRAINAGE WAY
- PROPOSED ROADWAY

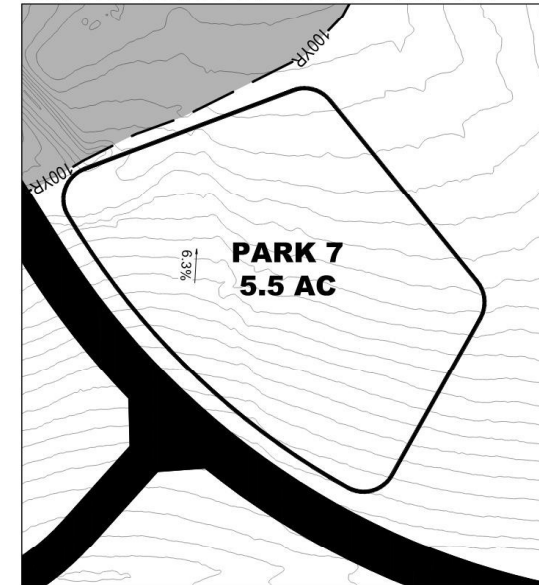
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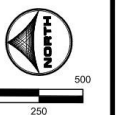
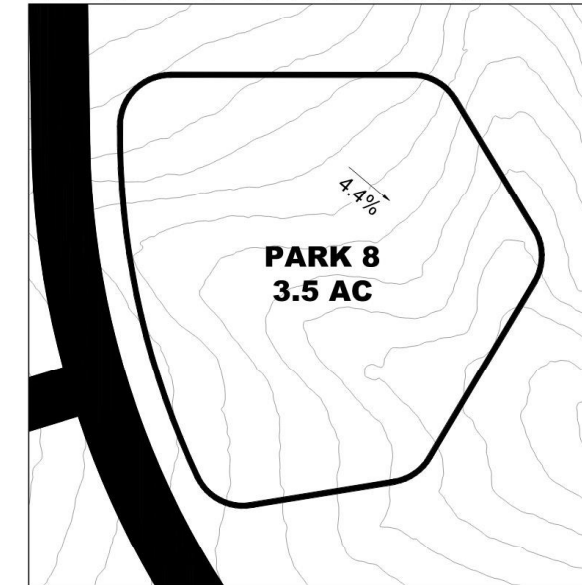
NEIGHBORHOOD PARK - PARK 6



NEIGHBORHOOD PARK - PARK 7



NEIGHBORHOOD PARK - PARK 8



FILE NUMBER: MAPN-23-0002

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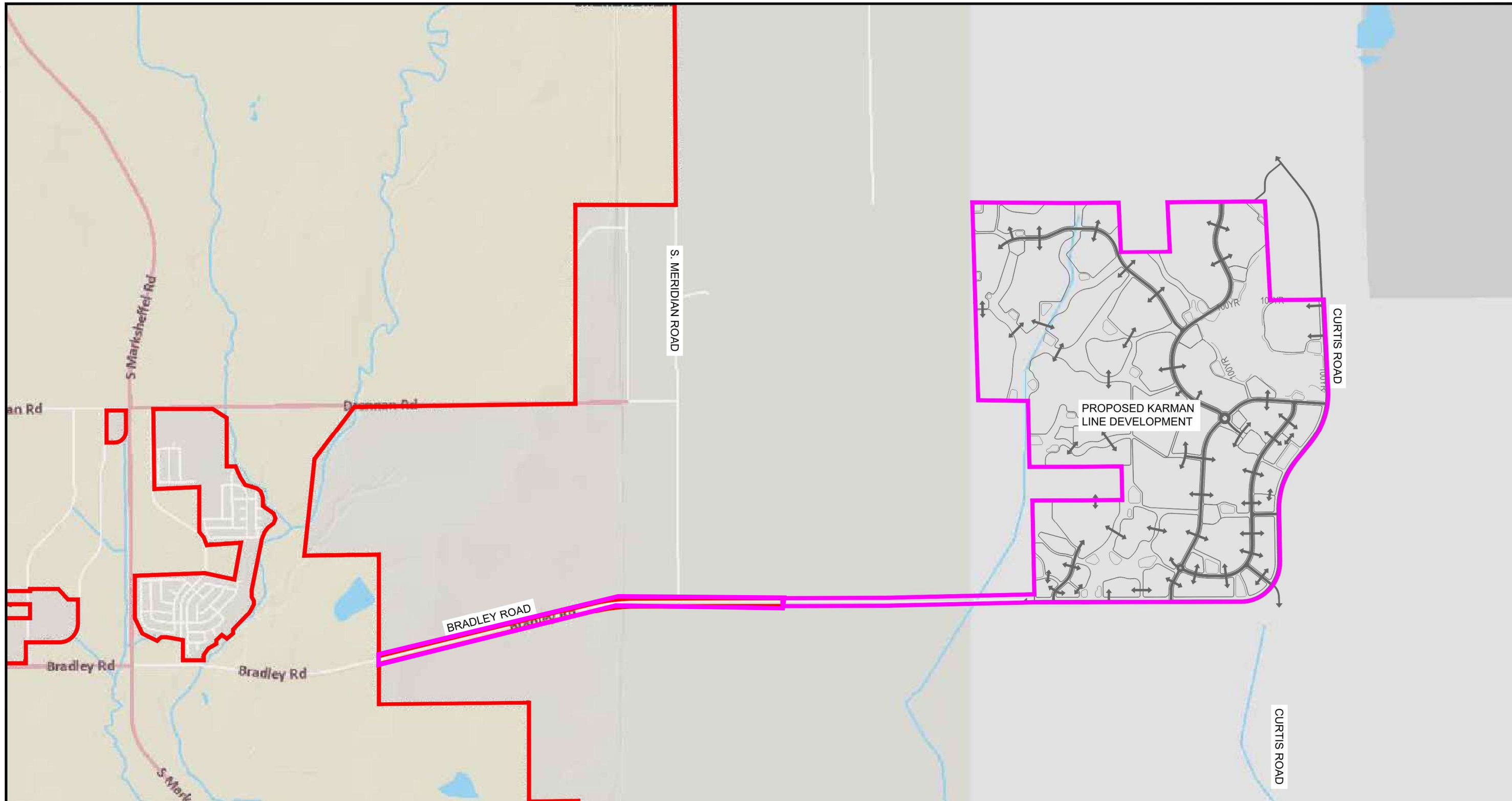


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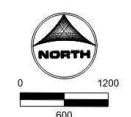
KARMAN LINE LAND USE PLAN
 PARK ANALYSIS

