

DEVELOPMENT PLAN FOR THE NORTH POINTE AT KISSING CAMELS ESTATES COLORADO SPRINGS, COLORADO

No.	Description	Date
1.	DF COMMENTS - 03-09-18	
2.	DF COMMENTS - 04-10-18	
3.	DF COMMENTS - 06-14-18	

ORSIDEIGN
 815 N FOOTE AVE
 COLORADO SPRINGS, CO 80909
 P. 719-650-9938

WILDLAND_URBAN INTERFACE (WUI) NOTES:

- ALTHOUGH NOT LOCATED ON A HILLSIDE OVERLAY, THIS DEVELOPMENT IS IN THE WILDLAND URBAN INTERFACE AND SHALL COMPLY WITH THE FOLLOWING:
 - CHARACTER TREE BRANCHES SHALL NOT EXTEND OVER OR UNDER THE ROOF OR EAVES, AND THE CANOPY OR DRIP-LINE SHALL NOT BE WITHIN FIFTEEN FEET (15') OF A DECK OR SIMILAR COMBUSTIBLE PROJECTION. WOOD BURNING APPLIANCE OR CHIMNEY UNLESS APPROVED BY THE FIRE CODE OFFICIAL. CHARACTER TREES SHALL BE DEFINED AS EXISTING, MATURE OVERSTORY WILDLIFE ESSENTIAL (NESTING/HABITAT); (2009 IPC § K102.1.4)
 - CLEARANCE TO MAIN STRUCTURE:
 - NO COMBUSTIBLE BRUSH, TREES OR SHRUBS SUCH AS GAMBEL OAK, CONIFERS, JUNIPERS AND YEW'S SHALL BE ALLOWED TO BE LEFT, OR PLANTED, OR MAINTAINED WITHIN TEN FEET OF ANY SIDE OF A STRUCTURE OR SIGNIFICANT ACCESSORY STRUCTURE SUCH AS SHEDS, DECKS, AND PORCHES. THE TRUNKS OF DECIDUOUS TREES MAY BE ALLOWED TO BE PLANTED UP TO 10 FOOT (10') FROM STRUCTURES WHEN APPROVED BY THE FIRE CODE OFFICIAL.
 - EXCEPTION: WHEN APPROVED BY THE FIRE CODE OFFICIAL, SMALL BRUSH PATCHES SUCH AS GAMBEL OAKS AND YEW'S WHICH ARE NOT CHOKED OFF BY STRUCTURES OR SIGNIFICANT ACCESSORY STRUCTURES SHALL BE MAINTAINED IN THE WILDLAND URBAN INTERFACE ZONE. VEGETATION MUST BE MAINTAINED IN ANY DIRECTION, MAY BE ALLOWED TO INTO THIS ZONE. VEGETATION MUST BE MAINTAINED IN ACCORDANCE WITH (2009 IPC § K102.1.2)
- WILDLAND_URBAN INTERFACE (WUI) IGNITION RESISTANT WOOD CONSTRUCTION IS REQUIRED FOR:
 - A GLASS ROOF COVERING (EXCLUDING SOLID WOOD MATERIALS) SHALL BE INSTALLED ON ALL RESIDENTIAL OCCUPANCIES AND A MINIMUM CLASS B ROOF COVERING SHALL BE INSTALLED ON REMAINING OCCUPANCIES, UNLESS OTHERWISE PERMITTED.
 - EXTERIOR CLADDING LEAVES AND SOFFITS SHALL BE CONSTRUCTED OF IGNITION RESISTANT MATERIALS SUCH AS FIBERGLASS, ALUMINUM, STEEL, MASONRY, BLOCK, MANUFACTURED STONE, AND SIMILAR PRODUCTS USED FOR FASCIA, TRIM BOARD MATERIALS AND TRIM ACCENTS, SUCH AS COMBUSTIBLE MATERIALS ARE NOT ALLOWED, EXCEPT: NATURAL WOOD OR PLASTIC MATERIALS ARE ALLOWED WHEN PAINTED OR AS APPROVED.
 - FOR ANY PORTION OF THE ATTACHED STRUCTURE WITH PROJECTIONS OR OVERHANGS, ENCLOSURE WITH IGNITION RESISTIVE MATERIALS SUCH AS THOSE ALLOWED IN THE WILDLAND_URBAN INTERFACE SHALL BE REQUIRED FOR EXTERIOR DOORS, EXTERIOR THICK WINDOWS WITHIN DOORS, AND GLAZED DOORS SHALL BE TEMPERED SAFETY GLASS OR MULTI-LAYERED GLAZED PANELS, EXCEPT: DECORATIVE SINGLE PANE GLAZING IN FRONT ENTRY DOORS IS ALLOWED.
 - GLASS OR MULTI-LAYERED GLAZED PANELS, MINIMUM DOUBLE PANE, TEMPERED PANES ARE PREFERRED BUT NOT REQUIRED.
 - ALL ATTIC VENTS SHALL BE SCREENED WITH WIRE MESH OR HARDWARE CLOTH HAVING OPENINGS NO LARGER THAN 1/8-INCH UNLESS AN ALTERNATIVE DESIGN OR PRODUCT IS ALLOWED BY THE FIRE CODE OFFICIAL. SOFFIT VENTS ARE ALLOWED. GABLE VENTS MAY BE INSTALLED SUCH THAT THE LEADING EDGE OF THE ROOF IS FINISHED WITH A METAL DRIP GUTTER AND DOWNSPOUTS THAT ARE OF NON-COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED SUCH THAT THE LEADING EDGE OF THE ROOF IS FINISHED WITH A METAL DRIP EDGE SO THAT NO WOOD SHEATHING IS EXPOSED. THE DRIP EDGE SHALL EXTEND INTO THE GUTTER VINYL GUTTERS MAY BE ALLOWED, BUT MUST HAVE A NON-COMBUSTIBLE LANDING SURFACE OR FOUNDATION. NOTE: WINTER CAPS ARE HIGHLY ENCOURAGED TO PROTECT THE OWNER MAINTENANCE ITEM TO PREVENT COMBUSTIBLE DEBRIS FROM COLLECTING IN THE TROUGH.
 - DECKS AND OTHER HABITABLE SPACES SHALL BE OF IGNITION RESISTANT OR NON-COMBUSTIBLE DECKING MATERIALS, SUCH AS COMPOSITE OR METAL BEGGING. WOOD IS NOT PERMITTED TO BE USED FOR DECKING. COMPOSITE DECKING IS PERMITTED FOR ALL LARGE STRUCTURAL COMPONENTS AND RAILINGS.
 - THE BASE OF EXTERIOR WALLS, POSTS OR COLUMNS SHALL BE PROTECTED ON THE BOTTOM SIDE WITH PROVISIONS SUCH AS FIRE RESISTANT FOAM, OR WIRE MESH HAVING STENNINGS NO LARGER THAN 1/8-INCH TO PROTECT THEM FROM EMBER INTRUSION AND CHIMNEYS SERVING FIREPLACES, AS WELL AS OTHER HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUELS ARE USED, SHALL HAVE AN APPROVED SPARK ARRESTER OR CAP.

