

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. ANEX-23-0014**

Description : A request by Norris Ranch Joint Venture, LLC, for annexation of 19.605 acres into the City of Colorado Springs. The annexation is a part of the overall Karman Line Land Use Plan, which is being submitted concurrently. The Land Use Plan proposes a maximum of 6,500 dwelling units, approximately 45 acres of light industrial, 105 acres of commercial/retail, 100 acres of mixed-use development, and 570 acres of park/open space.

Address : 14050 BRADLEY RD Colorado Springs CO 80901

Record Type : Annexation

Document Filename : WWMF Report

Comment Author Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|-----------------|-------------------------------------|---------------------|
| Caroline Miller | Caroline.Miller@coloradosprings.gov | 719-385-6089 |
| Chris Padilla | Chris.Padilla@coloradosprings.gov | 719-550-1906 |
| Caleb Savage | cjsavage@csu.org | - |

General Comments

| Comment ID | Reviewer : Department | Review Comments |
|------------|-----------------------------|--|
| 36 | Chris Padilla : COS Airport | No comments Outside Airport Overlay. |
| 4 | Caroline Miller : Planning | PLDO has no comments on this item, comments have been made on Land Use Plan. |

Corrections in the following table need to be applied before a permit can be issued

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|------------|----------------|--------------------------------------|------------------------|
| 37 | 2 | Caleb Savage : Col Springs Utilities | CSU approval required. |

Wastewater Master Facility Form



Date: March 20, 2023
 Project Name: Karman Line
 Project Number (City Planning assigned file#):
 Location (Street Intersection, indicate corner): NW Bradley Road and Curtis Road
 Company: Vertex Consulting Services
 Contact Name: Craig Dossey
 Phone Number: 303-906-8800
 Mailing Address: PO Box 1385, Colorado Springs, CO 80901
 Email Address: craig.dossey@vertexcsc.com
 Developer Name: Norris Ranch Joint Venture LLC
 Developer Email: craig.dossey@vertexcsc.com
Lid of Connection (See our GIS portal wastewater layer): WW.204383

Development Type:

- Single Family Residential _____ Number of Units: 2000 Acres: 604.51
- Residential (Duplex & Triplex) _____ Number of Units: 1500 Acres: 209
- Apartments, Condominiums & Townhomes _____ Number of Units: 1000 Acres: 82.39
- Hotels _____ Number of Units: _____ Acres: _____
- Industrial _____ Acres: 45.58
- Commercial _____ Acres: 105.12
- Other Other: Mixed Use- 99.443 acres Estimated Daily flow (gpd): 1,140,000

| LAND USE | AVERAGE DAILY DESIGN FLOW |
|---|---------------------------------|
| Single Family (2.5 persons per unit) | 65 gallons per person per day |
| Multi Family (1.9 persons per unit) | 65 gallons per person per day |
| Commercial (includes elementary & middle schools) | 1,300 gallons per acres per day |
| Industrial (includes high schools) | 2,000 gallons per acre per day |
| Other | Provide Estimate |

COMMENTS:

The above calculation assumes a total of 6,500 dwelling units with 2,000 units being within the mixed-use development.

Approval of this plan does not reserve capacity in the wastewater system until a building permit is obtained.
 Approval of this plan does not represent approval of the wastewater collections system configuration or design.
 The Developer shall be responsible for all wastewater collection system extensions required to serve the proposed development.
 Re-approval of the wastewater master plan shall be required if:

- Any portion of the approved plan is modified
- Adjoining development occurs first

Accepted - Owner/Developer

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the information and accurateness of the information provided.

Signature:

Date:

Accepted - Design Engineer

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the information and accurateness of the information provided.

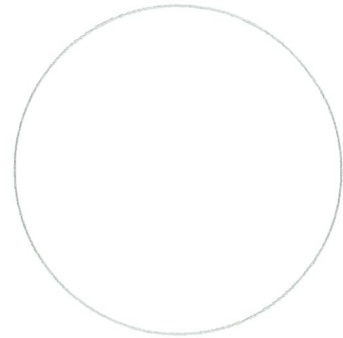
Signature: 

Date: 3/29/23

Accepted - Colorado Springs Utilities

Signature:

Date:



Attach site map to this form with the following information:

- Location and type of development proposed
- Surrounding existing conditions
- Schematic of the wastewater system
- Proposed connection location(s)

Email .pdf of map and form to: wwmasterplansubmit@csu.org

TO BE COMPLETED BY COLORADO SPRINGS UTILITIES WASTEWATER PLANNING AND DESIGN

SIGNATURES REQUIRED:

- No
- Yes

MODEL DETERMINATION - Based on the information supplied

- NO WASTEWATER MODEL WILL BE REQUIRED
- A WASTEWATER MODEL WILL BE REQUIRED - Refer to Standards and Specifications

COMPLETE ONCE APPROVED MODEL IS SUBMITTED

Model submission date:

Based on Model information at the time of submittal:

- There are no downstream capacity issues
- Potential capacity issues were identified

ISSUES IDENTIFIED: