

Riverbend Crossing

Residential Community

Filing 1 and Filing 2

Letter of Intent

Preliminary Plan



VICINITY MAP

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for
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Site Location, Size, Zoning:

The site lies northwest of US Highway 85/87 at the intersection of Southmoor Drive and west of the incorporated areas of Security/Widefield in El Paso County, Colorado. The 2-lot parcel is bounded on the north by private land (zoned A-5 in the county of El-Paso), commercial developments to the east (zoned VCD, in the City of Fountain), Fountain Creek to the south, and a privately-owned conservation easement to the west (zoned A-5 in El Paso County). The entire parcel lies within unincorporated El Paso County and is currently zoned El Paso County PUD (Planned Unit Development).

The current 2 lot parcel (north lot 34.04 acres and south lot 19 acres) is approximately 51.04 acres. The proposed development is for 51.99 acres. The applicant is requesting a zone change to El Paso County RS-5000 (Residential Suburban – 5000 S.F minimum lot size).

Request & Justification:

The 2 parcels are currently zoned PUD. The applicant is requesting a replat of the two parcels to one lot and a rezone to RS-5000. The proposed development is requesting approval of a 225 lot-single family homes equaling a proposed density of 4.33 dwelling units per acre. The development will consist of one and two-story single family detached homes and approximately 14 acres of open space/common areas providing public and private recreational opportunities.

The proposed residential project, and concurrent redevelopment of the commercial project to the east, will assist the county in meeting the ever-increasing demand for housing and future commercial support. The proposed minimum lot size and standard residential subdivision layout conforms to the RS-5000 zone change request.

Existing and Proposed Facilities & Structures:

Existing site characteristics: The existing vacant parcels consists predominantly of native and invasive shrubs, and prairie grasses consisting of western wheat grass, blue grama, alkali sacaton, needle-and-thread, and side oats grama, Galleta and fourwing saltbush are also present in select places above the Fountain Creek floodplain which flows through the southern portion of the site.

The creek bed channel consist of cottonwood stands, willow shrub species and native serviceberries and chokecherry shrubs along the water' edge. The upper embankment of the channel is characteristic of Cottonwood, Elm species and an occasional common and Rocky Mountain Junipers. The stream channel will not be altered as the result of this development and will remain as open space and serve as a natural corridor for riparian and wildlife environments and recreational opportunities.

The site has not been graded and generally falls south towards Fountain Creek at an average slope of 1.5%. However, the existing commercial center to the northeast is approximately 10 to 15 feet higher than the proposed residential development. The grades are steep along this common boundary ranging from 10% to 50%.

Total Number of Residential Units, Density and Lot Size: The development proposes 225 single family residential lots (4.33 DU's/AC) with a minimum lot size of 5,000 S.F.

Proposed Infra Structures and Utilities: The proposed development will include public ROW and utility improvements including; water, gas, electric and sanitary sewer conveyance and a lift station at the southwest corner of the site to be developed. The development will also include a public storm water conveyance system and full spectrum water quality /detention facility.

Water and wastewater municipal services for the development will be provided by the Security Water and Sanitation District. A lift station, located in a designated tract at the southwest corner of the parcel, will be provided by the developer and dedicated to the district. All required utility easements, on adjacent properties, shall be acquired and approved as necessary to allow for municipal standard utility installment.

Utility and public services will be provided by the following associated districts:

1. Water: Security Water and Sanitation District
2. Wastewater: Security Water and Sanitation District
3. Gas: Colorado Springs Utilities
4. Electric: Colorado Springs Utilities
5. Phone: CenturyLink
6. Fire: Security Fire Protection
7. Police Protection El Paso County Sheriff's Department
8. School: Widefield School District No.3

A Full Spectrum Detention Area will be located above the northern side of the creek channel, above the upper embankment, at the southeast corner of the lot. Require detention will capture stormwater from impervious areas prior to offsite release. The detention and release will have no effect on downstream facilities.

Proposed Open Space/Common Areas: 14.25 acers (or 27 % of the parcel) will be designated as open space, common area tracts and landscape buffers. A 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. Proposed lots along the north and west boundaries will include a 35' Rear Building Setback, increasing separation from the adjacent parcels. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements.

Traffic and Proposed Access Locations: The main access to the project will occur along the northeast side of the project. This access will be through an improved public ROW going through the commercial site and in alignment with the signalized intersection at US Highway 85/87. A second access will occur off Southmoor Drive at the south end of the development. All streets within the development will be built to an El Paso County Local Residential Street ROW.

Areas of Required Landscaping: The proposed development does not require landscape improvements per the requested zone change request. However, as mentioned above, a 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements. Landscape installed in these areas, and other common areas, shall be owned and maintained by the homeowner's association. The buffer landscape and 6' high opaque wall/fence will be provided by the developer. Individual lot landscaping and maintenance will be the lot owner's responsibility.

Phasing Plan: The residential will be platted in two separate filings. The first filing consists of 136 lots. The second filing will consist of 89 lots. All proposed lots (and development) lies outside of the floodplain.

Impacts associated with the Preliminary Plan:

Floodplain: The proposed development and proposed improvements lie outside of the 100-year floodplain except for the Tract E at the southwest corner of the lot.

Wetlands: A search of the US Fish and Wildlife Service National Wetlands Inventory Mapper website (www.fws.gov/wetlands/) indicated a jurisdictional wetland R2USA and the presence of a riverine system RP1SS along the southern portion of the site within the floodplain of Fountain Creek (see Riverbend Crossing Natural Features Report). There will be no impact to the wetland areas because of the proposed development.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

Water Pollution: by adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be place prior to the initiation of construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete and will have little or no impact on surrounding properties.

Vegetation, Wildlife Habits and Migration Routes: Proposed landscape will include a low water usage and indigenous to Colorado plant pallet. A review of rare species and critical habitats through the US Fish and wildlife Service IPAC mapper (www.ecos.fws.gov/ipac) that there are no critical habitats or migration routes within the project area that are be threatened (see Riverbend Crossing Natural Features Report).

Visual Assessment: Proposed detached single-family detached houses (density of 4.33 DU/AC) on this site will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and out of the site. The natural mountain backdrop of Pike Peak and Cheyenne Mountains and the foreground of Fountain Creek to the west is the dominant scenic natural feature of the site. Views to the north, west and south are relatively unobstructed by development.