#### KARMAN LINE LAND USE PLAN

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 32, SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 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

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SHEET INDEX

SHEET 1 - COVER SHEET

HWY 94

MED CREEK

SHEET 2 - LAND USE PLAN
SHEET 3 - PHASING PLAN
SHEET 4 - PARK ANALYSIS
SHEET 5 - UTILITY EXHIBIT
SHEET 6 - BRADLEY RD R.O.W.-ANNEXATION CORRIDOR
SHEET 7 - LSA - SLOPE ANALYSIS
SHEET 8 - LSA - STREAMSIDE OVERLAY & NATURAL FEATURES
SHEET 9 - LSA - SOIL ANALYSIS
SHEET 10 - LSA - VEGETATION ANALYSIS
SHEET 11 - LSA - LAND SUITABILITY ANALYSIS
SHEET 12 - LSA - WILDLIFE ANALYSIS
SHEET 13 - PARK VICINITY EXHIBIT

### **\_EGAL DESCRIPTIONS**

A PORTION OF THE SOLTHEAST 1/4 OF SECTION 1, THE NORTHEAST 1/4 OF SECTION 11 AND THE NORTH 1/2 OF SECTION 2, TOWNSHIP 1S SOUTH, PANCE 65 WEST, AND SECTION 3, TECTION 4, SECTION 5, THE NORTH 1/2 OF SECTION 6, THE NORTH 1/2 OF SECTION 6, THE NORTH 1/2 OF SECTION 6, THE NORTH 1/2 OF SECTION 8, THE NORTH 1/2 OF SECTION 8, THE NORTH 1/2 OF SECTION 8, THE NORTH 1/2 OF SECTION 3, AND THE SOUTH WEST 1/4 OF SECTION 9.

SECTION 34, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, 500\*10\*13\*E (BASIS OF BEARINGS HE NORTH-SOUTH CENTERLINE OF THE SURTH PRINCIPAL MERIDIAN, BEING HE NORTH-SOUTH CENTERLINE OF THE WORTH 1/4 CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERTY MARKED STAMPED PLS 23044, FLUSH WITH GRADE AND AT THE WITHS 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 THE 1/4 CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED IN THE THE 1/4 CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED IN THE THE THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED IN THE THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR THE THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR THE THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR THE CORNER OF SAID SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED WITH SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED WITH SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED WITH SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED WITH SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED WITH SECTION BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED BY A 5-1/4 ALUMINUM CAP, PROPERLY MARKED. STAMPED BY A 5-

- N76\*10'57"E, A DISTANCE OF 5797.62 FEET.
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5105 00 FEET, A CENTRAL ANGLE OF 13\*3941\*, A DISTANCE OF 1217.22 FEET,

N89'51'34"E, A DISTANCE OF 1124.07 FEET, TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 7 BEARS 500'16'28"E, A DISTANCE OF 30.00 FEET, INCE ALONG A LINE 39 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 7, N89\*5958°E, A DISTANCE OF 2790:63 FEET, TO THE NORTHAMEST WER OF SAID BRADLEY ROAD; THENCE ALONG THE NORTH LINE OF THE RIGHT-OF-WAY RESERVED UNDER 800'K, A PAGE 78, SAID LINE ALSO BEING 30 FEET 37H OF AND PARALLEL WITH THE SOUTH-LINE OF SAID SECTION 8, N89\*5195°E, A DISTANCE OF 2886 5 FEET; THENCE CONTINUING ALONG SAID NORTH-LINE, SAID 24, SO SEING 30 FEET 30

- S89"31"07"W. A DISTANCE OF 1114.58 FEET:
- \$89\*49\*10"W, A DISTANCE OF 1333.11 FEET;

S01°10'22"E, A DISTANCE OF 890.13 FEET, TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 5:

SITE

1

SITE DATA

NÓRRIS RANCH JOINT VENTURE LLC CRAIG DOSSEY VERTEX CONSULTING SERVICES 456 E PIKES PEAK AVE. STE 101 COLORADO SPR NGS, 80803

FAX ID NUMBERS

UNNAMED CREEKS

DRAINAGE BASINS: EXISTING LAND USE: TOTAL SITE AREA: PROPOSED ZONING: CURRENT ZONING:

> VACANT 1834.3 AC

A/SS-0 (AGRICULTURAL WITH STREAMSIDE OVERLAY)

RR-5 (RURAL RESIDENTIAL)

4400000340, 44000000343, 44000000326, 4400000269 4400000454, 4400000091, 4500000134, 4500000135

THENCE ALONG SUD CENTER LINE. SENSAYOW, A DISTANCE OF 4.65 FEET, TO THE CENTER-EAST (1/15TH CORNER OF SAID SECTION 5. THENCE ALONG THE EAST INSTHILLINE OF SAID SECTION 5. DISTANCE OF 2661 122 HEET, TO THE EAST (1/15TH CORNER SAID SECTION 5. AND SECTION 5. AND SECTION 3.2. THENCE ALONG THE SOUTH LINE OF SAID SECTION 3.2. NEST 13 TSW. A DISTANCE OF 1328 25 FEET, TO THE SOUTH 16 CORNER OF SAID SECTION 3.2. THENCE ALONG THE SOUTH LINE OF SAID SECTION 3.2. NEST 13 TSW. A DISTANCE OF 2615 20 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 3.2. THENCE ALONG CONTINUING ALONG SAID CENTER LINE.

""A"Q"Y" A DISTANCE OF 2838.43 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF SAID SECTION 32, 589"38"17"E, A TANCE OF 289" 62" FEET, TO THE WORTHWEST CORNERS OF SAID SECTION 33, THENCE ALONG THE NORTH LINE OF SAID SECTION 33, THENCE ALONG THE NORTH CHEST 1/16" HE WEST 1/16"

- S02"47"42"E, A DISTANCE OF 2,416 75 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,080,00 FEET, A CENTRAL ANGLE OF 05'33'37", A DISTANCE OF 201 85 FEET, TO THE NORTHEAST CORNER OF PARCEL 17 AS DESCRIBED IN RECEPTION NUMBER 88152755;

GENERAL NOTES

THENCE ALONG THE EAST LINE OF SAID PARCEL 17 THE FOLLOWING FIVE (5) COURSES: ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 2,080.00 FEET, A CENTRAL ANGLE OF 35°54'41", A DISTANCE OF 1,303.69 FEET.

