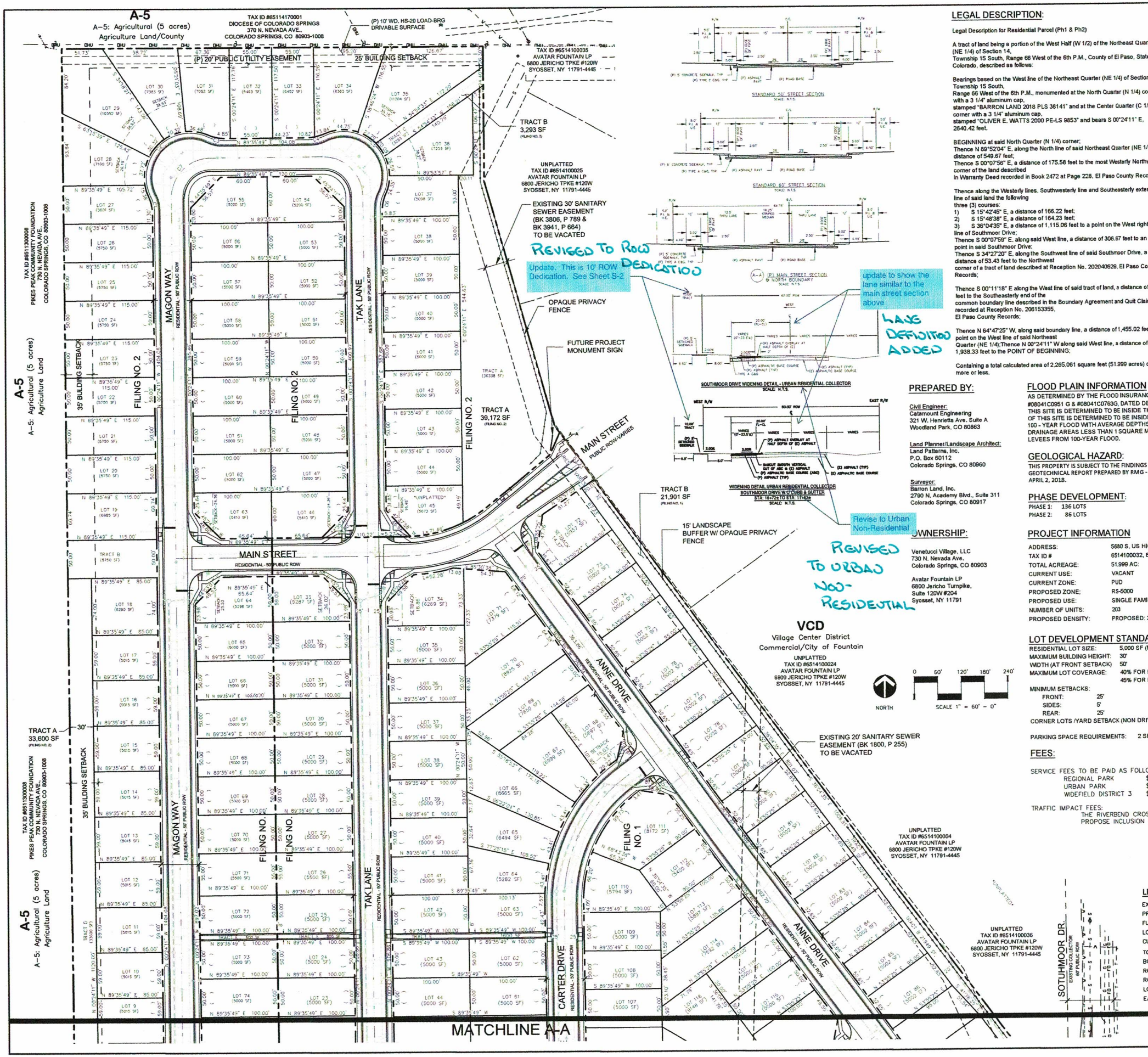


LEGAL DESCRIPTION:

Legal Description for Residential Parcel (Ph1 & Ph2)

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14,
Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South,
Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap,
stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap,
stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

BEGINNING at said North Quarter (N 1/4) corner;
Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;
Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described
in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;

