

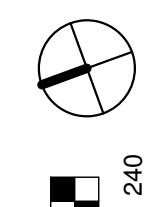
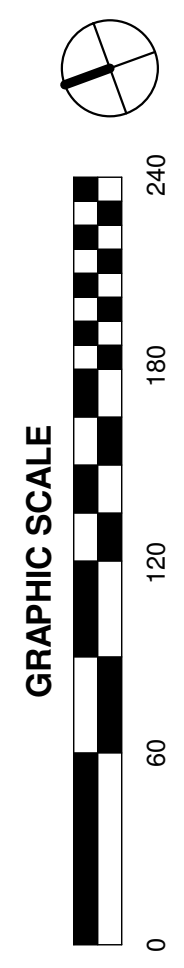
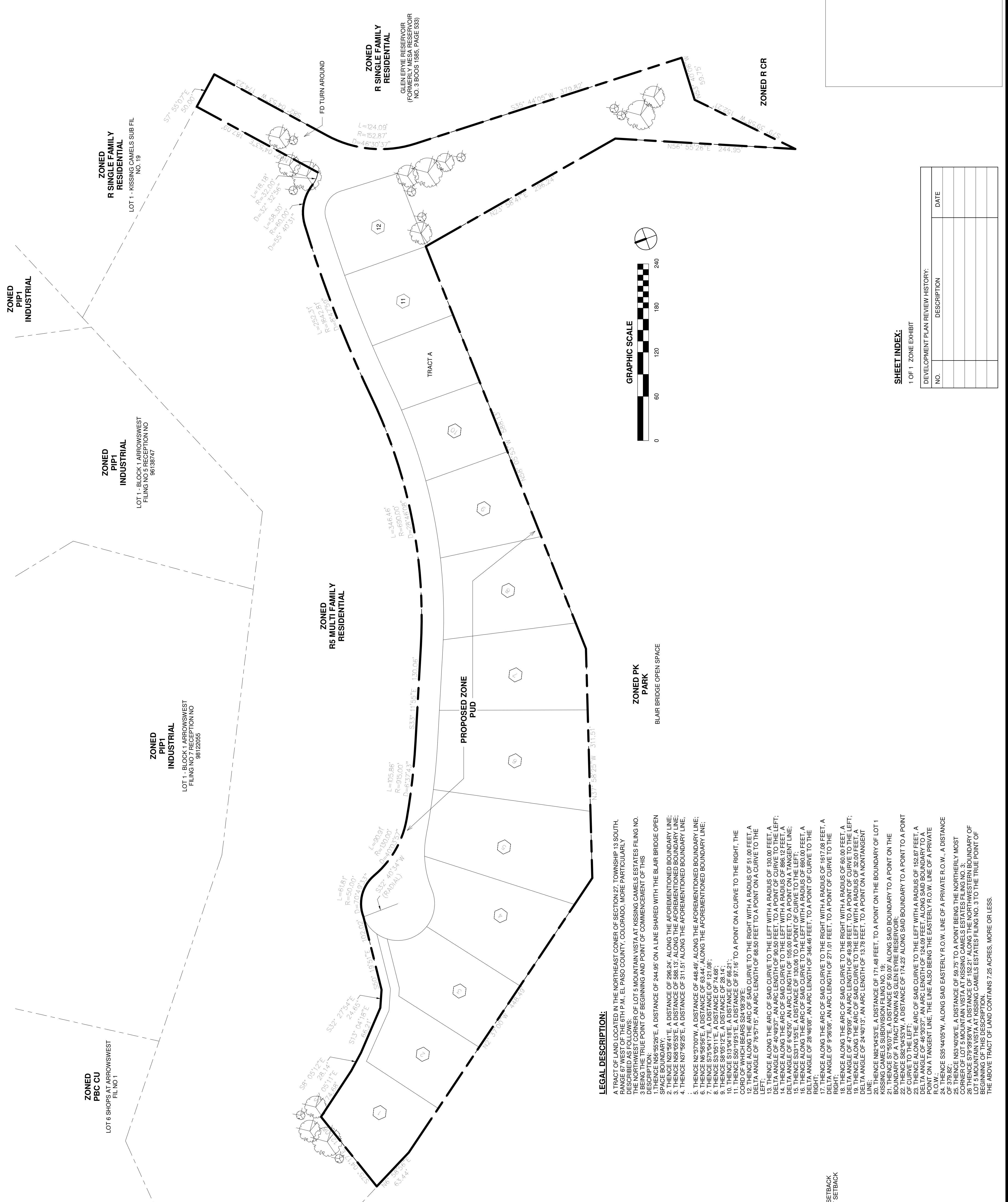
Revision Schedule	No.	Description	Date
	1	1 - DP COMMENTS - 03-09-18	03-09-18
	2	2 - DP COMMENTS - 04-10-18	04-10-18
	3	3 - DP COMMENTS - 06-14-18	06-14-18

ORSI DESIGN
 815 N FOOTIE AVE
 COLORADO SPRINGS, CO 80909
 P. 719-650-9938

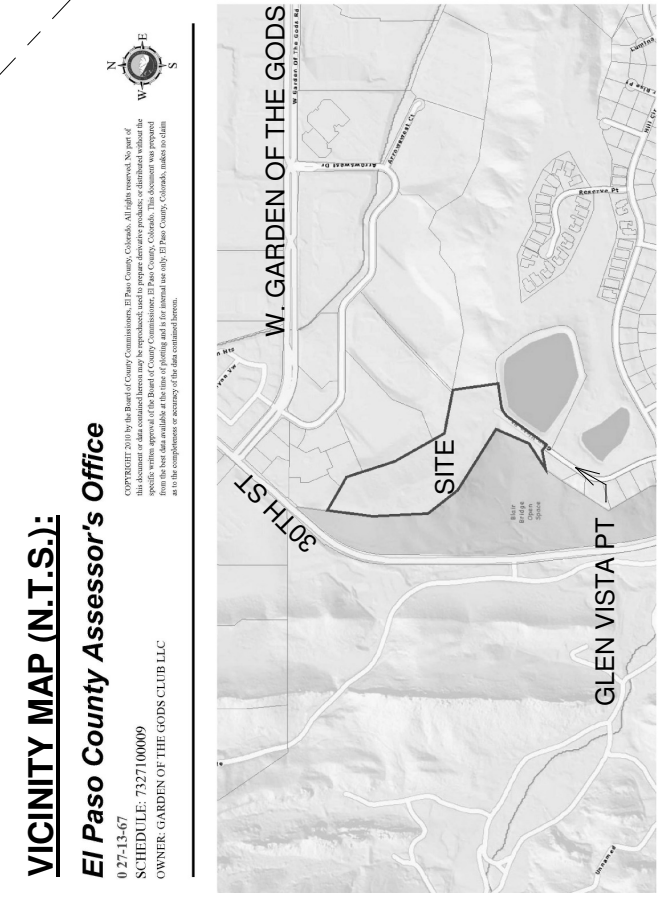
THE NORTHPOINTE
 AT KISSING CAMELS ESTATES
 ZONE EXHIBIT

