

BISON RIDGE AT KETTLE CREEK
CONCEPT PLAN

CITY OF COLORADO SPRINGS

DATE: OCTOBER 17, 2002
REV: JUNE 20, 2003
AUGUST 29, 2003
NOVEMBER 14, 2003
DECEMBER 4, 2003

A DEVELOPMENT BY:
VINTAGE COMMUNITIES
116 NORTH NEVADA AVE.
COLORADO SPRINGS, COLORADO 80903
719-528-5000

LAND PLANNING BY:
DHM DESIGN CORPORATION
1380 LAWRENCE STREET, SUITE 100
DENVER, COLORADO 80204
(303) 892-5566

ENGINEERING BY:
JR ENGINEERING
4310 ARROWSWEST DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-2593

GENERAL NOTES

- 1. THE SITE IS WITHIN THE KETTLE CREEK NEIGHBORHOOD OF THE BRIARGATE MASTER PLAN.
- 2. THIS CONCEPT PLAN IS INTENDED TO BE A DEPICTION OF A PROPOSED DEVELOPMENT PROJECT THAT INDICATES IN A GENERAL MANNER LAND USE, SITE ACCESS, CIRCULATION, BUILDING PLACEMENTS, BUFFERING, AND AREAS TO BE PRESERVED OR PROTECTED. THE CONCEPT PLAN IS NOT INTENDED TO PROVIDE THE DETAIL OF A DEVELOPMENT PLAN NOR SHOULD IT BE RELIED UPON FOR THE LOCATION AND EXTENT OF ANY SITE IMPROVEMENTS, MAXIMUM NUMBER OF UNITS, NUMBER OF STORIES, OR G.L.A.
- 3. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL/THOMPSON, INC. DATED OCTOBER 10, 2002. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: CPC CP 02-245 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, TO REVIEW SAID REPORT.
- 4. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0507 F, EFFECTIVE MARCH 7, 1997.
- 5. THERE ARE NO SIGNIFICANT NATURAL FEATURES, SUCH AS VEGETATION, ROCK OUT-CROPPINGS, STREAMS, ETC., WITHIN THIS PROJECT SITE.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTING 1/2 OF THE 10' WIDE REGIONAL TRAIL (5' WIDTH) ADJACENT TO THE BISON RIDGE DEVELOPMENT. THE CITY OF COLORADO SPRINGS/PARKS DEPARTMENT SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTING THE REMAINING 1/2 (5' WIDTH) OF THE TRAIL.
- 7. SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC R.O.W. SHALL BE LOCATED WITHIN A PUBLIC IMPROVEMENT EASEMENT TO BE SHOWN ON THE FINAL PLAT.

LEGAL DESCRIPTION

COMMERCIAL

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956" WITH APPROPRIATE MARKINGS AND BEING MONUMENTED AT THE NORTH END BY A 2" IRON PIPE, BEING ASSUMED TO BEAR N00°23'03"W, A DISTANCE OF 2630.64 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE S82°23'54"E, A DISTANCE OF 880.79 FEET TO THE POINT OF BEGINNING; THENCE N35°27'29"E, A DISTANCE OF 168.42 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 12°23'14", A RADIUS OF 400.00 FEET, A DISTANCE OF 86.48 FEET TO A POINT OF TANGENT; THENCE N47°50'43"E, A DISTANCE OF 160.32 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 11°55'00", A RADIUS OF 400.00 FEET, A DISTANCE OF 83.19 FEET TO A POINT OF TANGENT; THENCE N35°55'43"E, A DISTANCE OF 160.31 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18°41'03", A RADIUS OF 400.00 FEET, A DISTANCE OF 130.44 FEET TO A POINT OF TANGENT; THENCE N54°36'46"E, A DISTANCE OF 191.31 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N54°36'46"E, HAVING A DELTA OF 15°21'32", A RADIUS OF 400.00 FEET, A DISTANCE OF 107.22 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 25°48'05", A RADIUS OF 400.00 FEET, A DISTANCE OF 180.13 FEET TO A POINT ON CURVE; THENCE N68°14'10"E, A DISTANCE OF 132.04 FEET; THENCE N58°43'02"E, A DISTANCE OF 401.04 FEET; THENCE S24°13'02"E, A DISTANCE OF 78.97 FEET; THENCE S00°50'27"E, A DISTANCE OF 491.67 FEET; THENCE S00°52'52"E, A DISTANCE OF 15.26 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S06°35'51"E, HAVING A DELTA OF 27°01'53", A RADIUS OF 570.00 FEET, A DISTANCE OF 268.92 FEET TO A POINT OF TANGENT; THENCE S56°22'16"W, A DISTANCE OF 861.14 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°41'02", A RADIUS OF 520.00 FEET, A DISTANCE OF 124.19 FEET TO A POINT ON CURVE; THENCE N15°46'30"W, A DISTANCE OF 108.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'01", A RADIUS OF 660.00 FEET, A DISTANCE OF 446.56 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.704 ACRES.