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS SHALL BE CONSIDERED AS THE NON-EXISTENCE OF A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR. ALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ON-SITE AT ALL TIMES.
- THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- GRAVING ACTIVITIES SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- THE DEVELOPMENT WILL CONSIST OF 12 SINGLE FAMILY DETACHED RESIDENTIAL HOMES.
- RAIN GARDEN AND ITS OUTFALL STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE KISSING CAMELS PROPERTY OWNERS ASSOCIATION (OR PRIVATE SUB-ASSOCIATION PENDING JULY, 2018).
- THE DEVELOPED AREA IS IN CAMP CREEK DRAINAGE BASIN.
- ALL LOTS SHOWN ARE PRELIMINARY, PLATTED LOT DIMENSIONS MAY VARY.
- LIMITS SHALL BE SIZED AND LOCATED PER CITY STANDARDS.
- THESE SHALL BE A MINIMUM OF 50% UTILITY RESERVE CAPACITY OVER THE CURRENT UTILITY SIZES.
- ROADWAYS & ROW ARE PRIVATE AND SHALL BE DEDICATED TO THE KISSING CAMELS PROPERTY OWNERS ASSOCIATION. THE ROADWAY SHALL BE MAINTAINED BY THE KPCOA.
- ROADWAYS SHALL BE DESIGNED AND BUILT TO CITY STANDARDS (28" OUTSIDE F.O. CURB TO OUTSIDE F.O. CURB).
- L.D.E SAC SHALL BE DESIGNED AND BUILT TO CSD STANDARDS AT A MINIMUM OF 68".
- THE TURN-AROUND AT THE CORNER OF GLEN VISTA ROAD AND THE NEW ROAD SHALL BE DESIGNED AND BUILT TO CSD STANDARDS FOR APPARATUS MANEUVERING.
- A PORTION OF THE EXISTING 12' D.I.P. WATERLINE (INSTALLED IN 1987) SHALL BE REPLACED WITHIN THE NEW STREET R.O.W.
- THE DEVELOPMENT SHALL FULFILL THE ANNEXATION AGREEMENT BETWEEN GGC, LLC AND KISSING CAMELS PROPERTY OWNERS ASSOCIATION.
- THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES. A PRELIMINARY INSPECTION MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.
- A FIRE INSPECTION OF THE ROADWAY AND FIRE LANE MARKINGS SHALL BE COMPLETED PRIOR TO THE CLOSURE OF THE DRIVE FOR THE FIRST HOME TO BE BUILT IN THIS SUBDIVISION.
- THE PRIVATE DRIVE, TURN AROUND AND CUL-DE-SAC SHALL BE IDENTIFIED AND MARKED AS A FIRE LANE IMPROVEMENTS, STRUCTURES AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NEC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR COLORADO SPRINGS UTILITIES POLICIES.
- FACILITY SHALL NOT VIOLATE NEC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FRONT LOAD GARAGES MUST BE 18" FROM BACK OF CURB.
- GEOTECHNICAL FOUNDATION SETBACKS, WHERE REQUIRED, SHALL BE PER PLAT. STRUCTURES SHALL BE ALLOWED TO OVERHANG SUCH SETBACKS AS LONG AS THEY DO NOT ENCRUCH THE BUILDING SETBACK.
- THIS DEVELOPMENT SHALL BE SUBJECT TO THE FINDINGS OF THE FINAL DRAINAGE REPORT FOR THE NORTHPOINTE AT KISSING CAMELS ESTATES DATED MAY, 2018.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTHWEST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES PLING NO. 3 BEING THE TRUE NORTH POINT OF SAID LOT 5 AND ONE OF THE CORNERS OF A SECTION 27 OF SAID TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, A DISTANCE OF 244.45' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
 1. THENCE N69°39'29"E, A DISTANCE OF 244.45' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
 2. THENCE N23°58'41"E, A DISTANCE OF 286.24', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 3. THENCE N69°05'53"E, A DISTANCE OF 130.61', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 4. THENCE N62°29'25"E, A DISTANCE OF 44.48', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 5. THENCE N27°07'25"E, A DISTANCE OF 69.44', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 6. THENCE N6°59'56"E, A DISTANCE OF 63.44', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 7. THENCE S75°04'17"E, A DISTANCE OF 121.08';
 8. THENCE S3°05'11"E, A DISTANCE OF 74.68';
 9. THENCE S5°05'34"E, A DISTANCE OF 26.48';
 10. THENCE S32°43'10"E, A DISTANCE OF 83.21';
 11. THENCE S80°19'51"E, A DISTANCE OF 97.16' TO A POINT ON A CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S24°19'39"E;
 12. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 51.00 FEET, A DELTA ANGLE OF 78° 15' 15" AN ARC LENGTH OF 66.50 FEET TO A POINT ON A CURVE TO THE LEFT;
 13. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 40° 49'37" AN ARC LENGTH OF 90.50 FEET TO A POINT OF CURVE TO THE LEFT;
 14. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 886.12 FEET, A DELTA ANGLE OF 4° 42'50" AN ARC LENGTH OF 105.00 FEET, TO A POINT ON A TANGENT LINE;
 15. THENCE S37°11'35"E, A DISTANCE OF 130.06' TO A POINT OF CURVE TO THE LEFT;
 16. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, 690.00 FEET, A DELTA ANGLE OF 24° 48'08" AN ARC LENGTH OF 346.46 FEET, TO A POINT OF CURVE TO THE RIGHT;
 17. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1617.08 FEET, A DELTA ANGLE OF 28° 38'08" AN ARC LENGTH OF 271.01 FEET, TO A POINT OF CURVE TO THE RIGHT;
 18. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 47° 42'50" AN ARC LENGTH OF 13.79 FEET, TO A POINT ON A NON-TANGENT LINE;
 19. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 24° 40'13" AN ARC LENGTH OF 13.79 FEET, TO A POINT ON A TANGENT LINE;
 20. THENCE N82°04'53"E, A DISTANCE OF 171.48 FEET, TO A POINT ON THE BOUNDARY OF LOT 1, KISSING CAMELS SUBDIVISION FILING NO. 19;
 21. THENCE S74°46'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF LOT 1, KISSING CAMELS SUBDIVISION FILING NO. 19;
 22. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN VISTA RESERVE;
 23. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF LOT 1, KISSING CAMELS SUBDIVISION FILING NO. 19;
 24. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN VISTA RESERVE;
 25. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN VISTA RESERVE;
 26. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN VISTA RESERVE;
 27. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 152.87 FEET, A DELTA ANGLE OF 46° BEING THE EASTERY R.O.W. LINE OF A PRIVATE R.O.W., BOUNDARY TO A POINT ON A TANGENT LINE, THE LINE ALSO BEING THE EASTERY R.O.W. LINE OF A PRIVATE R.O.W., LINE OF A PRIVATE R.O.W., A DISTANCE OF 379.82';
 28. THENCE S35°44'05"W, ALONG SAID EASTERLY R.O.W., LINE OF A PRIVATE R.O.W., A DISTANCE OF 59.75' TO A POINT BEING THE NORTHERLY MOST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3;
 29. THENCE ALONG THE BOUNDARY OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
 THE ABOVE TRACT OF LAND CONTAINS 7.28 ACRES, MORE OR LESS.