Thence along the Westerly lines, Southwesterly line and Southeasterly extension line of said land the following
three (3) courses:
1) S 15°42'46" E, a distance of 166.22 feet;
2) S 15°48'38" E, a distance of 164.23 feet;
3) S 36°04'35" E, a distance of 1,115.06 feet to a point on the West right of way line of Southmoor Drive;
Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;
Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest
corner of a tract of land described at Reception No. 202040629, El Paso County Records;

Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the
common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355,
El Paso County Records;

Thence N 64°47'25" W, along said boundary line, a distance of 1,455.02 feet to a point on the West line of said Northeast
Quarter (NE 1/4);Thence N 00°24'11" W along said West line, a distance of 1,938.33 feet to the POINT OF BEGINNING;

Containing a total calculated area of 2,265,061 square feet (51.999 acres) of land, more or less.

PREPARED BY:

Civil Engineer:
Catamount Engineering
321 W. Henrietta Ave. Suite A
Woodland Park, CO 80863

Land Planner/Landscape Architect:
Land Patterns, Inc.
P.O. Box 60112
Colorado Springs, CO 80960

Surveyor:
Barron Land, Inc.
2790 N. Academy Blvd., Suite 311
Colorado Springs, CO 80917

OWNERSHIP:

Venetucci Village, LLC
730 N. Nevada Ave.
Colorado Springs, CO 80903

Avatar Fountain LP
6800 Jericho Turnpike,
Suite 120W #204
Syosset, NY 11791

FLOOD PLAIN INFORMATION

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS #08041C0951 G & #08041C0763G, DATED DECEMBER 7, 2018. A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 100 FLOODWAY AREA, A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 500YEAR FLOOD ; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

GEOLOGICAL HAZARD:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE GEOTECHNICAL REPORT PREPARED BY RMG - ROCKY MOUNTAIN GROUP, DATED APRIL 2, 2018.

PHASE DEVELOPMENT:

PHASE 1: 136 LOTS
PHASE 2: 86 LOTS

PROJECT INFORMATION

ADDRESS:	5680 S. US HIGHWAY 85 - 87
TAX ID #	6514100032, 6514100033
TOTAL ACREAGE:	51.999 AC.
CURRENT USE:	VACANT
CURRENT ZONE:	PUD
PROPOSED ZONE:	RS-5000
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF UNITS:	203
PROPOSED DENSITY:	PROPOSED: 3.91 DU's / AC (203 DU/ 51.99 AC)

LOT DEVELOPMENT STANDARDS

RESIDENTIAL LOT SIZE:	5,000 SF (MINIMUM)
MAXIMUM BUILDING HEIGHT:	30'
WIDTH (AT FRONT SETBACK)	50'
MAXIMUM LOT COVERAGE:	40% FOR LOTS WITH MULTI STORY HOMES 45% FOR LOTS WITH ONE STORY STYLE HOMES

MINIMUM SETBACKS:

FRONT:	25'
SIDES:	5'
REAR:	25'

CORNER LOTS /YARD SETBACK (NON DRIVEWAY FRONTAGE SIDE): 15:

PARKING SPACE REQUIREMENTS: 2 SPACES PER DWELLING UNIT

FEES:

SERVICE FEES TO BE PAID AS FOLLOWS:

REGIONAL PARK	$102,600
URBAN PARK	$ 64,800
WIDEFIELD DISTRICT 3	$

TRAFFIC IMPACT FEES:
THE RIVERBEND CROSSING SUBDIVISIONS PROPOSE INCLUSION INTO THE 10 MIL PID.

GENERAL DESIGN STANDARDS

1. THE DEVELOPMENT WILL BE COMPRISED OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
2. PRIVATE DRIVES AND PARKING LOT GRADES WILL BE IN ACCORDANCE WITH THE COUNTY'S SUBDIVISION ORDINANCE.
3. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS.
4. PUBLIC SIDEWALKS WILL BE LOCATED BETWEEN LOTS 24 & 25, 42 & 43, 62 & 63 OF PHASE 1 AND LOTS 72 & 73 OF PHASE 2.
5. PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
6. SIGNAGE & STRIPING WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & COUNTY TRAFFIC ENGINEERING DESIGN & STANDARDS WHERE REQUIRED.
7. ALL COMMON AREAS AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER.
8. ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS IN THE RIGHT-OF-WAY WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT
9. FEES IN LIEU OF LANDS WILL BE PROVIDED FOR SCHOOLS AND PARKS.
10. PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT FINAL PLAT. PEDESTRIAN RAMPS WILL CONFORM TO THE RAMP DETAILS IN THE EL PASO COUNTY ENGINEERING MANUAL APPENDIX F.
11. PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITH THIS PROJECT WILL INCLUDE ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DRAINAGE AND LANDSCAPING.
12. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWER CONVEYANCE, CONDUITS, LIFT STATION, AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE SECURITY WATER AND SANITARY SANITATION DISTRICT.
13. ALL ELECTRIC SERVICE SHALL BE PROVIDED BY FOUNTAIN ELECTRIC. ALL TRACTS WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
14. WATER AND WASTEWATER SERVICES FOR THE SUBDIVISION ARE PROVIDED BY THE SECURITY WATER AND SANITARY SANITATION DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATION AND SPECIFICATIONS.
15. SEE PRELIMINARY GRADING PLAN FOR PROPOSED SITE GRADING.
16. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
17. TRACT D - OPEN SPACE WILL BE FOR THE PURPOSE OF DRAINAGE AND RECREATIONAL USES AND WILL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT.
18. THE 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICES REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
19. THE LANDSCAPE BUFFER PROVIDED ALONG THE EASTERN BOUNDARY OF THE SUBDIVISION, ADJACENT TO THE COMMERCIAL CENTER TO THE EAST WILL BE OWNED AND MAINTAINED THE RIVERBEND CROSSING METROPOLITAN DISTRICT.
20. THE RIVERBEND CROSSING METROPOLITAN DISTRICT, OR ITS DESIGNEE WILL BE RESPONSIBLE FOR THE OVERSIGHT, MAINTENANCE AND ENFORCEMENT OF THE COVENANTS RELATING TO COMMON AREAS AND LANDSCAPE.
22. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

VICINITY MAP:

NTS

TRACTS

TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE I			
TRACT A	387757 SF	PUBLIC RIGHTS-OF-WAY/PARK/OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	21949 SF	PUBLIC RIGHTS-OF-WAY/OPEN SPACE/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	2918 SF	LANDSCAPE/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	4176 SF	PUBLIC INGRESS/EGRESS/WALK - PRIVATE UTILITIES/LANDSCAPE	SECURITY WATER AND SANITATION DISTRICT
TRACT E	1600 SF	PUBLIC INGRESS/EGRESS/WALK - LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT F	900 SF	PUBLIC INGRESS/EGRESS/WALK - LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT G	10561 SF	PUBLIC / TRACT - PRIVATE UTILITY	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT H	50060 SF	PUBLIC / TRACT	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT I	3827 SF	PUBLIC RIGHTS-OF-WAY/WALK - PRIVATE UTILITY/LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT J	774 SF	PUBLIC INGRESS/EGRESS/WALK	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT K	147088 SF	PUBLIC RIGHTS-OF-WAY/WALK/PRIVATE UTILITY/LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
PHASE 2			
TRACT A	26330 SF	PUBLIC RIGHTS-OF-WAY/WALK/OPEN SPACE/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	5,759 SF	FUTURE SPACE USE/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	3,293 SF	PUBLIC LIGHT & TRAFFIC	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	33,600 SF	PUBLIC ACCESS/DRAINAGE/PRIVATE PARK/LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	800 SF	PUBLIC ACCESS/DRAINAGE/LANDSCAPE	RIVERBEND CROSSING METROPOLITAN DISTRICT

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORDS	BEARINGS	CHORDS	LENGTH
C1	24.53'	60.00'	23°43'03"	N 12°10'55" W		24.47'	
C2	124.53'	60.00'	119°00'21"	S 44°30'42" E		103.58'	
C3	24.53'	60.00'	23°43'03"	S 10°53'26" E		24.47'	
C4	24.53'	60.00'	23°43'03"	N 12°10'55" W		24.47'	
C5	124.53'	60.00'	119°00'21"	S 40°24'11" E		103.58'	
C6	24.53'	60.00'	23°43'03"	S 10°53'26" E		24.47'	
C7	81.58'	172.00'	27°09'09"	N 44°55'29" E		80.83'	