DATE	01-19-18
SCALE	1" = 60'-0"
JOB NO.	17-19
SHEET	1 of 1

CPC PUZ 18-00008



LEGAL DESCRIPTION:
 A TRACT OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 19, SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 1. BEING 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 SUBDIVISION;
 2. THENCE N65°52'26"E, A DISTANCE OF 244.95' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
 3. THENCE N23°58'41"E, A DISTANCE OF 296.24', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 4. THENCE N89°05'59"E, A DISTANCE OF 588.13', ALONG THE AFOREMENTIONED BOUNDARY LINE;
 5. THENCE N37°58'25"E, A DISTANCE OF 311.51' ALONG THE AFOREMENTIONED BOUNDARY LINE;
 6. THENCE N23°37'00"W, A DISTANCE OF 448.49', 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 74.86';
 9. THENCE S13°04'18"E, A DISTANCE OF 66.21';
 10. THENCE S30°19'51"E, A DISTANCE OF 97.16' TO A POINT ON A CURVE TO THE RIGHT, THE CURVE BEING PART OF A CIRCLE WITH A RADIUS OF 68.38 FEET TO A POINT ON A CURVE TO THE LEFT;
 11. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 51.00 FEET, A DELTA ANGLE OF 79°51'15", AN ARC LENGTH OF 68.38 FEET TO A POINT ON A CURVE TO THE LEFT;
 12. 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;
 13. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 886.12 FEET, A DELTA ANGLE OF 1°11'55", AN ARC LENGTH OF 130.08 FEET TO A POINT OF CURVE TO THE LEFT;
 14. THENCE S33°11'55"E, A DISTANCE OF 130.08' TO A POINT OF CURVE TO THE LEFT;
 15. 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;
 16. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1617.09 FEET, A DELTA ANGLE OF 9°58'08", AN ARC LENGTH OF 271.01 FEET, TO A POINT OF CURVE TO THE RIGHT;
 17. 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;
 18. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 24°44'19", AN ARC LENGTH OF 13.78 FEET, TO A POINT ON A NON-TANGENT LINE;
 19. 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;
 20. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 124.09 FEET, A DELTA ANGLE OF 46°30'37", AN ARC LENGTH OF 124.09 FEET, ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT OWNED BY GLEN ERVIE RESERVOIR;
 21. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 124.09 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 EASTERN R.O.W. LINE OF A PRIVATE R.O.W.;
 22. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT ON A 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 EASTERN 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 N63°04'05"E, A DISTANCE OF 68.75' 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 SUBDIVISION.
 THE ABOVE TRACT OF LAND CONTAINS 7.25 ACRES, MORE OR LESS.



VICINITY MAP (N.T.S.):
 El Paso County Assessor's Office
 1700 W. 10TH STREET
 COLORADO SPRINGS, CO 80904

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
 719-650-9938
 MORSILLO@YAHOO.COM

APPLICANT:
 ORSILLO DESIGN
 815 N FOOTIE AVE
 COLORADO SPRINGS, CO 80909
 719-650-9938
 AMANDA@ORSILLODESIGN.COM

ADDRESS:
 NORTH END OF GLEN VISTA PT.

TAX SCHEDULE NO.:
 7327100009

ZONING INFORMATION:
 EXISTING ZONE: R5 OR R1 CR
 PROPOSED ZONE: PUD PROPERTIES
 DISTRICT: CAMP CREEK
 TOTAL DEVELOPED ACRES: 7.25 ACRES
 TRACT A - DRAINAGE BASIN: 1.42 ACRES
 TRACT B - ROADWAY: 4.71 ACRES
 LOTS: 12

GROSS DENSITY:
 .06 DU/AC

LOT DATA:
 1. MIN. LOT SIZE: 27 ACRES
 2. AVE. LOT SIZE: .38 ACRES
 3. 2-STORY ALLOWED: YES
 4. MAX. BLDG. COVERAGE: 40%

MINIMUM LOT DIMENSIONS:
 1. MINIMUM WIDTH: +/- 97.87' AS MEASURED AT FRONT SETBACK
 2. MINIMUM WIDTH @ CORNER: +/- 106.5' AS MEASURED AT FRONT SETBACK
 3. MINIMUM FRONTAGE: +/- 30' @ FLAG LOT

LOT NO.	LOT LINE SETBACKS		MIN. SQ. FT.	MAX. HT.	
	FRONT	REAR			
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	2000	28
8	16	5	15 PER PLAT	1600	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 1, ZONE EXHIBIT

DEVELOPMENT PLAN REVIEW HISTORY:

NO.	DESCRIPTION	DATE