SHEET PA 4 OF 12



ANNEXATION LEGEND

- CITY OF COLORADO SPRINGS BOUNDARY
- BOUNDARY TO BE ANNEXED
- COLORADO SPRINGS
- EL PASO COUNTY



FILE NUMBER: MAPN-23-0002

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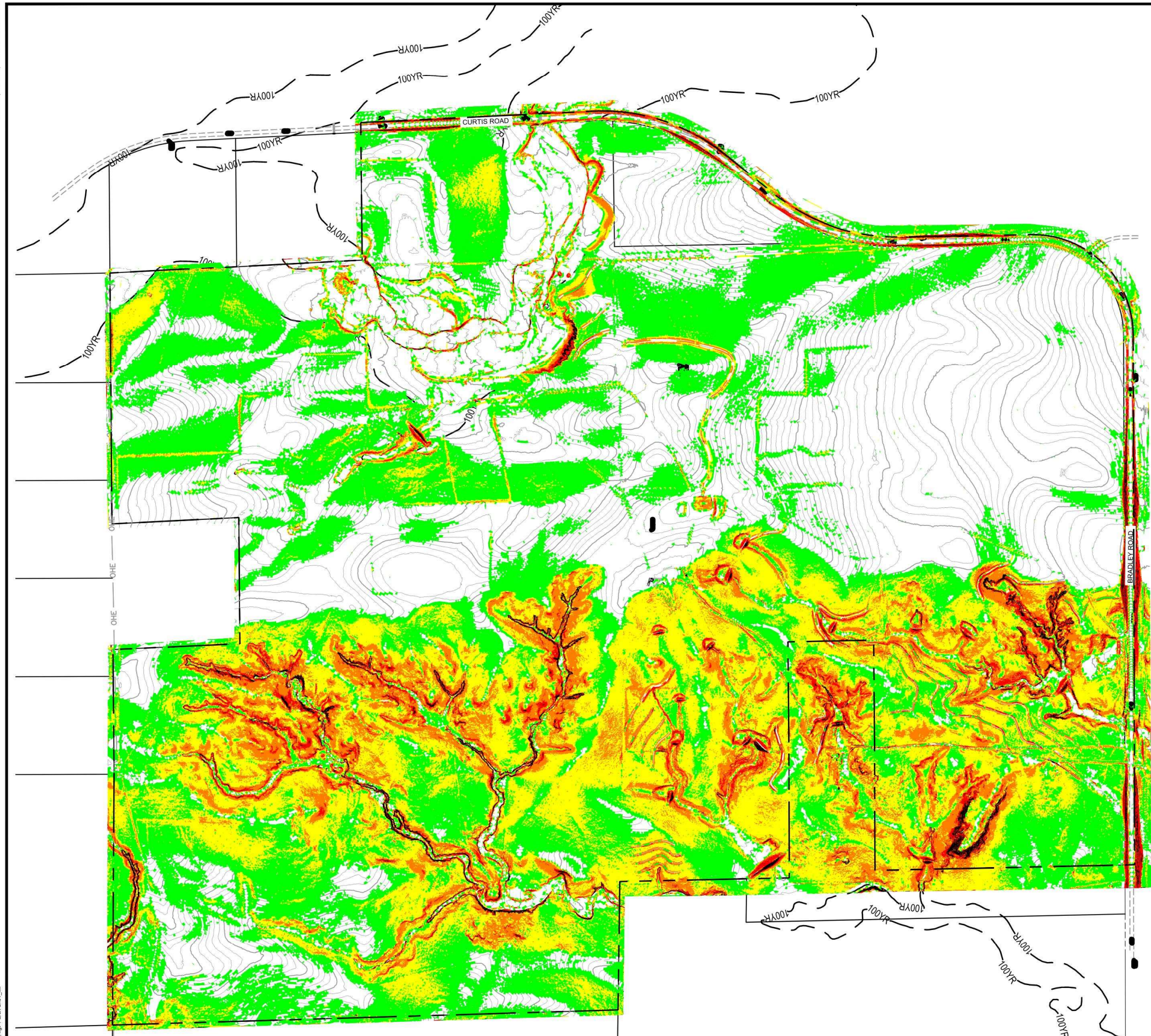
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 COLORADO SPRINGS, CO

KARMAN LINE LAND USE PLAN
 BRADLEY RD R.O.W.-ANNEXATION CORRIDOR

SHEET AC	SHEET 5 OF 12
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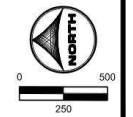
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SLOPE ANALYSIS LEGEND

- 0.00 - 5%
- 5% - 8%
- 8% - 12%
- 12% - 20%
- 20% - 35%
- 35% - 100%

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KARMAN LINE LAND USE PLAN
 LSA - SLOPE ANALYSIS

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 OF 12

GREEN, JUSTIN, 11/21/2024, 10:38 AM

GENERAL STREAMSIDE NOTES

1. THE REQUIRED ADDITIONAL STREAMSIDE PLANTING REQUIREMENT WILL BE ESTABLISHED WITH FUTURE STREAMSIDE DEVELOPMENT PLANS.
2. ALL EXISTING TREES SHOWN ON PLANS GREATER THAN 4" IN CALIPER SIZE WILL BE COUNTED TOWARDS STREAMSIDE REQUIREMENTS.
3. EXISTING TREES COUNTED TOWARDS LANDSCAPE AND STREAMSIDE REQUIREMENTS WILL BE REPLACED IF NOT IN A HEALTHY CONDITION AFTER CONSTRUCTION AS A RESULT OF CONSTRUCTION ACTIVITIES.
4. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
5. STREAMSIDE AMENITIES (USABLE OPEN SPACE, TRAILS, ETC. OUTSIDE OF INNER BUFFERS BUT INSIDE OF OUTER BUFFERS) WILL BE IDENTIFIED BY FUTURE STREAMSIDE DEVELOPMENT PLANS AND WILL BE APPROPRIATE TO THE USE OF THE PROPERTY.
6. AT THE TIME OF DEVELOPMENT PLANS FOR PARCELS OR TRACTS OR LAND CREATED ADJACENT STREAM CORRIDORS THAT EXHIBIT A CONTINUATION OF THE RELEVANT STREAM CHARACTERISTICS OR STREAM ADJACENT TO WETLANDS, APPROVAL OF A STREAMSIDE DEVELOPMENT WILL BE REQUIRED TO DEMONSTRATE THAT THE DEVELOPMENT PROJECT MEETS OR EXCEEDS THE STREAMSIDE DEVELOPMENT PLAN REVIEW CRITERIA AND SATISFIES THE STREAM PROTECTION STANDARDS PER UDC SECTION 7.2.603.E.2. THE STREAM TYPES AND STREAMSIDE BUFFER ZONES SHALL BE ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN ENTITLEMENT. IN ACCORDANCE WITH UDC SECTION 7.2.603.B, APPLICABILITY, SS-O DOES INCLUDE ALL LAND WITHIN ONE HUNDRED FIFTY (150) FEET OF THE ESTABLISHED OUTER BUFFER.

