

# KETTLE CREEK ANNEXATION

## CITY OF COLORADO SPRINGS, COLORADO

### LAND USE PLAN

#### GENERAL NOTES

1. THIS LAND USE PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANING AREAS, LAND USE TYPES AND LOCATIONS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT. LAND USE AREAS MAY CHANGE SIZE AND LOCATION WITHIN THE OVERALL PARAMETERS OF THE LAND USE PLAN WITHOUT THE NEED TO AMEND OR MODIFY THIS LAND USE PLAN.
2. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
3. SCHOOL AND PARK LAND DEDICATION REQUIREMENTS ARE TO BE MET WITH FEES IN LIEU OF LAND DEDICATION.
4. UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND AND ALIGNMENTS, INTERSACTIONS LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
5. THE SUBJECT PROPERTY IS TO BE INCLUDED IN A FUTURE METRO DISTRICT OR HOA.
6. ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA.
7. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-25-0014. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER (S) IDENTIFIED AND NO FURTHER ACTION TAKEN.
8. CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
9. PREBLE'S MEADOW JUMPING MOUSE HABITAT BOUNDARY HAS BEEN DETERMINED THROUGH CORRESPONDENCE WITH AN ECOLOGIST AND US FISH AND WILDLIFE SERVICES. PRIOR TO ANY FUTURE DEVELOPMENT OF THE PROPERTY, US FISH AND WILDLIFE WILL NEED TO REVIEW AND APPROVE DEVELOPMENT DUE TO THE PRESENCE OF PREBLE'S MEADOW JUMPING MOUSE HABITAT LOCATED ON THE PROPERTY. A FENCE WILL BE PROVIDED TO PREVENT DISTURBANCE TO THE MOUSE HABITAT.
10. 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.
11. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT AN EASTBOUND LEFT TURN LANE AT OLD RANCH ROAD/KETTLE CREEK ROAD INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 155-FOOT EASTBOUND LEFT-TURN AND 160-FOOT LONG TRANSITION TAPER.
12. AS A CONDITION OF ANNEXATION, KETTLE CREEK ROAD SHALL BE REROUTED THROUGH THE KETTLE CREEK ANNEXATION AREA AND SHALL CONNECT TO OLD RANCH ROAD VIA A FULL MOVEMENT INTERSECTION AS SHOWN ON THIS PLAN. THE EXISTING KETTLE CREEK ROAD WILL THEN BE VACATED.
13. THE REALIGNED KETTLE CREEK ROAD WILL PROVIDE SECONDARY ACCESS TO THE COTTAGES AT KETTLE CREEK FIL NO 1.
14. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER 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 POTENTIAL DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
15. 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.
16. THE STORMWATER ENTERPRISE (SWENT) HAS INDICATED THAT BASED ON THE FLOW RATE IN KETTLE CREEK ABOVE OLD RANCH ROAD, THE COST PER LINEAR FOOT OF CHANNEL IN 2025 DOLLARS IN \$676. THIS IS THE FEE IN LIEU AMOUNT BASED ON DEVELOPMENT ON ONE SIDE OF THE CREEK.

#### STORMWATER NOTES

1. THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
2. THE FUTURE METRO DISTRICT OR HOA SHALL OWN AND MAINTAIN THE PRIVATE FULL SPECTRUM WATER QUALITY AND DETENTION BASIN.

#### GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RMG ENGINEERS, DATED AUGUST 5, 2025, WHICH IDENTIFIED SPECIFIC HAZARDS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE LUPL-25-0014 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

