

OWNER
KOINONIA RANCH LLC
6170 OLD RANCH ROAD
COLORADO SPRINGS, CO 80920

APPLICANT
M.V.E., INC.
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TAX SCHEDULE NO.
52190-00-059

CURRENT ADDRESS
6170 OLD RANCH ROAD

LEGAL DESCRIPTION
A TRACT IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 3300 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 30 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 30 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE EAST AND PARALLEL WITH SAID EAST-WEST CENTERLINE, A DISTANCE OF 660 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING .39.079 ACRES, MORE OR LESS.

- STANDARD DSD PLAT NOTES
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE) UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
 - 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, COLORADO PARKS AND 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).
 - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
 - EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

- DEVELOPMENT NOTES
- TRACT A - PRIVATE OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
 - WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS. LOTS 2, 3 & 4 WILL REQUIRE ENGINEERED SYSTEMS DUE TO SHALLOW BEDROCK PER THE OWTS REPORT.
 - THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT. BLACK FOREST FIRE PROTECTION DISTRICT, THE ACADEMY SCHOOL DISTRICT 20, AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
 - THERE SHALL BE NO DRIVEWAY ACCESS ONTO OLD RANCH ROAD.
 - BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' WITH A MINIMUM LOT WIDTH OF 200' WIDTH AT SETBACK LINE.
 - STANDARD DRAINAGE AND UTILITY EASEMENTS: LOT FRONT - 15', LOT SIDE - 10', LOT REAR - 10' AND SUBDIVISION PERIMETER 20'.
 - ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN TRACT B SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED THE PROPERTY OWNERS ASSOCIATION.
 - PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
 - ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
 - OLD RANCH ROAD IS A 40 FOOT ROW (30 FOOT EITHER SIDE OF THE CENTERLINE) COLLECTOR. THE ORIGINAL 40 FOOT ROW WAS ESTABLISHED BY BOCC RESOLUTION DATED JUNE 20, 1917 AS RECORDED IN BOOK 571, PAGE 55. KOINONIA RANCH WILL DEDICATE AN ADDITIONAL 15 FEET OF ROW FOR A TOTAL 1/2 ROW OF 45 FEET.

ADMINISTRATIVE MODIFICATIONS

UNLESS OTHERWISE INDICATED ON THIS PLAN, THE BUILDING SETBACK LINES FOR EACH LOT ARE ACCORDING TO THE EL PASO COUNTY STANDARD REQUIREMENTS FOR THE RR-5 ZONE. ADMINISTRATIVE RELIEF OF UP TO 20% MAY BE GRANTED FOR DIMENSIONAL STANDARDS FOR ANY LOT AS ALLOWED IN THE LAND DEVELOPMENT CODE.

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

SOIL AND GEOLOGIC CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR KOINONIA RANCH PREPARED BY ENTECH ENGINEERING, INC. AND DATED MAY 26, 2021 IN FILE SF-21-035 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- EXPANSIVE SOILS: LOTS 1-6; MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS.
- POTENTIALLY SEASONAL SHALLOW GROUND WATER (PSW)/DRAINAGE AREAS: LOT 3; MITIGATION MEASURES INCLUDE: SPECIAL FOUNDATION DESIGN, EXTENSION OF FOUNDATIONS A MINIMUM OF 30 INCHES BELOW GRADE, INSTALLATION OF FOUNDATION PERIMETER DRAINS AND PROVISION OF SWALES TO INTERCEPT AND CARRY SURFACE FLOWS AWAY FROM STRUCTURES. NO ELEMENTS OF WASTEWATER TREATMENT SYSTEMS SHOULD BE PLACED IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER.

PRELIMINARY PLAN

KOINONIA RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
ADJACENT BOUNDARY LINE	LOT LINE
ADJACENT LOT LINE	EASEMENT LINE
EASEMENT LINE	CENTER LINE
INDEX CONTOUR	SIGHT DISTANCE TRIANGLE
INTERMEDIATE CONTOUR	
FENCE	
UNPAVED DRIVEWAY	
POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA	PSW

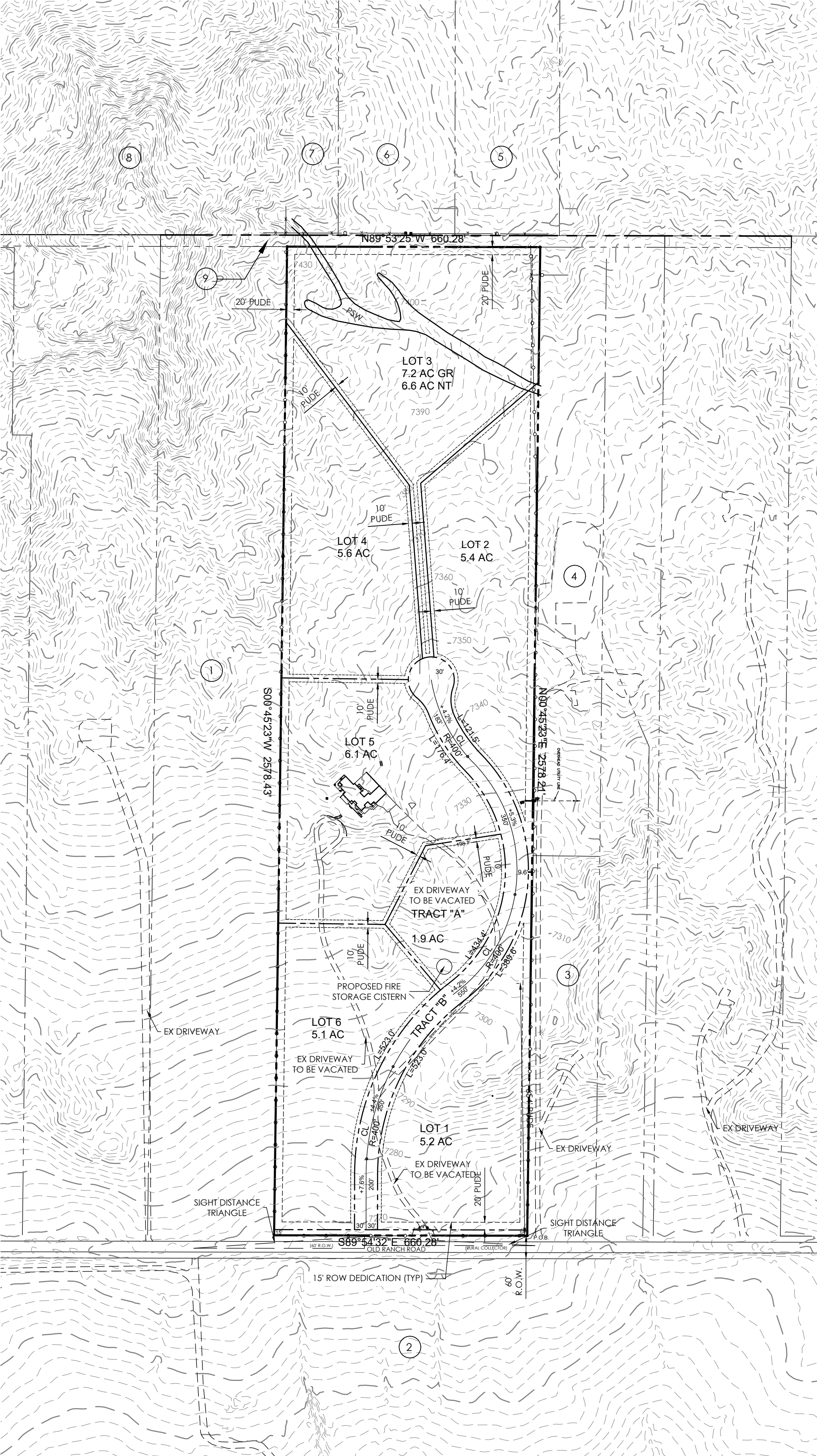
ADJOINING LAND OWNERS

1	JUNE W. STEAHLIN 878 OXFORD LANE COLORADO SPRINGS, CO 80905 6060 OLD RANCH ROAD UN-PLATTED 52190 00 060	2	DAVID R. JENKINS 111 S TEJON ST. COLORADO SPRINGS, CO 80903 UN-PLATTED 52000 00 551
3	JOHN VOHLAND 6230 OLD RANCH ROAD COLORADO SPRINGS, CO 80908 UN-PLATTED 52190 00 067	4	JOHN VOHLAND 6210 OLD RANCH ROAD COLORADO SPRINGS, CO 80908 UN-PLATTED 52190 00 066
5	FRANK J. BODENSKY 6215 BURGESS ROAD COLORADO SPRINGS, CO 80908 LOT 3, GEIST SUBDIVISION 52190 03 003	6	AMANDA L. & PHILLIP E. TALLMAN 6205 BURGESS ROAD COLORADO SPRINGS, CO 80908 UN-PLATTED 52190 00 042
7	STEPHEN C. TAFT 6065 BURGESS ROAD COLORADO SPRINGS, CO 80908 UN-PLATTED 52190 00 059	8	KATHRYN A. DUNN 11095 S. HOLMES ROAD COLORADO SPRINGS, CO 80908 LOT 2, VISTA DEL REY SUBDIVISION 52190 00 059
9	KEITH B. PARRIS 6265 BURGESS ROAD COLORADO SPRINGS, CO 80908 UN-PLATTED 52190 00 103		