LEGAL DESCRIPTION CONT.

MULTI-FAMILY

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

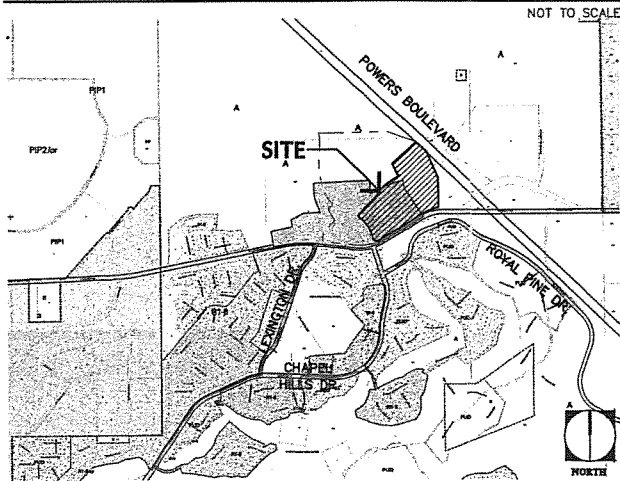
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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N69°12'24"E, A DISTANCE OF 1652.33 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N54°36'46"E, HAVING A DELTA OF 12°45'01", A RADIUS OF 400.00 FEET, A DISTANCE OF 89.01 FEET TO A POINT OF TANGENT; THENCE N22°38'13"W, A DISTANCE OF 74.45 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 04°23'02", A RADIUS OF 200.00 FEET, A DISTANCE OF 15.30 FEET TO A POINT OF CURVE; THENCE N27°01'15"W, A DISTANCE OF 22.04 FEET; THENCE N45°28'00"E, A DISTANCE OF 563.32 FEET; THENCE S46°22'20"E, A DISTANCE OF 225.05 FEET; THENCE S68°14'10"E, A DISTANCE OF 410.48 FEET; THENCE S58°43'02"W, A DISTANCE OF 401.04 FEET; THENCE S68°14'10"W, A DISTANCE OF 132.04 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S65°03'19"W, HAVING A DELTA OF 25°48'05", A RADIUS OF 400.00 FEET, A DISTANCE OF 180.13 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 15°21'32", A RADIUS OF 400.00 FEET, A DISTANCE OF 107.22 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7.556 ACRES.

