

VENTURE ON VENETUCCI

SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP, 0.1 FEET ABOVE GRADE, STAMPED "ASC 1999 PLS 28651", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED "ASC 1999 PLS 28651, BEARS N 01°01'43" W, FOR A DISTANCE OF 2633.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE N 73°56'11" W, A DISTANCE OF 2734.78 FEET TO THE NORTHEAST CORNER OF LOT 1, SOUTH ACADEMY HIGHLANDS FILING NO. 4 AS RECORDED AT RECEPTION NO. 222714970 IN THE RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE NORTH LINE AND EXTENSION THEREOF OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- 1) S 89°29'47" W, A DISTANCE OF 62.20 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°30'48", A RADIUS OF 238.00 FEET, AN ARC LENGTH OF 147.52 FEET; AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;
- 3) S 53°58'59" W, A DISTANCE OF 190.82 FEET;

THENCE N 36°03'36" W, A DISTANCE OF 155.64 FEET;

THENCE N 21°58'50" W, A DISTANCE OF 272.69 FEET;

THENCE N 02°31'59" W, A DISTANCE OF 127.26 FEET;

THENCE N 21°58'47" W, A DISTANCE OF 284.99 FEET;

THENCE N 08°14'28" W, A DISTANCE OF 450.13 FEET;

THENCE N 18°57'10" E, A DISTANCE OF 224.76 FEET;

THENCE N 65°01'13" E, A DISTANCE OF 452.74 FEET TO A POINT ON THE WEST LINE OF TRACT B, SOUTH ACADEMY HIGHLANDS FILING NO. 2 AS RECORDED AT RECEPTION NO. 216713726 IN SAID RECORDS;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES:

- 1) S 05°08'13" W, A DISTANCE OF 273.60 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27°13'21", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 287.45 FEET; AND A CHORD BEARING AND DISTANCE OF S 08°28'27" E, 284.75 FEET TO A POINT ON THE WEST LINE OF TRACT A, SOUTH ACADEMY HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 214713423 IN SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID TRACT A AND EXTENSION THEREOF S 22°05'08" E, A DISTANCE OF 501.71 FEET TO A POINT ON THE WEST LINE OF VENETUCCI BOULEVARD AS DEDICATED IN SAID SOUTH ACADEMY HIGHLANDS FILING NO. 1;

THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:

 - 1) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°34'55", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 210.94 FEET; AND A CHORD BEARING AND DISTANCE OF S 11°17'40" E, 209.69 FEET;
 - 2) S 00°30'10" E, A DISTANCE OF 51.78 FEET;
 - 3) S 89°29'47" W, A DISTANCE OF 17.00 FEET;
 - 4) S 00°30'13" E, A DISTANCE OF 162.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 706,978 SQUARE FEET OR 16.2300 ACRES, MORE OR LESS.

GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGNAGE PLAN IS REQUIRED.
5. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
7. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR.
8. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0743G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC., DATED _____ TBD _____ WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (ARTIFICIAL FILL, EXPANSIVE SOILS, POTENTIALLY UNSTABLE SLOPES, LANDSLIDE SUSCEPTIBLE AREAS, LANDSLIDE DEPOSIT, AND STEEPLY DIPPING BEDROCK).

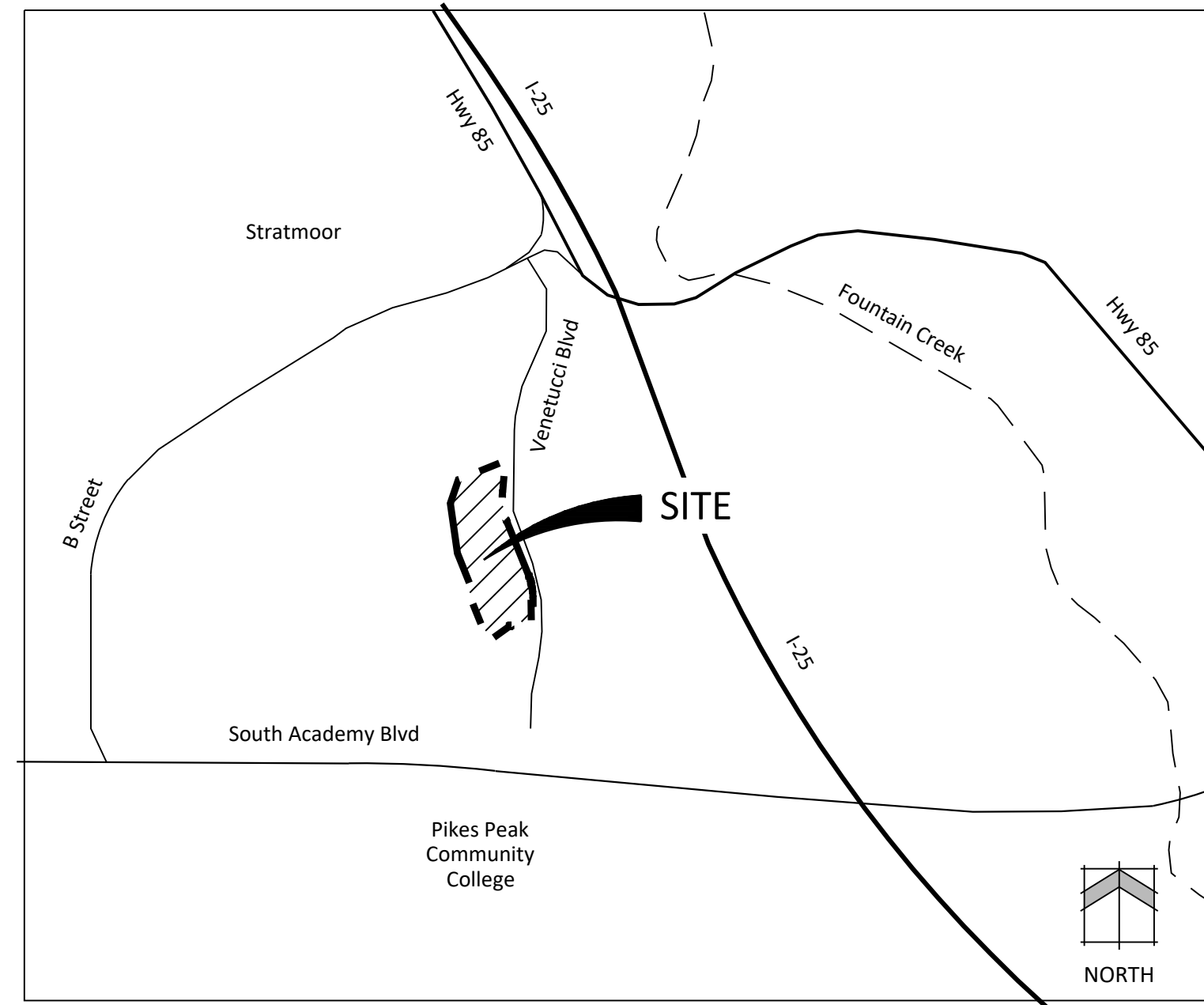
The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