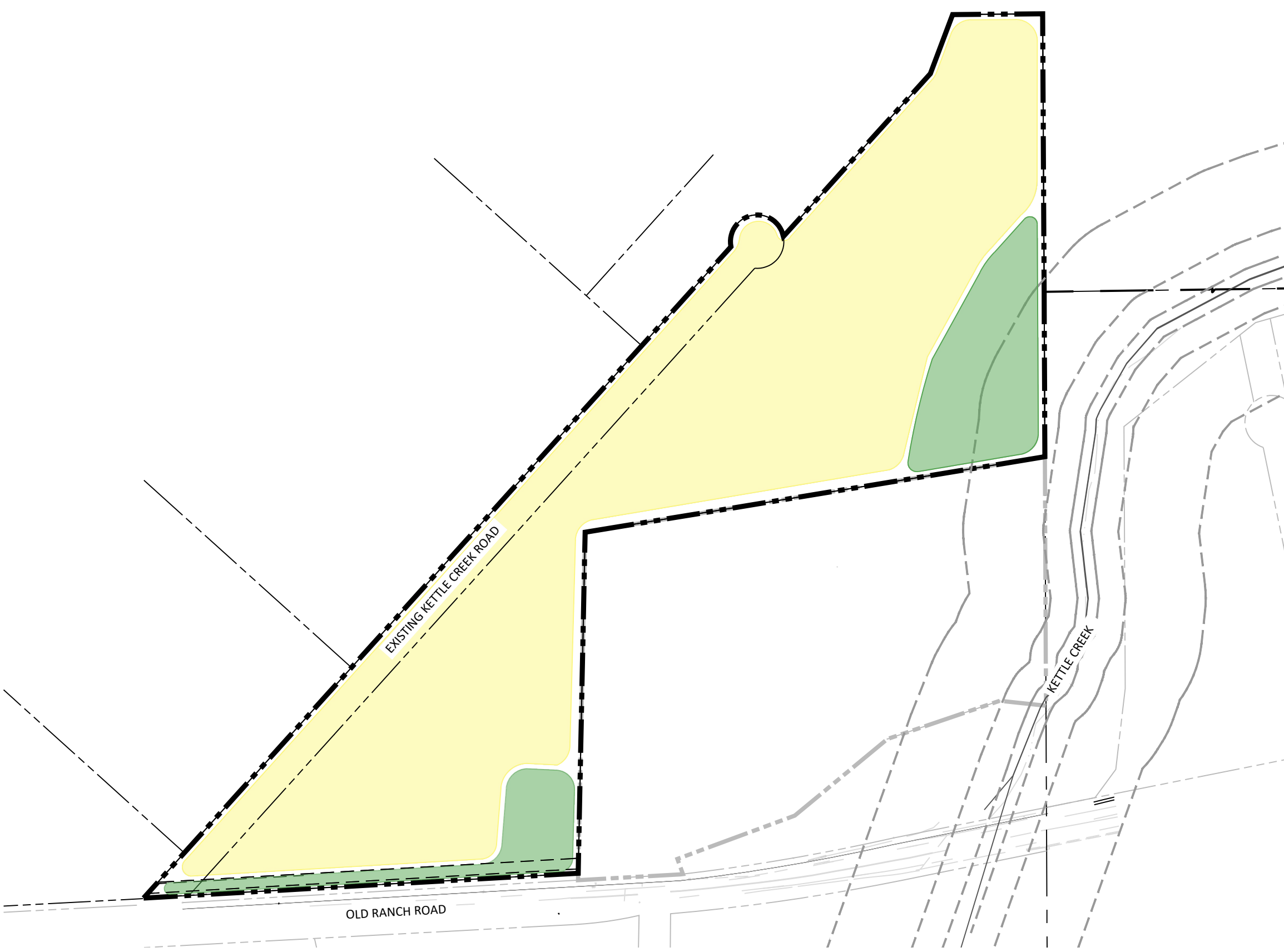
#### FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

#### AVIGATION NOTES

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
3. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE KETTLE CREEK FILING NO. 1 SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

