

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 : HGL

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
38	1	Caleb Savage : Col Springs Utilities	HGL response required.

Request a Hydraulic Grade Line Report



** Field is required*

Date: * March 20, 2023

Project Name (No Abbreviations): *Karman Line

Location (Street intersection/address): *NW Bradley Road and Curtis Road

Development Plan Number (Assigned by City Planning):

Contact Name: *Craig Dossey

Contact Email: *craig.dossey@vertexc.com

Contact Phone Number: *303-906-8800

Company Name: *Vertex Consulting Services

Mailing Address: *P.O. Box 1385, Colorado Springs, CO 80901

Developer Name: *Norris Ranch Joint Venture, LLC

Developer Email: *Craig.dossey@vertexc.com

Development Phase: * Master Plan Concept Plan Development Plan Annexation

Estimated start of construction: 2025

Development Type *

- | | | |
|---|-----------------------|---------------|
| <input checked="" type="checkbox"/> Single Family Residential_____ | Number of Units: 2000 | Acres: 604.51 |
| <input checked="" type="checkbox"/> Residential (Duplex & Triplex)_____ | Number of Units: 1500 | Acres: 209 |
| <input checked="" type="checkbox"/> Apartments, Condominiums & Townhomes____ | Number of Units: 1000 | Acres: 82.39 |
| <input type="checkbox"/> Mobile Home Parks_____ | Number of Units: | Acres: |
| <input type="checkbox"/> Hotels_____ | Number of Units: | Acres: |
| <input checked="" type="checkbox"/> Golf Courses, Parks, Open Spaces_____ | Acres: 571 | |
| <input checked="" type="checkbox"/> Industrial_____ | Acres: 72.38 | |
| <input checked="" type="checkbox"/> Commercial_____ | Acres: 105.12 | |
| <input checked="" type="checkbox"/> Other <input style="border: 1px solid black;" type="text" value="Mixed Use"/> _____ | Acres: 99.43 | |

Requested Max Fire Flow: 3,250 GPM @ 20 psi

Proposed Max Day Demand: 5,890,000 GPD

Comments:

The new UDC Master Plan process is called "Land Use Plan". Karman Line is being submitted pursuant to the new UDC. The Land Use Plan includes a cap of 6,500 dwelling units for the entire area, to include the mixed use area. Mixed Use area could include up to 2,000 DU for a project total of 6,500 DU. A school site of 20.1 ac. has been included in the industrial land category. An amenity center of 6.7 ac is included in the industrial category. The above calculation is based upon 50% of the 571 ac. of park and open space being irrigated. The demand was calculated based upon an average of 3 dwelling units per acre-foot/year and 1.1 acre-foot/year for industrial and commercial development. A Peaking Factor of 2.75 was assumed to project MDD.

Attach a site map with water main alignment and proposed connection points, and email map and form to waterplanning@csu.org.