- \$38"40"43"W, A DISTANCE OF 690.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1920,00 FEET, A CENTRAL ANGLE OF 39°40'44". A DISTANCE OF 1329.65 FEET:
- S00"59'58"E, A DISTANCE OF 2,363 98 FEET:
- S00"59"58"E, A DISTANCE OF 180.01, FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 17
- HENCE ALONG THE SOUTH LINE OF SAID PARCEL IS, 589/5009W. A DISTANCE OF 5.58/278 FEET, TO THE SOUTHWEST CORNER OF PARCEL IS, 48,0 DESCRIBED RECEPTION NUMBER 88162755, THENCE ALONG A LINE BEING 189.00 FEET SOUTH HUS FOUTH HUS FOUTH HUS FOR SHOULD IS, 5898/37179W, A DISTANCE OF 7643.49 FEET, THENCE CONTINUING A LONG SAID LINE, 5897/5720PW, A DISTANCE OF 7643.70 FEET, TO THE SOUTH HUS OF 269.05 FEET, TO THE 269.05 FEET, TO THE SOUTH HUS OF 269.05 FEET, TO THE 269.05
- S89"51"35"W, A DISTANCE OF 1124 51 FEET \$89\*50'56"W, A DISTANCE OF 2792.21 FEET
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4885.00°, A RADIAL BEARING OF S00'09'23"E, A CENTRAL ANGLE OF 13'39'41°, A DISTANCE OF 1187 15 FEET
- S78\*10\*57\*W, A DISTANCE OF 5848 61 FEET, TO THE SOUTHWEST CORNER OF SAID BRADLEY ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11

CONTAINING 83,313,820 SQ FT OR 1 912,622 ACRES, MORE OR LESS THENCE ALONG SAID NORTH-SOUTH CENTERLINE NO0 1013"W A DISTANCE OF 216.10 FEET, TO THE POINT OF BEGINNING

HOUSING TYPE

NO. OF UNITS
PER STUCTURE

ACRES OF DEDICATION PER UNIT

POPULATION (MAXIMUM OF 8.500 UNITS)

2368 1488 980

### PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO ANNEX ±1,835 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-HUSE, COMMERCIAL, RETIAL, 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 MATURAL 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 FLOODELAIN AS SHOWN ON FIRM PANEL 0804 CO7966, REVISED DECEMBER 7, 2018. THE REST OF THE SITE LIES WITHIN ZONE X AS SHOWN ON FIRM PANEL 0804 CO7966, REVISED DECEMBER 7, 2018.

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	DEVISION DESCRIPTION	2	DATE.	Š		BAR IS ONE INCH ON		200	

CAD FILE: Wrgreen.com APPROVED: PLS DRAWN BY:

JAG



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

COLORADO SPRINGS,

NORRIS RANCH JOINT VENTURE, LLC

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CONCEPTIAL COLOR HAD DEED OF PROPOSE PINGLY PAGE ARE LUBRIAND ON THE LAND USE PLAN AND ARE REDARD TO FLIFEL THE PLDD LAND DISLIALIDIES WHITHIN THE ACREE OF HEIGHDARD OF MACHINERY AND RECOMMENTANCES AND RESPONSE AND THE PAGE AN

9.51 AC

35.9 AC

43.4 AC

ACRES OF COMMUNITY PARK R (3.0AC/1,000 RESIDENTS

E PLAN IS ACCEPTABLE TO THE CITY PARKS DEPAITMENT AT TIME OF DEVELOPMENT PLAN FRIAL GRADING AND COMMAINTY PARK SITE COMPIGURATION WIL BE AUST WEET PARK STANDARDS AT TIME OF DEVELOPMENT PLAN AND PLAT IS THE PARK STANDARDS ARE NOT ABLE TO BE WET ADDUSTURENTS WAY BE RECURRED T

PLANNINGIANDSCAPE ARCHITECTURE
PHIL STUEPFERT
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PARKWAY. STE 230
COLCADO SPRANGS 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

REPRETED SEASON TO THE PRESENDANCE AND CONCLUSIONS A GEOLOGICAL MALADOR REPORT RESPONSED ENTED IN EXAMPLE AND AND ARREST RESIDENCE THE COLORAD SECRET GEOLOGICAL MALADOR REPORT POSITIONAL VIOLENTAL VIOLENTAL COLORAD SECRET GEOLOGICAL MALADOR REPORT AND ARREST POSITIONAL VIOLENTAL VIOLENTAL COLORAD SECRET GEOLOGICAL VIOLENTAL REPORT AND ARREST POSITIONAL VIOLENTAL VIOLENTAL COLORAD SECRET GEOLOGICAL VIOLENTAL VIOLE PROPOSED LAND USE 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 - 2027-2045 WITH 70 RESIDENTIAL LOTS, PHASE 4 - 2034-2034 WITH 46.18 RESIDENTIAL LOTS, PHASE 5 - 2035-2045 WITH 56.2 AC COMMERCIAL AND 750 RESIDENTIAL LOTS, PHASE 6 - 2032-2045 WITH 60 RESIDENTIAL LOTS, PHASE 7 - 2040-2050 WITH 74.3 AC COMMERCIAL AND 2167 RESIDENTIAL LOTS, PHASE 7 - 2040-2050 WITH 74.3 AC COMMERCIAL AND 2167 RESIDENTIAL LOTS, PHASE 6 - 2035-2045 WITH 74.3 AC COMMERCIAL AND 2167 RESIDENTIAL LOTS, PHASE 6 - 2035-2045 WITH 74.3 AC COMMERCIAL AND 2167 RESIDENTIAL LOTS, PHASE 6 - 2035-2045 WITH 74.3 AC COMMERCIAL AND 2005 RESIDENTIAL LOTS, PHASE 6 - 2035-2045 WITH 74.3 AC COMMERCIAL AND 2005 RESIDENTIAL LOTS. ADEQUATE DRAINAGE DESIGNS SHALL PROVIDE FOR REMOVAL OF RUNOFF ROAM THE ROADWAY OR THE UPSTREAM END OF ANY DEVELOPMENT, AND FOR CARRYING RUNOFF WATER FORM THE UPSTREAM SIDE TO THE DOWNSTREAM SIDE THE SEF FUNCTIONS SHALL BE ACCOMPLISHED WITHOUT CAUSING DELECTIONABLE 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.

