

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: 225
 PROPOSED DENSITY: PROPOSED: 4.91 DU's / AC (225 DU/ 51.99 AC);

RESIDENTIAL LOT SIZE: 5,000 SF (MINIMUM)
MINIMUM 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

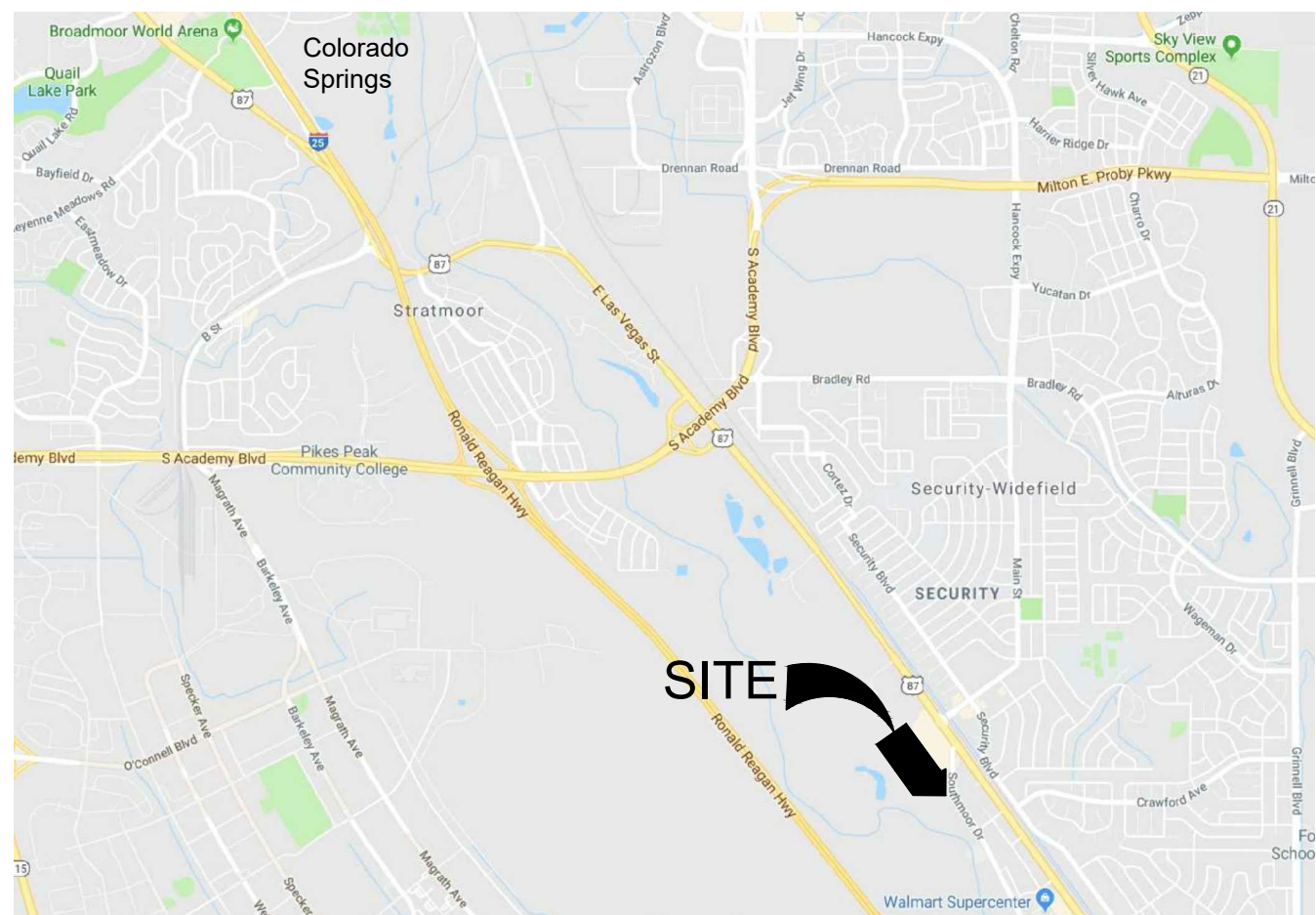
MINIMUM SETBACKS:
FRONT: 25'
SIDES: 5'
REAR: 25'

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

PARKING SPACE REQUIREMENTS: 2 SPACES PER DWELLING UNIT

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

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ). APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATION 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.



VICINITY MAP:

TRACTS			
TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE I			
TRACT A	2,046 SF	UTILITIES CRANAGE	SECURITY WATER AND SANITATION DISTRICT
TRACT B	17,958 SF	LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	4,196 SF	UTILITIES CRANAGE ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	546,173 SF	WATER QUALITY / OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	7,736 SF	LIFT STATION	SECURITY WATER AND SANITATION DISTRICT
PHASE 2			
TRACT A	39,172 SF	ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	3,209 SF	LANDSCAPE BUFFER/OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT

CURVE	ARC LENGTH	RADIUS	DELTA_ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.67	60.00	23°33'23"	N 12°10'52" W	24.49
C2	143.58	60.00	137°06'47"	N 44°35'49" E	111.69
C3	24.67	60.00	23°33'23"	S 78°37'29" E	24.49
C4	24.67	60.00	23°33'23"	N 77°49'08" E	24.49
C5	143.58	60.00	137°06'47"	S 45°24'11" E	111.69
C6	24.67	60.00	23°33'23"	S 44°23'51" W	24.49
C7	81.68	52.00	90°00'00"	S 44°34'29" E	73.54
C8	81.68	52.00	90°00'00"	S 45°24'11" E	73.54
C9	54.46	55.00	56°44'10"	N 16°19'02" W	52.26
C10	6.52	30.00	12°27'13"	N 05°49'26" E	6.51

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 IMPROVEMENT EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
5. PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
6. 'STOP' SIGNS WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & 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 STREET/STREETCROSSING PLANTINGS IN THE RIGHT-OF-WAY WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT FEES IN LIEU OF LANDS WILL BE PROVIDED FOR SCHOOLS AND PARKS.
9. PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT PLAN AND PROFILE. PEDESTRIAN RAMPS WILL CONFORM TO THE RAMP DETAILS IN THE EL PASO COUNTY ENGINEERING MANUAL APPENDIX F.
10. PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITH THIS PROJECT WILL INCLUDE ROADWAYS, WATER MAINS AND CONCRETE SEWER/STORM WASTEWATER SERVICES, STORM WATER DRAINAGE AND LANDSCAPING.
11. 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.
12. ALL ELECTRIC SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES. ALL TRACTS WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
13. WATER MAINS AND CONCRETE SEWER/STORM 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.
14. SEE GRADING PLAN FOR PROPOSED SITE GRADING.
15. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
16. CURB AND GUTTER TO BE PER THE CIVIL DRAWINGS.
17. TRACT D - OPEN SPACE WILL BE FOR THE PURPOSE OF 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 XXXXX 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.

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

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:

PRELIMINARY PLAN

PROJECT NAME

RIVERBEND RESIDENTIAL DEVELOPMENT

COLORADO SPRINGS, CO 80904

2	TYPE	DATE
---	------	------

DRAWN BY: X

DATE: YY/MM/YYYY

STAMPS/ENDORSEMENTS

SHEET NUMBER

S-1

1 OF 1 SHEETS

CITY FILE NUMBER
AR-PUD 17-00365