STANDARD GRADING AND EROSION CONTROL PLAN NOTES:

- ANY LAND DISTURBANCE BY ANY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OTHER PERSON, SHALL COMPLY WITH THE BASIC EROSION CONTROL AND SEDIMENTATION CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2.
- NO CLEARING, GRADING EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER CONTROL PLAN IS FIRST RECEIVED FROM THE CITY ENGINEER.
- INSTALLATED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY, CHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADING OR FINAL EARTH DISTURBANCE SHALL BE LEFT UNDISTURBED UNTIL ACCEPTANCE OF THE PLAN. AFTER INTERIM GRADING, AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY ENGINEER AND THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS, NOT COME WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN. A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS, THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY SUCH CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN, THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

TIMING:
 ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: AUGUST 1, 2018
 EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: NOVEMBER 1, 2018

AREAS:
 TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 3.86 ACRES
 RECEIVING WATERS:
 NAME OF RECEIVING WATERS: CAMP CREEK

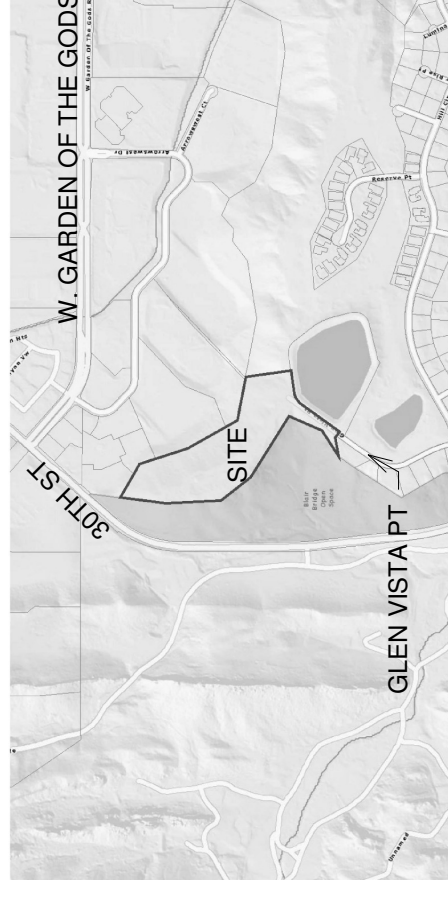
PROJECT DATA:

OWNER:
 GGC, LLC
 300 EAGLE DANCE CIRCLE
 PALM DESERT, CA 92211

DEVELOPER:
 ORSILLO LAND DEVELOPMENT, LLC
 MICHAEL ORSILLO
 COLORADO SPRINGS, CO 80909
 719-210-1128
 MORSILLO2@YAHOO.COM

APPLICANT:
 ORSILLO DESIGN
 AMANDA ORSILLO
 COLORADO SPRINGS, CO 80909
 AMANDA@ORSILLODESIGN.COM

ADDRESS:
 NORTH END OF GLEN VISTA PT.
 TAX SCHEDULE NO.
 732710009



FLOODPLAIN STATEMENT:
 NORTHPOINTE AT KISSING CAMELS ESTATES IS NOT LOCATED WITHIN A FEMA DESIGNATED 100-YEAR FLOOD PLAN AS SHOWN ON F.H.M. PANEL NO. 060660 0515', DATED MARCH 17, 1997.

GEOLOGIC HAZARD STATEMENT: CPC P 97-00320A1MM17 THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, INC. DATED JUNE 6, 2018, WHICH IDENTIFIED THE FOLLOWING STEEP SLOPES BELOW THE RELATIVELY FLAT BEACH, POTENTIAL GEOLOGIC HAZARDS OTHER THAN SLOPE ISSUES INCLUDING STEEPLY DIPPING, SHALLOW BEDROCK AND REGIONAL FACTORS INCLUDING RADON AND SEISMICITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # CPC PUD 18-00009 OR #CPC P 97-00320-A1MM17 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT REPORT.

LOT NO.	LOT LINE SETBACKS			SQ. FT.	HT.
	FRONT	SIDE	REAR		
1	16	7.5	15	PER PLAT	2000
2	16	7.5	15	PER PLAT	2000
3	16	7.5	30	PER PLAT	2000
4	16	7.5	40	PER PLAT	2460
5	16	7.5	50	PER PLAT	2460
6	16	7.5	50	PER PLAT	2460
7	16	7.5	50	PER PLAT	2460
8	16	5	15	PER PLAT	2000
9	16	5	15	PER PLAT	1900
10	16	5	15	PER PLAT	1900
11	16	5	15	PER PLAT	1600
12	16	5	15	PER PLAT	1600

LOT STANDARDS					
LOT NO.	FRONT	SIDE	REAR	GEO-HAZARD	MAX. HAZ. HT.
1	16	7.5	15	PER PLAT	2000
2	16	7.5	15	PER PLAT	2000
3	16	7.5	30	PER PLAT	2000
4	16	7.5	40	PER PLAT	2460
5	16	7.5	50	PER PLAT	2460
6	16	7.5	50	PER PLAT	2460
7	16	7.5	50	PER PLAT	2460
8	16	5	15	PER PLAT	2000
9	16	5	15	PER PLAT	1900
10	16	5	15	PER PLAT	1900
11	16	5	15	PER PLAT	1600
12	16	5	15	PER PLAT	1600

ZONING INFORMATION:
 EXISTING ZONE: RS OR R R-CR
 MASTER PLAN ZONE: HILL PROPERTIES
 DRAINAGE BASIN: CAMP CREEK
 TOTAL DEVELOPED ACRES: 7.28 ACRES

TRACT A - DRAINAGE BASIN: 27 ACRES
TRACT B - ROADWAY: 4.71 ACRES
LOTS: .80 DUAC

TOTAL NUMBER OF LOTS: 12
GROSS DENSITY: 12 PER PLAT

LOT DATA:
 1. MIN. LOT SIZE: 27 ACRES
 2. AVE. LOT SIZE: 39 ACRES
 3. 2-STORY ALLOWED: YES
 4. MAX. BLDG. COVERAGE: 40%

PARKING ALLOCATION (2 SPACES/UNIT REQD):
 GARAGE: 2 SPACES, MIN.