	1												LANG	
TATOT	RIGHT OF WAY	PARKS	OPEN SPACE	CIVIC (SCHOOL)	PUBLIC SAFETY (PS)	LIGHT INDUSTRIAL/OFFICE (LI/OFF)	COMMERCIAL (C)	MIXED-USE (MX)	RESIDENTIAL HIGH DENSITY (RH)	RESIDENTIAL MEDIUM DENSITY (RM)	RESIDENTIAL LOW DENSITY (RL)	RESIDENTIAL VERY LOW DENSITY (RVL)	LAND USE CATEGORY	
								20 - 22	20 - 22	6 - 10	3-6	0.4 - 1	DENSITY RANGE	
1912 6 AC	223 0 AC	79 4 AC	444 5 AC	30 1 AC	3.0 AC	45 6 AC	112.4 AC	97 7 AC	83.2 AC	202 5 AC	325 8 AC	265 4 AC	ACREAGE	

PROCESS TO ANY DEVELOPMENT PROCESS DOWN OF THE STATE OF T

AND WATER SYSTEMS LOCA

HE THE OF SUBDIVISION IF THACES AND CHECKED ADJUZINE TO THE CREEK, A DEVELOPMENT PLAN THAT HOLIDES A LAPDICUPING PLAN CONCERNO ALL PROPERTY CONTINUES SCHOOLS SCHOOLS SCHOOLS TO THE CITIZENS WITHIN THE SUBDIVISION AND SECONSTRUCT MELDE PROPERTY OF THE CHECKED SCHOOLS SCH

TO CHARLES AND THE CHARLES SHOUNDS SLEVES SELECTED TO COMERGE BUTCHESSEN WILL BE ADDRESSED WITH SUBSECUENT COWN LEPTONG CHARGE BUTCHESSED WILL CONSTRUCTED ON ASSUMPTION OF THE CHARLES AND CHARLES AN

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# OWNER / DESIGNER INFORMATION

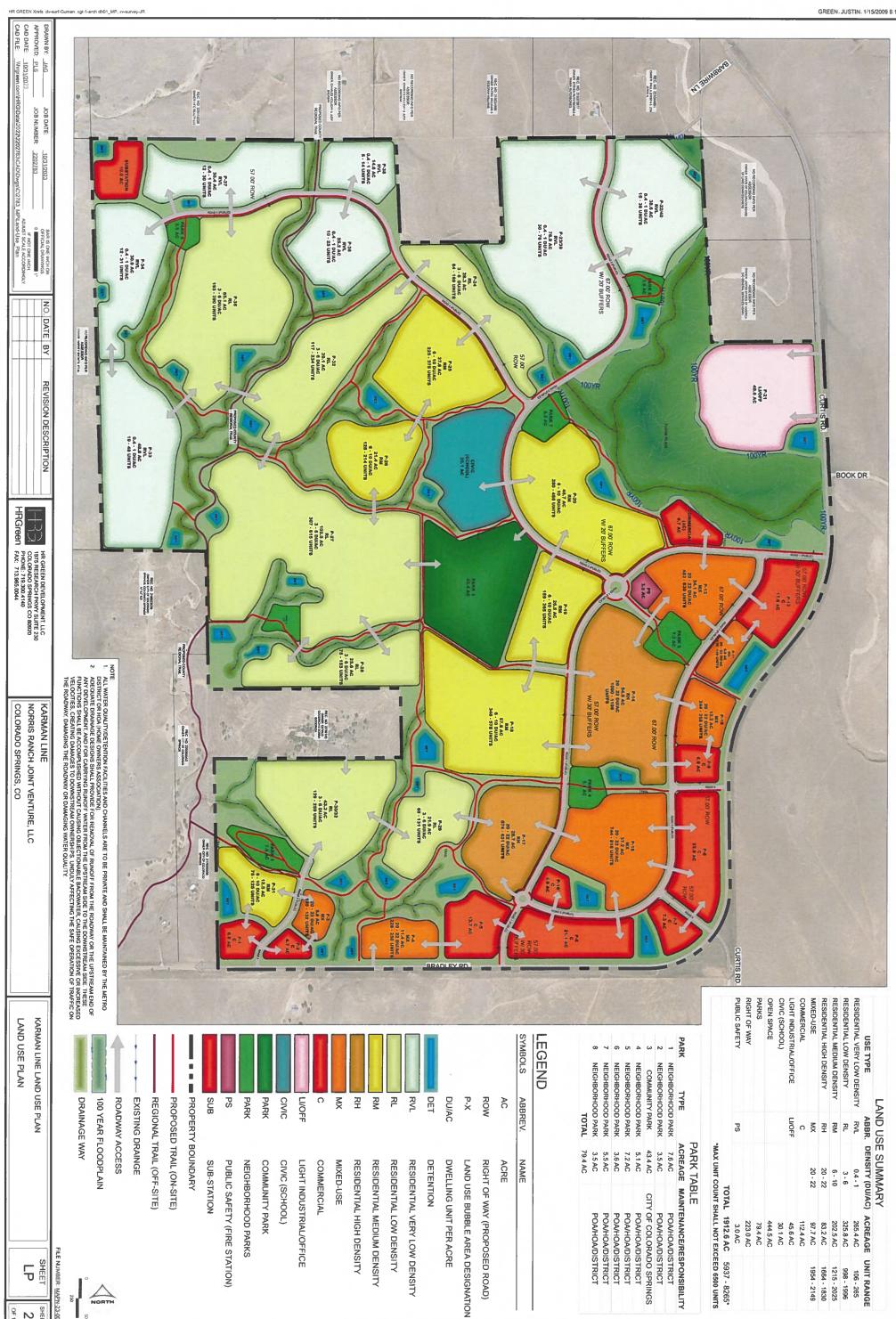
CRAIG.DOSSEY@VERTEXCOS.COM	719 733 8606	COLORADO SPRINGS, 80903	455 E. PIKES PEAK AVE, STE 101	VERTEX CONSULTING SERVICES	CRAIG DOSSEY	NORRIS RANCH JOINT VENTURE LLC	DEVELOPER / OWNER	
	KHUHN@HRGREEN COM	720 602 4965	COLORADO SPRINGS, CO 80920	1975 RESEARCH PARKWAY, STE 230	HR GREEN DEVELOPMENT LC	KEN HUHN	CIVIL ENGINEER	



