

# 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:

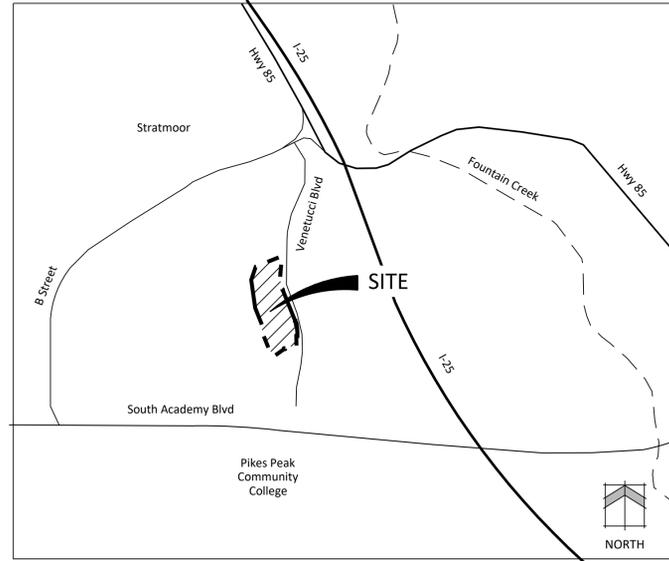
- 1) S 05°08'13" W, A DISTANCE OF 273.60 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27°13'21", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 287.45 FEET; AND A CHORD BEARING AND DISTANCE OF S 08°28'22" E, 284.75 FEET TO A POINT ON THE WEST LINE OF TRACT A, SOUTH ACADEMY HIGHLANDS 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.

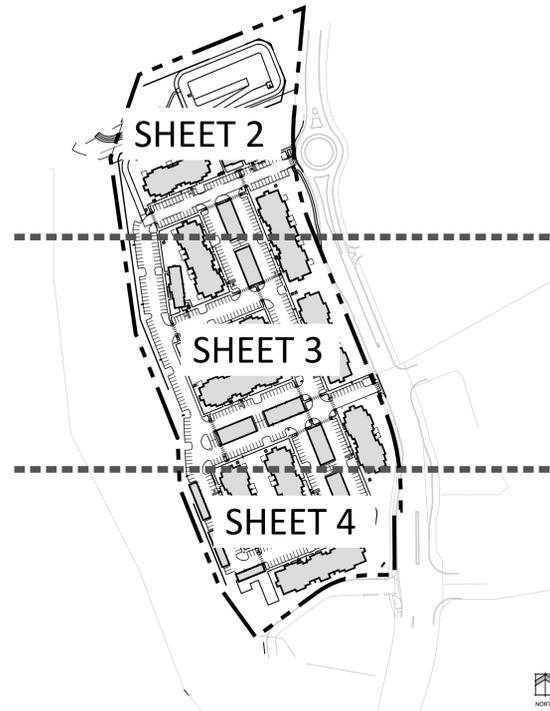
CONTAINING A CALCULATED AREA OF 706,978 SQUARE FEET OR 16.2300 ACRES, MORE OR LESS.



VICINITY MAP

#### 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 PER 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).



OVERALL SITE - KEY MAP

#### SITE DATA

Site Address:	Venetucci Blvd
Tax ID Number:	656430049
Total Area:	16.23 Acres
Development Schedule:	2025 - 2026
Concept Plan:	South Academy Station
Drainage Basin:	-
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:	
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
Garage Spaces Provided:	115 spaces
Total Provided:	580 spaces
	*Approved Alternative Parking Ratio by PCD Director: 1.72 parking spaces per unit.
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		336	706,948 SF	100%

#### TRACT TABLE

TRACT	AREA	USE	MAINTENANCE
A	89,142 SF	DETENTION, LANDSCAPE	OWNER AND/OR THEIR ASSIGNS

#### 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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N.E.S. Inc.  
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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  
1 OF 43



# VENTURE ON VENETUCCI

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

## SITE DEVELOPMENT PLAN



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

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

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

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

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



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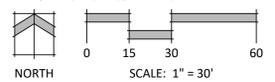
### ENTITLEMENT

DATE: BY: DESCRIPTION:

### SITE DEVELOPMENT PLAN

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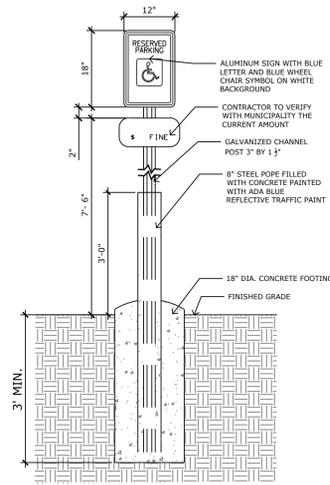




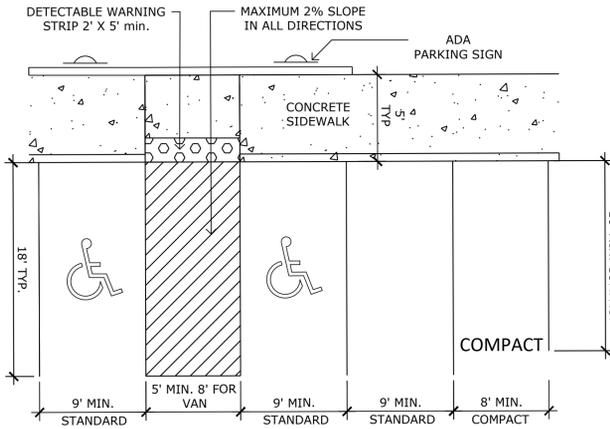
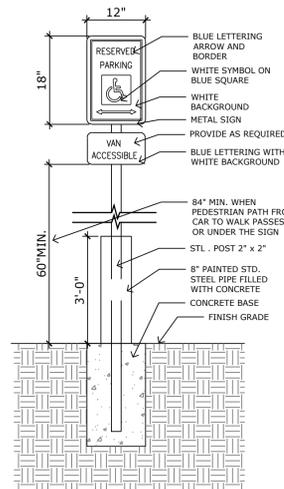
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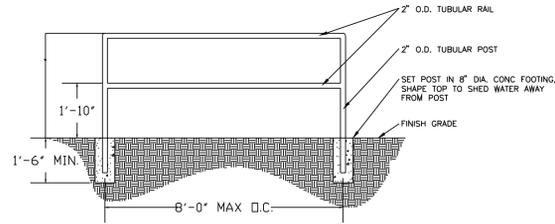


NOTES:  
1. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED



ADA / VAN ACCESSIBLE PARKING SIGNS

PARKING STALL LAYOUT DETAILS

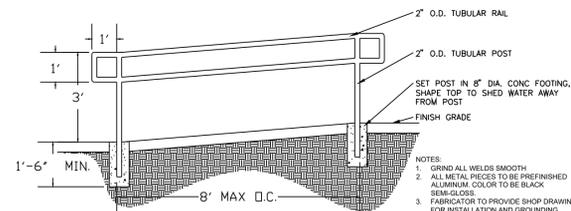


NOTES:  
1. GRIND ALL WELDS SMOOTH  
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.  
3. FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.

**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



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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

DATE: BY: DESCRIPTION:


ISSUE / REVISION

### SITE DETAILS

SHEET TITLE

5

5 OF 43

SHEET NUMBER

PLAN FILE #