

BISON RIDGE AT KETTLE CREEK

CONCEPT PLAN

CITY OF COLORADO SPRINGS

DATE: OCTOBER 17, 2002

REV: JUNE 20, 2003

AUGUST 28, 2003

NOVEMBER 14, 2003

DECEMBER 4, 2003

JANUARY 21, 2004

A DEVELOPMENT BY:

VINTAGE COMMUNITIES
18 NORTH NEVADA AVE.
DENVER, COLORADO 80903
719-528-5900

LAND PLANNING BY:

DHM DESIGN CORPORATION
1830 MARINE STREET, SUITE 100
DENVER, COLORADO 80204
(303) 892-5566

ENGINEERING BY:

JR ENGINEERING
1830 MARINE STREET, SUITE 100
COLORADO SPRINGS, COLORADO 80907
(719) 583-2593

GENERAL NOTES

1. THE SITE IS WITHIN THE KETTLE CREEK NEIGHBORHOOD OF THE BIRMGATE 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. THIS CONCEPT PLAN IS NOT A FINAL DESIGN. THE LOCATION AND EXTENT OF ANY SITE IMPROVEMENTS, MAXIMUM NUMBER OF UNITS, NUMBER OF STORES, OR G.L.A.
3. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C/T/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 FEMA FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410C0507 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' BUFFERING REQUIREMENT. THE REMAINING 1/2 OF THE 10' BUFFERING REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CITY OF COLORADO SPRINGS/PARKS DEPARTMENT. 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 PLAN.

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 N002303°W, A DISTANCE OF 2830.64 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°31'4", 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°56'00", 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 N4°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 N4°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 TANGENT;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 25°48'01", 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 48.08 FEET;
THENCE S00°50'27"E, A DISTANCE OF 15.30 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S06°55'51"E, HAVING A DELTA OF 27°01'53", A RADIUS OF 570.00 FEET, A DISTANCE OF 288.92 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°48'50"W, A DISTANCE OF 124.19 FEET TO A POINT ON 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

