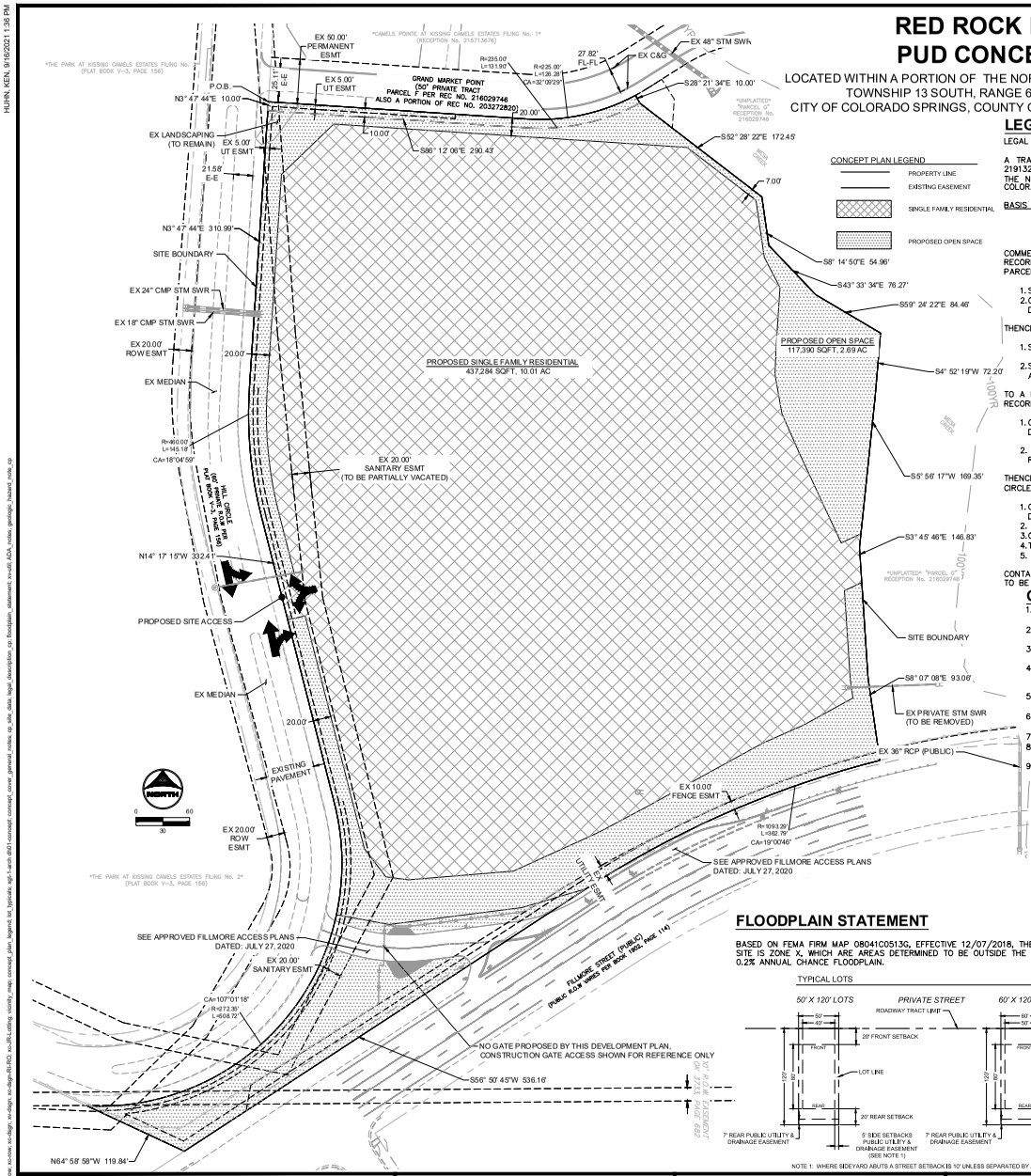
RED ROCK POINT #4
PUD CONCEPT PLAN

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



ADA DESIGN STANDARD NOTES

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.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION TO BE PLATTED AS RED ROCK POINT #4 SUBDIVISION:

A TRACT OF LAND BEING PARCEL G (RED ROCK POINT #4) AS DESCRIBED IN THE DOCUMENT RECORDED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 219132812, AND PARCEL H, AS RECORDED UNDER RECEPTION NUMBER 219132812, RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE NORTH OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: (BASIS OF BEARINGS AS USED HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, T.13 S., R. 67 W., ASSUMED TO BEAR S00°20'51"W A DISTANCE OF 2627.68 FEET, BETWEEN A 3" ALUMINUM CAP STAMPED "LS 22577" AT THE NORTHEAST CORNER OF SAID SECTION 35, AND A 3-3/4" ALUMINUM CAP IN 6" CONCRETE BASE STAMPED "A.G. HILL ¼ COR 1949" AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 35).

COMMENCING AT THE NORTHWEST CORNER OF PARCEL H, AS RECORDED UNDER RECEPTION NUMBER 219132812, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HILL CIRCLE AS RECORDED IN THE PARK AT KISSING CAMELS ESTATES AS RECORDED IN PLAT BOOK V3AT PAGE 156, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID PARCEL H, THE FOLLOWING TWO (2) COURSES:

1. S86°12'06"E A DISTANCE OF 290.43 FEET TO A POINT OF CURVE;
2. ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°09'29", A RADIUS OF 225.00 FEET FOR ON ARC DISTANCE OF 126.28 FEET, WHOSE CHORD BEARS N77°43'10"E, A DISTANCE OF 124.63 FEET, TO THE NORTHWEST CORNER OF TRACT G, AS DESCRIBED AT RECEPTION NO. 216029746 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ON THE WESTERLY LINE OF SAID TRACT G THE FOLLOWING NINE (9) COURSES:

1. S28°21'34"E ,ON A RADIAL LINE TO SAID CURVE, ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 10.00 FEET;
2. S52°28'22"E A DISTANCE OF 172.45 FEET; S08°14'50"E, A DISTANCE OF 54.96 FEET; S43°33'34"E, A DISTANCE OF 76.27 FEET; S59°24'22"E, A DISTANCE OF 84.46 FEET; S04°52'19"W, A DISTANCE OF 72.20 FEET; S05°56'17"W, A DISTANCE OF 169.35 FEET; S03°45'46"E, A DISTANCE OF 146.83 FEET; S08°07'08"E, A DISTANCE OF 93.06 FEET

TO A POINT ON A CURVE, ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FILLMORE STREET AS DESCRIBED IN DEED RECORDED MARCH 15, 1962 IN BOOK 1902 AT PAGE 114 OF THE RECORDS OF SAID EL PASO COUNTY, THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°00'46", A RADIUS OF 1093.29 FEET FOR AN ARC DISTANCE OF 362.79 FEET, WHOSE CHORD BEARS S66°21'08"W, A DISTANCE OF 361.13 FEET, TO A POINT OF TANGENT;
2. S56°50'45"W A DISTANCE OF 536.16 FEET, TO THE MOST EASTERLY CORNER OF LOT 2, OFFICE PARK AT KISSING CAMELS FILING NO. 3, AS RECORDED JANUARY 10, 2000 AT RECEPTION NO. 200003053;

THENCE N64°58'58"W, ON THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 119.84 FEET TO A POINT ON A CURVE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HILLS CIRCLE; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HILL CIRCLE THE FOLLOWING FIVE (5) COURSES:

1. ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 107°01'18", A RADIUS OF 272.35 FEET FOR AN ARC DISTANCE OF 508.72 FEET, WHOSE CHORD BEARS N39°13'23"E, A DISTANCE OF 437.92 FEET TO A POINT OF TANGENT;
2. N14°17'15"W, A DISTANCE OF 332.41 FEET TO A POINT OF CURVE;
3. ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°04'59", A RADIUS OF 460.00 FEET FOR AN ARC DISTANCE OF 145.18 FEET TO A POINT OF TANGENT;
4. THENCE N03°47'44"E, A DISTANCE OF 310.99 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL H;
5. CONTINUING N03°47'44"E, ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL H, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 561,430 SQUARE FEET OR 12.889 ACRES MORE OR LESS, TO BE PLATTED AS RED ROCK POINT #4 SUBDIVISION:

GENERAL NOTES:

1. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE KISSING CAMELS PROPERTY OWNERS ASSOCIATION.
2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-685-6720 FOR ASSISTANCE.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
4. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES OR ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
5. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO FILLMORE STREET FROM ANY PARCEL WITHIN THIS DEVELOPMENT OTHER THAN THE RIGHT-IN RIGHT-OUT FILLMORE ACCESS SHOWN AS APPROVED BY CITY JULY 27, 2020.
6. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC PUD 21-00009. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
7. THIS CONCEPT PLAN SHALL NOT BE USED FOR PLATTING PURPOSES.
8. RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
9. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.