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
LOT SIZE	(1234)
CURB AND GUTTER	C&G
TOP OF POND	
BOUNDARY	
ROW	
ROADWAY CENTERLINE	
LOT LINE	
EASEMENT	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	
(E) ELECTRIC	
(E) GAS MAIN	
(E) STORM SEWER, MH	
(P) SANITARY MAIN, MH	
(P) SANITARY SEWER SERVICE	
(P) WATER MAIN, BOV, VALVE, FH	
(P) WATER SERVICE	
(P) FIRE LINE	
(P) STORM SEWER, MH	
(P) STORM INLET	

DISCLAIMER:
THE INFORMATION, IDEAS, DESIGNS, AND DETAILS SHOWN ON THIS SHEET ARE FOR THE EXPRESS USE OF THE CLIENT AND PROJECT LISTED ON THIS SHEET ONLY. ANY RE-USE WITHOUT THE EXPRESS, WRITTEN CONSENT OF NAMED PARTIES OR ITS SUB-CONTRACTORS IS EXPRESSLY FORBIDDEN.
© 2018

CONSULTANT:
Land Patterns Inc
Landscape Architecture & Planning

SHEET NAME
PRELIMINARY PLAN - NORTH SITE

PROJECT NAME
RIVERBEND RESIDENTIAL DEVELOPMENT

5680 US HIGHWAY 87-85
COLORADO SPRINGS, CO 80904

SUBMITTALS / REVISIONS

DATE	TYPE	BY

DRAWN BY: XXX

DATE: 10/20/2020

STAMPS/ENDORSEMENTS

SHEET NUMBER
S-1
1 OF 3 SHEETS

COUNTY FILE NUMBER:
PCD File No. SP187

MATCHLINE A-A

MAGON WAY
RESIDENTIAL - 50' PUBLIC ROW

TAK DRIVE
RESIDENTIAL - 50' PUBLIC ROW

CARTER DRIVE
RESIDENTIAL - 50' PUBLIC ROW

ANNE DRIVE
RESIDENTIAL - 50' PUBLIC ROW

BOOKER DRIVE
RESIDENTIAL - 50' PUBLIC ROW

PETER CIRCLE
RESIDENTIAL - 50' PUBLIC ROW

SOUTHMOOR DRIVE
EXISTING COLLECTOR - 50' PUBLIC ROW

FILING NO. 2
FILING NO. 1
FILING NO. 1
FILING NO. 1

TRACT A
33,600 SF
(FILING NO. 2)

TRACT D
4,136 SF
(FILING NO. 1)

TRACT D
1,547 SF
(FILING NO. 1)

TRACT B
17,956 SF
(FILING NO. 1)

TRACT G
(10391 SF)

TRACT H
(50060 SF)

TRACT J
(774 SF)

TRACT K
147088 SF

TRACT A
387767 SF

35' BUILDING SETBACK

TEMPORARY CUL-DE-SAC TO BE REMOVED WITH FILING 2 (SEE DETAIL THIS SHEET)

NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT

Update note. There is no detail provided in this sheet

REMOVED REFERENCE TO DETAIL

A-5
A-5: Agricultural (5 acres)
Agricultural Land

TAX ID #6511300008
PIKES PEAK COMMUNITY FOUNDATION
730 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903-1008

PROPOSED LIFT STATION LOCATION

FLOODWAY BOUNDARY

100 YEAR FLOODPLAIN BOUNDARY

(P) POND MAINTENANCE ACCESS PATH

PROPOSED WATER QUALITY DETENTION

BASE FLOODPLAIN ELEVATION & DEMARCATION, TYP

TOE OF FOUNTAIN CREEK

5694

5691

5688

PID
Planned Industrial District
Commercial/City of Fountain

TAX ID #6514400019
SOUTHPARK TECHNOLOGICAL CENTER
331 E. PIKES PEAK AVE. STE 200
COLORADO SPRINGS, CO 80903-1938
"UNPLATTED"