NATURAL FEATURES LEGEND

- SITE BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING DRAINAGE WAY
- EXISTING RIPARIAN
- EXISTING MAJOR CONTOUR (5')

STREAMSIDE OVERLAY REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?
 - SPECIFIC OVERLAY AREAS HAVE NOT YET BEEN IDENTIFIED, HOWEVER, IF THERE ARE SPECIFIC STREAMSIDE CORRIDORS IDENTIFIED AT TIME OF THE DEVELOPMENT PLAN, THE NATURAL LANDFORMS WILL BE MAINTAINED EXCEPT WHERE SLOPE STABILIZATION IS NEEDED WITHIN THE CHANNELS.
2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
 - THE PROPOSED PROJECT WILL COMPLEMENT THE STREAMSIDE SETTING AS FEASIBLE. AS SHOWN ON THE LAND USE PLAN, MANY OF THE EXISTING DRAINAGEWAYS HAVE BEEN PLACED WITHIN OPEN SPACE CORRIDORS. ALONG WITH THE PROPOSED TRAILS, THE REGIONAL TRAIL HAS BEEN LOCATED ALONG SELECTED CORRIDORS TO INCORPORATE THE STREAM ECOSYSTEMS INTO THE PROJECT DESIGN AND PROVIDE A LINK TO ADJACENT PROPERTIES ALONG SHARED STREAM CORRIDORS. DETENTION AREAS ARE PROPOSED ADJACENT, HOWEVER ARE NOT LOCATED WITHIN THE DRAINAGE WAYS.
3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
 - SPECIFIC RIPARIAN ECOSYSTEMS HAVE NOT BEEN STUDIED IN DETAIL, HOWEVER THE LUP HAS RESPECTED ALL THE MAJOR DRAINAGEWAYS. THERE IS NO EVIDENCE OF THREATENED OR ENDANGERED SPECIES ON THIS PROPERTY.
4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
 - YES, THE LUP DEMONSTRATES A SIGNIFICANT TRAIL SYSTEM AND A CONNECTION TO A FUTURE EL PASO COUNTY REGIONAL TRAIL. OTHER RECREATIONAL FACILITIES SUCH AS PARKS HAVE BEEN LOCATED THROUGHOUT THE COMMUNITY.
5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
 - YES, THE PROJECT HAS BEEN DESIGNED SO THAT DEVELOPMENT WILL BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. FURTHER EVALUATION WILL BE NEEDED AT THE DEVELOPMENT AND SUBDIVISION PLAN STAGES OF THE DEVELOPMENT.
6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
 - SPECIFIC STREAMSIDE AREAS HAVE NOT YET BEEN IDENTIFIED BY THE CITY AS THIS AREA HAS NOT BEEN STUDIED. AT THE TIME OF DEVELOPMENT PLAN, SIGNIFICANT FEATURES WILL BE RESPECTED AS FEASIBLE. MAJOR DRAINAGEWAYS ARE RESPECTED IN THE LUP TO MINIMIZE IMPACT ON THESE FEATURES.
7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?
 - THERE ARE NO SUB-AREA PLANS OR SPECIFIC DRAINAGE BASIN STUDIES FOR THIS PROPERTY OR FOR THIS AREA OF THE CITY.
8. DOES THE PROJECT DESIGN IMPLEMENT A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY AS THIS AREA HAS NOT BEEN STUDIED. HOWEVER, AT THE TIME OF DEVELOPMENT PLAN, IF STREAMSIDE CORRIDORS ARE IDENTIFIED, PROPOSED DESIGN AREAS WILL INCORPORATE BUFFERS ADJACENT TO WATERWAYS TO MINIMIZE POINT AND NON-POINT POLLUTANTS.
9. DOES THE PROJECT DESIGN EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY AREA ON THE SITE?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY AS THIS AREA HAS NOT BEEN STUDIED. HOWEVER, AT THE TIME OF DEVELOPMENT PLAN, IF STREAMSIDE CORRIDORS ARE IDENTIFIED, THERE WILL NOT BE ANY IMPERVIOUS SURFACES PROPOSED WITHIN THE INNER BUFFER ZONE. SOFT TRAILS ARE PERMITTED WITHIN THE OUTER BUFFER AND MAY BE IMPLEMENTED AT THE DEVELOPMENT PLAN STAGE TO CREATE CONNECTIVITY TO STREAMSIDE AREAS AND CONNECTIVITY THROUGHOUT THE PROJECT.
10. DOES THE PROJECT DESIGN INCORPORATE ALL STORMWATER PCMS REQUIRED BY STORMWATER ENTERPRISE THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
 - STORM WATER DETENTION FACILITIES HAVE BEEN GENERALLY LOCATED AT THIS TIME AND MAY SHIFT OR MOVE AT TIME OF DEVELOPMENT PLAN. STORMWATER FACILITIES WILL ENCOURAGE SITE FILTRATION AND PROVIDE MORE OPPORTUNITIES TO CAPTURE POLLUTANTS BEFORE FLOWING INTO DRAINAGEWAYS AND FLOODPLAIN AREAS.
11. DOES THE PROJECT DESIGN INCORPORATE VISUAL BUFFERS OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY. HOWEVER, OPEN SPACE BUFFERS HAVE BEEN LOCATED ALONG ALL OF THE MAJOR DRAINAGE WAYS. IF STREAMSIDE CORRIDORS ARE IDENTIFIED ON THIS PROJECT, THE APPLICANT WILL PROVIDE THE REQUIRED TREES PER CITY CODE (SECTION 7.2.603).
12. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET AND DOES THE APPLICATION MEET ALL OTHER REQUIREMENTS OF PART 7.9 (LANDSCAPING AND GREEN SPACE)?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY, HOWEVER, INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS WILL BE FOLLOWED AS REQUIRED BY CODE. PROPOSED TREES IN THIS AREA WILL MEET THE RIPARIAN SECTION OF THE LANDSCAPE CODE (SECTION 7.2.603).
13. HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE TREES AND DOES THE PROJECT LANDSCAPE DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY, HOWEVER, IN DISTURBED AREAS APPROPRIATE NATIVE SEED WILL BE USED FOR RE-VEGETATION, TO MINIMIZE EROSION, AND TO IMPROVE BANK STABILIZATION. PROPOSED TREES IN THIS AREA WILL MEET THE RIPARIAN SECTION OF THE LANDSCAPE CODE (SECTION 7.2.603) WHERE STREAMSIDE CORRIDORS ARE IDENTIFIED.
14. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED, INCLUDING THOSE OVER FIFTEEN (15) PERCENT SLOPE, HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED, AND DOES THE PLAN PROVIDE FOR THE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS REQUIRED BY THIS UDC?
 - SPECIFIC STREAMSIDE AREAS AND DESIGNATIONS ARE NOT YET IDENTIFIED BY THE CITY. HOWEVER, A SLOPE ANALYSIS HAS BEEN CREATED AND HAS BEEN INCLUDED IN THE LUP. ALL OF THE MAJOR DRAINAGEWAYS HAVE BEEN RESPECTED AND FALL WITHIN MAJOR OPEN SPACE CORRIDORS AS SHOWN ON THE LUP. DISTURBANCES WILL BE MINIMIZED WITHIN EACH OF THESE OPEN SPACE CORRIDORS AND WILL BE REVEGETATED AS NEEDED. AREAS THAT ARE OVER 15% SLOPE WITHIN IDENTIFIED STREAMSIDE CORRIDORS WILL BE RE-SEED TO HELP ENSURE BANK STABILITY.
15. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION INCLUDES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY, OR RECREATIONALLY, AND THAT BRINGS THE DRAINAGEWAY INTO A MORE NATURAL CONDITION.
 - MAJOR DRAINAGEWAYS HAVE BEEN PRESERVED WITHIN OPEN SPACE CORRIDORS WHERE PRACTICAL AND WILL REMAIN IN A NATURAL CONDITION. SOME STABILIZATION AND GRADING MAY BE NEEDED WHICH WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.

FLOOD PLAIN INFORMATION

- A PORTION OF THE SITE IN THE NORTHEAST LIES WITHIN ZONE A OF THE FEMA FLOODPLAIN AS SHOWN ON FIRM PANEL 08041C0795G, REVISED DECEMBER 7, 2018.

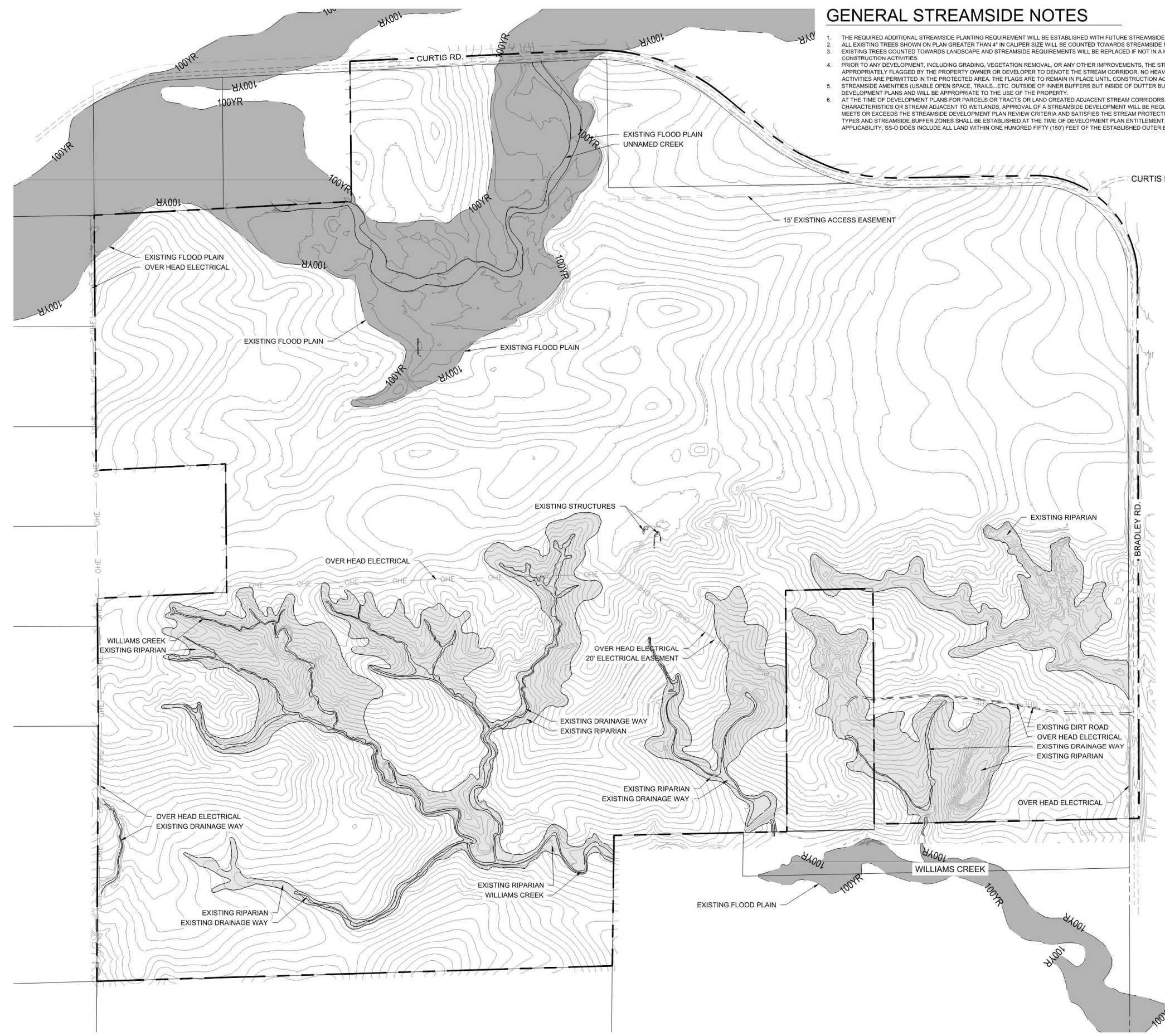
NATURAL AND MANMADE FEATURES

A COUNTY REGIONAL TRAIL IS PLANNED WEST OF THE PROPERTY AND EXTENDING THROUGH THE NORTHWEST CORNER OF THE PROPERTY. AN UN-NAMED CREEK RUNS THROUGH THE NORTHEAST PORTION OF THE PROPERTY. EXISTING PONDEROSA PINES ARE LOCATED IN THE SOUTHWEST AREA OF THE SITE AND ARE TO BE PRESERVED TO THE GREATEST EXTENT FEASIBLE. THE SITE IS ENTIRELY WITHIN THE ARKANSAS RIVER BASIN, SPANNING ACROSS SIX DRAINAGE BASINS AND IS LOCATED NEAR THE UPPER WATERSHED OF EACH OF THESE BASINS. APPROXIMATE AREAS ARE BROKEN DOWN AS FOLLOWS:

- JIMMY CAMP CREEK: 78 ACRES
- UPPER EAST CHICO: 397 ACRES
- UPPER WILLIAMS CREEK: 953 ACRES
- UPPER WILLIAMS TRIBUTARY: 3 ACRES
- UPPER CHICO CREEK: 88 ACRES
- MIDDLE EAST CHICO: 76 ACRES

DRAINAGE FLOWS GENERALLY SOUTHERLY THROUGH THE SITE. TWO MAJOR DRAINAGEWAYS TRAVERSE THE PROPERTY - UPPER EAST TRIBUTARY OF CHICO CREEK AND THE UPPER TRIBUTARY OF WILLIAMS CREEK; HOWEVER, A NUMBER OF SMALL TERTIARY TRIBUTARIES FUNCTION TO CONVEY FLOWS TO UNNAMED TRIBUTARIES EAST AND WEST OF THE SITE. THE UPPER EAST TRIBUTARY OF CHICO CREEK IS THE ONLY FEMA-REGULATED FLOODPLAIN ON THE SITE, MAPPED AS ZONE A.