KARMAN LINE LAND USE PLAN

COVER SHEET

CV SHEET



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105 1716 704 618 750 60 2167 380

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ORAWN BY: JAG
APPROVED: PLS
CAD DATE 11/1/2023
CAD FILE (Vrygeen.com)

JOB DATE: 11/1/2023 JOB NUMBER: 2202783

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DATE BY

REVISION DESCRIPTION

HRGreen

HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719 300 4140 FAX: 713 865 0044

COLORADO SPRINGS, CO

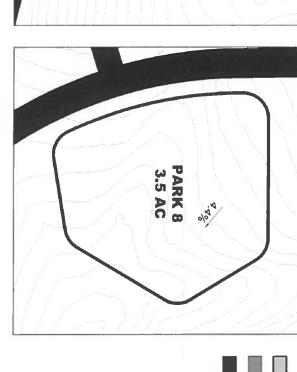
COMMUNITY PARK - PARK 3

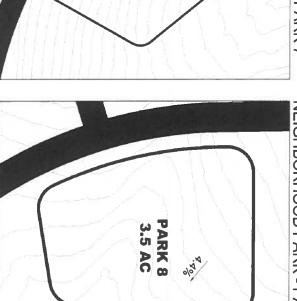
NEIGHBORHOOD PARK - PARK 1

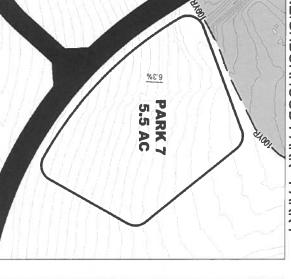
KARMAN LINE NORRIS RANCH JOINT VENTURE, LLC PARK ANALYSIS

KARMAN LINE LAND USE PLAN

SHEET PA









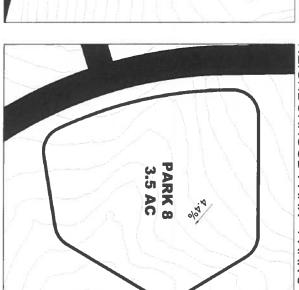
%E'S

PARK 5 7.2 AC

**PARK 6** 3.6 AC

0/08.4



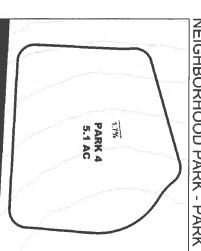


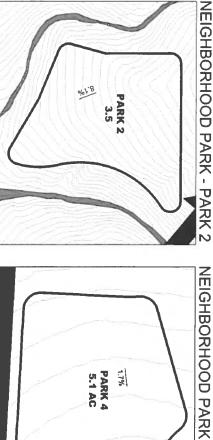


NEIGHBORHOOD PARK - PARK 5

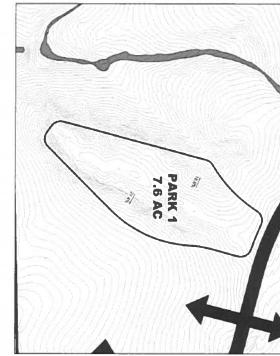
**NEIGHBORHOOD PARK - PARK 6** 











43,4 AC PARK 3

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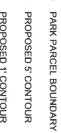
		PARK TABLE	BLE
PARK	34AL	ACREAGE	MAINTENANCE/RESPONSIBILITY
-	NEIGHBORHOOD PARK	7.6 AC	POA/HOA/DISTRICT
2	NEIGHBORHOOD PARK	3.5 AC	POAHOAIDISTRICT
3	COMMUNITY PARK	43.4 AC	CITY OF COLORADO SPRINGS
4	NEIGHBORHOOD PARK	5.1 AC	POA/HOA/DISTRICT
5	NEIGHBORHOOD PARK	7.2 AC	POA/HOA/DISTRICT
6	NEIGHBORHOOD PARK	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		