GEOLOGIC HAZARD NOTE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH DATED 03/22/21. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE# CPC PUD 21-00009 OR WITHIN THE SUBDIVISION FILE ____TBD____ OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

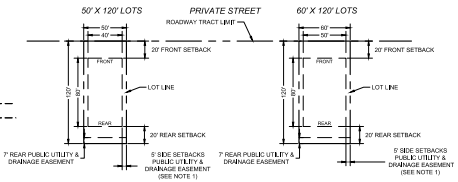
BELOW IS A SUMMARY OF THE SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY:

1. UNDOCUMENTED FILL HAS BEEN IDENTIFIED ON THE SITE SHALL BE REMOVAL AND REPLACED BELOW ALL FOUNDATIONS.
2. A LINING IS RECOMMENDED FOR THE DETENTION POND ALONG THE EASTERN MARGIN DUE TO ITS PROXIMITY TO AREAS PRONE TO DOWNSLOPE CREEP.
3. FOR FOUNDATION DESIGN IN DOWNSLOPE CREEP AREAS, SPECIFIC RECOMMENDATIONS SHOULD BE PROVIDED ON AN INDIVIDUAL BASIS, AFTER BUILDING LOCATIONS ARE FINALIZED AND A SITE-SPECIFIC INVESTIGATION IS COMPLETED.
4. ADDITIONAL SITE-SPECIFIC INVESTIGATIONS RECOMMENDATIONS:
   - IN THE INFILLED AREAS EVALUATE IF SUBSURFACE PERIMETER DRAINS WILL BE REQUIRED. THE LOTS POTENTIALLY IMPACTED BY HIGH SUBSURFACE MOISTURE FROM THE FORMER DRAINAGE SHOULD BE LISTED ON THE PLANS; AND,
   - FOR THE DETENTION POND DETERMINE THE ELEVATION OF THE FORMER DRAINAGE. THE DETENTION POND SHOULD BE LINED BUT CONSTRUCTION OF A LINING ON UNCONTROLLED FILL THAT MAY EXIST ABOVE THE NATURAL DRAINAGE CAN LEAD TO GROUNDWATER ENTRAPMENT WITH POTENTIAL FOR EXCESSIVE PORE PRESSURES DEVELOPING BELOW THE LINING.

FLOODPLAIN STATEMENT

BASED ON FEMA FIRM MAP 08041C0513G, EFFECTIVE 12/07/2018, THE SITE IS ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TYPICAL LOTS



NOTE 1: WHERE SIDEYARD ABUTS A STREET SETBACK IS 10' UNLESS SEPARATED BY A TRACT

SITE DATA:

OWNER:	KC5, LLC 1271 KELLY JOHNSON BLVD, SUITE 100 COLORADO SPRINGS, CO 80920 ATTN: PETER MARTZ	DRAINAGE BASIN:	MESA
		EXISTING USE:	VACANT
		PROPOSED USE:	SINGLE FAMILY RESIDENTIAL, 50 LOTS
		TOTAL DEVELOPMENT AREA:	12.89 ACRES
APPLICANT:	HR GREEN DEVELOPMENT, LLC 7222 COMMERCE CITY DRIVE, SUITE 220 COLORADO SPRINGS, CO 80919 ATTN: KEN HUHN	DEVELOPMENT SCHEDULE:	FALL 2021
		TOTAL LOTS:	50
		MAX DENSITY:	3.87 DU/AC
		MAX BUILDING HEIGHT:	30'
TAX ID NUMBER:	219132812	MINIMUM LOT AREA:	6,000 FT² (50' x 120')
EX ZONING:	R (ESTATE SINGLE FAMILY RESIDENTIAL)	AVERAGE LOT SIZE:	6,816 FT²
PROP ZONING:	PUD (PLANNED UNIT DEVELOPMENT: SINGLE FAMILY RESIDENTIAL; MAXIMUM DWELLING UNITS PER ACRE OF 3.87; AND MAXIMUM BUILDING HEIGHT OF 30 FEET.)	MAX. LOT COVERAGE:	50' LOTS: 57% | 60' LOTS: 59%

PRELIMINARY NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: CPC PUP 21-00104

DRAWN BY: CBM	JOB DATE: 9/8/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 200964	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 9/16/2021			
CAD FILE: J:\2020\200964\CAD\Dwgs\C\Concept Plan\Site_Plan			

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

RED ROCK POINT 4
KC5, LLC
COLORADO SPRINGS, COLORADO

PUD CONCPET PLAN
CONCEPT PLAN

SHEET CP 1

CONCEPT PLAN

HUHN, KEN, 9/16/2021 1:36 PM
HR GREEN_Xrefs: xc-row; xc-logo; xc-dsign; xc-dsgn-RI-RO; xc-RI-Lutting vicinity_map; concept_plan; keyland; tot_typicals; sgc-1-arch std-1-concept; concept_cover; general_notes; cp_site_data; legal_description; cp_floodplain_statement; cv-util; ADA; notes; geologic_hazard_note; cp