FILE NUMBER: MAPN-23-0002



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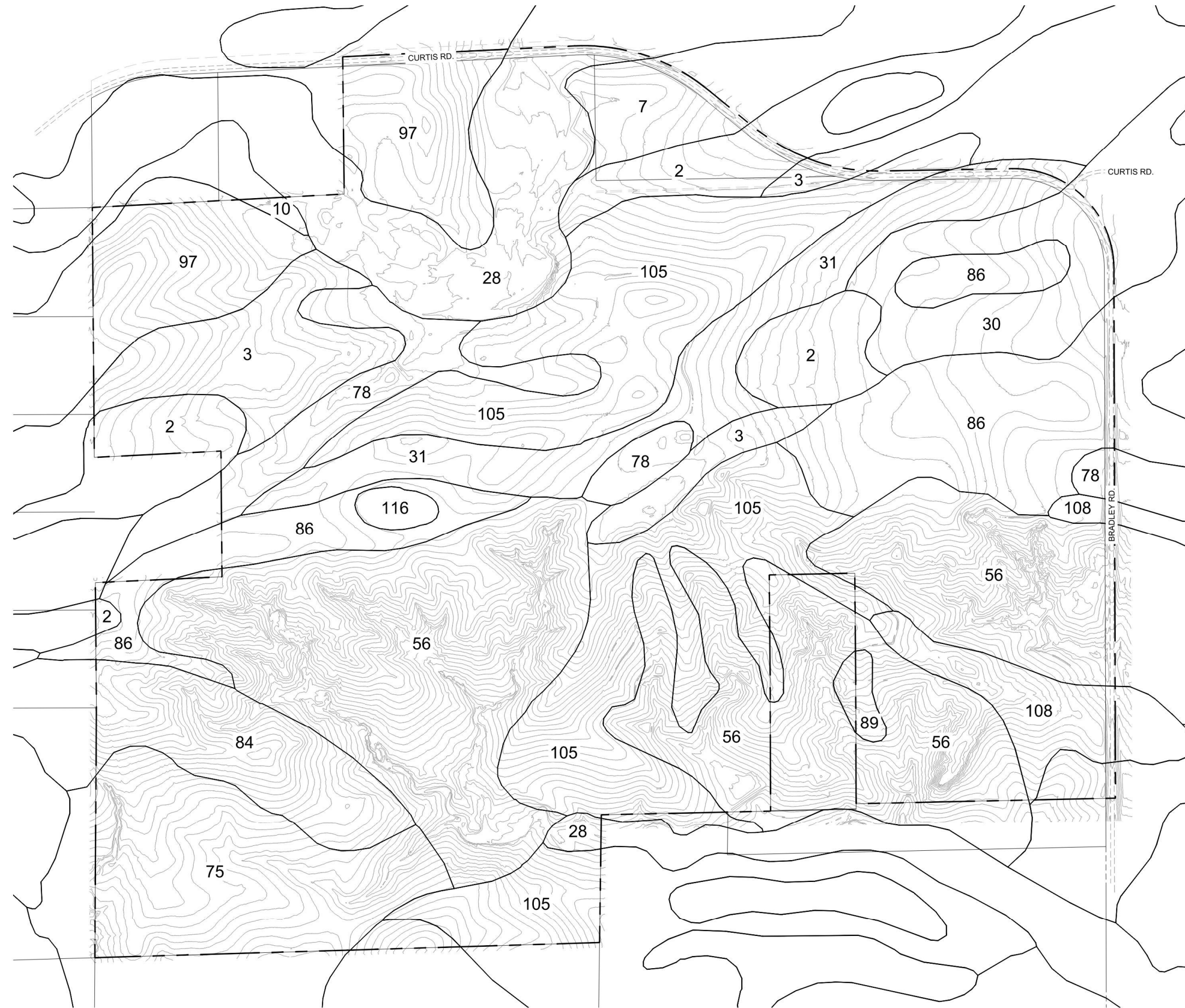
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 FAX: 713.965.0044

KARMAN LINE
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 COLORADO SPRINGS, CO

KARMAN LINE LAND USE PLAN
 LSA - STREAMSIDE OVERLAY & NATURAL FEATURES

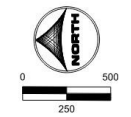
SHEET SSO 7 OF 12



SOIL MAP LEGEND		
MAP ID	SOIL NAME	PERCENT SLOPES
2	ASCALON SANDY LOAM	1 - 3 % SLOPES
3	ASCALON SANDY LOAM	3 - 9 % SLOPES
7	BIJOU SANDY LOAM	3 - 8 % SLOPES
10	BLENDON SANDY LOAM	0 - 3 % SLOPES
28	ELLICOTT LOAMY COURSE SAND	0 - 5 % SLOPES
30	FORT COLLINS LOAM	0 - 3 % SLOPES
31	FORT COLLINS LOAM	3 - 8 % SLOPES
56	NELSON-TASSEL FINE SANDY LOAMS	3 - 18 % SLOPES
75	RAZOR-MIDWAY COMPLEX	N/A
78	SAMPSON LOAM	0 - 3 % SLOPES
84	STAPLETON SANDY LOAM	8 - 15 % SLOPES
86	STONEHAM SANDY LOAM	3 - 8 % SLOPES
89	TASSEL FINE SANDY LOAM	3 - 18 % SLOPES
97	TRUCKTON SANDY LOAM	3 - 9 % SLOPES
105	VONA SANDY LOAM, WARM	3 - 6 % SLOPES
108	WILEY SILT LOAM	3 - 9 % SLOPES
116	UDIC HAPLUSTERTS	N/A

SUBSURFACE SOIL INVESTIGATION

A PRELIMINARY SOIL INVESTIGATION HAS BEEN PROVIDED BY THE NATURAL RESOURCES CONSERVATION SERVICES (USDA) AND HAS IDENTIFIED THE SITE PREDOMINATELY CONSISTS OF SAND LOAM VARIATIONS. SOIL TYPES ARE AS FOLLOWS; TYPE 1: ASCALON SANDY LOAM, TYPE 2: BIJOU SAND LOAM, TYPE 3 BLENDON SANDY LOAM, TYPE 4: ELLICOTT LOAMY COARSE SAND, TYPE 5: FORT COLLINS LOAM, TYPE 6: NELSON-TASSEL FINE SANDY LOAMS, TYPE 7: RAZOR-MIDWAY COMPLEX, TYPE 8: SAMPSON LOAM, TYPE 9: STAPLETON SANDY LOAM, TYPE 10: STONEHAM SANDY LOAM, TYPE 11: TASSEL FINE SANDY LOAM, TYPE 12: TRUCKTON SANDY LOAM, TYPE 13: VONA SANDY LOAM-WARM, TYPE 14: WILEY SILT LOAM, AND TYPE 15: UDIC HAPLUSTERTS.



