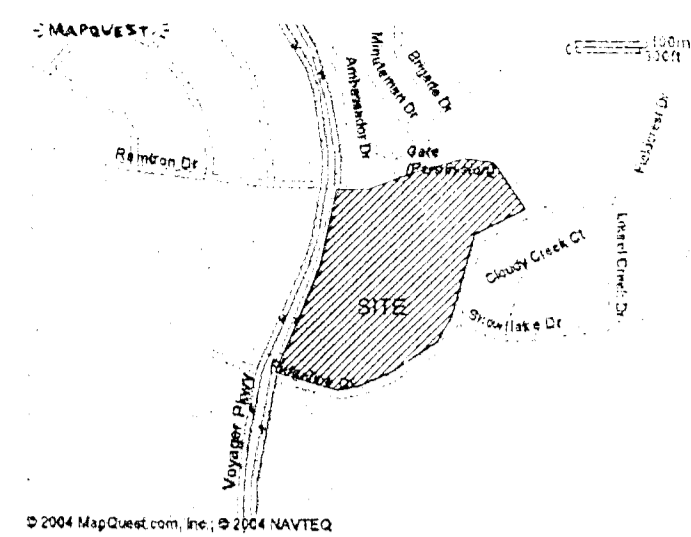


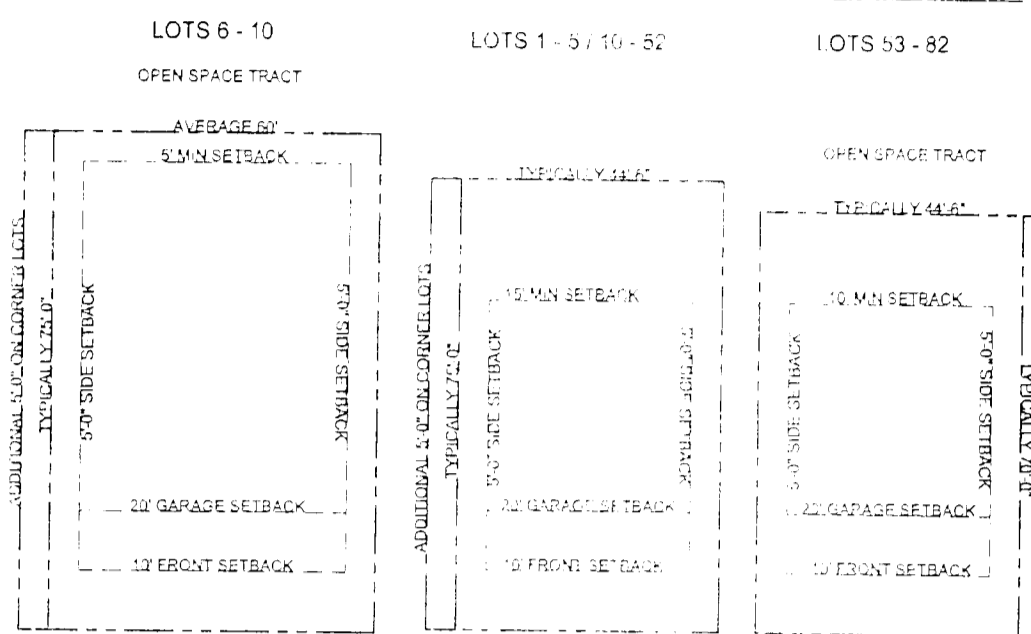
**SITE DATA:**

OWNER:	PICOLAN INCORPORATED 90 SOUTH CASCADE AVENUE SUITE 1300 COLORADO SPRINGS, CO 80903
SITE ACREAGE:	14.3 AC.
LAND USE:	SINGLE FAMILY DETACHED RESIDENTIAL
MASTER PLAN:	NORTHGATE
EXISTING SITE ZONING:	PIP-1
PROPOSED SITE ZONING:	PLD
SCHEDULE FOR CONSTRUCTION:	FALL 2025
DRAINAGE BASIN:	BLACK SQUIRREL
SITE AREA:	622,817 SF (14.3 AC.)
BUILDING COVERAGE:	95,000 (15%)
IMPERMEABLE SURFACE COVERAGE:	117,540 SF (19%)
OPEN SPACE REQUIRED:	
LOTS 3,999 SF OR LESS - 600 SF LOT:	61 LOTS @ 600 SF = 37,200 SF
LOTS 4,000 TO 4,999 SF - 400 SF LOT:	14 LOTS @ 400 SF = 5,600 SF
LOTS 5,000 SF OR MORE - 200 SF LOT:	7 LOTS @ 200 SF = 1,400 SF
TOTAL:	44,200 SF OPEN SPACE REQUIRED
OPEN SPACE PROVIDED:	
TRACT A:	6,499 SF
TRACT B:	44,363 SF
TRACT C:	19,694 SF
TRACT D:	32,820 SF (NOT INCLUDED IN THE TOTAL CALCULATION)
TRACT E:	3,181 SF
TRACT F:	3,181 SF
TRACT G:	3,919 SF
TOTAL:	80,839 SF (13.0%) OPEN SPACE PROVIDED
GROSS DENSITY (82 UNITS):	5.7 DU/AC
NET DENSITY (MINUS COMMON AREAS):	7.1 DU/AC
AVERAGE LOT SIZE:	3,838 S.F.
MAX BUILDING HEIGHT:	25'-0"
RESIDENT PARKING REQUIRED:	164
RESIDENT PARKING PROVIDED:	164
ON STREET PARKING REQUIRED:	41
ON STREET PARKING PROVIDED:	41