1001/8

EXISTING DRAINAGI	100 YEAR FLOOD PL	EXISTING CONTOUR	PROPOSED 1' CONT	PROPOSED 5' CONT



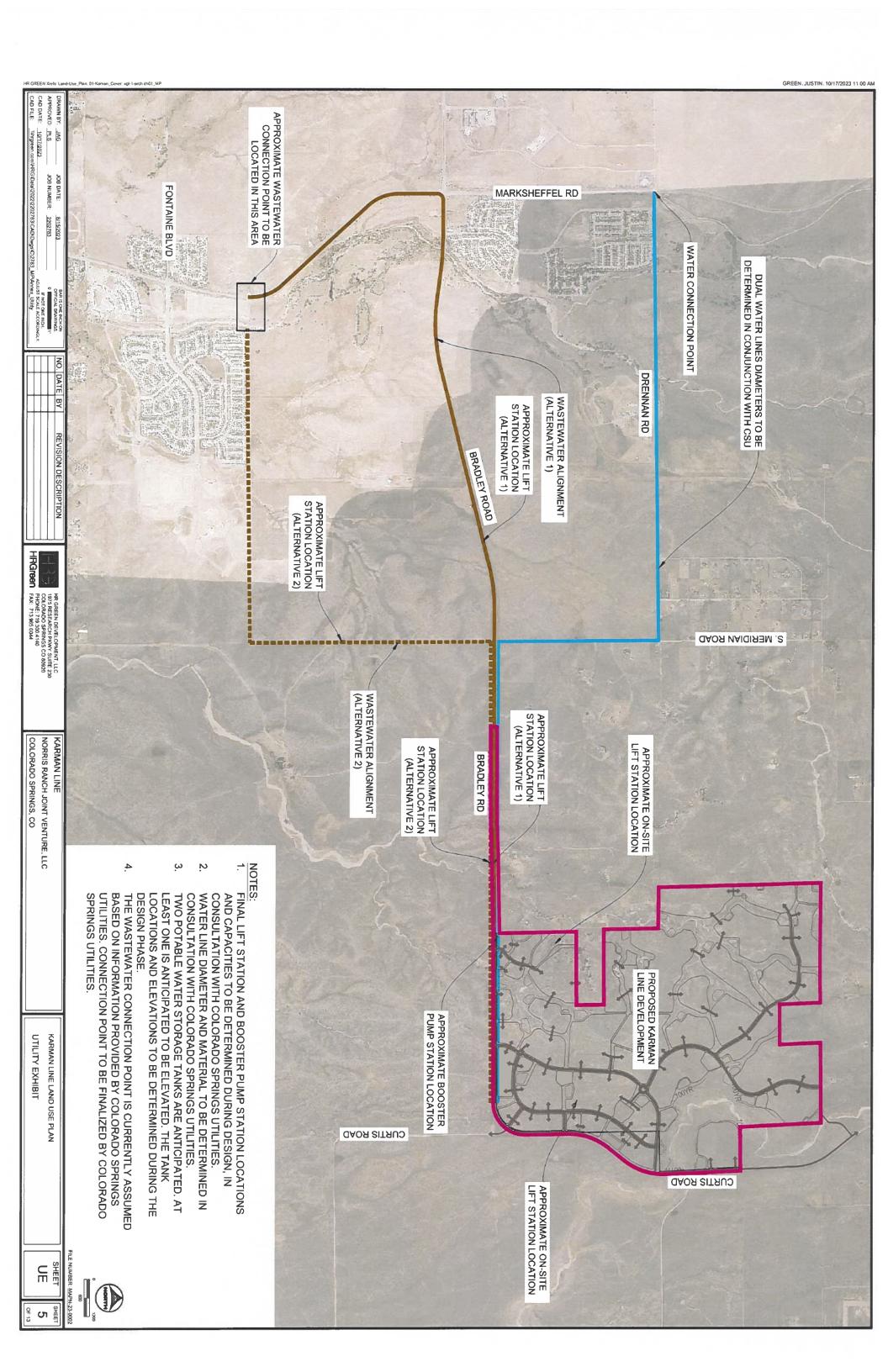


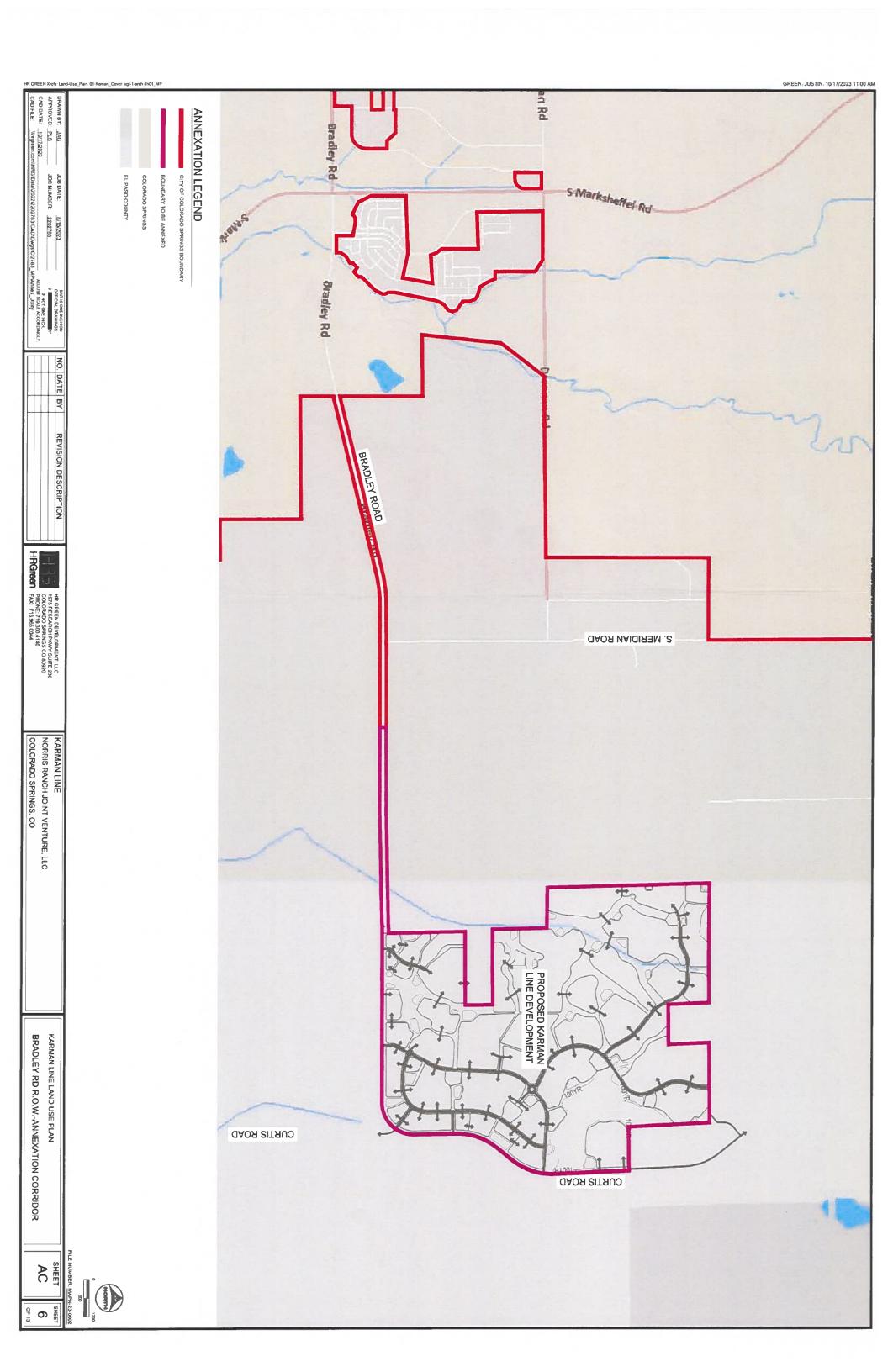


