DEVELOPMENT PLAN
FOR
THE NORTHPOINTE
AT KISSING CAMELS ESTATES
COLORADO SPRINGS, COLORADO

WILDLAND URBAN INTERFACE (WUI) NOTES:

1. ALTHOUGH NOT LOCATED ON A HILLSIDE OVERLAY, THIS DEVELOPMENT IS IN THE WILDLAND URBAN INTERFACE AND SHALL COMPLY WITH THE FOLLOWING:
   A. CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES: 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 TREES THAT ARE UNIQUE TO THE SITE: I.E. SPECIES SPECIFIC OR LARGE DIAMETER (>12 INCHES) OR WILDLIFE ESSENTIAL (NESTING HABITAT). (2009 IFC § K102.1.4)
   B. CLEARANCE TO MAIN STRUCTURE: NO COMBUSTIBLE BRUSH, TREES OR SHRUBS SUCH AS GAMBEL OAK, CONIFERS, JUNIPERS AND YEWS SHALL BE ALLOWED TO BE LEFT, OR PLANTED, OR ALLOWED TO GROW WITHIN FIFTEEN FEET (15') OF THE MAIN STRUCTURE OR SIGNIFICANT AC CESSORY STRUCTURE SUCH AS SHEDS, DECKS, AND PERGOLAS. 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.
      1. EXCEPTION: WHEN APPROVED BY THE FIRE CODE OFFICIAL, SMALL BRUSH PATCHES SUCH AS GAMBEL OAK, MOUNTAIN MAHOGANY, ROCKY MOUNTAIN MAPLE, CHOKECHERRY, ETC. NOT EXCEEDING ONE HUNDRED (100) SQUARE FEET IN SIZE OR TREES, NO LARGER THAN FIFTEEN (15)LINEAR FEET IN ANY DIRECTION, MAY BE ALLOWED TO INTO THIS ZONE. VEGETATION MUST BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE COLORADO SPRINGS COMMUNITY WILDFIRE PROTECTION PLAN. (2009 IFC § K102.1.2)
   C. WILDLAND URBAN INTERFACE FIRE INDEX- "IGNITION-RESISTANT CONSTRUCTION" IS REQUIRED FOR USE AS SPECIFICALLY ENABLED BY THE INTERNATIONAL FIRE CODE:
      1. A CLASS-A 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.
      2. EXTERIOR CLADDING, EAVES AND SOFFITS SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS APPROVED BY CSFD. APPROVED MATERIALS INCLUDE, BUT ARE NOT LIMITED TO: FIBER-CEMENT BOARD, STUCCO, MASONRY/BRICK, MANUFACTURED STONE, AND SIMILAR MATERIALS. NATURAL WOOD/CEDAR SIDING, HARDBOARD, VINYL, AND SIMILAR COMBUSTIBLE MATERIALS ARE NOT ALLOWED. EXCEPTION: NATURAL WOOD OR PLASTIC PRODUCTS USED FOR FASCIA, TRIM BOARD MATERIALS AND TRIM ACCENTS, SUCH AS CORBELS, FALSE RAFTER TAILS, FAUX TRUSSES, SHUTTERS AND DECORATIVE VENTS MATERIAL ARE ALLOWED WHEN PAINTED OR AS APPROVED.
      3. FOR ANY PORTION OF THE ATTACHED STRUCTURE WITH PROJECTIONS OR OVERHANGS, THE AREA BELOW THE STRUCTURE SHALL HAVE ALL HORIZONTAL UNDER-FLOOR AREA ENCLOSED WITH IGNITION RESISTIVE MATERIALS SUCH AS THOSE ALLOWED IN THE EXTERIOR CLADDING AND SIDING SECTION ABOVE.
      4. EXTERIOR DOORS SHALL BE NON-COMBUSTIBLE OR SOLID CORE NOT LESS THAN 1 AND 3/4-INCHES THICK. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE TEMPERED SAFETY GLASS OR MULTI-LAYERED GLAZED PANELS. EXCEPTION: DECORATIVE SINGLE PANE GLAZING IN FRONT ENTRY DOORS IS ALLOWED.
      5. EXTERIOR WINDOWS SHALL BE A MINIMUM DOUBLE PANE. TEMPERED PANES ARE PREFERABLE BUT NOT REQUIRED.
      6. 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 ALLOWED BUT ONLY AS APPROVED BY THE FIRE CODE OFFICIAL.
      7. GUTTERS 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 AREA BELOW THE ROOF LINE, THAT IS A MINIMUM 5 FOOT DISTANCE FROM THE SIDE OF THE STRUCTURE OR FOUNDATION. NOTE: GUTTER CAPS ARE HIGHLY ENCOURAGED AS A HOME-OWNER MAINTENANCE ITEM TO PREVENT COMBUSTIBLE DEBRIS FROM COLLECTING IN THE TROUGH.
      8. DECKS AND OTHER HABITABLE SPACES SHALL BE OF IGNITION RESISTANT OR NON-COMBUSTIBLE DECKING MATERIALS, SUCH AS COMPOSITE OR METAL DECKING. WOOD IS NOT PERMITTED TO BE USED FOR THE DECKING SURFACE, BUT CAN BE USED FOR ALL LARGE STRUCTURAL COMPONENTS AND RAILINGS.
      9. 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 OPENINGS NO LARGER THAN 1/8-INCH TO PROTECT THEM FROM EMBER INTRUSION AND STILL ALLOW FOR WEEPING AND MOISTURE CONTROL.
      10. 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:

1. 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 ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. 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.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES
4. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
5. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
6. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
7. THE DEVELOPMENT WILL CONSIST OF 12 SINGLE FAMILY DETACHED RESIDENTIAL HOMES.
8. PROPOSED FULL SPECTRUM DETENTION RAIN GARDEN IS FULLY LINED. THE FULL SPECTRUM DETENTION RAIN GARDEN AND ITS OUTFALL STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE KISSING CAMELS PROPERTY OWNER'S ASSOCIATION (OR PRIVATE SUB-ASSOCIATION PENDING JULY, 2018 MEETING).
9. THE DEVELOPED AREA IS IN CAMP CREEK DRAINAGE BASIN.
10. ALL LOTS SHOWN ARE PRELIMINARY. PLATTED LOT DIMENSIONS MAY VARY.
11. UTILITIES SHALL BE SIZED AND LOCATED PER CITY STANDARDS.
12. THERE SHALL BE A NEW 50' UTILITY EASEMENT CENTERED ON THE NEW ROADWAY AND A 30' UTILITY EASEMENT BEYOND THE NEW CUL DE SAC. SEE SITE PLAN FOR FURTHER INFORMATION.
13. ROADWAYS & ROW ARE PRIVATE AND SHALL BE DEDICATED TO THE KISSING CAMELS PROPERTY OWNERS ASSOCIATION. THE ROADWAY SHALL BE MAINTAINED BY THE KCPOA.
14. ROADWAYS SHALL BE DESIGNED AND BUILT TO CITY STANDARDS (28' OUTSIDE F.O. CURB TO OUTSIDE F.O. CURB).
15. THE CUL-DE-SAC SHALL BE DESIGNED AND BUILT TO CSFD STANDARDS AT A MINIMUM OF 96'.
16. THE TURN-AROUND AT THE CORNER OF GLEN VISTA ROAD AND THE NEW ROAD SHALL BE DESIGNED AND BUILT TO CSFD STANDARDS FOR APPARATUS MANEUVERING.
17. A PORTION OF THE EXISTING 12" D.I.P. WATERLINE (INSTALLED IN 1997) SHALL BE REPLACED WITHIN THE NEW STREET R.O.W.
18. *DELETED.*
19. THE DEVELOPMENT SHALL FULFILL THE ANNEXATION AGREEMENT BETWEEN GGC, LLC AND KISSING CAMELS PROPERTY OWNERS ASSOCIATION.
20. 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 PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.
21. A FIRE INSPECTION OF THE ROADWAY AND FIRE LANE MARKINGS SHALL BE COMPLETED PRIOR TO THE C OF O FOR THE FIRST HOME TO BE BUILT IN THIS SUBDIVISION.
22. THE PRIVATE DRIVE, TURN AROUND AND CUL-DE-DAC SHALL BE IDENTIFIED AND MARKED AS A FIRE LANE ON NORTH SIDE OF STREET ONLY.
23. 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 (NESC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR COLORADO SPRINGS UTILITIES' POLICIES.
24. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
25. 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 FACILITIES.
26. FRONT LOAD GARAGES MUST BE 18' FROM BACK OF CURB.
27. GEOHAZARD FOUNDATION SETBACKS, WHERE REQUIRED, SHALL BE PER PLAT. STRUCTURES SHALL BE ALLOWED TO OVERHANG SUCH SETBACKS AS LONG AS THEY DO NOT ENCROACH THE BUILDING SETBACK.
28. 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 CONER 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 FILING NO. 3 BEING THE TRUE POINT OF BEGINNING AND POINT OF COMMENCEMENT OF THIS DESCRIPTION:
1.THENCE N56°55'26"E, A DISTANCE OF 244.95' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
2. THENCE N23°58'41"E, A DISTANCE OF 296.24', ALONG THE AFOREMENTIONED BOUNDARY LINE;
3. THENCE N58°05'53"E, A DISTANCE OF 588.13', ALONG THE AFOREMENTIONED BOUNDARY LINE;
4. THENCE N37°58'25"E, A DISTANCE OF 311.51' ALONG THE AFOREMENTIONED BOUNDARY LINE, ;
5. THENCE N2°37'00"W, A DISTANCE OF 448.49', ALONG THE AFOREMENTIONED BOUNDARY LINE;
6. THENCE N6°58'56"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 S8°05'12"E, A DISTANCE OF 28.14';
10. THENCE S13°04'18"E, A DISTANCE OF 66.21';
11. THENCE S50°19'51"E, A DISTANCE OF 97.16' TO A POINT ON A CURVE TO THE RIGHT, THE CORD OF WHICH BEARS S24°08'39"E;
12. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 51.00 FEET, A DELTA ANGLE OF 76° 57'15", AN ARC LENGTH OF 68.50 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 896.12 FEET, A DELTA ANGLE OF 6° 42'50", AN ARC LENGTH OF 105.00 FEET, TO A POINT ON A TANGENT LINE;
15. THENCE S33°11'55"E, A DISTANCE OF 130.06 TO A POINT OF CURVE TO THE LEFT;
16. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 28° 46'08" 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 9° 36'08" 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° 09'09" AN ARC LENGTH OF 49.38 FEET, TO A POINT OF CURVE TO THE LEFT;
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 13.78 FEET, TO A POINT ON A NONTANGENT 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 S7°55'07"E, A DISTANCE OF 50.00' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN EYRIE RESERVOIR;
22. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT TO A POINT OF CURVE TO THE LEFT;
23. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 152.87 FEET, A DELTA ANGLE OF 46° 30'37", AN ARC LENGTH OF 124.09 FEET, ALONG SAID BOUNDARY TO A POINT ON A TANGENT LINE, THE LINE ALSO BEING THE EASTERLY R.O.W. LINE OF A PRIVATE R.O.W.;
24. THENCE S35°44'05"W, ALONG SAID EASTERLY R.O.W. LINE OF A PRIVATE R.O.W., A DISTANCE OF 379.82';
25. THENCE N53°40'06"E, 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;
26 THENCE S79°39'58"W, A DISTANCE OF 152.21' ALONG THE NORTHWESTERN 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 7.25 ACRES, MORE OR LESS.