MINIMUM LOT DIMENSIONS:
 1. MINIMUM FRONT: +- 67' # AS MEASURED AT FRONT SETBACK
 2. MINIMUM WIDTH: +- 106.5' AS MEASURED AT FRONT SETBACK
 3. MINIMUM FRONTOAGE: +- 97.4' @ FLAG LOT

SHEET INDEX:

- 1 OF 5 TITLE SHEET
- 2 OF 5 PUD SHEET
- 3 OF 5 GRADING PLAN
- 4 OF 5 FACILITIES PLAN
- 5 OF 5 FACILITIES P&P

DEVELOPMENT PLAN REVIEW HISTORY:	
NO.	DESCRIPTION DATE
	CPC PUD 18-00009

DATE 01-19-18
SCALE
JOB NO. 17-19
SHEET
1 of 5
CPC PUD 18-00009

THE NORTH POINTE AT KISSING CAMELS ESTATES TITLE SHEET

WHITEHEAD ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS

1585 RIFKEN CT
COLORADO SPRINGS, CO 80915
PHONE (719) 234-4411

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PROJECT NAME:
**THE NORTHPOINTE at
KISSING CAMELS ESTATES**

SHEET TITLE:
**PRELIMINARY UTILITY AND
PUBLIC FACILITIES PLAN**

BENCHMARK:

REVISIONS:
1- DP COMMENTS - 03-09-18
2- DP COMMENTS - 04-10-18
3- DP COMMENTS - 06-14-18

SCALE: 1" = 50'