TAX ID #6514400018
BANDLEY DEVELOPMENT LLC
163 W. JUAN WAY
CASTLE ROCK, CO 80108-9128

C-2
Commercial
El Paso County
TAX ID #6514100013
SOUTHMOOR GYA LLC
536 ROSE DR
COLORADO SPRINGS, CO 80911-1133

C-2
Commercial
El Paso County
TAX ID #6514100016
REMARC ESTATES LLC
5830 SOUTHMOOR DR
COLORADO SPRINGS, CO 80917

MHP CAD-O
PODHOLA TRUST
El Paso County
TAX ID #6514100010
LORELLA K PODHOLA TRUST
P.O. BOX 16215
COLORADO SPRINGS, CO 80935-6215

ADDITIONAL 10' SOUTHMOOR DRIVE RIGHT-OF-WAY (SEE SIGNAGE AND STRIPING PLANS - CONSTRUCTION DRAWINGS)

10' LANDSCAPE BUFFER W/ OPAQUE PRIVACY FENCE

Remove the diagonal hatch.

REMOVED HATCHING

MHP
Mobile Home Park
El Paso County
TAX ID #6514100021
BLUE SKY COMMUNITIES LLC
2770 BLACK CANYON RD.
COLORADO SPRINGS, CO 80904-4603

FUTURE PROJECT MONUMENT SIGN

Monument can't be in the ROW. Relocate. Unresolved

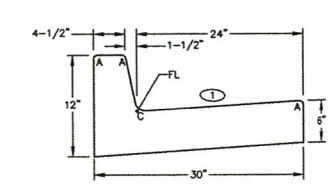
RELOCATED MONUMENT

OPAQUE PRIVACY FENCE

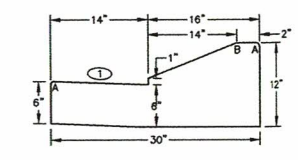
NORTH

SCALE 1" = 60' - 0"

RADII LEGEND:
A = 1/8" TO 1/4"
C = 1-1/2"
D = 1-1/2" TO 2"



EPC TYPE A
(REVERSE SLOPE OF PAN FOR SPILL CURB)
SCALE: N.T.S.



EPC OPTIONAL TYPE C
SCALE: N.T.S.

DISCLAIMER:
THE INFORMATION, IDEAS, DESIGNS, AND DETAILS SHOWN ON THIS SHEET ARE FOR THE EXPRESS USE OF THE CLIENT AND PROJECT LISTED ON THIS SHEET ONLY. ANY RE-USE WITHOUT THE EXPRESS, WRITTEN CONSENT OF NAMED PARTIES OR ITS SUB-CONTRACTORS IS EXPRESSLY FORBIDDEN.
© 2018