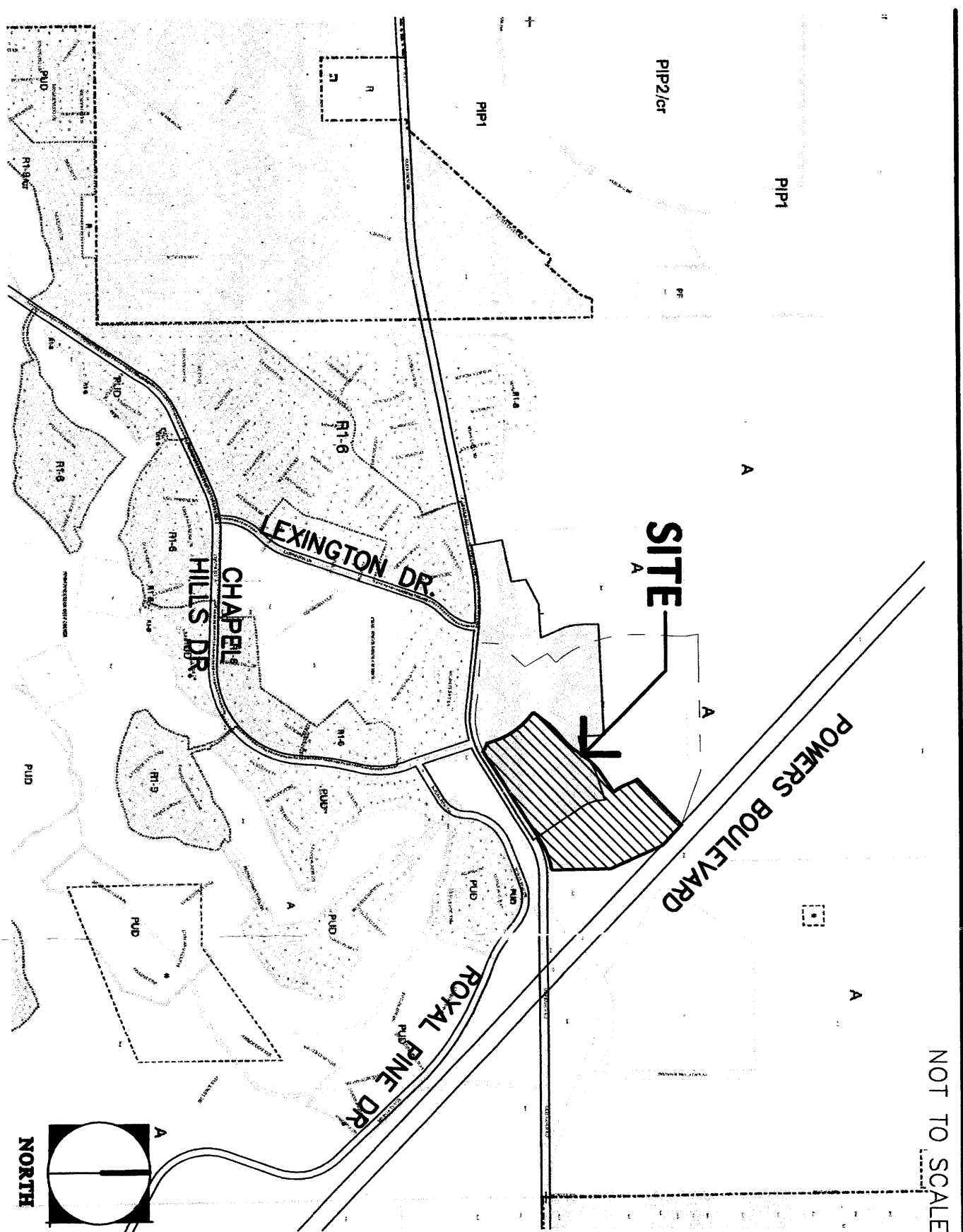
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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N69°12'24"E, A DISTANCE OF 1692.33 FEET TO THE POINT OF BEGINNING;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N64°36'46"E, HAVING A DELTA OF 12°45'01", A RADIUS OF 400.00 FEET, A DISTANCE OF 89.01 FEET TO A POINT OF TANGENT;
THENCE N27°58'13"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 S24°13'02"E, A DISTANCE OF 418.48 FEET;
THENCE S58°43'02"W, A DISTANCE OF 40.00 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 18°41'03", A RADIUS OF 400.00 FEET, A DISTANCE OF 107.22 FEET TO THE POINT OF BEGINNING;
THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S66°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)	7.35 AC.	82 UNITS	131*	215 (2.6 per unit)	45'
COMMERCIAL (PBO)	16.75 AC.	149,430 G.L.A.	499 (1/300 G.L.A.)	571 (1/262 G.L.A.)	
TOTAL	24.10 AC.	82 UNITS/149,430 G.L.A.	622-663	786	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	MAJOR ARTERIAL	25' /VARIES(25' MIN.)
	CHAPEL RIDGE DRIVE	COLLECTOR	10' /VARIES(10' MIN.)
	LOOKING GLASS WAY	NON-ARTERIAL	10' /VARIES(10' MIN.)
	POWERS BOULEVARD	DIVIDED HIGHWAY	25' /25'
	POWERS BOULEVARD	DIVIDED HIGHWAY	25' /25'
	POWERS BOULEVARD	NON-ARTERIAL	10' /VARIES(10' MIN.)

BUFFERS

STREET NAME/ LINE OR PROPERTY LINE WIDTH REQ./PROV.

COMMERCIAL	LOOKING GLASS WAY	15' / 15'
	LOOKING GLASS WAY	15' / VARIES (15' MIN.)
	POWERS BOULEVARD	15' / VARIES (15' MIN.)
	POWERS BOULEVARD	15' / VARIES (15' MIN.)
	POWERS BOULEVARD	15' / VARIES (15' MIN.)

BUILDING SETBACK WIDTHS

LAND USE	PROPERTY LINE	WIDTH REQ./PROV.
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COMMERCIAL (PBO)	SOUTH (FRONT)	25' / VARIES (25' MIN.)
	WEST (SIDE)	25' / VARIES (25' MIN.)
	EAST (SIDE)	25' / VARIES (25' MIN.)
	NORTH (REAR)	25' / VARIES (25' MIN.)
MULTI-FAMILY (R-5)	WEST (FRONT)	20' / VARIES (20' MIN.)
	NORTH (SIDE)	5' / VARIES (5' MIN.)
	SOUTH (SIDE)	5' / VARIES (5' MIN.)
	EAST (REAR)	25' / VARIES (25' MIN.)

SHEET INDEX

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

This is a preliminary plan and shall not be used for construction purposes without the approval of the City of Colorado Springs.