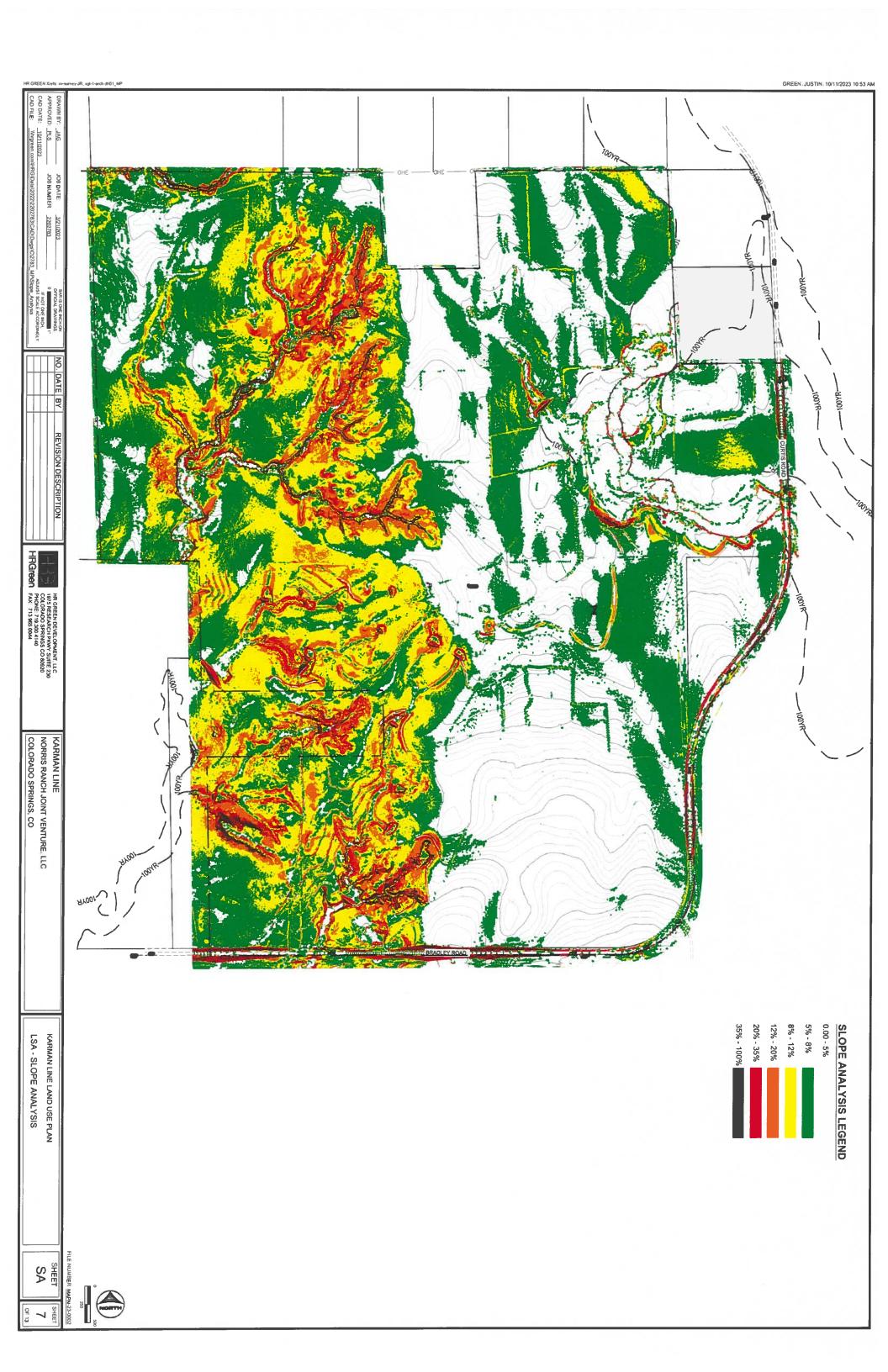
LEGEND

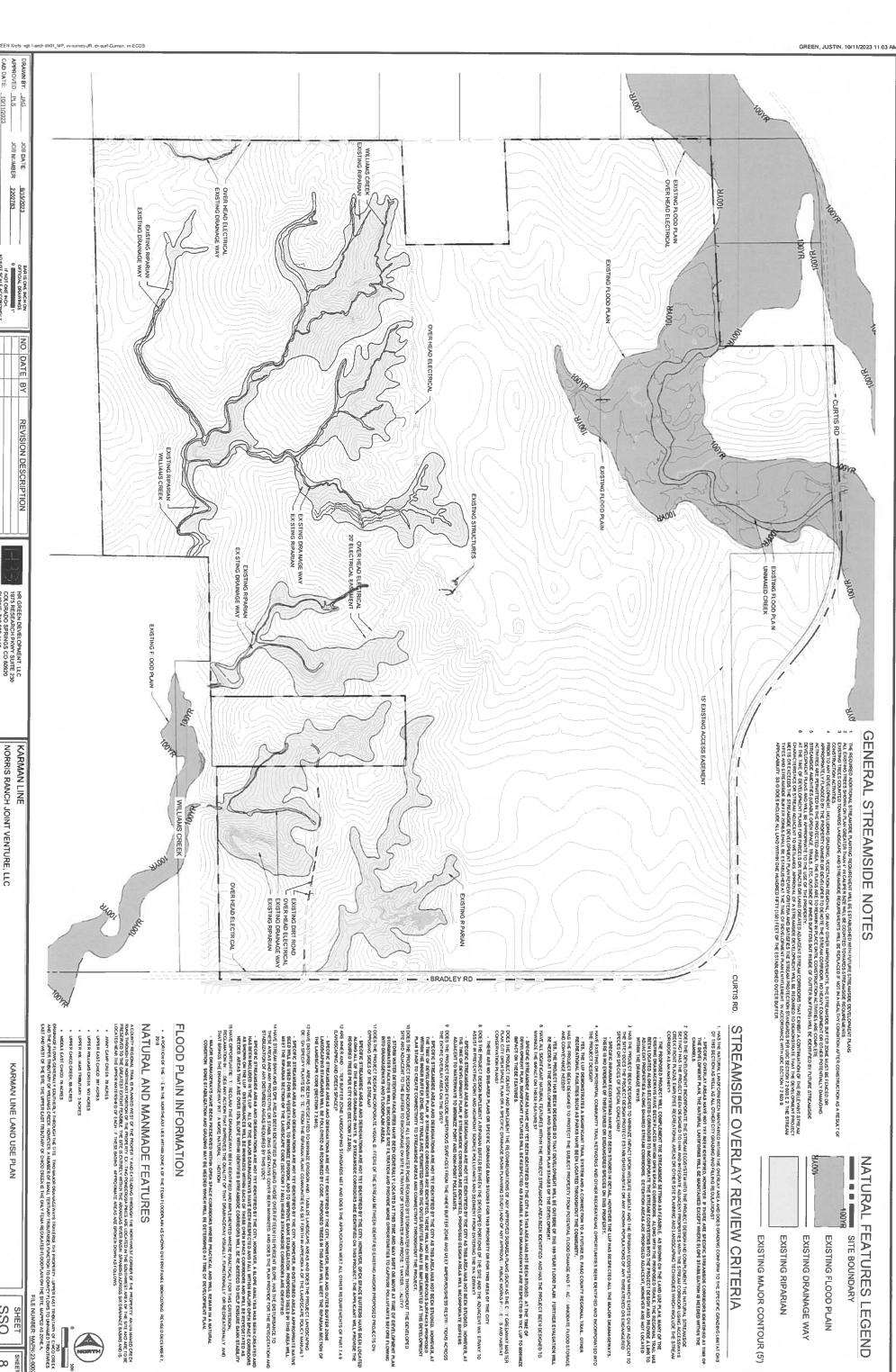
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PROPOSED ROADWAY