STANDARD GRADING AND EROSION CONTROL PLAN NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2.
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 QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. 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.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. 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 GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITH 21 DAYS 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.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE—REVIEW AND RE—ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITH 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. 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 CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE 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
PO BOX 29
COLORADO SPRINGS, CO 80909
719-210-1128
MORSILLO2@YAHOO.COM

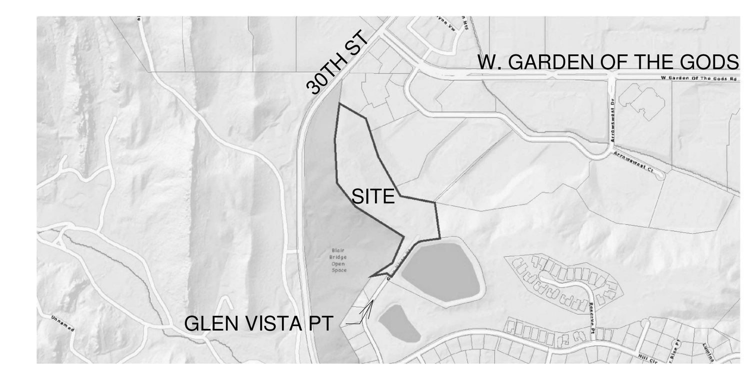
APPLICANT:
ORSILLO DESIGN
AMANDA ORSILLO
815 N FOOTE AVE
COLORADO SPRINGS, CO 80909
719-650-5938
AMANDA@ORSILLODESIGN.COM

ADDRESS:
NORTH END OF GLEN VISTA PT.