SHEET 1 OF 2
CPC CP 02-245

APPROVED
OCT 6 9 2003
BY CITY PLANNING COMMISSION

APPROVED
JUN 2 6 2004
BY CITY PLANNING

BISON RIDGE AT KETTLE CREEK CONCEPT PLAN

CITY OF COLORADO SPRINGS

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REV: JUNE 20, 2003
AUGUST 29, 2003
NOVEMBER 14, 2003
DECEMBER 4, 2003

JAN. 21, 2004

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

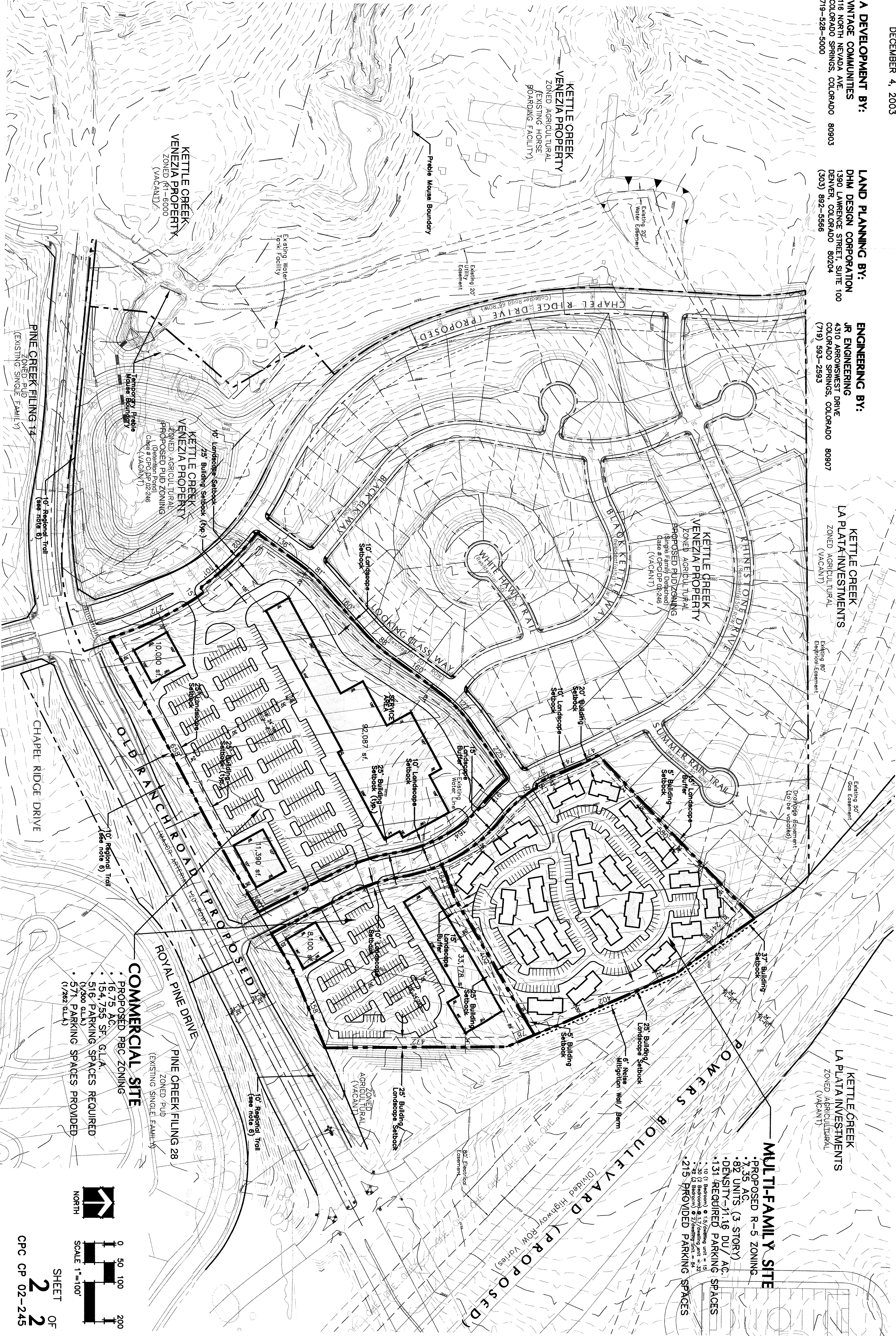
LAND PLANNING BY:
DHM DESIGN CORPORATION
2500 SOUTH WATKINS STREET, SUITE 100
DENVER, COLORADO 80249
(303) 892-5566

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

KETTLE CREEK
LA PLATA INVESTMENTS
ZONED AGRICULTURAL
(VACANT)

KETTLE CREEK
LA PLATA INVESTMENTS
ZONED AGRICULTURAL
(VACANT)

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



COMMERCIAL SITE
PROPOSED RBC ZONING
• 16,75 AC.
• 154,755 SF. G.L.A.
• 516 PARKING SPACES REQUIRED
(0,260 G.L.A.)
• 571 PARKING SPACES PROVIDED
(1,262 G.L.A.)

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

SHEET 2 OF 2
CPC CP 02-245

APPROVED
CITY OF COLORADO SPRINGS
JAN. 2 & 2004
BY CITY PLANNING