#### OVERALL SITE PLAN



#### PLDO REQUIREMENTS

| HOUSING TYPE<br>(#UNITS PER STRUCTURE)          | # OF UNITS | NEIGHBORHOOD PARKS  | COMMUNITY PARKS     |
|-------------------------------------------------|------------|---------------------|---------------------|
| SINGLE FAMILY DETACHED<br>RESIDENTIAL STRUCTURE | 83         | 0.00664 AC PER UNIT | 0.00797 AC PER UNIT |
| 2-FAMILY ATTACHED RESIDENTIAL<br>STRUCTURE      | 40         | 0.00539 AC PER UNIT | 0.00646 AC PER UNIT |
|                                                 |            | 0.82 AC (35,575 SF) | 0.98 AC (42,702 SF) |
|                                                 |            | 0.22 AC (9,392 SF)  | 0.26 AC (11,256 SF) |

#### LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Kettle Creek Road, a 60' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

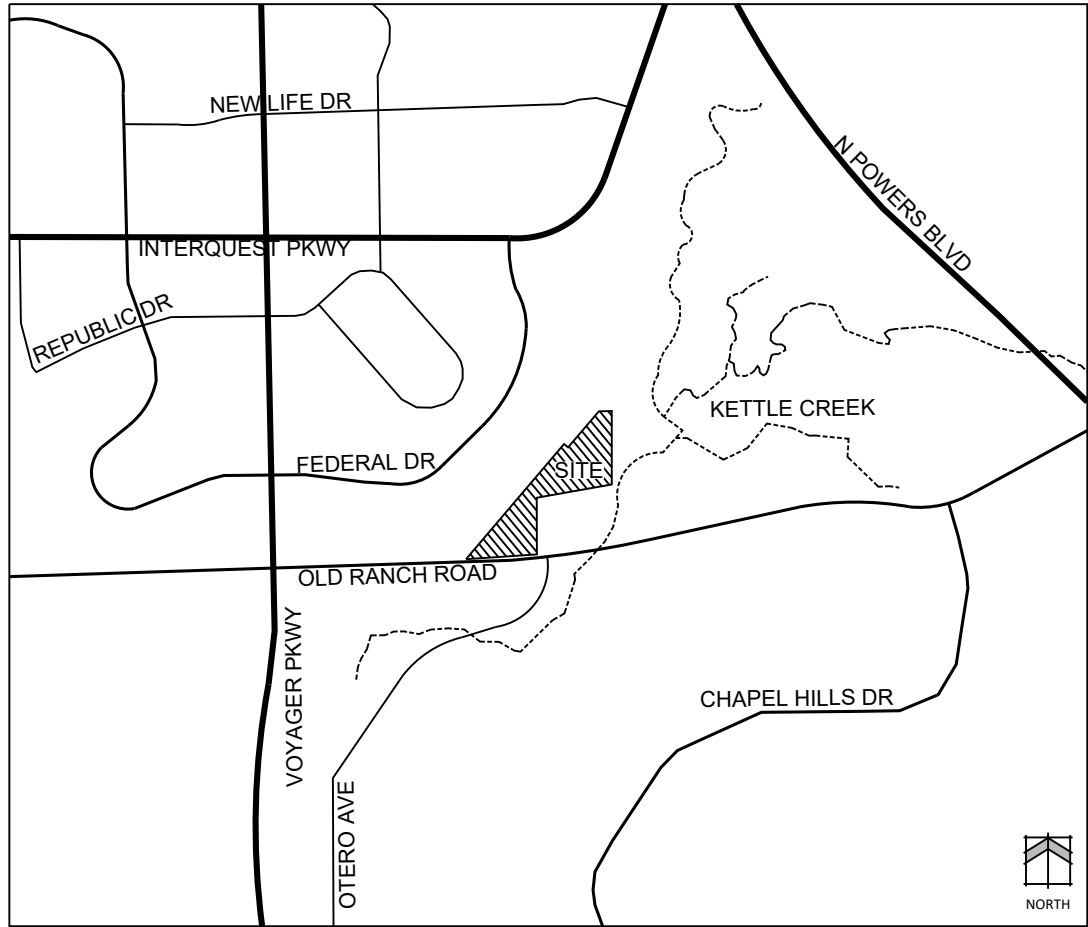
The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "GLW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet.), a distance of 308.91 feet to the Southeast corner of said Lot 2;  
thence S 80°40'16" W along the South line of Lot 2 of said Block 1, Pendleton Subdivision, a distance of 872.71 feet to the Southwest corner of said Lot 2, also being the Northeast corner of Lot 1, of said Block 1, Pendleton Subdivision;  
thence S 01°10'01" W along the East line of said Lot 1, a distance of 651.86 feet to the Southeast corner of said Lot 1;  
thence S 86°43'51" W along the South line of said Lot 1, said South line also being the North right-of-way line Old Ranch Road as recorded in Book 2288 at Page 416 in the official records of the El Paso County Clerk and Recorder, a distance of 827.55 feet to the Southwest corner of said Pendleton Subdivision;  
thence N 42°02'48" E along the West line of said Pendleton Subdivision, said West line also being the West right-of-way line of Kettle Creek Road as established in said Pendleton Subdivision, a distance of 1661.35 feet;  
thence continuing along said West right-of-way line, 157.00 feet along the arc of a 50.00 foot radius curve to the right, having a central angle of 179°54'37" and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 3;  
thence N 42°03'52" E along the West line of said Lot 3, a distance of 410.89 feet;  
thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3;  
thence N 89°29'01" E along said north line, a distance of 168.68 feet to the Northeast corner of said Lot 3;  
thence S 00°18'16" E along said East line of Lot 3, a distance of 520.84 feet to the POINT OF BEGINNING.

Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.

#### VICINITY MAP



#### PROJECT TEAM

|                  |                                                                                  |            |                                                                              |
|------------------|----------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------|
| OWNER/DEVELOPER: | CHALLENGER HOMES<br>8605 EXPLORER DR SUITE 250<br>COLORADO SPRINGS, CO 80920     | APPLICANT: | N.E.S. INC.<br>619 N. CASCADE AVE., SUITE 200<br>COLORADO SPRINGS, CO 80903  |
| CIVIL:           | ALL TERRAIN ENGINEERING LLC<br>1004 W VAN BUREN ST<br>COLORADO SPRINGS, CO 80907 | ARCHITECT: | CHALLENGER HOMES<br>8605 EXPLORER DR SUITE 250<br>COLORADO SPRINGS, CO 80920 |

#### SITE DATA

|                  |                                          |
|------------------|------------------------------------------|
| TAX ID NUMBER:   | 6228001006, 6228001009, 6228001010       |
| TOTAL AREA:      | 19.88 ACRES                              |
| DRAINAGE BASIN:  | KETTLE CREEK                             |
| EXISTING ZONING: | RR-5 RR-2.5:<br>MULTI-FAMILY RESIDENTIAL |

PROPOSED ZONING: R-FLEX MEDIUM/SS-O/AF-O

CURRENT USE: VACANT, RESIDENTIAL  
PROPOSED USE: RESIDENTIAL

MINIMUM LOT AREA: 1500 SF/DU  
MINIMUM LOT WIDTH: 20 FT/DU

MINIMUM DENSITY: 5 DU/AC  
MAXIMUM DENSITY: 16 DU/AC

MAXIMUM BUILDING HEIGHT: 45'  
PROPOSED BUILDING HEIGHT: 45'

BUILDING SETBACKS  
FRONT, RESIDENTIAL STRUCTURES: 10'  
FRONT, STREET-LOADED GARAGE: 20'  
SIDE, INTERIOR: 1' MINIMUM W/ 6' COMBINED BOTH SIDES, OR 0' IF ATTACHED  
SIDE, CORNER LOT SIDE STREET: 15'  
REAR: 10'

LANDSCAPE SETBACKS:  
OLD RANCH ROAD: 20'

#### SHEET INDEX

| NUMBER | DESCRIPTION               |
|--------|---------------------------|
| 1      | LAND USE PLAN COVER       |
| 2      | LAND USE PLAN             |
| 3      | LAND SUITABILITY ANALYSIS |



N.E.S. Inc.  
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Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## KETTLE CREEK ANNEXATION