DATE: 01/31/2018

DRAWN BY: DW

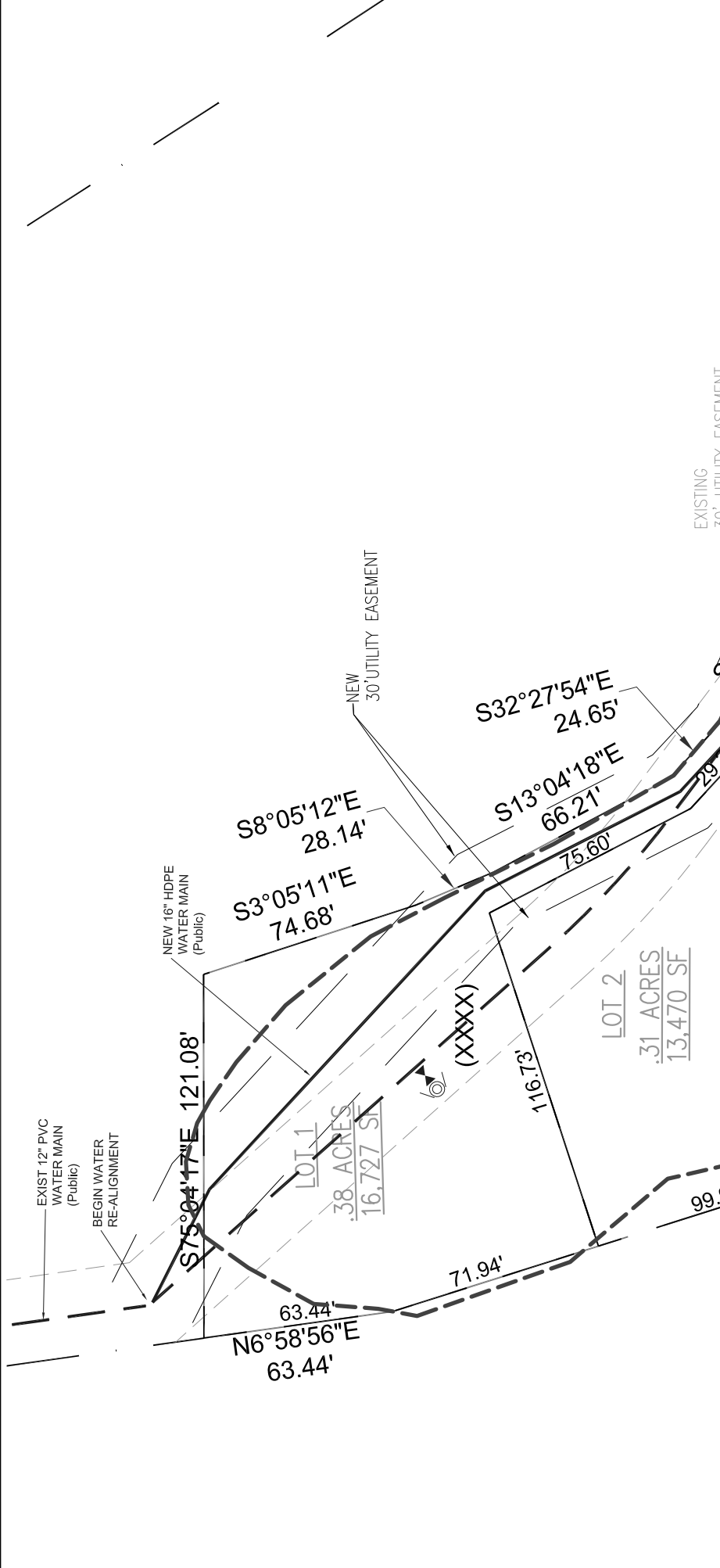
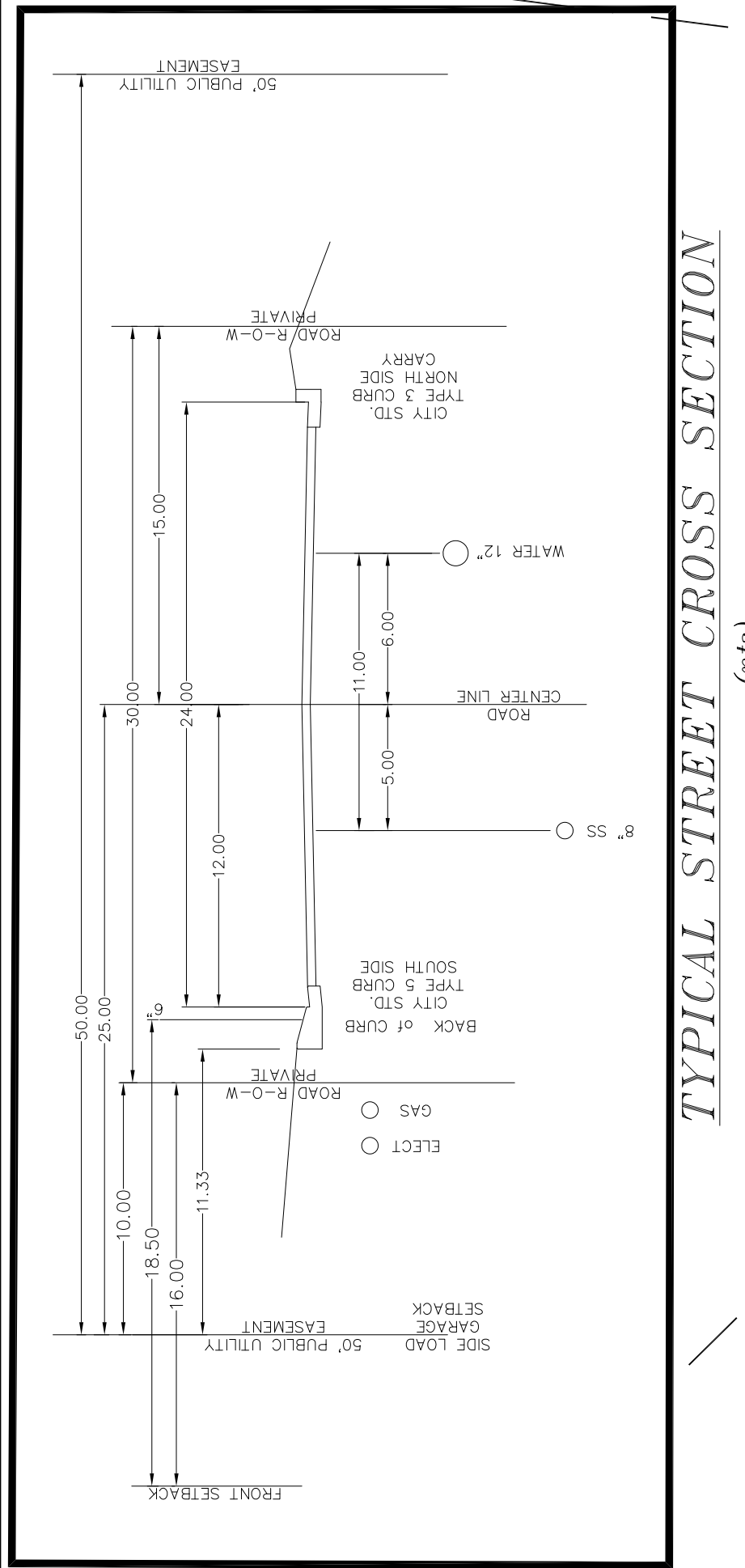
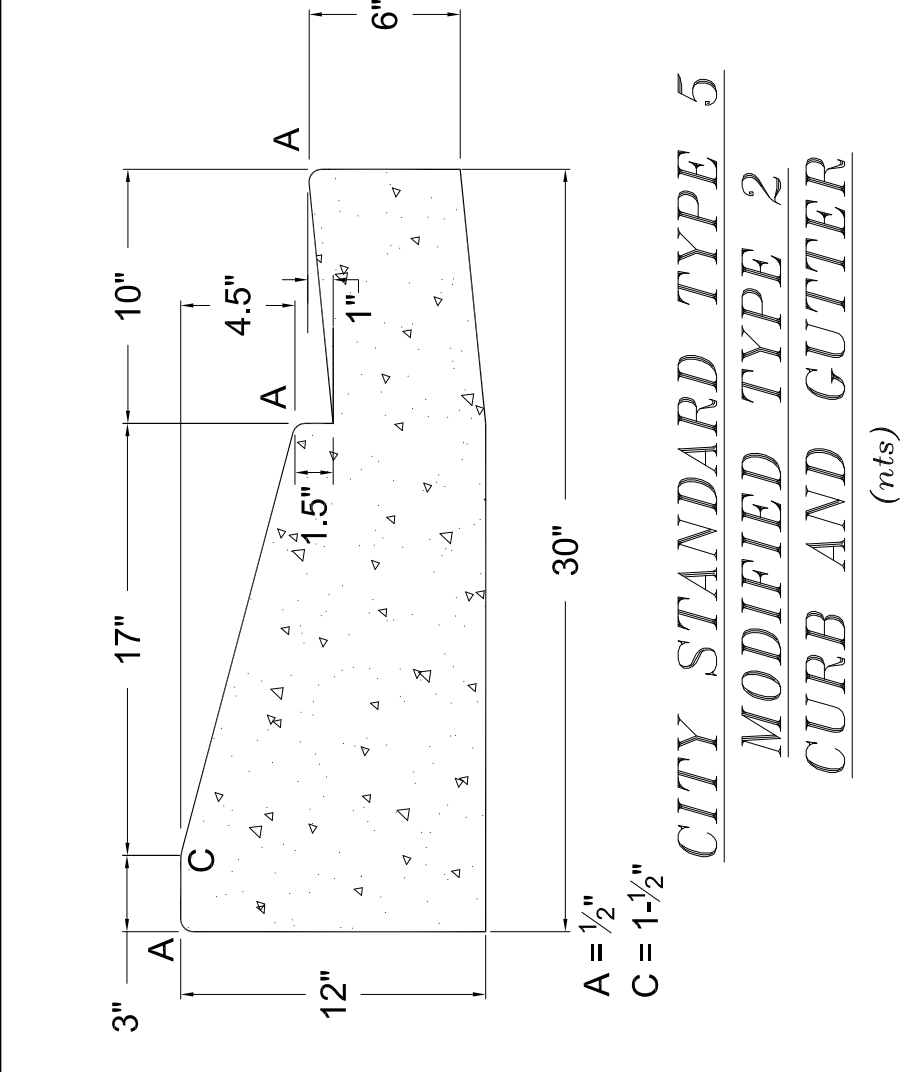
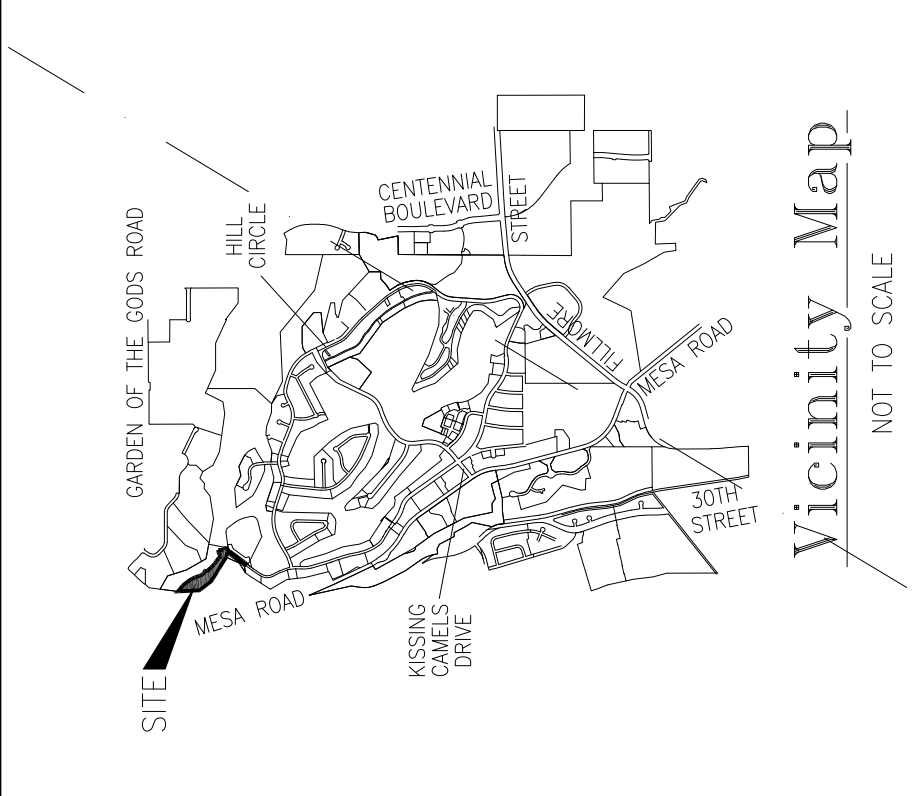
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SHEET NO: 4 OF 5