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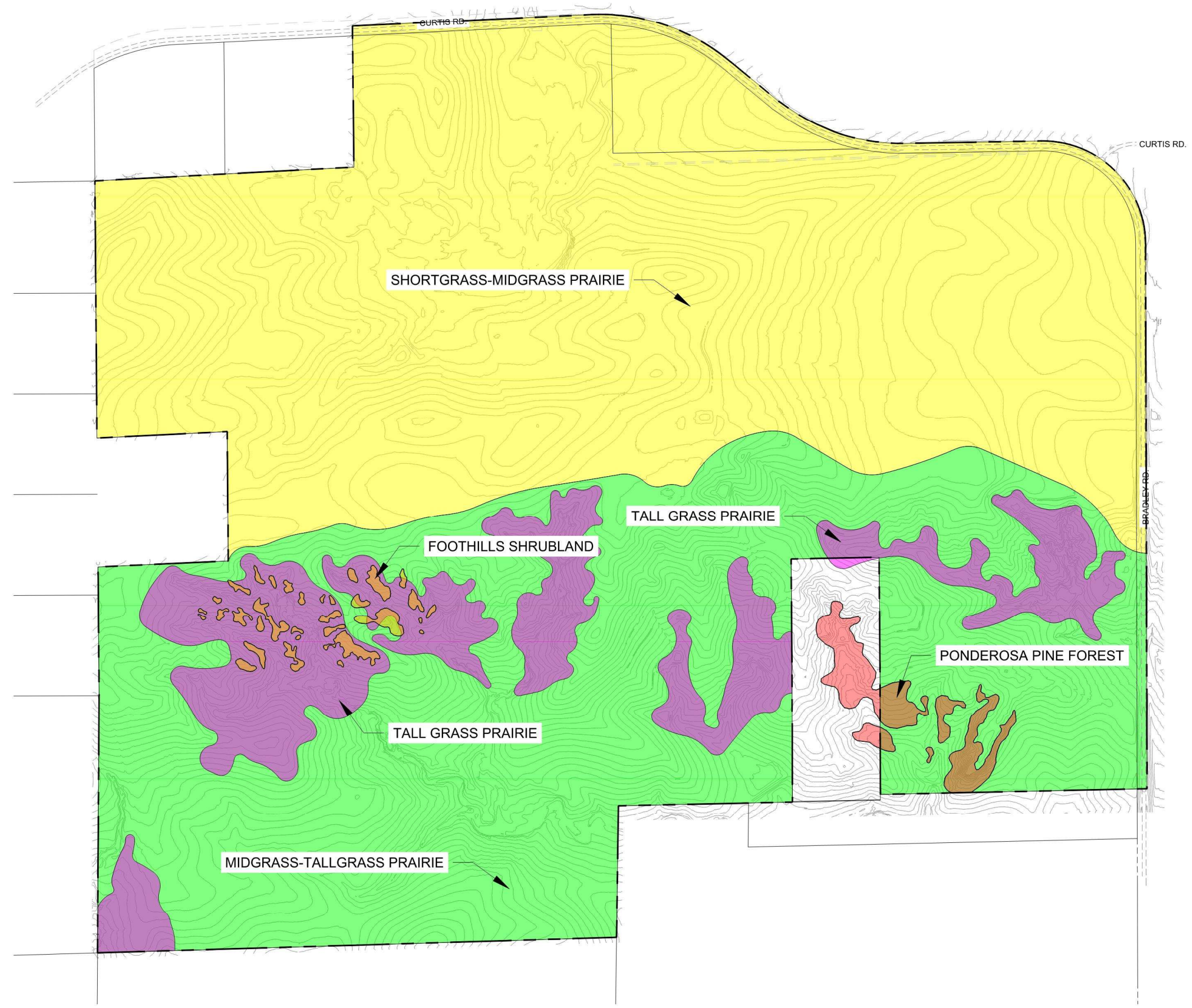
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 FAX: 719.965.0044

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 NORRIS RANCH JOINT VENTURE, LLC
 COLORADO SPRINGS, CO

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VEGETATION LEGEND

- EXISTING FOOTHILLS SHRUBLAND
- EXISTING PONDEROSA PINE FOREST
- EXISTING TALLGRASS PRAIRIE
- EXISTING SHORTGRASS-MIDGRASS PRAIRIE
- EXISTING MIDGRASS-TALLGRASS PRAIRIE

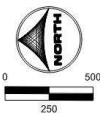
VEGETATION & ECOSYSTEMS

THE VEGETATION OF THE SITE CONSISTS OF NATIVE GRASSES, PONDEROSA PINE FOREST, AND FOOTHILLS SHRUBLAND. MUCH OF THE PROMINENT VEGETATION, RIPARIAN, AND FOREST AREAS ARE INCORPORATED INTO THE DESIGN LAYOUT OF THE COMMUNITY.

WILDFIRE ASSESSMENT & MITIGATION

PROPOSED DEVELOPMENT WILL DISTURB A LARGE PORTION OF THE SITE AND IS PLANNED TO INCLUDE GRADING AND LANDSCAPE IMPROVEMENTS TO PROVIDE WILDFIRE MITIGATION. WATER QUALITY/DETENTION AREAS HAVE BEEN PROPOSED THROUGHOUT THE PROJECT. A MAJORITY OF THE WILDFIRE RISK AREAS WILL BE REMOVED AND REPLACED WITH LANDSCAPING THAT WILL BE IRRIGATED.

WILDFIRE MITIGATION PRACTICES: VEGETATION THINNING, LIMBING-UP OF EXISTING TREES AND ELIMINATION OF FUELS WOULD BE EVALUATED BY THE CITY.