### LAND USE PLAN

2060 OLD RANCH ROAD,  
1455 KETTLE CREEK RD,  
10515 KETTLE CREEK RD

DATE: 10-21-25  
PROJECT MGR: K. JOHNSON  
PREPARED BY: A. ROMAN

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

LAND USE PLAN

SHEET NUMBER/TITLE

1  
1 OF 3

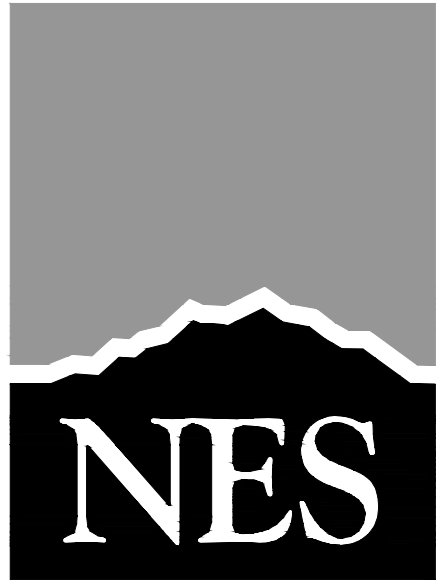
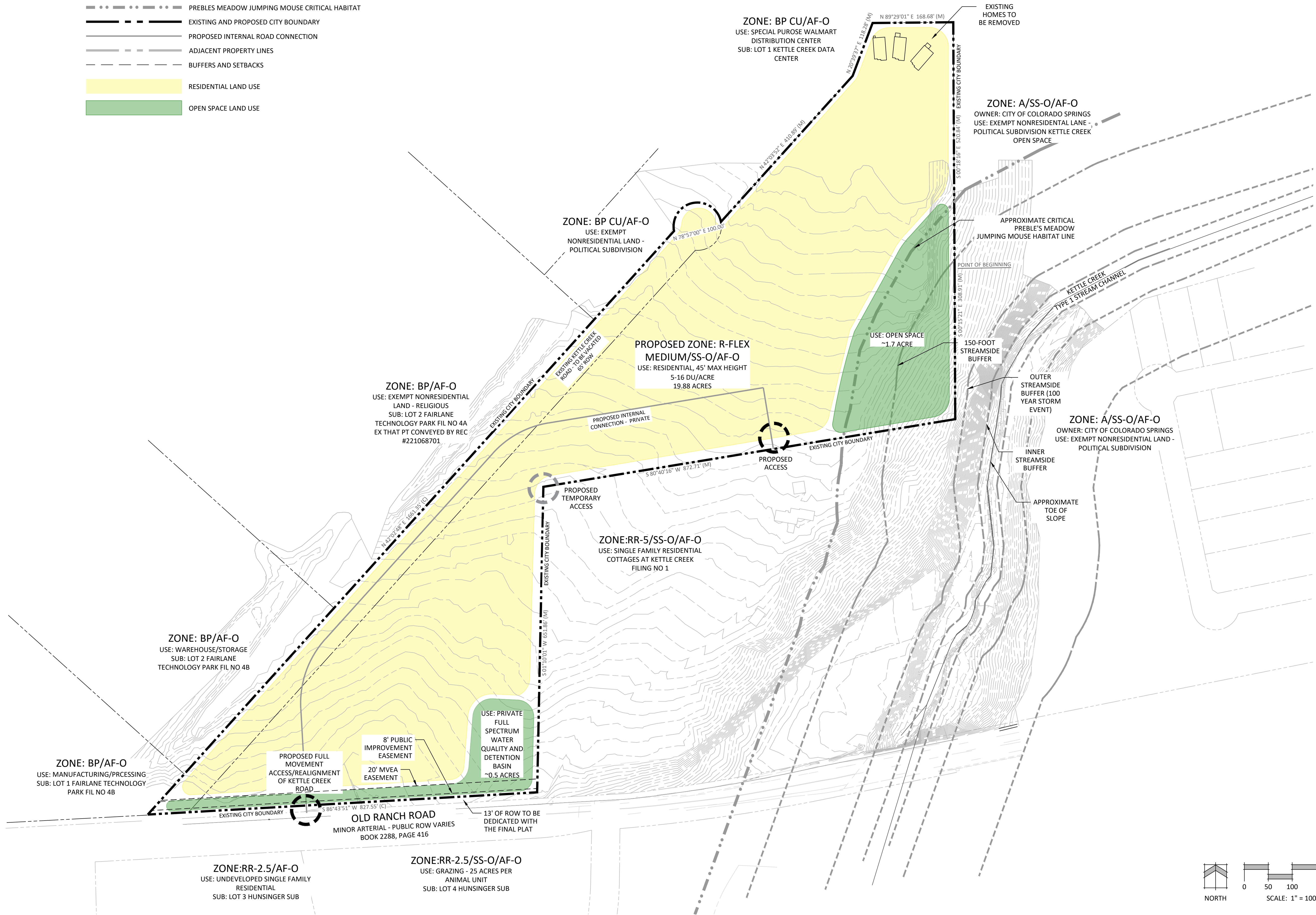
PLAN FILE #