**VICINITY MAP:**



**LOT SETBACKS:**



**GENERAL SITE NOTES:**

- ALL LANDSCAPING (PUBLIC AND PRIVATE AREAS) WITHIN THE DEVELOPMENT WILL BE INSTALLED BY THE DEVELOPER AND PERPETUALLY MAINTAINED BY THE WILDWOOD RIDGE HOMEOWNERS ASSOCIATION.
- ALL STREETS (PUBLIC AND PRIVATE) CONSTRUCTED TO THE 30' R.O.W. ARE TO BE MARKED AS FIRE LINES WITH ON-STREET PARKING. PUBLIC STREETS CONSTRUCTED WITH THE 52' R.O.W. STANDARD WILL ALLOW PARKING ON BOTH SIDES.
- LIGHTING DESIGN ON PUBLIC STREETS TO BE COMPLETED BY CITY OF COLORADO SPRINGS.
- CORNER SIGHT VISIBILITY TRIANGLES ARE DEPICTED BY DASHED LINES.
- ALL PEDESTRIAN RAMPS WITHIN PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTED TO CITY OF COLORADO SPRINGS STANDARDS.
- ALL 5' WIDE CONCRETE SIDEWALKS TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE WILDWOOD RIDGE HOMEOWNERS ASSOCIATION.
- ALL TRACTS, FENCES, RAILING, SOUND WALL, AND RETAINING WALLS WILL BE OWNED AND MAINTAINED BY THE WILDWOOD RIDGE HOMEOWNERS ASSOCIATION.
- ALL LOTS THAT ARE ALONG A GREENWAY (LOTS 53-82) TO HAVE ADDRESS NUMBERS ON BOTH SIDES OF THE HOUSE.
- SLOPE PROTECTION IS TO BE ON ALL SLOPES OVER 3:1.
- REAR PATIOS, DECKS, PORCHES, AND COVERED ENTRANCES WILL BE ALLOWED TO EXTEND INTO REAR BUILDING SETBACK UP TO 8 FEET. PATIOS, DECKS, AND PORCHES ARE ALLOWED TO HAVE ROOFS, BUT SIDES MUST REMAIN OPEN.
- ALL UNITS WITH BACKS FACING GREENWAYS WILL HAVE A 3' SIDEWALK CONNECTING THE UNIT AND THE GREENWAY TRAIL.
- DEVELOPER AGREES TO ESCROW \$20,000 PRIOR TO PLAT APPROVAL FOR A FUTURE SIGNAL AT VOYAGER PARKWAY AND RIDGELINE DRIVE.
- PEDESTRIAN RAMPS ARE ALL CONCEPTUAL LOCATIONS AND WILL BE FINALIZED ON THE STREET IMPROVEMENT PLANS AS PUBLIC STREETS.

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: OVERALL P4 - 03

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18 SOUTH RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BARS OF BEARINGS: THE COURSE ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGELINE DRIVE AS PLATTED IN NORTHGATE PLING NO. 8, RECORDED UNDER REGISTRATION NO. 200744408 RECORDS OF EL PASO COUNTY, COLORADO, WHICH IS ASSIGNED TO BEAR 188°46'19"W, HAVING A DISTANCE OF 114.24 FEET.