TAX SCHEDULE NO:
7327100009

VICINITY MAP (N.T.S.):

El Paso County Assessor's Office



FLOODPLAIN STATEMENT:
NORTHPOINTE AT KISSING CAMELS ESTATES IS NOT LOCATED WITHIN A FEMA DESIGNATED 100-YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. PANEL NO. 080060 0513F, DATED MARCH 17, 1997.

GEOLOGIC HAZARD STATEMENT: CPC P 97-00320A1MN17
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 SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: POTENTIALLY UNSTABLE SLOPES, HISTORIC FAILURES IN THE STEEP SLOPES BELOW THE RELATIVELY FLAT BENCH, POTENTIAL DEOLOGIC 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-A1MN17 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.

ZONING INFORMATION:
EXISTING ZONE: R5 CR R R/CR
PROPOSED ZONE: PUD
MASTER PLAN: HILL PROPERTIES
DRAINAGE BASIN: CAMP CREEK
TOTAL DEVELOPED ACRES: 7.25 ACRES
TRACT A - DRAINAGE BASIN: .27 ACRES
TRACT B - ROADWAY: 1.42 ACRES
LOTS: 4.71 ACRES

TOTAL NUMBER OF LOTS: 12
GROSS DENSITY: .60 DU/AC

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 REQ'D):
GARAGE: 2 SPACES, MIN.

MINIMUM LOT DIMENSIONS:
1. MINIMUM WIDTH: +/- 97.8' AS MEASURED AT FRONT SETBACK
2. MINIMUM WIDTH @ CORNER: +/- 106.5' AS MEASURED AT FRONT SETBACK
3. MINIMUM FRONTAGE: +/- 97.4' @ FLAG LOT

LOT STANDARDS

LOT NO.	LOT LINE SETBACKS FRONT	SIDE	REAR	GEO-HAZARD	MIN. SQ. FT.	MAX. HT.
1	16	7.5	15	PER PLAT	2000	28
2	16	7.5	15	PER PLAT	2000	28
3	16	7.5	30	PER PLAT	2000	28
4	16	7.5	40	PER PLAT	2460	28
5	16	7.5	50	PER PLAT	2460	28
6	16	7.5	50	PER PLAT	2460	28
7	16	7.5	50	PER PLAT	2460	28
8	16	5	15	PER PLAT	2000	28
9	16	5	15	PER PLAT	1600	28
10	16	5	15	PER PLAT	1600	28
11	16	5	15	PER PLAT	1600	28
12	16	5	15	PER PLAT	1600	28

SHEET INDEX:

1 OF 5 TITLE SHEET
2 OF 5 PUD SITE PLAN
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	

Revision Schedule

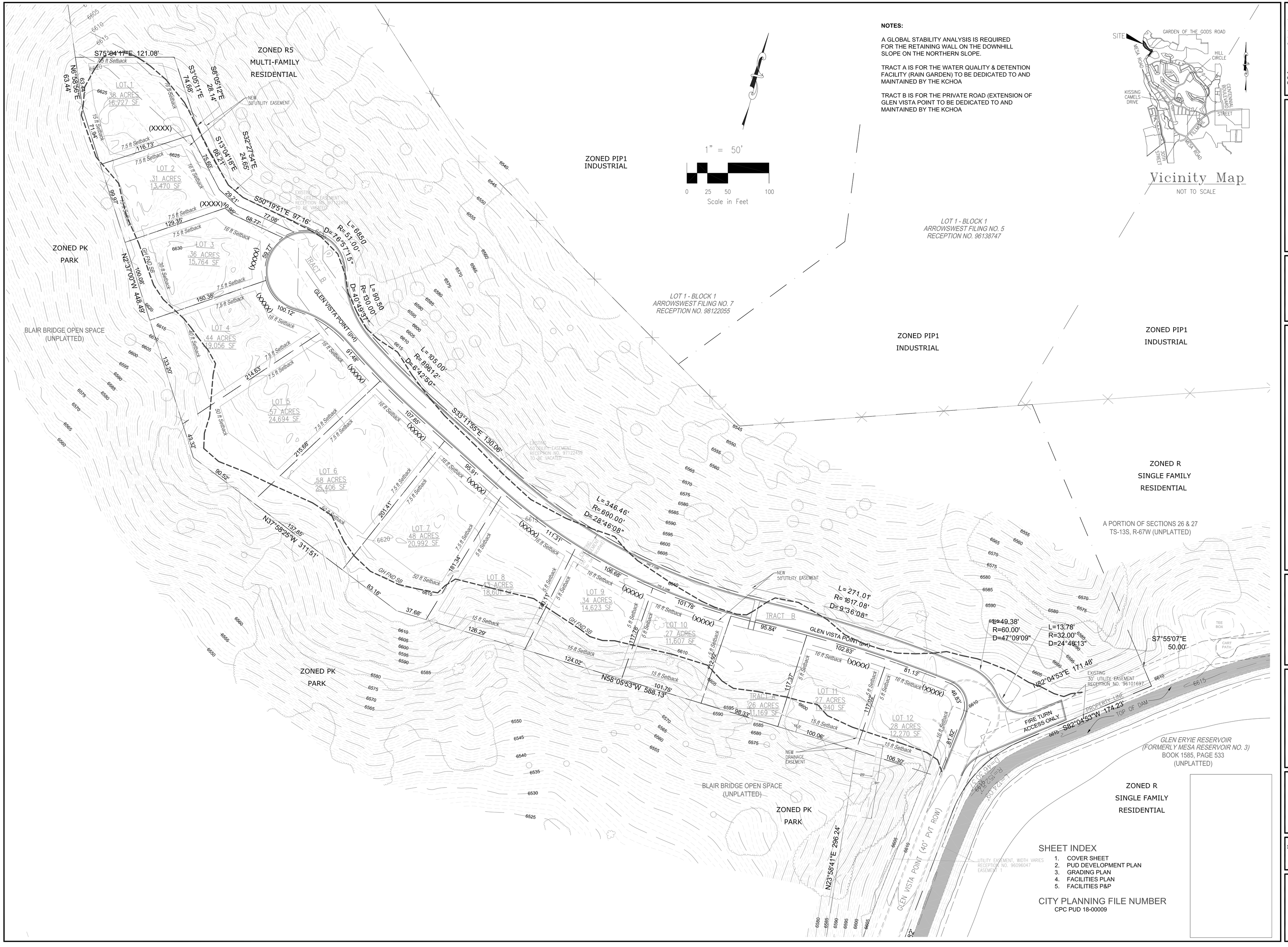
No. Description	Date
1 - DP COMMENTS	03-09-18
2 - DP COMMENTS	04-10-18
3 - DP COMMENTS	06-14-18

ORSILLO DESIGN
815 N FOOTE AVE.
COLORADO SPRINGS, CO 80909
P: 719-650-5938

THE NORTHPOINTE
AT KISSING CAMELS ESTATES
TITLE SHEET

DATE 01-19-18
SCALE
JOB NO. 17-19
SHEET

CPC PUD 18-00009



NOTES:

A GLOBAL STABILITY ANALYSIS IS REQUIRED FOR THE RETAINING WALL ON THE DOWNHILL SLOPE ON THE NORTHERN SLOPE.

TRACT A IS FOR THE WATER QUALITY & DETENTION FACILITY (RAIN GARDEN) TO BE DEDICATED TO AND MAINTAINED BY THE KCHOA

TRACT B IS FOR THE PRIVATE ROAD (EXTENSION OF GLEN VISTA POINT TO BE DEDICATED TO AND MAINTAINED BY THE KCHOA

SHEET INDEX

1. COVER SHEET
2. PUD DEVELOPMENT PLAN
3. GRADING PLAN
4. FACILITIES PLAN
5. FACILITIES P&P

CITY PLANNING FILE NUMBER
CPC PUD 18-00009

WHITEHEAD ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS

4309 TIPTON CT
COLORADO SPRINGS, CO 80915
PHONE (719) 237-4411

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SHEET TITLE: PUD SITE PLAN

PROJECT NAME: THE NORTHEPOINT at KISSING CAMELS ESTATES

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
CHECKED BY:	DW

SHEET NO: 2 OF 5

DRAWING NAME: Northepointe

VIEW: SITE PLAN

PROJECT NO: 17016

FIGURE 5

Vicinity Map

NOT TO SCALE

1" = 50'

0 25 50 100

Scale in Feet

THIS GRADING PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.

A GRADING AND EROSION CONTROL (GEC) PLAN MUST BE REVIEWED/APPROVED IN A SEPARATE SUBMITTAL TO THE CITY OF COLORADO SPRINGS.