#### 100YR ■ SITE BOUNDARY **EXISTING DRAINAGE WAY** EXISTING FLOOD PLAIN

NATURAL FEATURES LEGEND

TOOM

GENERAL STREAMSIDE NOTES

**EXISTING RIPARIAN** 

**EXISTING MAJOR CONTOUR (5')** 

# REAMSIDE OVERLAY REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHM THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING UNITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS? - SPECIPIC OVERLAY AMEAS HAVE NOT YET BEEN DENTIFIED, HOWEVER IF THERE ARE SPECIPIC STREAMSIDE CORRIDORS IDENTIFIED AT THE OP-THE BEPCLOPMENT PLAN, THE NATURAL LANDFORMS WILL BE MAINTAINED EXCEPT WHERE SLOPE STABLIZATION IS REEDED WITHIN THE CHAMBELS.

DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? INAS THE PROJECT DESIGNED IN USING ACCESSMAYS SETTING? INAS THE PROJECT DESIGNED IN USING ACCESSMAYS OREKE ROUT PACASE, MEMO YEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNOMES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMEMITY

PROPOSED PROJECT ME, COMPLEMENT THE STREAMSDE SETTING AS FEASILE. AS SHOWN ON THE LAND USE PLAN, MANY OF THE MED DRAMADERWAYE HAVE BEEN PLACED WITHAN OPEN SPACE CORRESORS. ALDING WITH THE PRODUCESCO TRALS, THE RECODIAL TRAIL HAS COATED ALONG BELETED COMPOSORS TO INCOMPANT. THE STREAM ECONFRIDING HOT THE PROJECT DESIGN AND PROVIDES LANK TO BUT PROPERTIES ALONG SHARED STREAM COMBISIONS, DETERTION AREAS ARE PROPOSED ADJACENT, HOWEVER ARE HOT LOCATED

I THE PROJECT BEEUGESCHED TO MINIMAZE HEACT LEPON HILDLIFE HABITAT AND THE REPARANT ECOSYSTEM WHICH ENSTS ON OR ADJACEM TO SHET DOORS THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY ANOMY POPULATIONS OF ANY TIMEATENED OR ENDANGERED ECES OR SPECIES OF SPECIAL COANCERN?

SPECIFIC REARDAM ECOSYSTEMS NAVE MOT BEEN STUDIED IN DETAIL, HOWEVER THE LUP HAS RESPECTED ALL THE MAJOR DRAMAGEWAYS. THERE IS NO EVIDIDACE OF THREATENED OR ENDANGISHED SPECHES ON THIS PROPERTY. EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN DENTIFIED AND INCORPORATED INTO ROJECT DESIGN?

 YES, THE LUP DEMONSTRATES A SKRIFINGANT TRAIL SYSTEM AND A CONNECTION TO A FUTURE EL PASO COUNTY REGIONAL YRAIL. OTHER RECREATIONAL FACILITIES SUCH AS PARKS HAVE BEEN LOCATED THROUGHOUT THE COMMUNITY. HE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCUMANDATE FLOOD STORAGE YOMEYANGE NEEDS?

AL SIGNIFICANT INTURAL FEATURES WITHIN THE PROJECT STREAMSDE AREA BEEN DENTIFIED AND HAS THE PROJECT BEEN DESIGNED TO AZE THE MAPACT ON THESE FEATURES? TES, THE PROJECT HAS BEEN DESIGNED SO THAT DEVELOPMENT WILL BE OUTSIDE OF THE 149-YEAR FLOOD PLAIN. FURTHER EVALUATION WILL I NEEDED AT THE DEVELOPMENT AND SUBDIVISMON PLAN STAGES OF THE DEVELOPMENT.

ÖRGENG GYBEAMSDE AREAM HAVE MOT YET BEEN IDENTYED BY THE CITY AS THIS AREA HAS NOT BEEN STUDIED. AT THE TIME OF EVERLOMMENT PLAN, BICHMENANT FEATURES WILL BE RESPECTED AS FEASIBLE. HANDR DHAMMGEWAYS ARE RESPECTED MITNE LUP TO IMBINAZE WACT OM THESE EXTITURES.

IS THE PROJECT DIGNIFY AND INPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBJACEA PLANS (SUCH AS THE CITY GREENMAY IMSTER INCITY OPEN SPACE PLAN OR A SPECIFIC DUMANACE BASH PLANNING STUDY) AND OF ANY APPROVE; PUBLIC WORKS PHOLE IS AND HABITAT SERVATION PLANS?