VICINITY MAP



LAND-USE SUMMARY

LAND USE	ACREAGE	NO. OF UNITS/G.L.A.	NO. PARKING SPACES REQ.	NO. PARKING SPACES PROV.	MAXIMUM BUILDING HT.
MULTI-FAMILY (R-5)	7.55 Ac.	82 UNITS	131*	215 (2.6 per unit)	45'
SINGLE FAMILY	12.7 Ac.	51 LOTS			35'
COMMERCIAL (PBC)	5 Ac.	41,278 G.L.A.	123 (1/300 G.L.A.)	176 (1/232 G.L.A.)	45'
TOTAL	25.25 Ac.	82 UNITS	254	391	N/A

* Required parking based upon the following criteria:
10-1 Bedroom Units @ 1.5/ D.U.=15 spaces
30-2 Bedroom Units @ 1.7/ D.U.=32 spaces
42-3 Bedroom Units @ 2.0/ D.U.=84 spaces

LANDSCAPE SETBACK WIDTHS

LAND USE	STREET NAME	STREET CLASSIFICATION	SETBACK WIDTH REQ./PROV.
COMMERCIAL	OLD RANCH ROAD RHINESTONE DRIVE POWERS BOULEVARD	MAJOR ARTERIAL NON-ARTERIAL DIVIDED HIGHWAY	25'/VARIES(25' MIN.) 10'/VARIES(10' MIN.) 25'/25'
SINGLE FAMILY	OLD RANCH ROAD CHAPEL RIDGE DRIVE LOOKING GLASS WAY RHINESTONE DRIVE POWERS BOULEVARD	MAJOR ARTERIAL COLLECTOR NON-ARTERIAL NON-ARTERIAL DIVIDED HIGHWAY	25'/VARIES 10'/VARIES 10'/50' 10'/VARIES 25'/25'
MULTI-FAMILY	POWERS BOULEVARD RHINESTONE DRIVE	DIVIDED HIGHWAY NON-ARTERIAL	25'/25' 10'/VARIES(10' MIN.)

BUFFERS

LAND USE	STREET NAME/ OR PROPERTY LINE	WIDTH REQ./PROV.
COMMERCIAL	LOOKING GLASS WAY RHINESTONE DRIVE NORTH	15'/ 15' 15'/ VARIES (15' MIN.) 15'/ VARIES (15' MIN.)
MULTI-FAMILY	RHINESTONE DRIVE NORTH SOUTH	15'/ VARIES (15' MIN.) 15'/ VARIES (15' MIN.) 15'/ VARIES (15' MIN.)

BUILDING SETBACK WIDTHS

LAND USE	PROPERTY LINE	WIDTH REQ./PROV.
COMMERCIAL (PBC)	SOUTH (FRONT) WEST (SIDE) EAST (SIDE) NORTH (REAR)	25'/ VARIES (25' MIN.) 25'/ VARIES (25' MIN.) 25'/ VARIES (25' MIN.) 25'/ VARIES (25' MIN.)
SINGLE FAMILY	FRONT SIDE REAR	20' FROM BACK OF SIDEWALK TO GARAGE OPENING 15' FOR NON-GARAGE PORTION OF HOUSE UNLESS OTHERWISE DIMENSIONED 5' MINIMUM 15' MINIMUM
MULTI-FAMILY (R-5)	WEST (FRONT) NORTH (SIDE) SOUTH (SIDE) EAST (REAR)	20'/ VARIES (20' MIN.) 5'/ VARIES (15' MIN.) 5'/ VARIES (15' MIN.) 25'/ VARIES (25' MIN.)

SHEET INDEX

SHEET 1 OF 2	COVER SHEET/ NOTES
SHEET 2 OF 2	CONCEPT PLAN

SHEET 1 OF 2
CPC CP 02-245-A1M113

Signage is not approved with this plan. A separate sign permit is required. Contact Zoning Administration at 719.571.2211 for sign plan applications.