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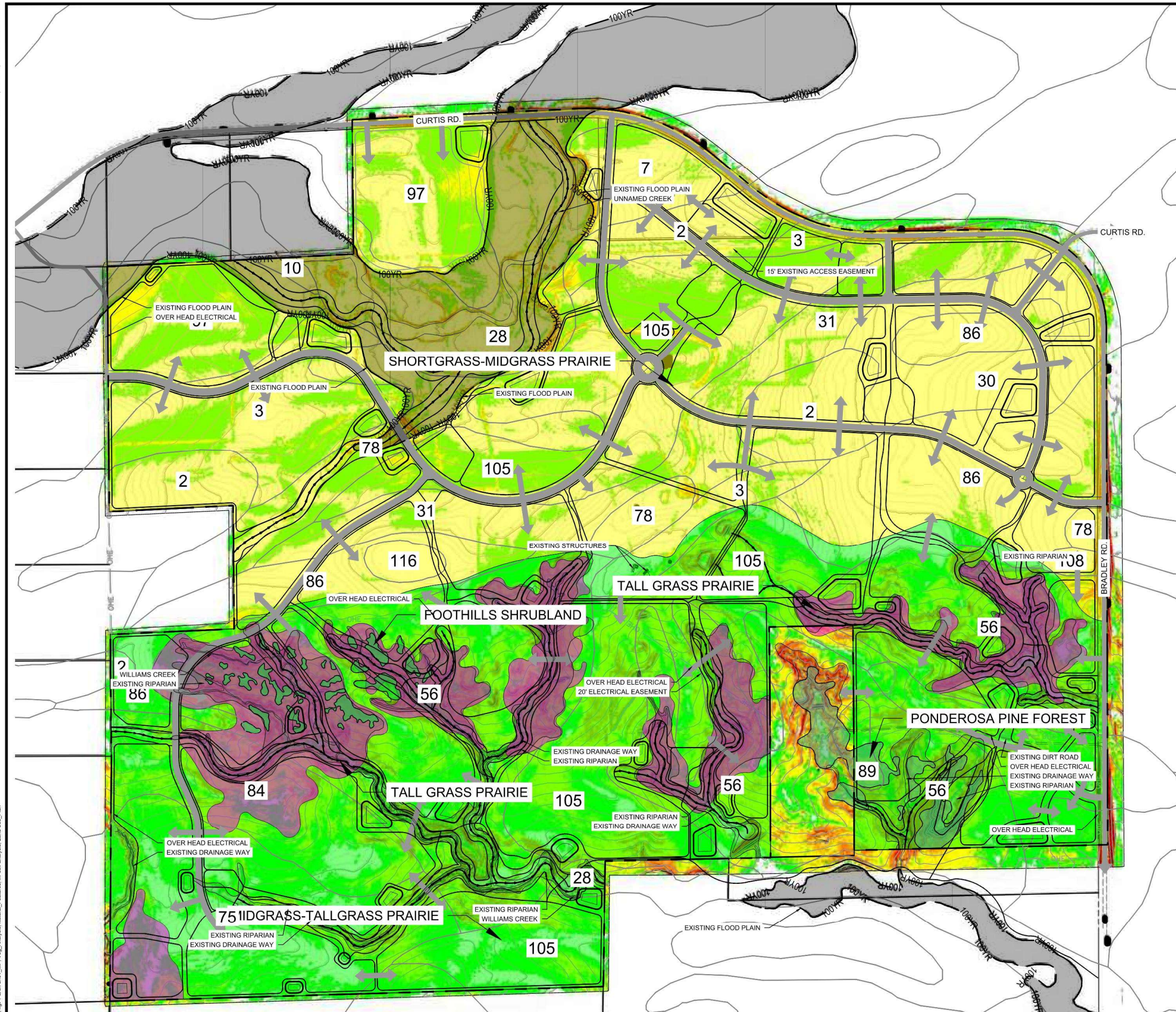
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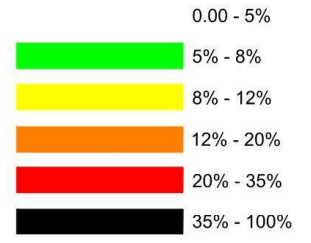
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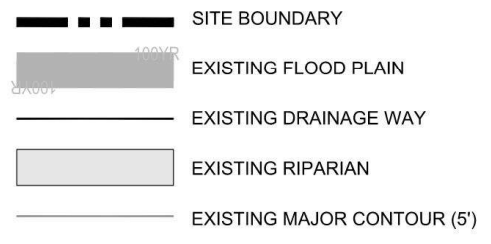
SLOPE ANALYSIS LEGEND



VEGETATION LEGEND



NATURAL FEATURES LEGEND

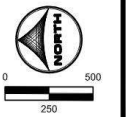


SOIL MAP LEGEND

MAP ID	SOIL NAME	PERCENT SLOPES
2	ASCALON SANDY LOAM	1 - 3% SLOPES
3	ASCALON SANDY LOAM	3 - 9% SLOPES
7	BIJOU SANDY LOAM	3 - 8% SLOPES
10	BLENDON SANDY LOAM	0 - 3% SLOPES
28	ELLCOTT LOAMY COURSE SAND	0 - 5% SLOPES
30	FORT COLLINS LOAM	0 - 3% SLOPES
31	FORT COLLINS LOAM	3 - 8% SLOPES
56	NELSON-TASSEL FINE SANDY LOAMS	3 - 18% SLOPES
75	RAZOR-MIDWAY COMPLEX	N/A
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89	TASSEL FINE SANDY LOAM	3 - 18% SLOPES
97	TRUCKTON SANDY LOAM	3 - 9% SLOPES
105	VONA SANDY LOAM, WARM	3 - 6% SLOPES
108	WILEY SILT LOAM	3 - 9% SLOPES
116	UDIC HAPLUSTERTS	N/A

SIGNIFICANT VIEWS

PREDOMINATE VIEWS ARE TOWARDS PIKES PEAK AND THE FRONT RANGE TO THE WEST. THE BANKS OF WILLIAMS CREEK TO THE WEST PROVIDE A VISUAL FOREGROUND FOR MOUNTAIN VIEWS.



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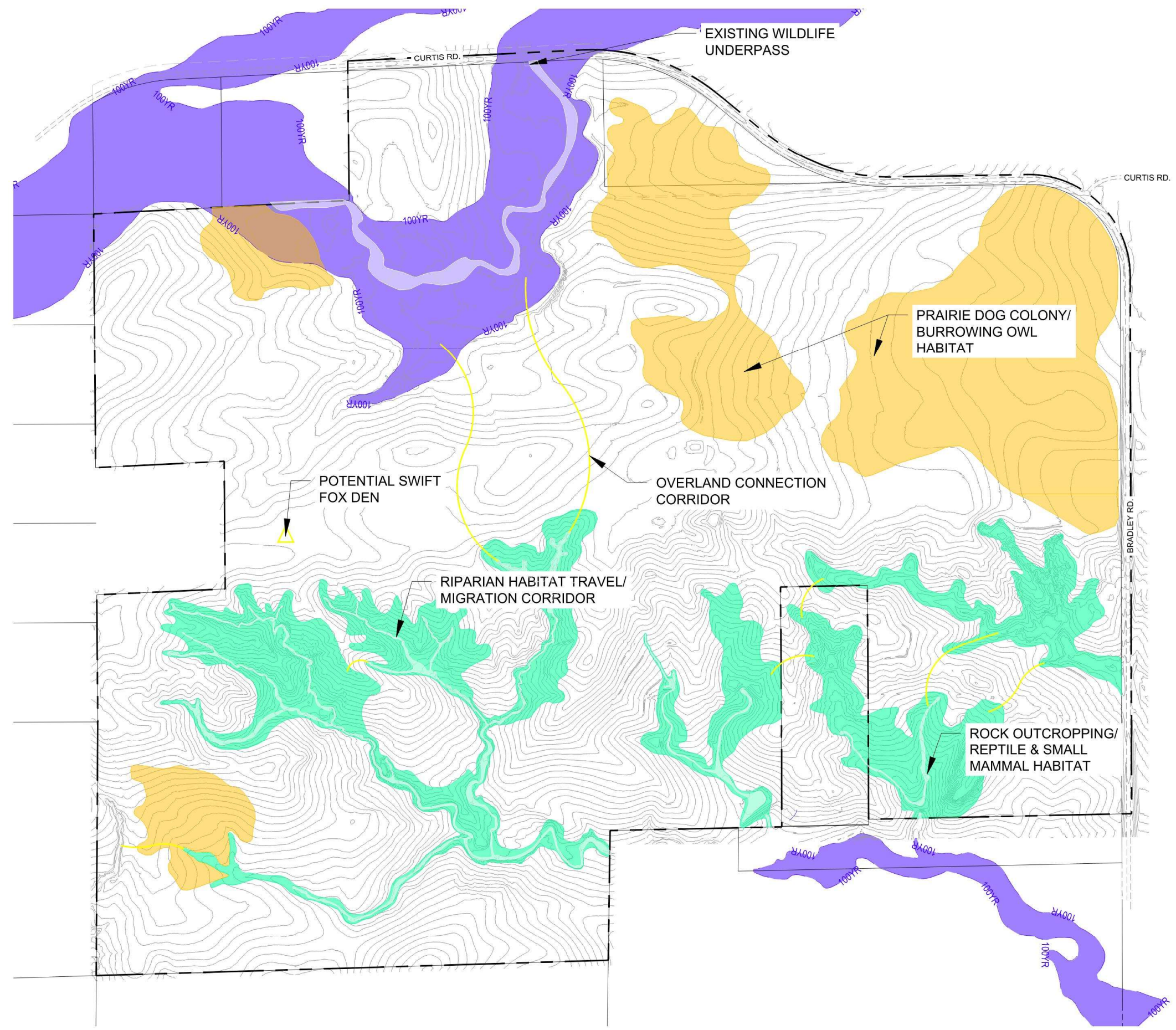
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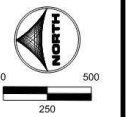