LOT AND DENSITY DATA:
- GROSS ACREAGE: 39.079 ACRES
- TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 6
- GROSS DENSITY: 0.15 LOTS PER ACRE
- ACREAGE DEDICATED TO PUBLIC STREETS: 0.227 ACRES
- ACREAGE DEDICATED TO PRIVATE STREETS: 2.418 ACRES
- ACREAGE OF TRACTS IN THE SUBDIVISION: 1.882 ACRES
- NET ACREAGE: 34.552
- NET DENSITY: 0.18 LOTS PER ACRE

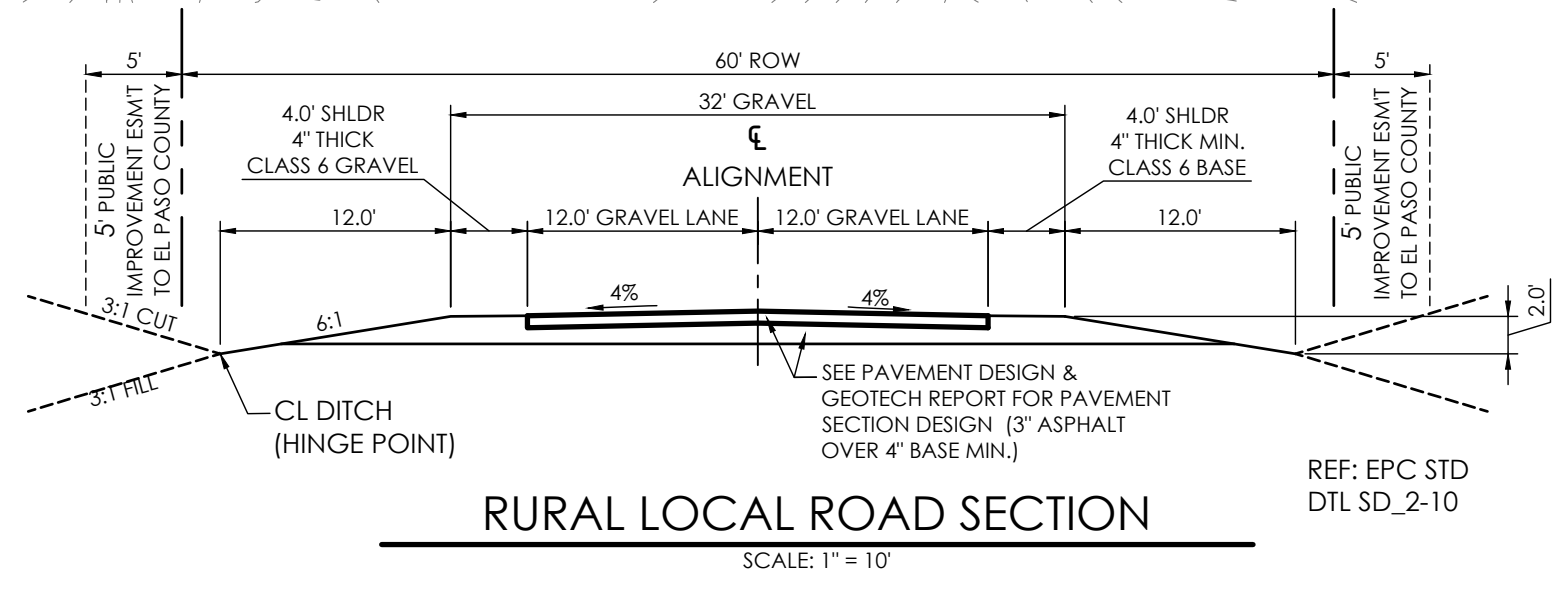
TRACT A (1.882 AC.) SHALL BE FOR PRIVATE OPEN SPACE AND FIRE CISTERN PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE KOINONIA RANCH HOME OWNERS ASSOCIATION.