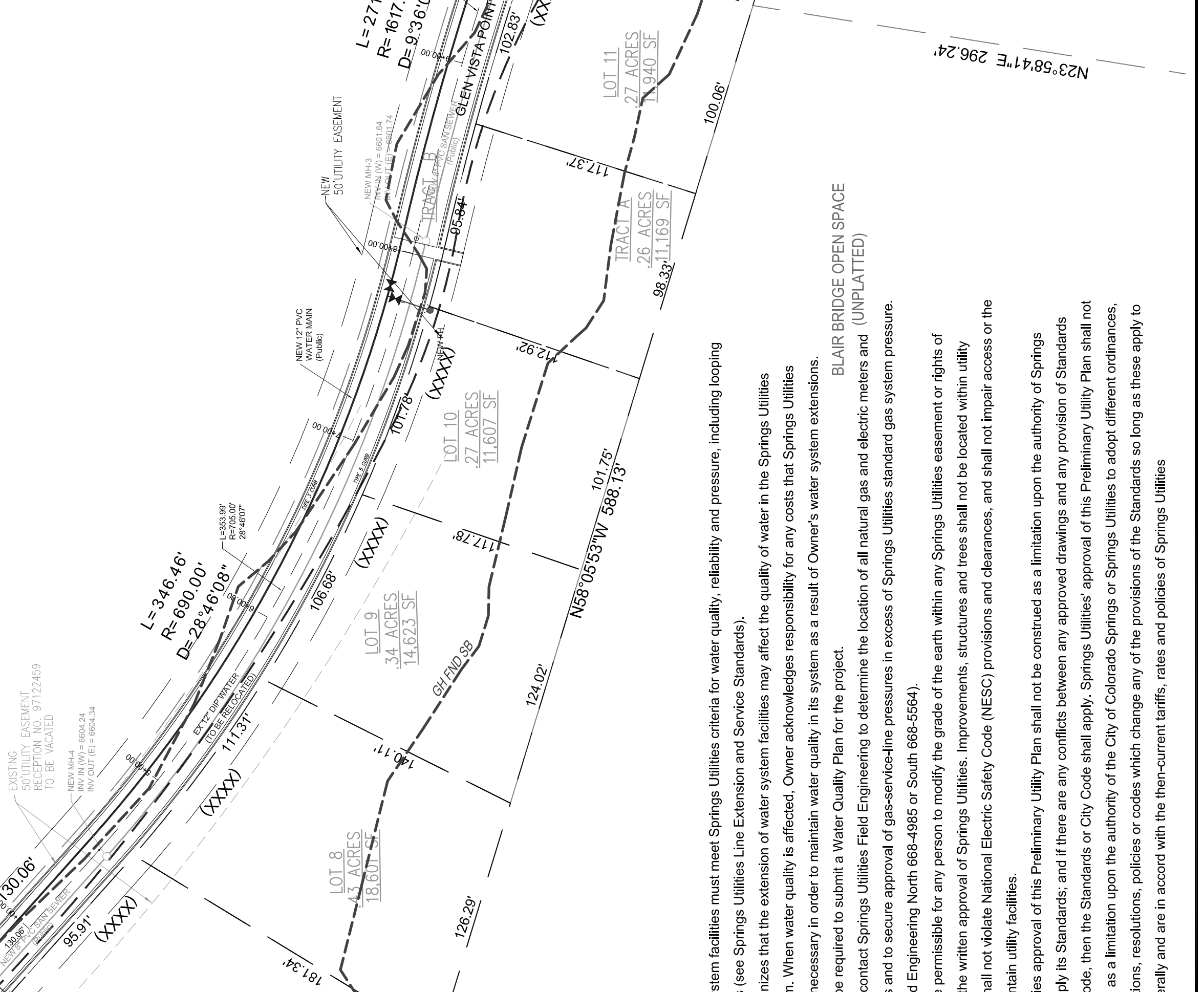
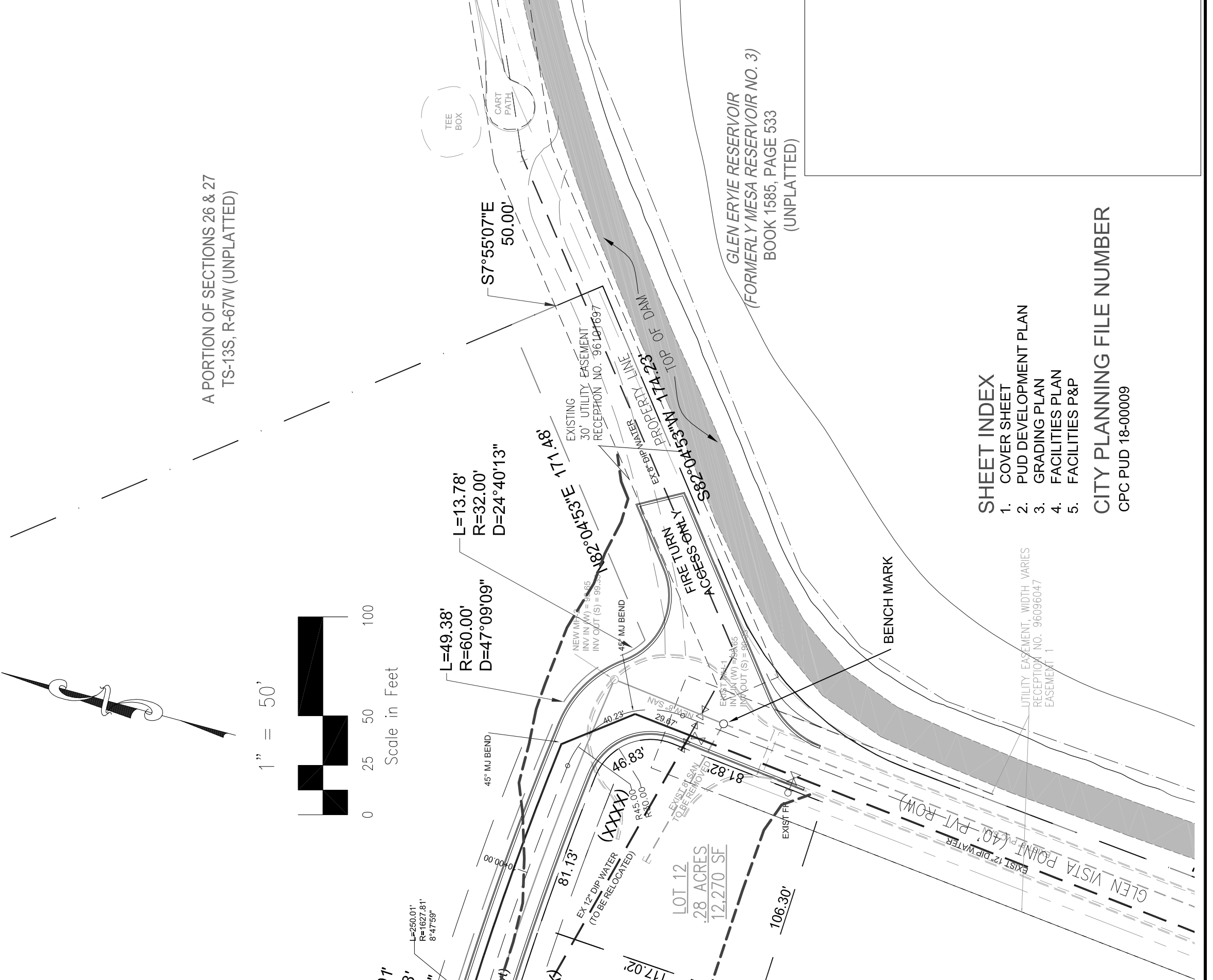
DRAWING NAME: Northpointe