APPROVED

JUN 24 2014

BY CITY COUNCIL

BISON RIDGE AT KETTLE CREEK CONCEPT PLAN

CITY OF COLORADO SPRINGS

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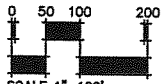
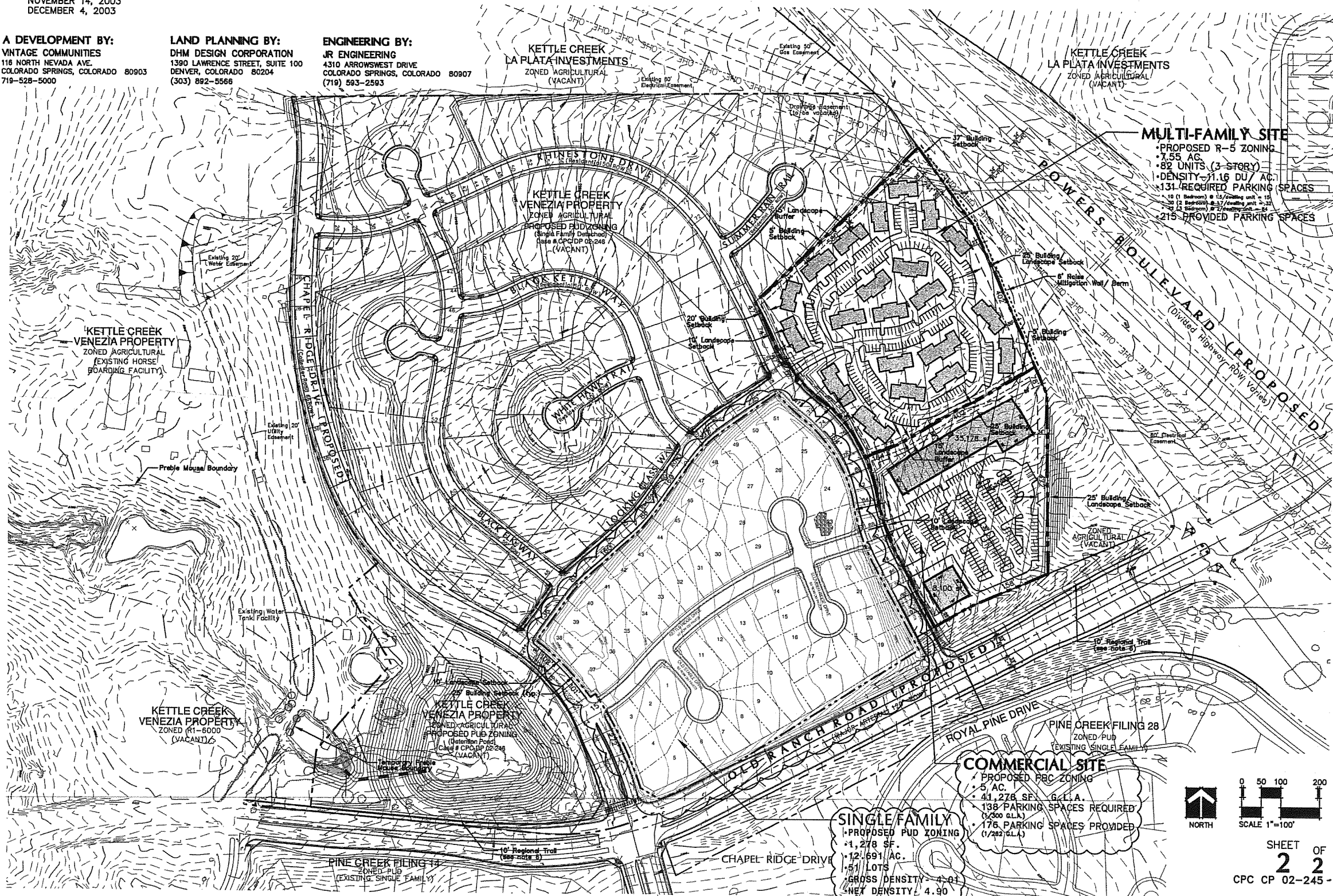
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SYMBOL LEGEND

MIN. BUILDING SETBACK
SITE BOUNDARY
LOT LINE/
RIGHT-OF-WAY



SHEET 2 OF 2
CPC CP 02-245-A1413

APPROVED
JUN 24 2014
BY CITY COUNCIL