COMMENCING AT THE NORTH-WESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN NORTHGATE PLING NO. 8, RECORDED UNDER REGISTRATION NO. 200744408 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF VOYAGER PARKWAY, AS PLATTED IN NORTHGATE PLING NO. 1, RECORDED IN PLAT BOOK C-14 AT PAGE 3, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.71 FEET TO THE SOUTH-EASTERLY CORNER OF VOYAGER PARKWAY, AS PLATTED IN NORTHGATE PLING NO. 3, RECORDED IN PLAT BOOK E-4 AT PAGE 12;

THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- N21°13'27"E, A DISTANCE OF 286.30 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 012°20'4", A RADIUS OF 1318.83 FEET, A DISTANCE OF 314.95 FEET TO A POINT OF TANGENT;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 10°11'28"W, HAVING A DELTA OF 14°04'11", A RADIUS OF 1301.51 FEET, A DISTANCE OF 327.22 FEET TO A POINT ON CURVE;
- HAVING A DELTA OF 24°10' FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMTRON DRIVE, AS PLATTED IN SAID NORTHGATE PLING NO. 3;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

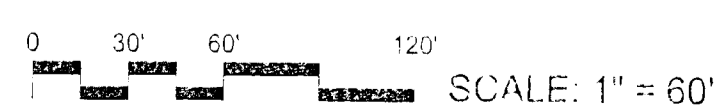
- S68°51'34"E, A DISTANCE OF 75.89 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 80°18'1", A RADIUS OF 332.00 FEET, A DISTANCE OF 210.27 FEET TO A POINT OF TANGENT;
- N52°15'E, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 88°44'43", A RADIUS OF 308.50 FEET, A DISTANCE OF 528.13 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTH-WESTERLY CORNER OF RAMTRON DRIVE AS PLATTED IN SAID NORTHGATE PLING NO. 8;

THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT-OF-WAY LINE OF RAMTRON DRIVE AND RIDGELINE DRIVE AS PLATTED IN SAID NORTHGATE PLING NO. 8, THE FOLLOWING (1) COURSE:

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA BEARS S63°05'24"W, HAVING A DELTA OF 007°04", A RADIUS OF 308.00 FEET, A DISTANCE OF 1.44 FEET TO A POINT OF TANGENT;
- S24°38'02"E, A DISTANCE OF 30.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIDGELINE DRIVE;
- S72°21'58"W, A DISTANCE OF 28.79 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 45°22'54", A RADIUS OF 332.50 FEET, A DISTANCE OF 269.18 FEET TO A POINT OF TANGENT;
- S28°59'04"W, A DISTANCE OF 69.38 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 21°20'0", A RADIUS OF 332.50 FEET, A DISTANCE OF 126.90 FEET TO A POINT OF TANGENT;
- S07°06'58"W, A DISTANCE OF 128.08 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 48°31'32", A RADIUS OF 287.50 FEET, A DISTANCE OF 332.78 FEET TO A POINT OF TANGENT;
- S66°58'17"W, A DISTANCE OF 202.10 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 16°14'11", A RADIUS OF 417.50 FEET, A DISTANCE OF 195.33 FEET TO A POINT OF TANGENT;
- N08°41'19"W, A DISTANCE OF 114.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,3024 ACRES OR 623,011 SQUARE FEET.

**SITE DEVELOPMENT PLAN**



WILDWOOD RIDGE at Northgate  
CITY FILE NUMBER: CPC DP 03-234

**THOMAS THOMAS**  
 Planning  
 Architectural  
 Construction Architecture  
 4134 North High  
 Colorado Springs, Colorado 80905  
 Phone: 719.575.9777

REV. #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESUBMITTAL OF DEVELOPMENT PLAN	8/15/05	JRC	LMT	
2					
3					
4					
5					
6					

DESIGNED	PMT	08.12.05
DRAWN	JRC	08.12.05
CHECKED	LMT	08.12.05
PROJECT NUMBER:		2341.00
SCALE:		1" = 60'