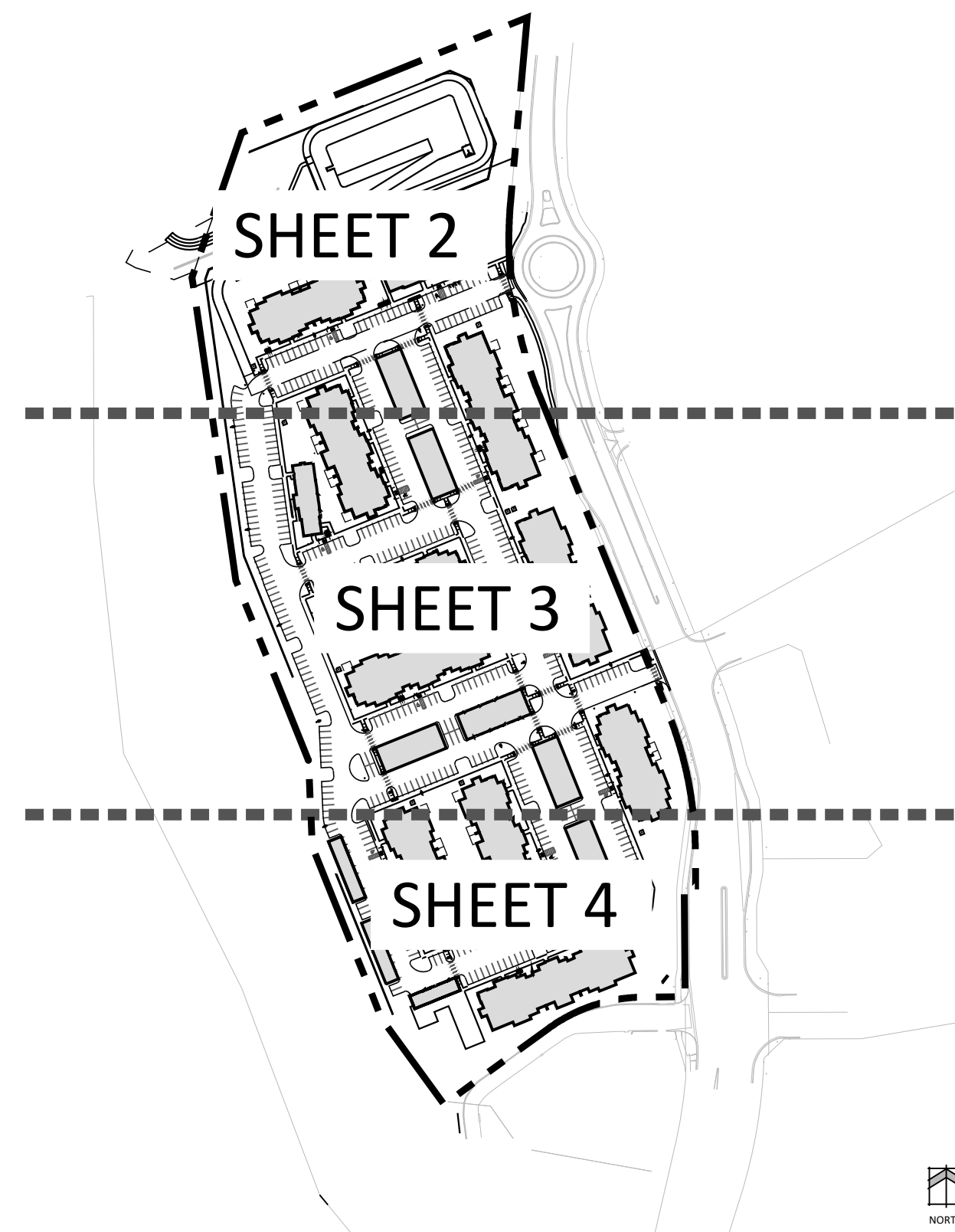
The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Private Roads:
The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

TRACT A is for detention maintained by?



VICINITY MAP



OVERALL SITE - KEY MAP

SITE DATA

Site Address: Venetucci Blvd
 Tax ID Number: 656390049
 Total Area: 16.23 Acres
 Development Schedule: 2025 - 2026
 Current Zoning: RM-30
 Current Use: Vacant
 Proposed Use: Multi-Family
 Units: 336
 Gross Density: 20.7 DU/AC

Height Information:
 Max. Height Allowed: 40'
 Max. Height Proposed: 40'-0"
 Lot Coverage: 60%
 Max. Allowed: 60%
 Max. Proposed: 28%

Building Setbacks:
 East (Venetucci Blvd): 25'
 Side: 15'
 Rear: 15'

Landscape Setbacks/Buffers:
 Venetucci Blvd: 25'

Parking Standards:
 Standard Formula:
 1.5 spaces / 1-bedroom unit
 1.7 spaces / 2-bedroom unit
 2 spaces / 3-bedroom unit
 1 space / 3 dwelling units

Standard Required: 668 spaces
 Alternate Formula*: 1.72 spaces per unit*
 Units: 336
 Alternate Required: 578 spaces

ADA Required/Provided:
 12/12
 115 spac
 580 spac
 Total Provided: 580 spac

Bike Parking Required (5% of Standard Code Required Parking): 34
 Bike Parking Provided: 72

LAND USE DATA TABLE

LAND USE	NET DENSITY	UNITS	AREA	% OF LAND
ROAD	N/A	N/A	240,083 SF	34%
IMPERMEABLE SURFACE	N/A	N/A	30,748 SF	5%
BUILDINGS	N/A	336	200,422 SF	28%
DETENTION	N/A	N/A	71,274 SF	10%
OPEN SPACE	N/A	N/A	164,421 SF	23%
TOTAL	20.7 du/ac	336	706,948 SF	100%

TRACT TABLE

TRACT	AREA	USE	MAINTENANCE
A	89,142 SF	DETENTION, LANDSCAPE	OWNER AND/OR THEIR ASSIGNS
channel tracts		drainage open space	?