TRACT B (2.418 AC.) SHALL BE FOR PRIVATE ROADWAY AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE KOINONIA RANCH HOME OWNERS ASSOCIATION.



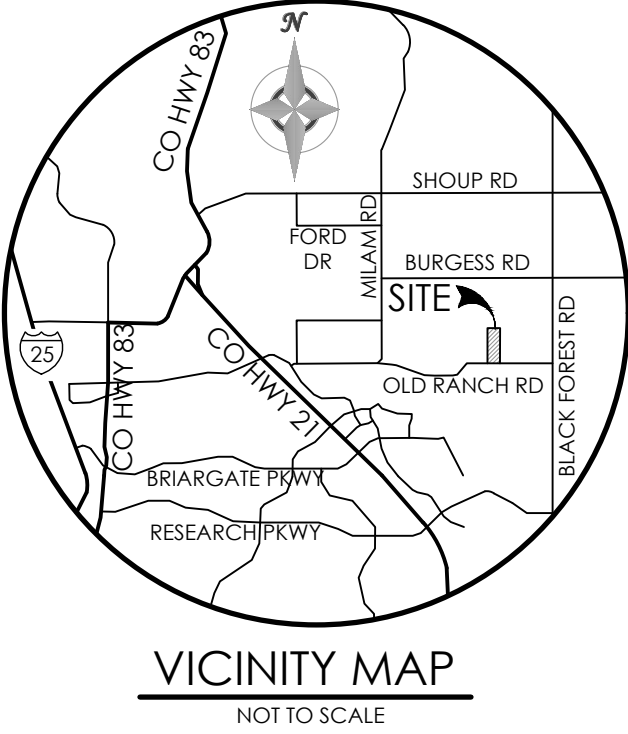
DEVELOPMENT DATA -

EXISTING ZONING - RRS
SINGLE FAMILY RESIDENTIAL - 6 LOTS - 34.6 AC (88.5%)
PRIVATE OPEN SPACE - TRACT A - 1.9 AC (4.9%)
PRIVATE ROAD - TRACT B - 2.4 AC (6.1%)
ROW TO BE DEDICATED - 0.2 AC (0.5%)
TOTAL PROJECT - 39.1 AC (100%)
MINIMUM LOT SIZE - 5.1 AC (NET OF FLAG STEMS)
AVERAGE LOT SIZE - 5.8 AC
GROSS DENSITY - 1 LOT PER 6.5 AC
MAXIMUM BUILDING HEIGHT - 30 FEET
ALL LOTS CONTAIN A MINIMUM OF 1.27 AC NET BUILD-ABLE AREA

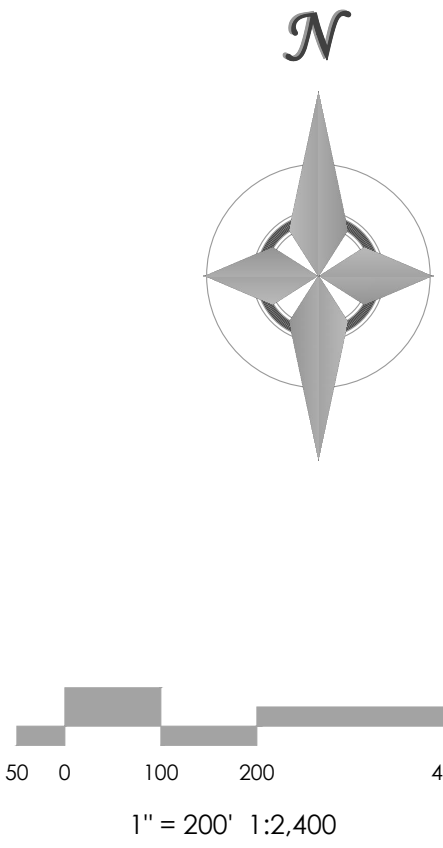


NOTE: A PAVEMENT DESIGN REPORT WILL BE REQUIRED BEFORE PLACEMENT OF GRAVEL.

PCD FILE NO. SP-21-004



BENCHMARK



REVISIONS

DESIGNED BY CCC
DRAWN BY CCC
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

KOINONIA RANCH

PRELIMINARY PLAN
COVER SHEET

P1.1 MVE PROJECT 61148
MVE DRAWING PRELIM-PLAN

NOVEMBER 21, 2022
SHEET 1 OF 1