TRACT A IS FOR DRAINAGE PURPOSES AND ACCESS IS FROM GLEN VISTA POINT

A PORTION OF SECTIONS 26 & 27
TS-13S, R-67W (UNPLATTED)

SHEET INDEX

1. COVER SHEET
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CITY PLANNING FILE NUMBER

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WHITEHEAD ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS

4309 TIPTON CT
COLORADO SPRINGS, CO 80915
PHONE (719) 237-4411

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SHEET TITLE: PRELIMINARY GRADING PLAN

PROJECT NAME: THE NORTHPOINTE at KISSING CAMELS ESTATES

BENCHMARK:
RIM EX SANITARY SEWER MH.
ELEV 6610.40

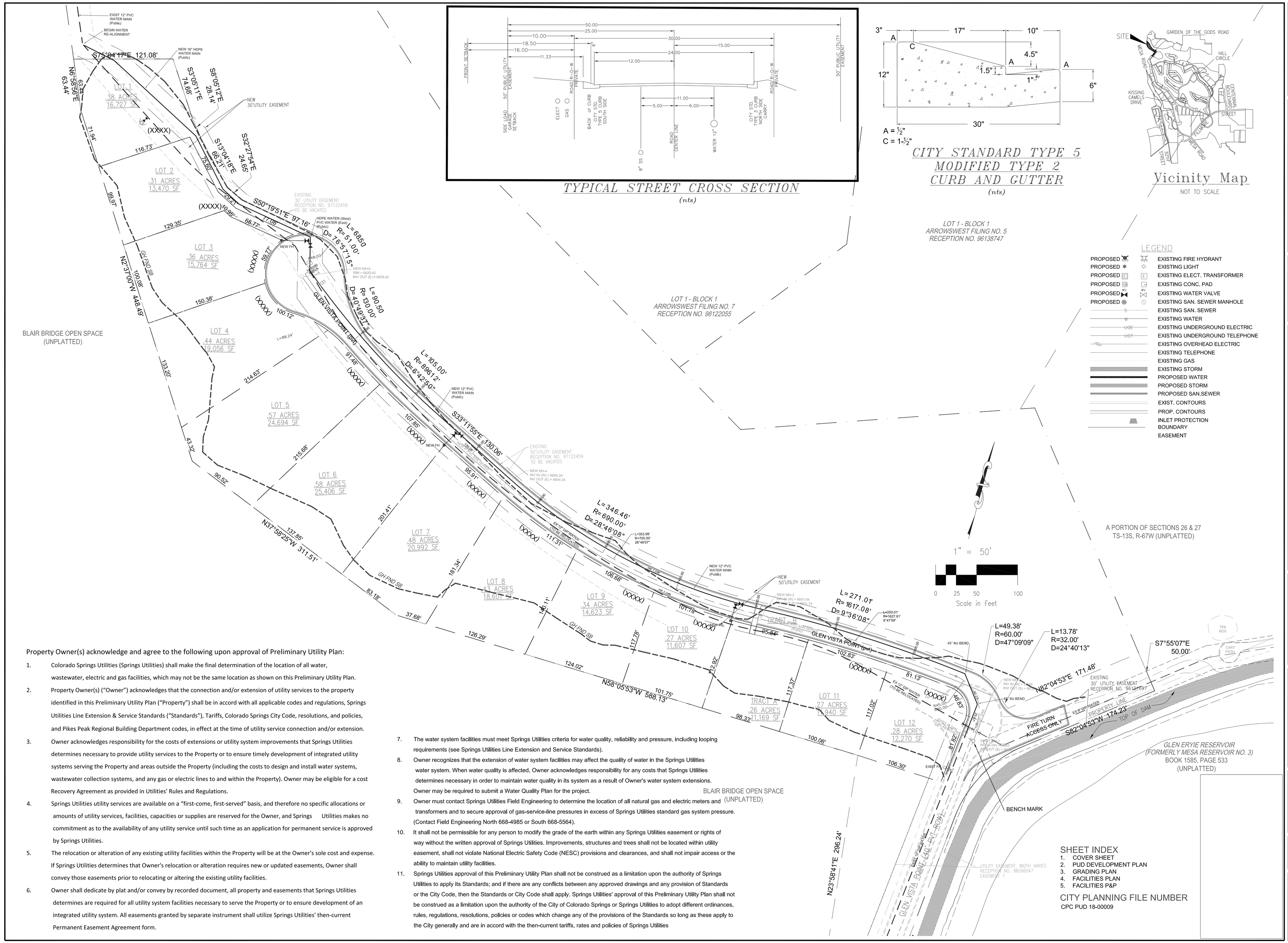
REVISIONS:
1 - DP COMMENTS - 03-09-18
2 - DP COMMENTS - 04-10-18
3 - DP COMMENTS - 06-14-18