PROJECT TEAM

OWNER: CS 2005 Investments, LLC
 10801 W Charleston Blvd, Suite 170
 Las Vegas, NV 89135
 Chad Ellington
 (303) 503-0116

DEVELOPER: Thompson Thrift Residential
 111 Monument Circle, Suite 1500
 Indianapolis, IN 46204
 Donald Dungo
 (463) 337-3261

APPLICANT: N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903
 Kim Johnson
 (719) 471-0073

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- Sheet 6 of 43: Overall Site Plan
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- Sheet 43 of 43: Lighting Cutsheets

please upload all in one pdf
 i think we are missing sheets-
 1-5 uploaded-
 LS uploaded-
 details6-14 not uploaded
 utility no t uploaded
 8 pages of elevations only uploaded
 lighting uploaded

Get in Touch w Fountain regarding
 Access permit/fee

delete this is zoned
 RM30

the loi states 2
 parcels

missing checklist itmes

- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage
- Parking computations (required, provided, etc.)

unit count calc required

132 units	198
168	286
36	72
336 units/3 = 112 guest spaces	

provide number of units for
 each bedroom count and the
 required number in the table

682 required
 per Study
 and count

<https://planningdevelopment.elpasoco.com/planning-development-forms/#1523879386032-8c72372e-2696>



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 Fax 719.471.0267

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VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

DATE: 11/05/2024
 PROJECT MGR: PROJECT MGR
 PREPARED BY: J. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER SHEET

1

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VENTURE ON VENETUCCI

SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



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Legend for utilities and line symbols

work in channel occurring by developer;
please add tract

ZONE: PUD
USE: VACANT
OWNER: CS 2005
INVESTMENTS, LLC
REC NO. 6504300049

missing checklist items

- Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
- The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines
- Location of all sidewalks, trails, fences and walls, retaining walls, or berms
- Location and dimensions of all existing and proposed signage on site
- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure
- Any additional information required pursuant to any associated conditions of approval or plat notes.
- Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria.

ZONE: PUD
USE: VACANT COMMERCIAL LOTS
OWNER: UTW ACADEMY
DEVELOPMENT LLC
REC NO. 6504412018

TBD

does this outfall to channel?
show tract

label this and surface
is this a pipe or road?

Add all easements all sheets

what are these?
dimensions- how high
is that retaining wall?

where are fire hydrants?

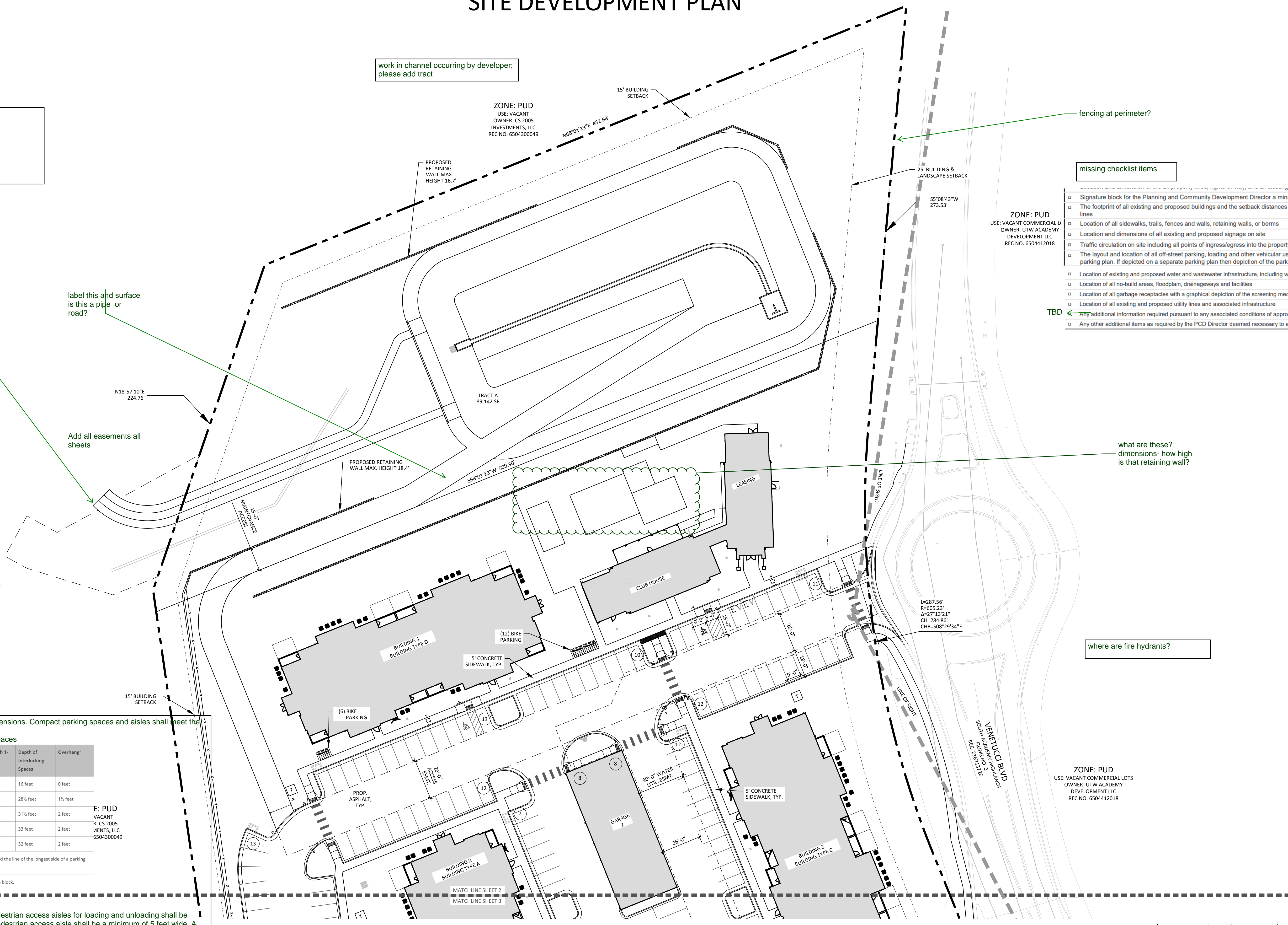
Please consider substituting compact spaces from some of the regular spaces to increase parking. Please contact City of Fountain for the limitations regarding off street parking on Venetucci.

(b) Minimum Compact Parking Spaces and Aisles Dimensions. Compact parking spaces and aisles shall meet the dimensional requirements in Table 6-5.
Table 6-5. Dimensional Requirements for Compact Spaces

Parking Angle ¹	Width of Space	Depth of Space	Aisle Width 2-Way	Aisle Width 1-Way	Depth of Interlocking Spaces	Overhang ²
0°	8 feet	20 feet	20 feet	12 feet	16 feet	0 feet
45°	8 feet	19 feet	20 feet	12 feet	28% feet	1 1/2 feet
60°	8 feet	18 feet	20 feet	16 feet	31% feet	2 feet
75°	8 feet	17 1/2 feet	22 feet	18 feet	33 feet	2 feet
90°	8 feet	15 feet	24 feet	24 feet	32 feet	2 feet

¹ Parking angle is measured as the angle defined by the line of travel of a drive aisle and the line of the longest side of a parking space.
² Overhang may not protrude over pedestrian paths, walkways, sidewalks or otherwise block.