VIEW: FACILITIES

PROJECT NO: 17016



- LEGEND**
- PROPOSED [Symbol] EXISTING FIRE HYDRANT
 - PROPOSED [Symbol] EXISTING LIGHT
 - PROPOSED [Symbol] EXISTING ELECT. TRANSFORMER
 - PROPOSED [Symbol] EXISTING CONC. PAD
 - PROPOSED [Symbol] EXISTING WATER VALVE
 - PROPOSED [Symbol] EXISTING SAN. SEWER MANHOLE
 - PROPOSED [Symbol] EXISTING SAN. SEWER
 - PROPOSED [Symbol] EXISTING WATER
 - PROPOSED [Symbol] EXISTING UNDERGROUND ELECTRIC
 - PROPOSED [Symbol] EXISTING UNDERGROUND TELEPHONE
 - PROPOSED [Symbol] EXISTING TELEPHONE
 - PROPOSED [Symbol] EXISTING GAS
 - PROPOSED [Symbol] EXISTING WATER
 - PROPOSED [Symbol] PROPOSED STORM
 - PROPOSED [Symbol] PROPOSED SAN SEWER
 - PROPOSED [Symbol] EXIST. CONTOURS
 - PROPOSED [Symbol] PROF. CONTOURS
 - PROPOSED [Symbol] INLET PROTECTION
 - PROPOSED [Symbol] BOUNDARY
 - PROPOSED [Symbol] EASEMENT



7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner must submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5584).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

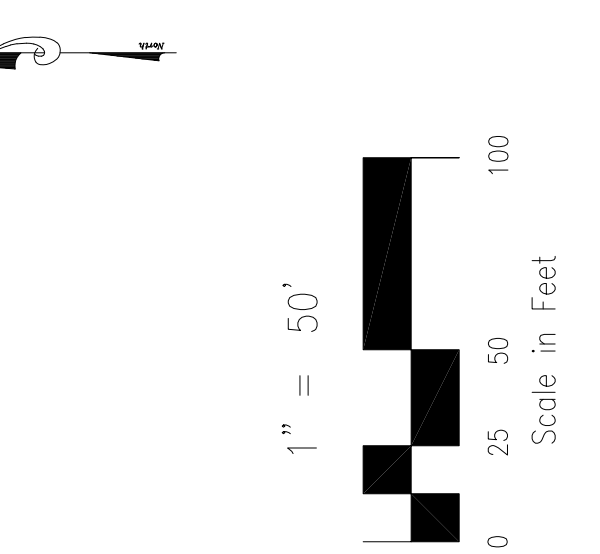
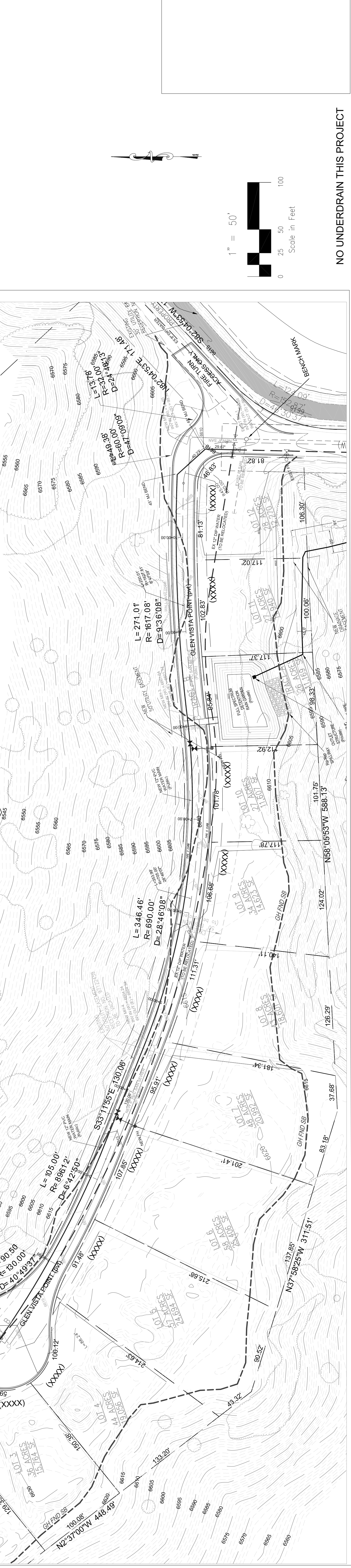
1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
2. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
3. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
4. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
5. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.