CONSULTANT:
Land Patterns Inc.
Landscape Architecture & Planning

SHEET NAME
PRELIMINARY PLAN - SOUTH SITE

PROJECT NAME
RIVERBEND RESIDENTIAL DEVELOPMENT
5680 US HIGHWAY 87-85
COLORADO SPRINGS, CO 80904

SUBMITTALS / REVISIONS

DATE	TYPE	BY

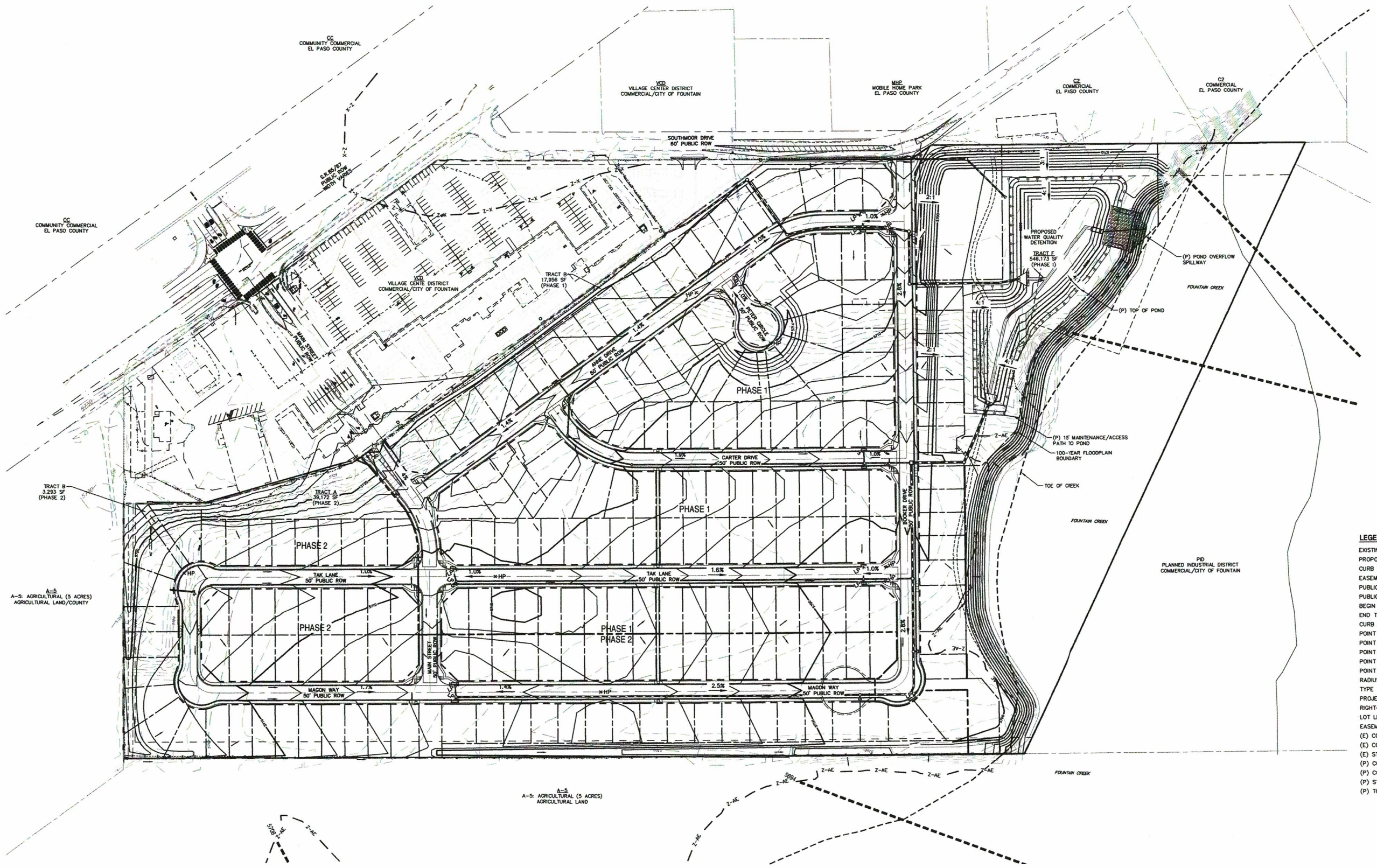
DRAWN BY: XXX

DATE: 10/20/2020

STAMPS/ENDORSEMENTS

SHEET NUMBER
S-2
2 OF 3 SHEETS

COUNTY FILE NUMBER:
PCD File No. SP187



LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB & GUTTER	C&G
EASEMENT	ESMT
PUBLIC	PUB
PUBLIC IMPROVEMENT	PI
BEGIN TRANSITION	BT
END TRANSITION	ET
CURB RETURN	CR
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
POINT ON CURVE	POC
POINT OF COMPOUND CURVATURE	PCC
POINT OF REVERSE CURVATURE	PRC
RADIUS POINT	RP
TYPE 'A' CURB AND GUTTER	A
PROJECT BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) CONTOUR, INDEX	5700
(E) CONTOUR	
(E) STORM SEWER	
(P) CONTOUR, INDEX	5700
(P) CONTOUR	
(P) STORM SEWER, INLET, MH	
(P) TOP OF POND	

PCD FILE NO. SP187

REV.	DESCRIPTION	DATE

Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

PREPARED FOR:
AVATAR EQUITIES
6800 JERICHO TURNPIKE
SUITE 120W #204
SYOSSET, NY 11791

CATAMOUNT ENGINEERING
321 W. ENRIETTA AVE WOODLAND PARK, CO 80866
PO BOX 221 (719)426-2124

RIVERBEND RESIDENTIAL DEVELOPMENT

PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: 1" = 100'	DATE: 10/20/20
JOB NUMBER 17-114	SHEET 3 OF 3