THERE ARE NO SUBJANEA PLANS OR SPECIFIC DRADAGE BASIN STUDIES FOR THIS PROPERTY OR FOR THIS AREA OF THE CITY

8 DOES THE PROJECT DESIGN MAPLEMENT ARPASUM BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WA ERWAY TO
ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTIANTS AND SEDMENT FROM ENTERING THE WA. ERWAYT S THE PROJECT DESIGN EXCLUDE IMPERVIOUS SUPFACES FROM THE INNER BUFFER ZONE AND WEET IMPERVIOUSNESS RESTRICTIONS ACROSS ENTIFIE OVERLAY AREA ON THE SITE? OPECOTE CITELLASDE AREA AND DESIGNATIONS ARE NOTYET DENTRED BY THE CITY AS THIS AREA, HAS HAT REED STUDED. HOWERE, AT HE THE OF GYELOPHET PLAN, HE REMAKENCE CORRODES ARE DENTRED, PROPOSED DESIGN AREAS WILL INCORPORATE BUFFERS DJACENT TO WATERWAYS TO INDUMEZE PORT AND HOM-POINT POLLUTANTS.

SPECER'S STREAMSOR AREAS AND DESIGNATIONS ARE NOT YET IDENTFIED BY THE CITY AS THIS AREA HAS NOT BEEN STUDIED, HOWEVER, AT WE THE OF DEVELOPMENT FLAM, IF STREAMSDE CORRODORS ARE DICKTIFIED, THERE THAL HOT BE ANY IDERFRACUS SUPFRACES PROPOSED THINH THE WARER BUFFER DOME, SOFT THALAS ARE PERMITED WITHIN THE OUTER BUFFER, AND MAY BE MUFLEMENTED AT THE DEVELOPMENT LAN STAGE TO CREATE COMMECTIVITY TO STREAMSDE AREAS AND COMMECTIVITY THROUGHOUT THE PROJECT. STHE PROJECT DESIGN INCORPORATE ALL STORIAWATER PCIAS REQUIRED BY STORIAWATER ENTERPRISE THROUGHOUT THE DEVELOPED AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORIAWATER AND PROTECT WATER CLALITY?

HE PROJECT DESIGN INCORPORATE VISUAL BUFFERS OF THE STREAM BETVIEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON ING SIDES OF THE STREAM?

INMER AND WHER BUFFER ZONE LANDSCAPING STANDARDS MET AND DOES THE APPLICATION MEET ALL OTHER REQUIREMENTS OF PART 7.4 9 DSCAPING AND GREEN SPACELY PRECHE STEALAIDE AREA AND DESIGNATIONS ARE NOT YET DENTRED BY THE CITY, MONEYER, OPEN SPACE SUFFESS HAVE BEEN LOCATED OMO ALLO FITHE MALD DENANGE WAYS, IS STREAMSIDE CORDIDORS ARE DENTRIED ON 148 PROJECT, THE APPLICANT WILL PROVIDE THE EQUIPED TREES PER CITY CODE (BECTION 72,491).

. SPECIFIC STIEZAMIDE AREAS AND DESIGNATIONS ARE NOT YET DENTIFIED BY THE CITY, HOWEVER, HHER AND OUTER BUFFER ZONE LANDSCLEPHO STANDARDS WILL BE FOLLOWED AS REQUIRED BY CODE. PROPOSED TREES IN THIS AREA WILL HEET THE RIPARIAM SECTION OF THE LANDSCLEPE CODE BECTROW 7 2-807.

SHAVE DISTURBE! AREAS BEEN REVEGETATED TO MANINZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTE! FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH HI APPENDIX A OF THE LANDSCAPE POLICY MANIAL? SPECENC STREAMSDE AREAS AND DESIGNATIONS ARE NOT YET DESITISED BY THE CITY, MOMENTE, IR DISTURBED, AREAS, APPROPRIATE MATTRE REED WILL BE URED FOR EVEGETATION, IO BHIRBUZE REGOON, AND TO BEPROVE EAWN TASHLIZATION, PROPED TREES IN THIS AREA WILL HET THE RIPARUM SECTION OF THE LANDSCAPE CODE (SECTION 7.3 KD.) WHERE STREAMSIDE CORRIDORS ARE IDENTIFIED.

STREAM DAWK AMD SLOVE AREAS BEEN DEKNIFED INCLIDENCE TO POSE OVER FIFTEN (15) PERCENT SLOVE, INS. THE DISTURBANCE TO AREAS AND AMY PROFEDE ON STREAM TAILOR GEVER LATURE COVER BEEN INNIMIZED, AND DOKS THE PLAIN PROVIDE FOR THE REPYGETATION AND IZAITION OF ANY DISTURBED AREAS REQUIRED BY THIS UDC?

PROCHE STREAMSIGE AREAS AND DESIGNATIONS ARE NOT YET DENTRED BY THE CITY, NOWEVER, A SLOPE ANALYSIS MAS BEEN CREATED AND ABEEN CREATED AS BEEN HOLDED IN THE LIP. ALL OF THE MAJOR DEAMAGEN/AY BHAVE GEREN RESPECTED AND LIMITED MAJOR OF DEA SPACE CORRODORS AND WILL BE THE ASSECTED AS SHOWN OUT THE LIP. AND THE ABENCE FRED AS EACH OF WITHIN A CHARLES AND ASSECTED AS EACH OF THE ABENCE CORRODORS AND HELP ENSURE BANK STABLITY. POPORIUNIES I TI RECAUL THE POANACENIA BEEN DENTSED AND MUST LIEUTED WHERE PRACTICAL 7 COT THIS CRITERION, INTON HIS LIDES MAY LATION HAT LIMPONES THE COUNLITY OF THAT DRAINAGENSY YISUMLY, FUNCTIONALLY OR RECREATIONALLY AND RINGS THE DRAINAGENSY MIT LA MUSIE INTURNAL CHOTTON

MAJOR DRIAMAGENAYS NAVE BEEN PRESERVED WITHIN OPEN SPACE CORRIDORS WHERE PRACTICAL AND WILL REMAIN IN A MATURAL CONDITION. SONE STABILIZATION AND GRADING MAY BE NEEDED WHICH WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.

NATURAL AND MANMADE FEATURES

ACCOUNT REGIONAL TRANSPORTED THE PROPERTY AND EXCHANGED THE MOST THROUGH THROUGH



LSA - STREAMSIDE OVERLAY & NATURAL FEATURES

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