- SHEET INDEX**
1. COVER SHEET
 2. PUD DEVELOPMENT PLAN
 3. GRADING PLAN
 4. FACILITIES P&P
 5. FACILITIES P&P
- CITY PLANNING FILE NUMBER**
CPC PUD 18-00009

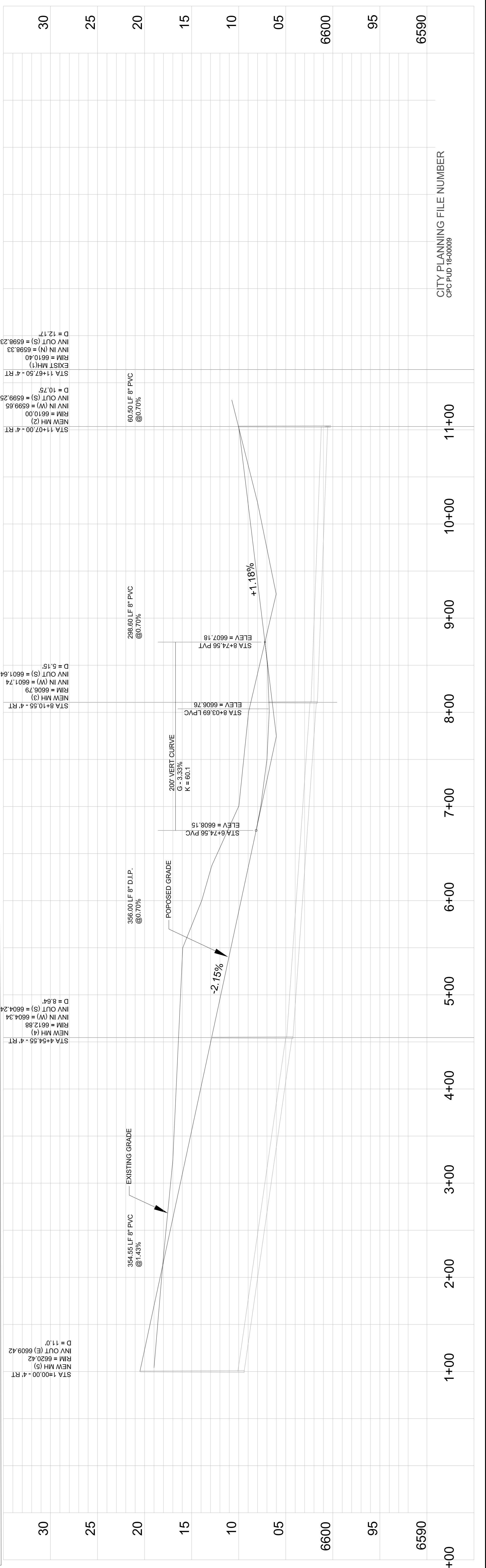
FIGURE 5

NOTE
FOR PIPELINES LESS THAN 1.04% GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED:
(A) THE BOTTOM OF THE TRENCH SHALL BE PLATE TRIMMED PRIOR TO THE INSTALLATION OF ANY PIPE OR BEDDING MATERIAL.
(B) SELECT BEDDING MATERIAL SHALL BE INSTALLED PER SECTION 2.16 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
(C) PIPELINES OF LESS THAN 1.04% GRADE SHALL BE "AS CONSTRUCTED" BY A LICENSED SURVEYOR OR AN APPOINTED REPRESENTATIVE UNDER HIS DIRECT SUPERVISION. THE "AS CONSTRUCTED" MANHOLE INVERTS SHALL BE RECORDED ON THE RECORD DRAWING(S) SUBMITTED TO COLORADO SPRINGS UTILITIES RECORDS MANAGEMENT.

NOTE
NO TREES SHALL BE LOCATED WITHIN 15 FEET OF THE WASTEWATER LINES.



NO UNDERDRAIN THIS PROJECT



<p>STATEMENT: THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN, THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.</p>	<p>REVIEW: STREET DESIGN: _____ DATE _____ CURB & GUTTER REVIEW: _____ DATE _____ PAVEMENT DESIGN REVIEW: _____ DATE _____ DRAINAGE DESIGN: _____ DATE _____ FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS, 1980, AS AMENDED.</p>	<p>DESIGN DATA: SIDEWALKS: _____ WIDTH: _____ LOCATION: <input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED, 6' FROM P/L CURB TYPE: <input type="checkbox"/> 2 <input type="checkbox"/> 3 R.O.W. WIDTH: _____ N/A STREET TYPE: _____ N/A</p>	<p>ASPHALT THICKNESS: AC SURFACE _____ AC BASE _____ AGGR. BASE THICKNESS: CLASS 6 _____ CLASS 5 _____ CLASS 2 _____</p>	<p>SCALE: HORIZ. 1" = 50' VERT. 1" = 5' BENCH MARK: _____</p>	<p>REVISIONS: NO. DESCRIPTION DATE 1 DP COMMENTS 03-09-18 2 DP COMMENTS 04-10-18 3 DP COMMENTS 06-14-18</p>	<p>WHITEHEAD ENGINEERING, LLC COLORADO SPRINGS, CO 80915 PHONE (719) 537-4411 DESIGNED BY: DJW DATE: 1/31/2018 DRAWN BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____</p>	<p>PROJECT: THE NORTHPOINTE at KISSING CAMELS ESTATES STREET: GLEN VISTA POINT FROM STA: 1+00.00 TO STA: 11+67.50 DRAWING VIEW: CONSTRUCTION PLAN / SEWER PROFILE SUBDIVISION: NORTHPOINTE at KISSING CAMELS DRAINAGE BASIN: CAMP CREEK PROJECT NO.: 07016 SHEET 5 OF 5</p>
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FIGURE 5