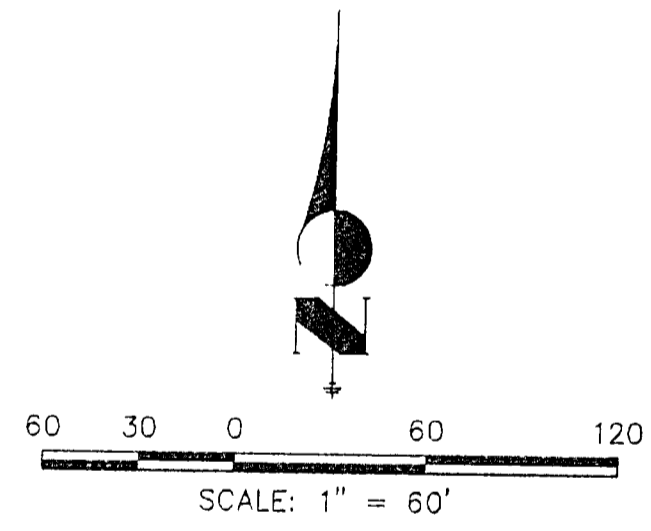
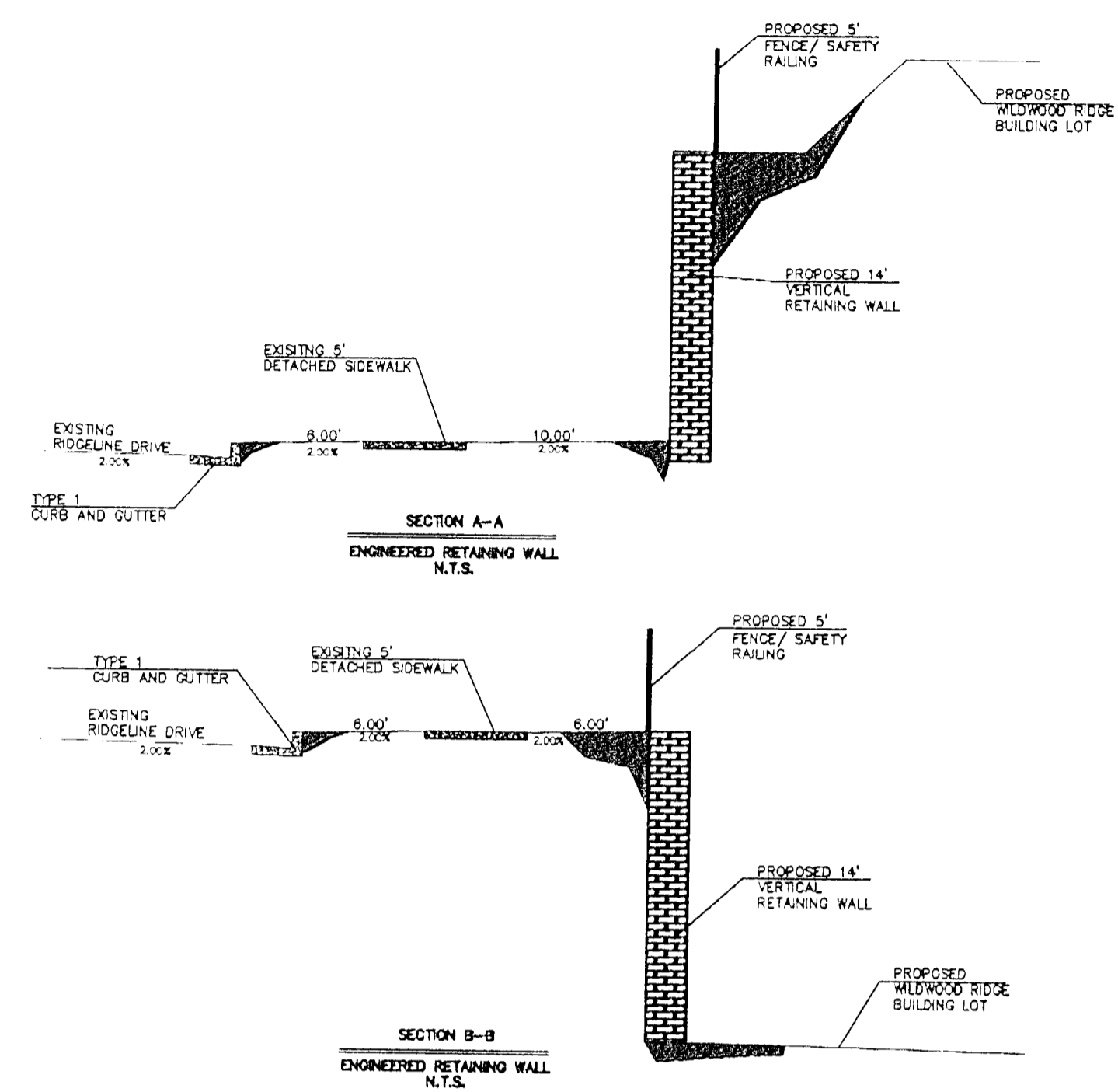
**Wildwood Ridge at Northgate**  
 Richmond American Homes  
 Northgate Development - Colorado Springs, Colorado  
**SITE DEVELOPMENT PLAN**