SCALE:	1" = 50'
DATE:	01/31/2018
DRAWN BY:	DW
CHECKED BY:	DW

SHEET NO: 3 OF 5

DRAWING NAME: Northpointe
VIEW: GRADING
PROJECT NO: 17016

FIGURE 5



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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
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 may be required to 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 668-5564).
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

SHEET INDEX
1. COVER SHEET
2. PUD DEVELOPMENT PLAN
3. GRADING PLAN
4. FACILITIES PLAN
5. FACILITIES P&P

CITY PLANNING FILE NUMBER
CPC PUD 18-00009

WHITEHEAD ENGINEERING, LLC
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PERMISSION OF ENGINEER

SHEET TITLE: PRELIMINARY UTILITIY AND PUBLIC FACILITIES PLAN

PROJECT NAME: THE NORTHPOINTE at KISSING CAMELS ESTATES

BENCHMARK:

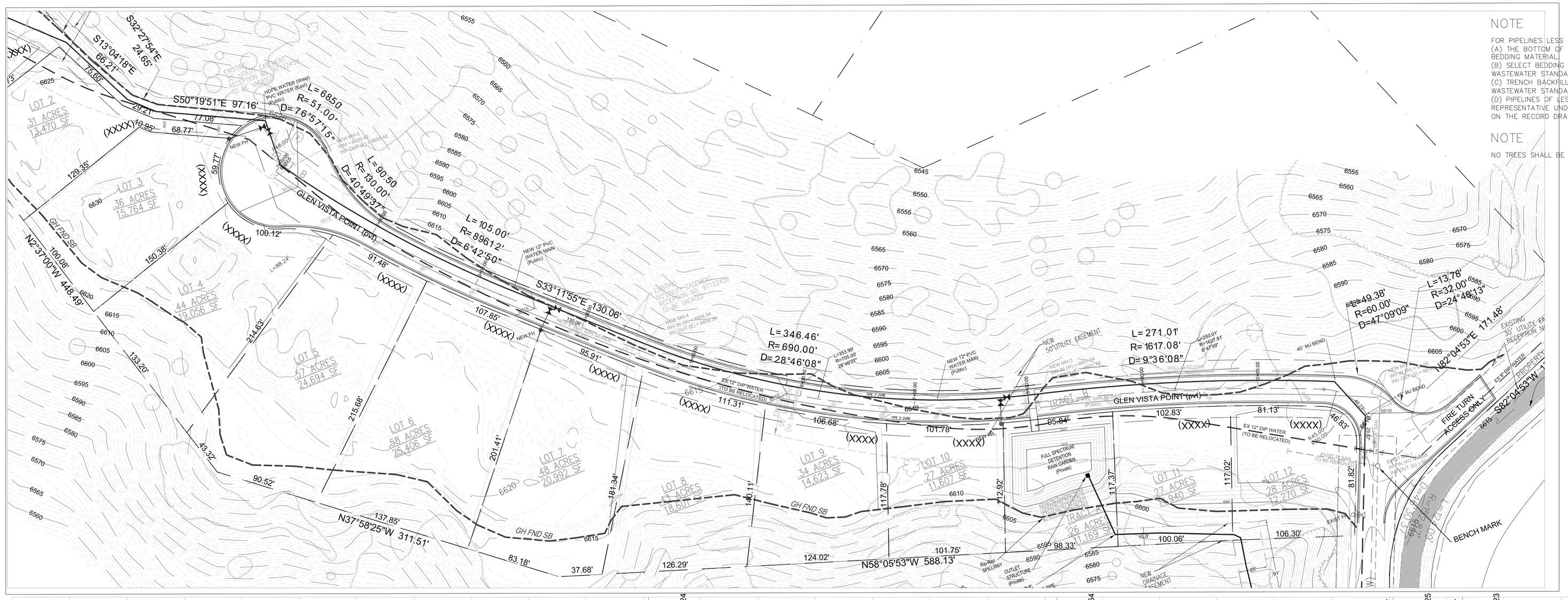
REVISIONS:
1 - DP COMMENTS - 03-09-18
2 - DP COMMENTS - 04-10-18
3 - DP COMMENTS - 06-14-18

SCALE: 1" = 50'
DATE: 01/31/2018
DRAWN BY: DW
CHECKED BY: DW

SHEET NO: 4 OF 5

DRAWING NAME: Northpointe
VIEW: FACILITIES
PROJECT NO: 17016

FIGURE 5



NOTE

FOR PIPELINES LESS THAN 1.04% GRADE THE FOLLOWING ADDITIONAL INSTALLATION PRACTICES SHALL BE USED:
(A) THE BOTTOM OF THE PIPE TRENCH SHALL BE PLATE TAMPED 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) TRENCH BACKFILL MATERIAL SHALL BE INSTALLED PER SECTION 2.17 OF THE "COLORADO SPRINGS UTILITIES, WASTEWATER STANDARDS".
(D) PIPELINES OF LESS THAN 1.04% 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