(c) Minimum Disabled Parking Space Dimensions. Pedestrian access aisles for loading and unloading shall be provided adjacent to a disabled parking space. The pedestrian access aisle shall be a minimum of 5 feet wide. A minimum of 1 in every 8 disabled parking spaces shall be designated "Van Accessible" and served by a pedestrian access aisle a minimum of 8 feet wide. All parking areas shall provide at least 1 van accessible space. As an alternative, required disabled parking spaces may be provided in conformance with ADA Guidelines for Universal Parking Design or other acceptable ADA standard.



VENTURE ON VENETUCCI

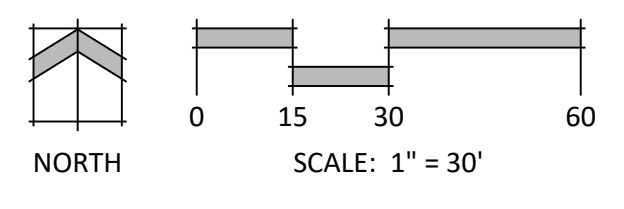
MULTI-FAMILY
VENETUCCI BLVD
OTHER INFO
DATE: 11/05/2024
PROJECT MGR: PROJECT MGR
PREPARED BY: J. SMITH

ENTITLEMENT

SITE DEVELOPMENT PLAN

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VENTURE ON VENETUCCI

SECTION 4 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



all pages: add all building dimensions and SF; distances should be shown from building to prop line

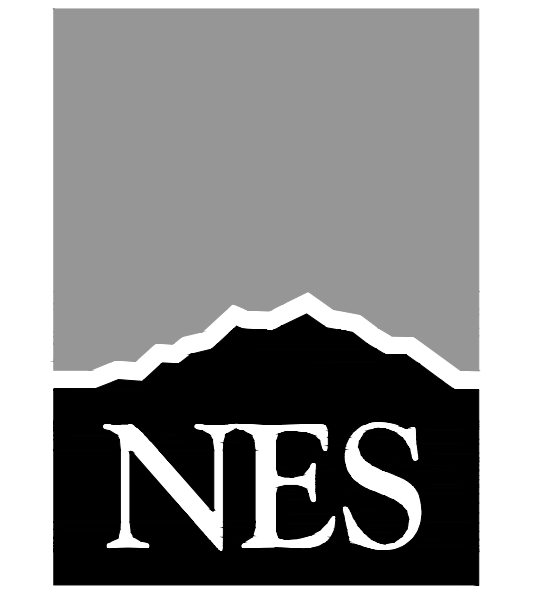
ZONE: PUD
USE: VACANT
OWNER: CS 2005 INVESTMENTS, LLC
REC NO. 6504300049

ZONE: PUD
USE: VACANT COMMERCIAL LOTS
OWNER: UTM ACADEMY DEVELOPMENT LLC
REC NO. 6504412018

ZONE: PUD
USE: MERCHANDISING
OWNER: SAMS REAL EST. BUSINESS TRUST
REC NO. 214713425

ZONE: PUD
USE: SPECIAL PURPOSE
OWNER: UTM ACADEMY DEVELOPMENT LLC
REC. 6504412004

All sheets: ADD City of Fountain labels and use is Commercial- all adj property



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VENTURE ON VENETUCCI

MULTI-FAMILY
VENETUCCI BLVD
OTHER INFO

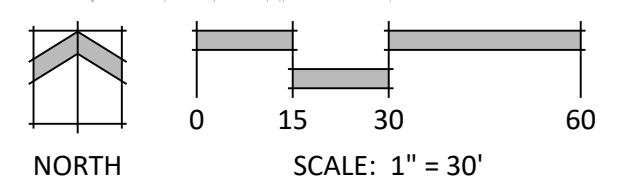
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PROJECT MGR: PROJECT MGR
PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN

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3 OF 43



(b) Fire Department Review and Requirements. The internal circulation system shall be reviewed by the appropriate fire department. The fire department standard, if any, shall apply.

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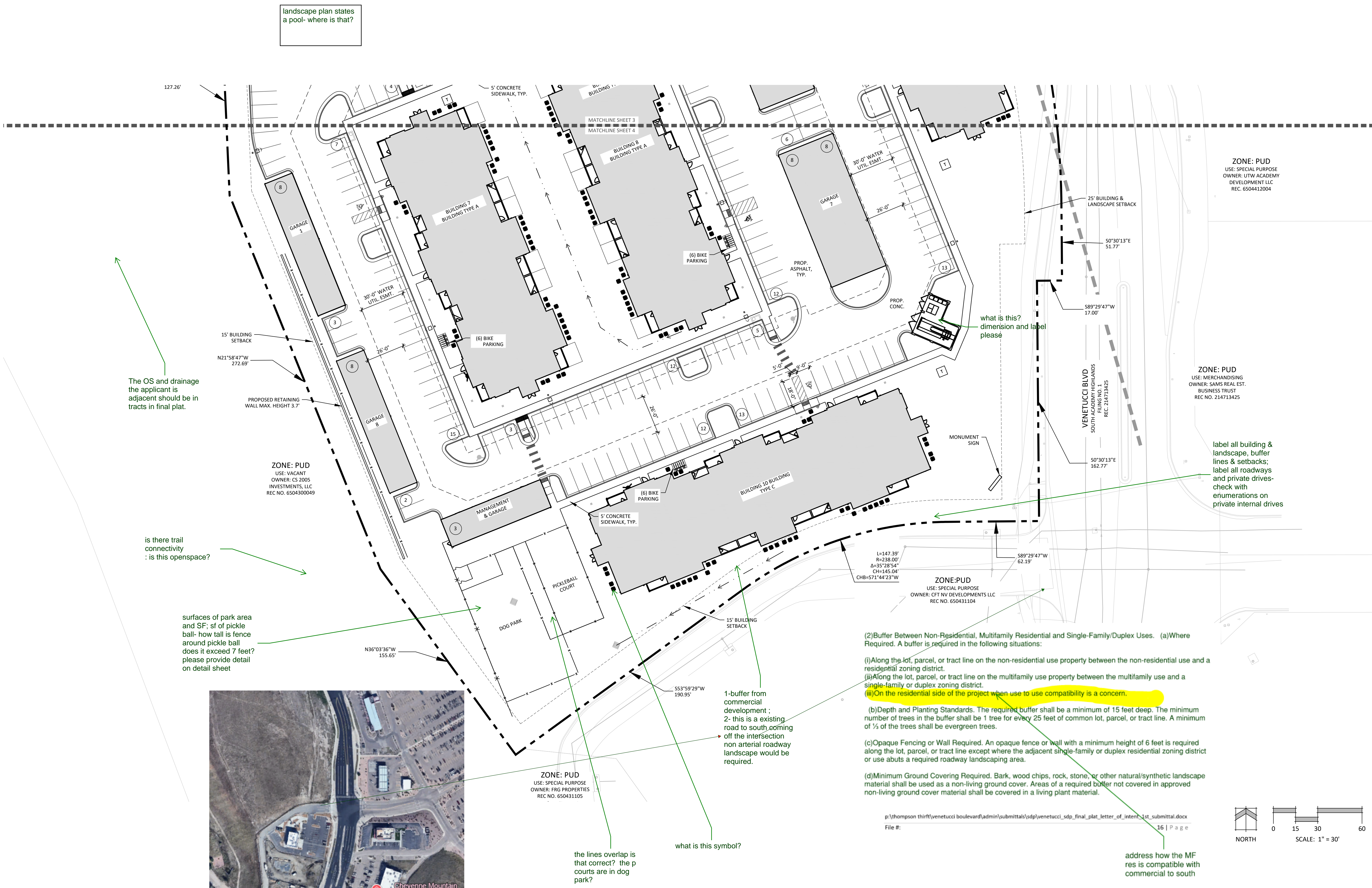
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SITE DEVELOPMENT PLAN