LUPL-25-0014

P:\Challenges\Kettle Creek Road Annexation\09\Drawings\LU\Challenger at Kettle Creek\_LUP.dwg [LUP (2)] 10/22/2025 11:19:45 AM A.Roman

LINE TYPE LEGEND

- PREBLES MEADOW JUMPING MOUSE CRITICAL HABITAT
- EXISTING AND PROPOSED CITY BOUNDARY
- PROPOSED INTERNAL ROAD CONNECTION
- ADJACENT PROPERTY LINES
- BUFFERS AND SETBACKS
- RESIDENTIAL LAND USE
- OPEN SPACE LAND USE



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|-------|-----|--------------|
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LAND USE PLAN

2

2 OF 3

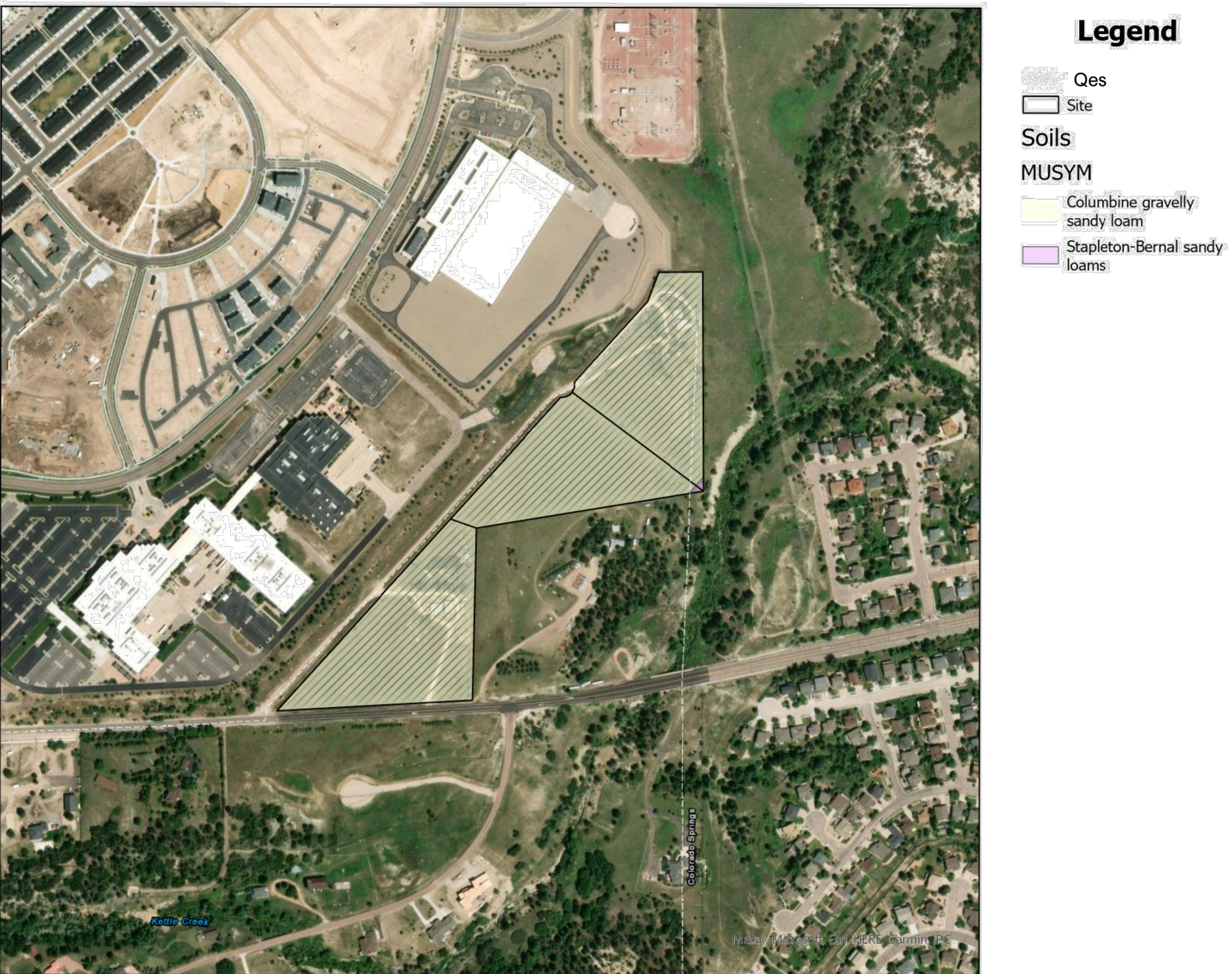
LUPL-25-0014

TOPOGRAPHY & SLOPE MAP



THIS MAP DISPLAYS THE SLOPE PERCENTAGES ON THE SITE. THE SITE IS RELATIVELY FLAT WITH STEEPER SLOPES OF 15%+ HAPPENING ALONG THE CREEK BANKS.