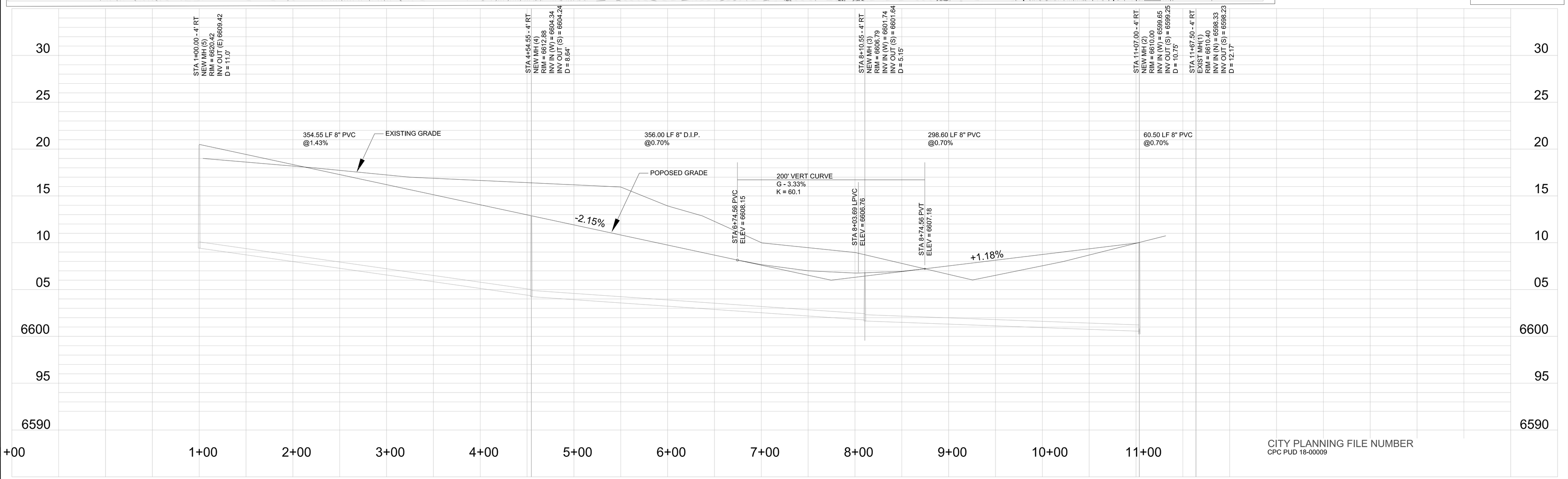
NO TREES SHALL BE LOCATED WITHIN 15 FEET OF THE WASTEWATER LINES.

1" = 50'

0 25 50 100

Scale in Feet

NO UNDERDRAIN THIS PROJECT



CITY PLANNING FILE NUMBER
CPC PUD 18-00009

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.

REVIEW:
STREET DESIGN:
CURB & GUTTER REVIEW _____ DATE _____
PAVEMENT DESIGN REVIEW _____ DATE _____
DRAINAGE DESIGN:
FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS, 1980, AS AMENDED. DATE _____

DESIGN DATA:
SIDEWALKS:
WIDTH _____
LOCATION: ☐ ATTACHED ☐ DETACHED, 6"FROM P/L
CURB TYPE 1☐ 2 3☐ ☐
R.O.W. WIDTH N/A
STREET TYPE N/A
ASPHALT THICKNESS:
AC SURFACE _____
AC BASE _____
AGGR. BASE THICKNESS:
CLASS 6 _____
CLASS 5 _____
CLASS 2 _____

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'
BENCH MARK: _____

REVISIONS:

NO.	DESCRIPTION	DATE
1	DP COMMENTS	03-09-18
2	DP COMMENTS	04-10-18
3	DP COMMENTS	06-14-18

WHITEHEAD ENGINEERING, LLC
4309 TIPTON CT
COLORADO SPRINGS, CO 80915
PHONE (719) 237-4411

DESIGNED BY DJW DATE 1/31/2018
DRAWN BY _____ DATE _____
CHECKED BY _____ DATE _____

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

FIGURE 5