WILDLIFE LEGEND

- EXISTING PRAIRIE DOG COLONY/
BURROWING OWL HABITAT
- EXISTING RIPARIAN AREA
- EXISTING 100 YEAR FLOOD
PLAIN
- DRAINAGE WAY
- MIGRATION CORRIDOR

WILDLIFE HABITAT & MIGRATION CORRIDORS

SOME VEGETATION EXISTS ALONG THE DRAINAGE WAYS/RIPARIAN AREAS WHICH PROVIDES HABITAT FOR A VARIETY OF SMALL MAMMALS AND REPTILES. PORTIONS OF THE SHORTGRASS-MIDGRASS PRAIRIE PROVIDES THE HABITAT TO PRAIRIE DOG COLONIES AND BURROWING OWLS. A REVIEW OF THE RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA DO NOT IDENTIFY ANY CANDIDATES EITHER POTENTIALLY THREATENED, ENDANGERED OR ENDANGERED HABITATS. MINIMAL DEVELOPMENT WILL OCCUR WITHIN DRAINAGE WAYS OR STREAMSIDE AREAS.



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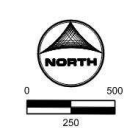
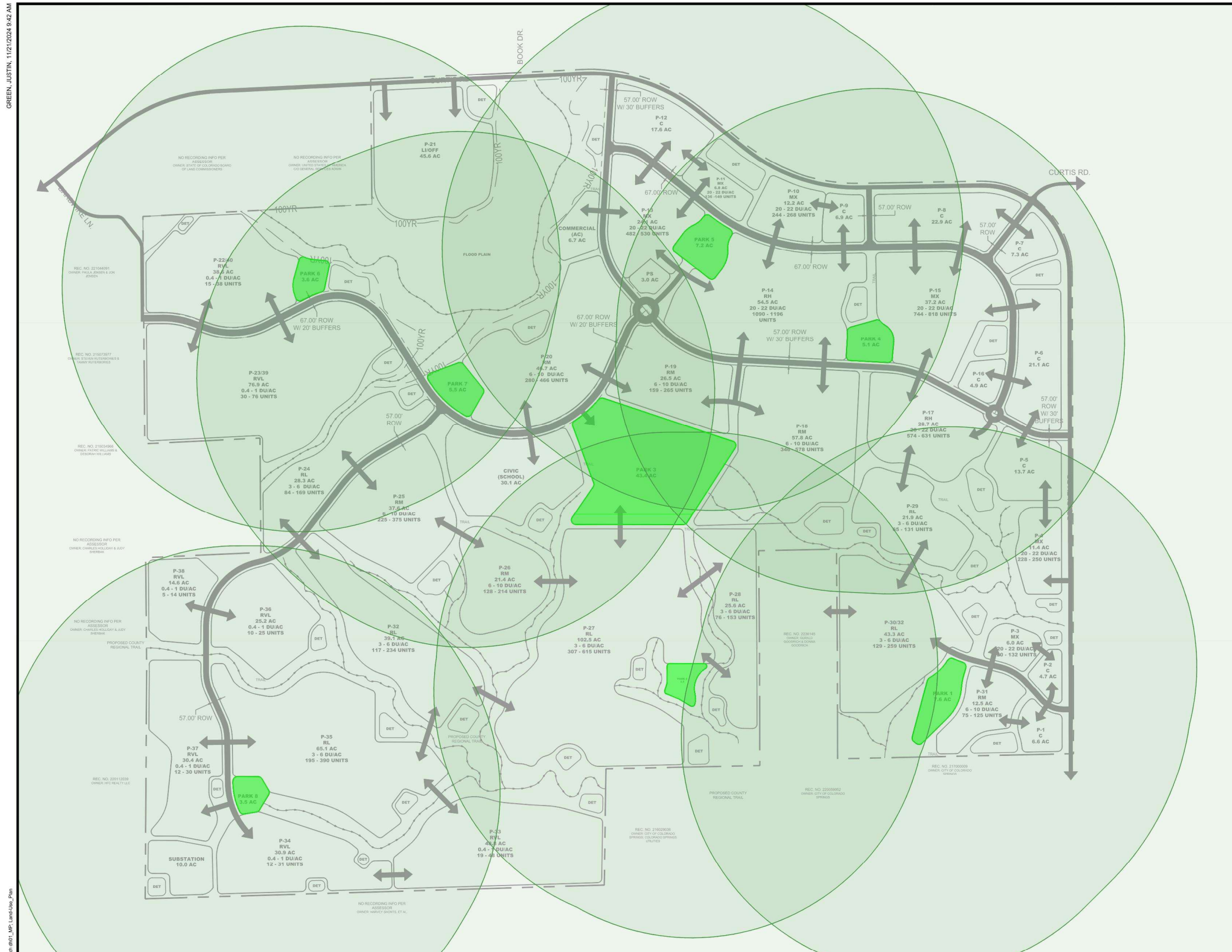
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PARK VICINITY LEGEND

- PROPOSED PARKS
- 1/2 MILE RADIUS (NEIGHBORHOOD PARKS)
- 2 MILE RADIUS (COMMUNITY PARK)



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