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH
PROJECT INFO
DATE: 11/05/2024
PROJECT MGR: PROJECT MGR
PREPARED BY: J. SMITH
STAMP
ISSUE / REVISION
SHEET TITLE
PLAN FILE #

VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

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PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

SITE DEVELOPMENT PLAN

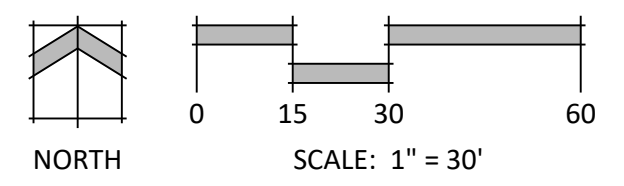
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4 OF 43

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- (2) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses. (a) Where Required. A buffer is required in the following situations:
- (i) Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
 - (ii) Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
 - (iii) On the residential side of the project when use to use compatibility is a concern.
- (b) Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.
- (c) Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.
- (d) Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural/synthetic landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.

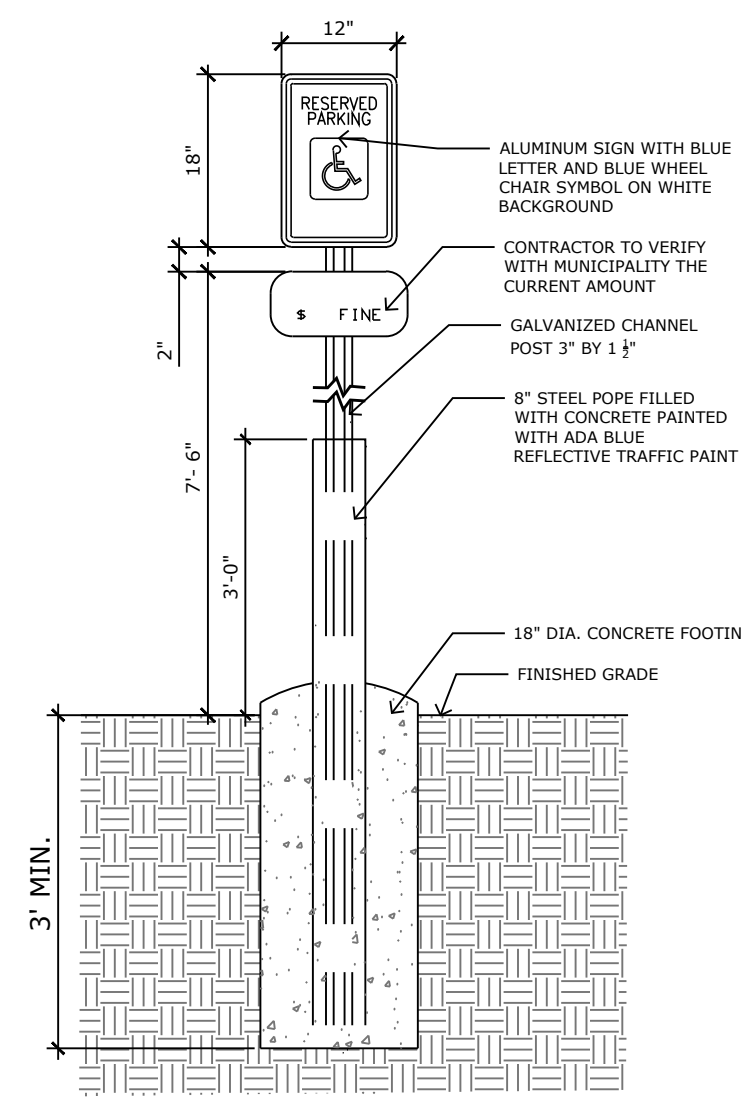


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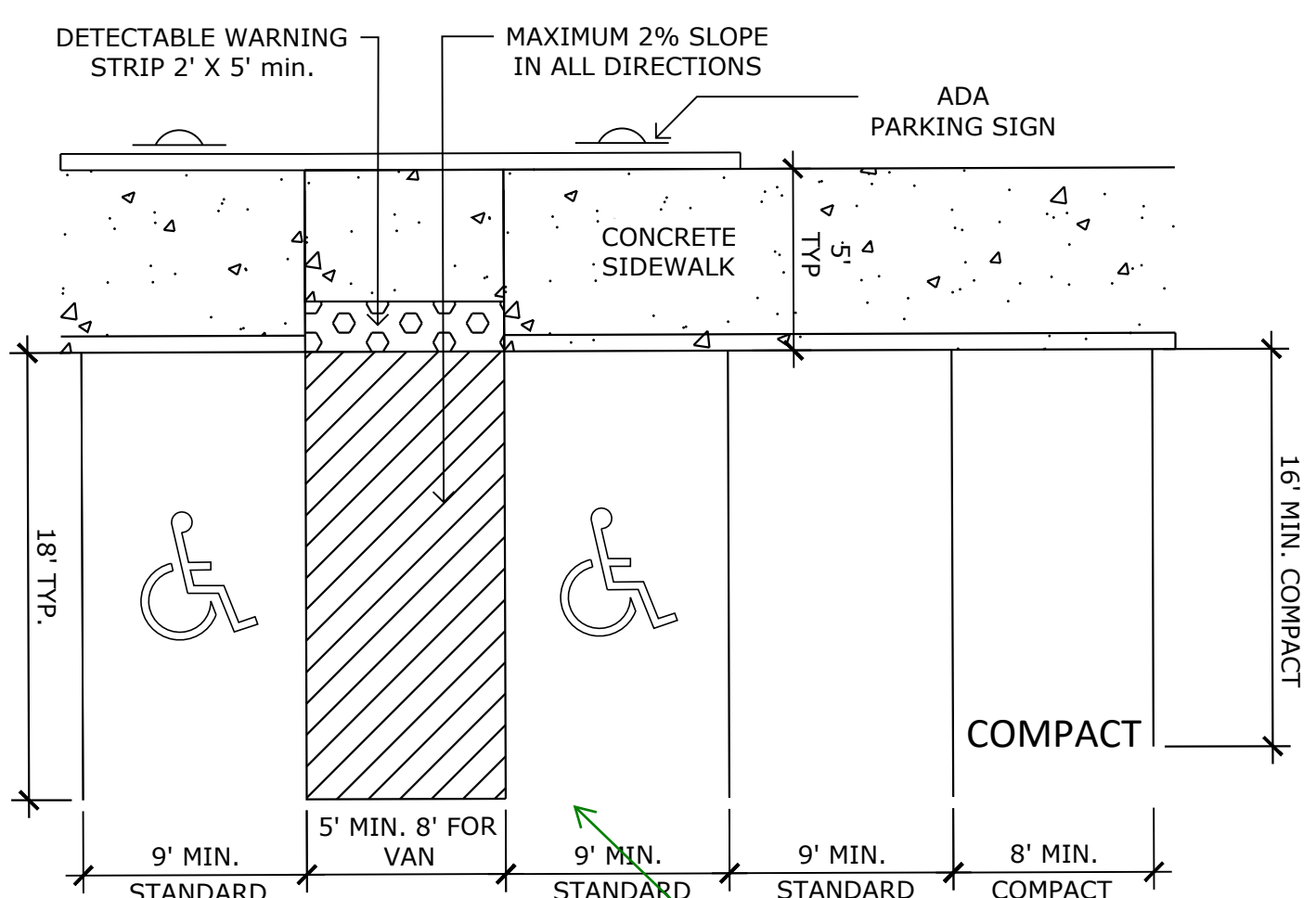
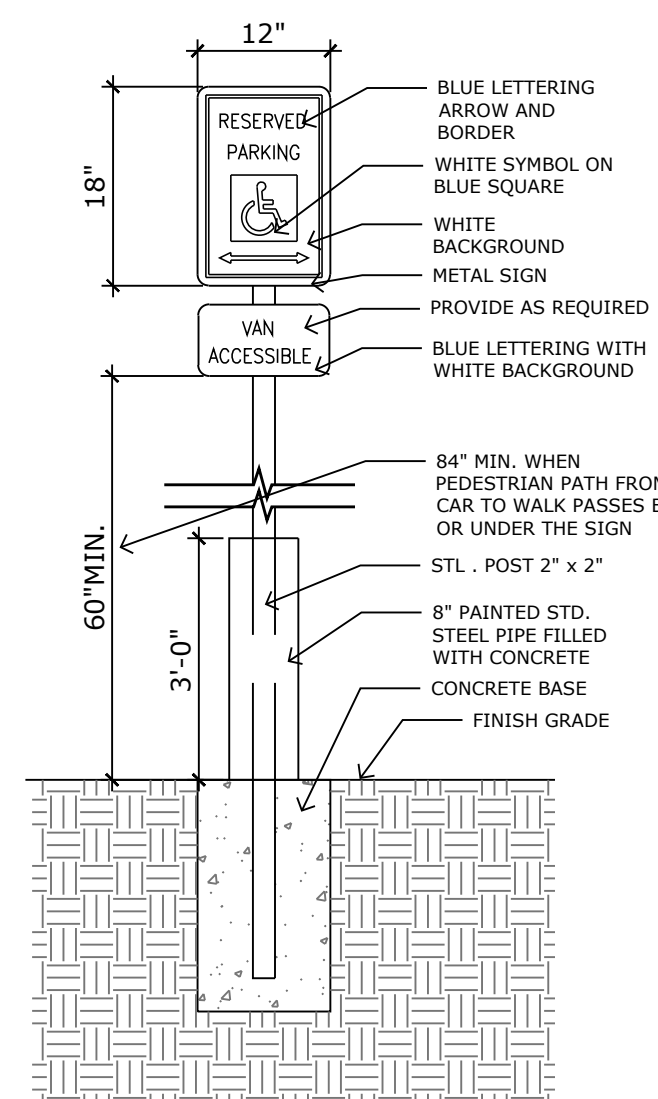
VENTURE ON VENETUCCI