# WILDWOOD RIDGE AT NORTHGATE

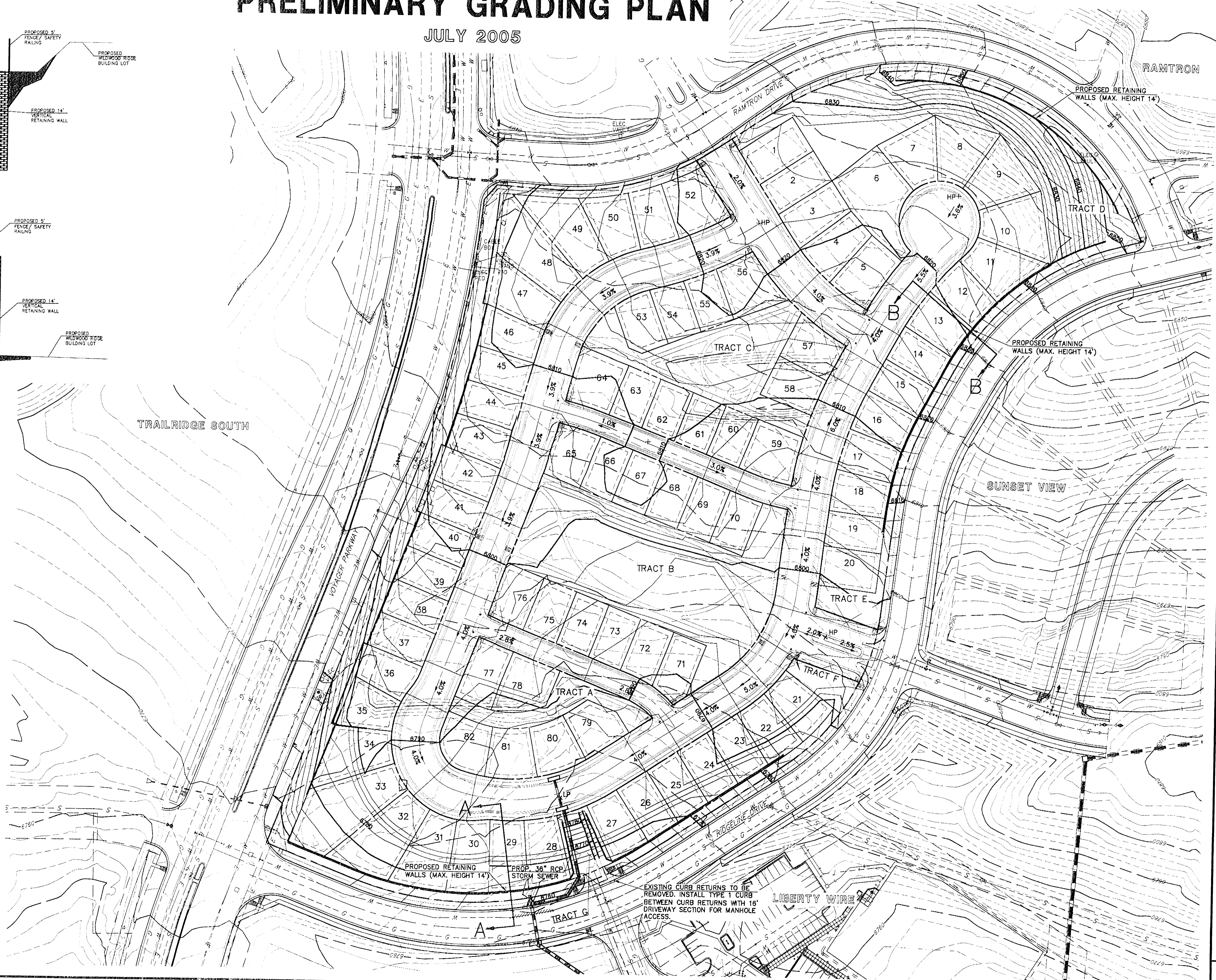
## CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

### PRELIMINARY GRADING PLAN

JULY 2005



- LEGEND**
- 6000 10' EXIST. GROUND CONTOUR
  - 5000 2' EXIST. GROUND CONTOUR
  - 6000 10' PROP. GROUND CONTOUR
  - 5000 2' PROP. GROUND CONTOUR
  - PROPOSED FLOW DIRECTION
  - 48 PROPOSED LOT NUMBER
  - 3.90% STREET GRADE
  - HP HIGH POINT
  - LP LOW POINT



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES INDICATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**THOMAS & THOMAS**  
614 N. TEJON STREET  
COLORADO SPRINGS, CO 80903  
(719) 578-8777

**J.R. ENGINEERING**  
A Subsidiary of Western  
430 Arroyo West Drive • Colorado Springs, CO 80907  
719-598-2888 • Fax: 719-598-9600  
www.jrengineering.com



No.	REVISION	DATE	BY	DATE	BY	DATE	BY

H-SCALE	1"=60'	V-SCALE	N/A	DATE	07/08/05
DESIGNED BY	JLH	DRAWN BY	KAD	CHECKED BY	