SOILS & GEOLOGY MAP



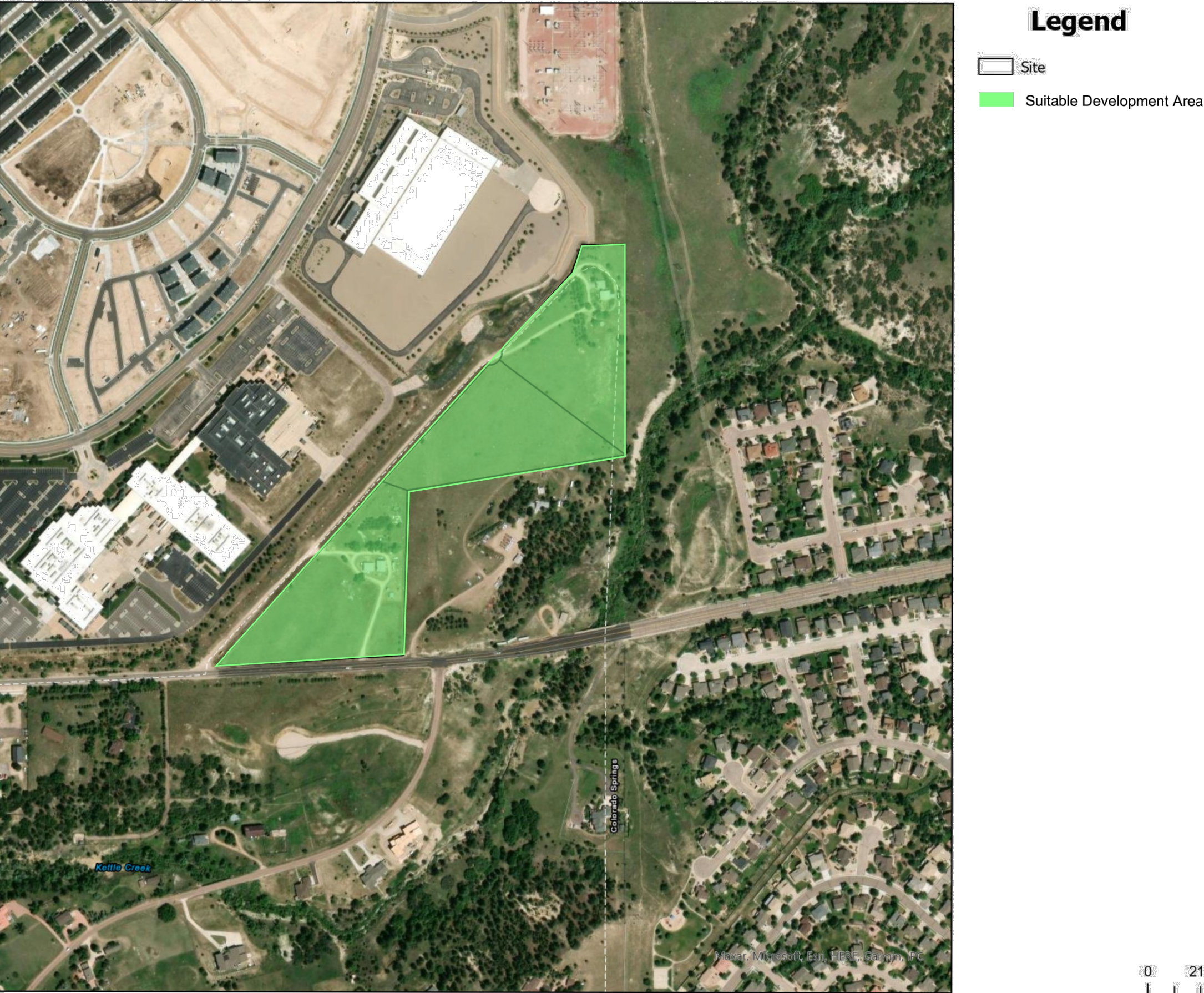
THE SOIL MAP DISPLAYS THE SOIL TYPES ON SITE. THE SOIL TYPES ARE COLUMBINE GRAVELLY SANDY LOAM AND STAPLETON BERNAL SANDY LOAM. THESE ARE SUITABLE FOR DEVELOPMENT AND HAVE GOOD DRAINAGE. PROPER COMPACTION SHOULD BE CONSIDERED TO ELIMINATE RISK OF EROSION. THE GEOLOGY MAP PORTRAYS THAT THE PARCELS ARE Qes. Qes IS EOLIAN DEPOSITS. FINE TO COARSE GRAINED SILTY SAND DEPOSITED BY WIND AND PRESERVED ON SURFACES EAST OF MONUMENT CREEK.

HYDROLOGY & VEGETATION MAP



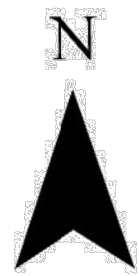
THE AERIAL ABOVE VISUALLY SHOWS THE EXISTING CONDITIONS ON THE SITE. SOME VEGETATION PRESENT ALONG STREAM BANKS. MOST OF THE SITE IS EXISTING SEED AROUND EXISTING DEVELOPED PARCELS. KETTLE CREEK RUNS EAST AND SOUTH OF THE SITE. ZONE AE. MAP #08041C0506G EFF. 12/7/2018.

SITE COMPOSITE MAP



THE COMPOSITE MAP CONCLUSION IS THAT THE SITE IS BUILDABLE. AFTER ANALYSIS OF THE SOIL, TOPOGRAPHY, VEGETATION, GEOLOGY, HYDROLOGY, AND EXISTING CONDITIONS IT IS DEEMED TO BE SUITABLE FOR DEVELOPMENT. THE DEVELOPMENT SHOULD STAY CLEAR OF THE STREAMS AND REQUIRES MEASURES TO PROTECT WATER QUALITY. TREE PRESERVATION SHOULD TAKE PLACE WHEN POSSIBLE.

0' 210' 420' 840' Feet



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LAND SUITABILITY ANALYSIS

3

3 OF 3

LUPL-25-0014