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SITE DEVELOPMENT PLAN



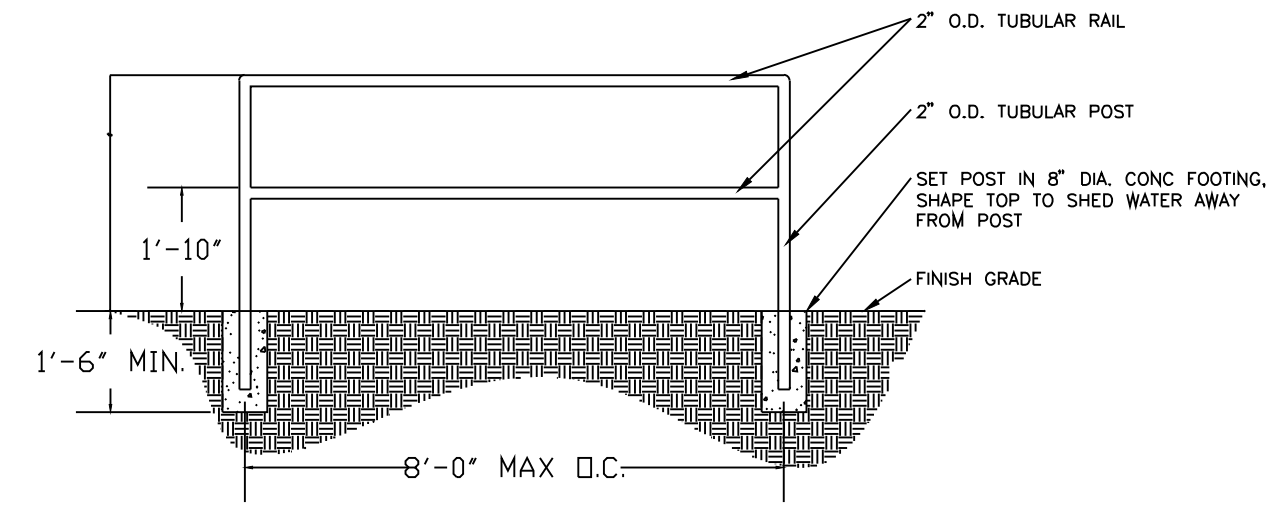
NOTES:
1. PROVIDE SIGNAGE ON BOTH SIDGES OF POST WHEN REQUIRED



ADA / VAN ACCESSIBLE PARKING SIGNS

PARKING STALL LAYOUT DETAILS

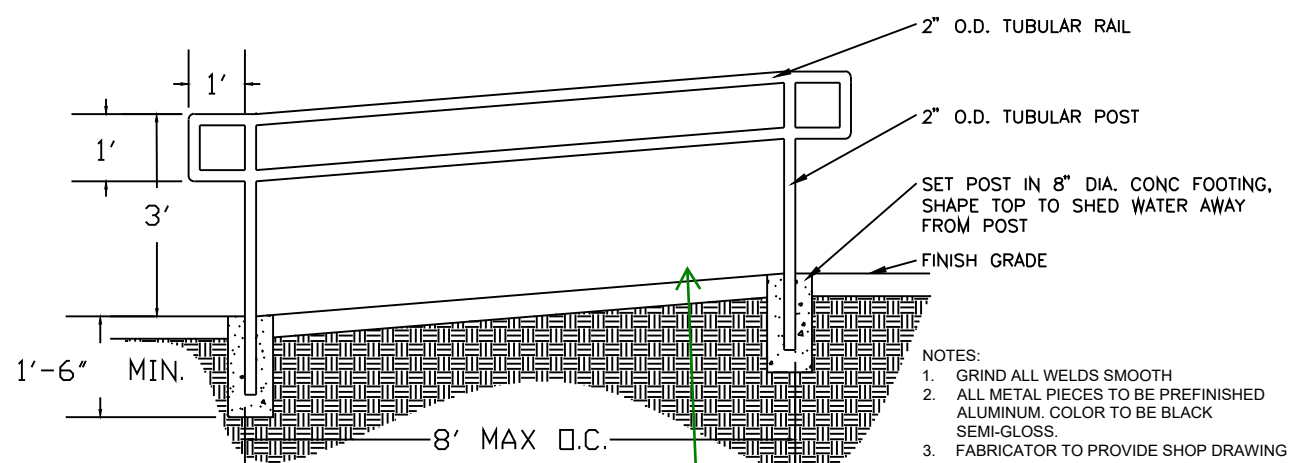
it appears some of the symbols are located on only one side of the ramp in the drawing set



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.

1 GUARDRAIL
NTS

P-TT-20



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.

2 HANDRAIL
NTS

P-TT-21

where are these on planset?

retaining wall detail please

Are there any trails?

Is there no fencing along dog park or lot perimeter or detention pond? Provide symbol on site dev plan showing location



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

DATE: 11/05/2024
PROJECT MGR: PROJECT MGR
PREPARED BY: J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SITE DETAILS

SHEET TITLE

5

5 OF 43

SHEET NUMBER

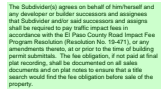
V1_Site Development Plan.pdf Markup Summary

dsdparsons (67)



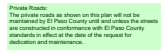
Subject: Highlight
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:35:48 AM
Status:
Color: ■
Layer:
Space:

ORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIO



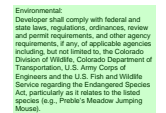
Subject: Road Impact
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:12 AM
Status:
Color: ■
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submission. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Private Road
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:15 AM
Status:
Color: ■
Layer:
Space:

Private Roads:
The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Environmental
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:10 AM
Status:
Color: ■
Layer:
Space:

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



Subject: Small Lot Development
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:05 AM
Status:
Color: ■
Layer:
Space:

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

THE PARTIES RESPO
PROPOSED PLAN RE
DEPARTMENT OF JL
FEDERAL OR STATE
RESPONSIBILITY FOI
I. THIS PROPERTY IS S

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:43 AM
Status:
Color: ■
Layer:
Space:

DETERMINED TO BE OU
ELVES WITH ALL CURRE
CABLE ADA DESIGN STA
ORADO SPRINGS DOES
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IONS OF A GEOLOGIC H

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:39:46 AM
Status:
Color: ■
Layer:
Space:

Standard Requ
Alternate Form
Units:
Alternate Requ
Units Required/
Garage Spaces
Total Provided:
Bike Parking Re
quirement: 10

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:42:03 AM
Status:
Color: ■
Layer:
Space:

"provided" delete required. Code requires the amount listed in Chapter 6 - applicant is proposing an alternate

pieces per unit*
pieces
14 required 2% of required amount
code:
Used Alternative Parking Ratio by KCD Director: 1.72 parking
code Required Parking: 34
72

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:42:43 AM
Status:
Color: ■
Layer:
Space:

14 required 2% of required amount

provide number of units for each bedroom count and the required number in the table

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:46:47 AM
Status:
Color: ■
Layer:
Space:

provide number of units for each bedroom count and the required number in the table

336 units/3 = 112 guest spaces

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:45:52 AM
Status:
Color: ■
Layer:
Space:

336 units/3 = 112 guest spaces

unit count calc required

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:46:38 AM
Status:
Color: ■
Layer:
Space:

unit count calc required



Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:54:47 AM
Status:
Color: ■
Layer:
Space:

the loi states 2 parcels

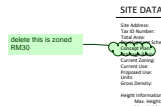
Total Area:
Development
~~Concept Plan~~
Drainage Basin
Current Zoning

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:54:59 AM
Status:
Color: ■
Layer:
Space:

6504300049
16.23 Acres
2025 - 2026
~~South Academy Station~~
RM-30
Vacant

Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:55:02 AM
Status:
Color: ■
Layer:
Space:

-

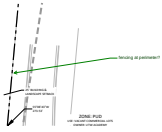


Subject: Planner
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:55:15 AM
Status:
Color: ■
Layer:
Space:

delete this is zoned RM30



Subject: Image
Page Label: [1] DP COVER
Author: dsdparsons
Date: 12/10/2024 11:55:53 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 3:55:54 PM
Status:
Color: ■
Layer:
Space:

fencing at perimeter?

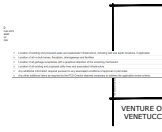


Subject: Image
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:10:28 PM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:11:15 PM
Status:
Color: ■
Layer:
Space:

missing checklist items

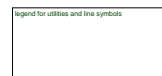


Subject: Image
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:11:23 PM
Status:
Color: ■
Layer:
Space:



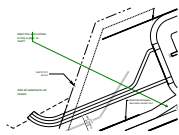
Subject: Callout
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:11:43 PM
Status:
Color: ■
Layer:
Space:

TBD



Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:28:05 PM
Status:
Color: ■
Layer:
Space:

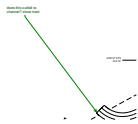
legend for utilities and line symbols



Subject: Callout
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:27:56 PM
Status:
Color: ■
Layer:
Space:

label this and surface is this a pipe or road?

Add all easements all sheets



Subject: Callout
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:29:17 PM
Status:
Color: ■
Layer:
Space:

does this outfall to channel? show tract

where are fire hydrants?

Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/10/2024 4:30:19 PM
Status:
Color: ■
Layer:
Space:

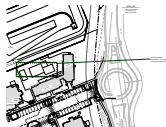
where are fire hydrants?

work in channel occurring by developer; please add tract

ZONE: PU
 USE: VEHICLE
 OWNER: C2
 ADDRESS: 1234567

Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/16/2024 10:53:04 AM
Status:
Color: ■
Layer:
Space:

work in channel occurring by developer; please add tract



Subject: Planner
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/16/2024 11:13:37 AM
Status:
Color: ■
Layer:
Space:

what are these? dimensions- how high is that retaining wall?

Please consider substituting compact spaces from some of the regular spaces to increase parking. Please contact City of Fountain for the limitations regarding off street parking on Venetucci.

Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/18/2024 1:49:49 PM
Status:
Color: ■
Layer:
Space:

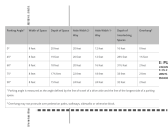
Please consider substituting compact spaces from some of the regular spaces to increase parking. Please contact City of Fountain for the limitations regarding off street parking on Venetucci.



Subject: Text Box
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/18/2024 1:49:22 PM
Status:
Color: ■
Layer:
Space:

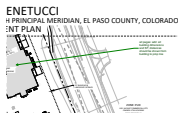
(b)Minimum Compact Parking Spaces and Aisles Dimensions. Compact parking spaces and aisles shall meet the dimensional requirements in Table 6-5. Table 6-5. Dimensional Requirements for Compact Spaces

(c)Minimum Disabled Parking Space Dimensions. Pedestrian access aisles for loading and unloading shall be provided adjacent to a disabled parking space. The pedestrian access aisle shall be a minimum of 5 feet wide. A minimum of 1 in every 8 disabled parking spaces shall be designated "Van Accessible" and served by a pedestrian access aisle a minimum of 8 feet wide. All parking areas shall provide at least 1 van accessible space. As an alternative, required disabled parking spaces may be provided in conformance with ADA Guidelines for Universal Parking Design or other acceptable ADA standard.



Subject: Image
Page Label: [1] DPLAN_1
Author: dsdparsons
Date: 12/18/2024 1:49:12 PM
Status:
Color: ■
Layer:
Space:

all pages: add all building dimensions and SF; distances should be shown from building to prop line

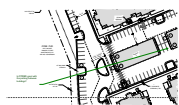


Subject: Callout
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/10/2024 9:05:17 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/10/2024 9:06:50 AM
Status:
Color: ■
Layer:
Space:

All sheets: ADD City of Fountain labels and use its Commercial- all adj property



Subject: Callout
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/16/2024 10:50:50 AM
Status:
Color: ■
Layer:
Space:

Is PPRBD good with the parking between buildings?



Subject: Arrow
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/10/2024 9:08:32 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/10/2024 9:10:57 AM
Status:
Color: ■
Layer:
Space:

All sheets: ADD use is channel open space- all adj property on west



Subject: Text Box
Page Label: [1] PLAN_2
Author: dsdparsons
Date: 12/10/2024 9:20:21 AM
Status:
Color: ■
Layer:
Space:

(b) Fire Department Review and Requirements. The internal circulation system shall be reviewed by the appropriate fire department. The fire department standard, if any, shall apply.

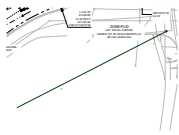


Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:21:41 AM
Status:
Color: ■
Layer:
Space:

1- buffer from commercial development ;
 2- this is a existing road to south coming off the intersection non arterial roadway landscape would be required.



Subject: Image
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 8:55:28 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 8:57:34 AM
Status:
Color: ■
Layer:
Space:

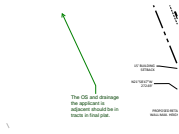


Subject: Image
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 8:59:03 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:02:43 AM
Status:
Color: ■
Layer:
Space:

label all building & landscape, buffer lines & setbacks; label all roadways and private drives- check with enumerations on private internal drives



Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/16/2024 10:52:14 AM
Status:
Color: ■
Layer:
Space:

The OS and drainage the applicant is adjacent should be in tracts in final plat.



Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:03:31 AM
Status:
Color: ■
Layer:
Space:

is there trail connectivity
: is this openspace?



Subject: Arrow
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:21:48 AM
Status:
Color: ■
Layer:
Space:



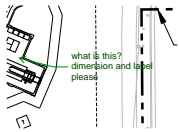
Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:22:20 AM
Status:
Color: ■
Layer:
Space:

what is this symbol?



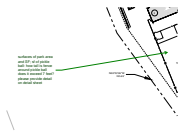
Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:22:55 AM
Status:
Color: ■
Layer:
Space:

the lines overlap is that correct? the p courts are in dog park?



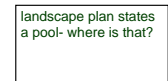
Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/10/2024 9:23:24 AM
Status:
Color: ■
Layer:
Space:

what is this? dimension and label please



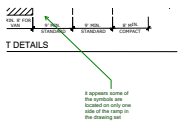
Subject: Callout
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/12/2024 1:59:16 PM
Status:
Color: ■
Layer:
Space:

surfaces of park area and SF; sf of pickle ball- how tall is fence around pickle ball does it exceed 7 feet? please provide detail on detail sheet



Subject: Text Box
Page Label: [1] PLAN_3
Author: dsdparsons
Date: 12/12/2024 3:03:54 PM
Status:
Color: ■
Layer:
Space:

landscape plan states a pool- where is that?



Subject: Callout
Page Label: [1] SITE DETAILS_1
Author: dsdparsons
Date: 12/10/2024 11:31:19 AM
Status:
Color: ■
Layer:
Space:

it appears some of the symbols are located on only one side of the ramp in the drawing set

Is there no fencing along dog park or lot perimeter or detention pond? Provide symbol on site dev plan showing location

Subject: Callout
Page Label: [1] SITE DETAILS_1
Author: dsdparsons
Date: 12/10/2024 11:33:10 AM
Status:
Color: ■
Layer:
Space:

Is there no fencing along dog park or lot perimeter or detention pond? Provide symbol on site dev plan showing location

retaining wall detail please

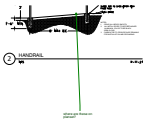
Subject: Callout
Page Label: [1] SITE DETAILS_1
Author: dsdparsons
Date: 12/10/2024 11:32:25 AM
Status:
Color: ■
Layer:
Space:

retaining wall detail please

Are there any trails?

Subject: Callout
Page Label: [1] SITE DETAILS_1
Author: dsdparsons
Date: 12/10/2024 11:32:50 AM
Status:
Color: ■
Layer:
Space:

Are there any trails?



Subject: Callout
Page Label: [1] SITE DETAILS_1
Author: dsdparsons
Date: 12/10/2024 4:31:15 PM
Status:
Color: ■
Layer:
Space:

where are these on planset?