

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)  
maximum

LOT DEVELOPMENT STANDARDS

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

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 "OLLIVER 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°42'45" 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.

FLOOD PLAIN INFORMATION

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #08041C0951 G, DATED DECEMBER 7, 2018. A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 100-YEAR FLOODWAY AREA. A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 500-YEAR FLOODWAY AREA. 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: 67 LOTS

Layout shows 86 lots

Unresolved. Additional ROW dedication is required. Southmoor Drive is a non-residential collector.

Unresolved. The project is located within 08041C0951G and 08041C0763G



TRACTS				
TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY	
PHASE 1				
TRACT B	17,956 SF	LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT C	4,136 SF	LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT E	8,659 SF	LIFT STATION	SECURITY WATER AND SANITATION DISTRICT	
TRACT F	546,173 SF	WATER QUALITY / OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
PHASE 2				
TRACT A	39,172 SF	ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT B	3,293 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"	S 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 11°22'31" W	24.49				
C7	81.68	52.00	90°00'00"	N 44°35'49" E	73.54				
C8	54.48	52.00	90°00'00"	S 45°24'11" E	73.54				
C9	54.48	52.00	90°00'00"	S 45°24'11" E	73.54				
C10	6.52	30.00	12°27'13"	N 05°49'26" E	6.51				

GENERAL DESIGN STANDARDS

1. THE DEVELOPMENT WILL BE COMPRISED OF SINGLE FAMILY DETACHED RESIDENTIAL HOMES. PRIVATE DRIVES AND PARKING LOT GRADES WILL BE IN ACCORDANCE WITH THE CITY OF FOUNTAIN ORDINANCE.
2. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS. PUBLIC IMPROVEMENT EASEMENTS WILL BE DEDICATED FOR ALL PUBLIC SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
3. PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
4. "STOP" SIGNS WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS WHERE REQUIRED.
5. ALL COMMON AREAS AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER.
6. 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 FEES IN LIEU OF LANDS WILL BE PROVIDED FOR SCHOOLS AND PARKS.
7. 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.
8. PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITH THIS PROJECT WILL INCLUDE ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DRAINAGE AND LANDSCAPING.
9. 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.
10. ALL ELECTRIC SERVICE SHALL BE PROVIDED BY FOUNTAIN ELECTRIC. ALL TRACTS WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
11. 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.
12. SEE GRADING PLAN FOR PROPOSED SITE GRADING.
13. SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
14. CURB AND GUTTER TO BE PER THE CIVIL DRAWINGS.
15. 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.
16. 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 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.
17. 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.
18. 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.

OWNERSHIP:

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

PREPARED BY:

Civil Engineer:  
Catalan Engineering  
321 W. Hammett 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

Add the following note:

1. No structures or solid fences are permitted within the designated floodplain area.

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.  
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CONSULTANT:  
Land Patterns, Inc.  
Landscape Architecture & Planning  
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Colorado Springs, CO 80903  
PHONE: 719.576.1111  
FAX: 719.576.1112  
WWW: LANDPATTERNS.COM

MINIARY PLAN  
RIVERBEND RESIDENTIAL DEVELOPMENT  
5680 S. US HIGHWAY 87-85  
COLORADO SPRINGS, CO 80904

SUBMITTALS / REVISIONS  
DATE  
TYPE  
BY

DRAWN BY: xxx

DATE: xx/xx/xxxx

STAMPS/ENDORSEMENTS

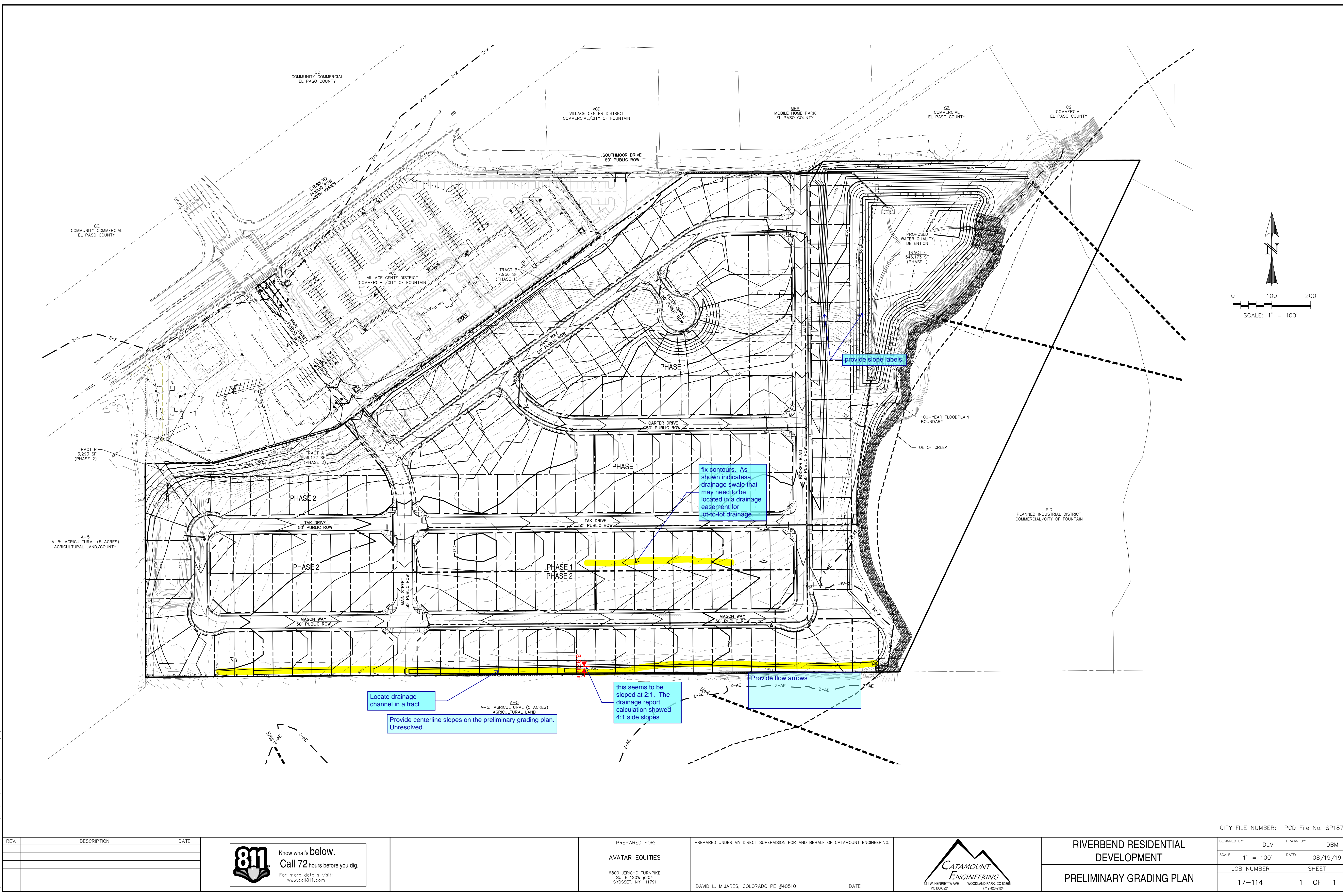
SHEET NUMBER

S-1

1 OF 1 SHEETS

CITY FILE NUMBER:  
PCD File No. SP187





REV.	DESCRIPTION	DATE



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

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.  
DAVID L. MUJARES, COLORADO PE #40510  
DATE



CATAMOUNT  
ENGINEERING  
321 W. HENRIETTA AVE  
WOODLAND PARK, CO 80866  
PO BOX 221  
(719) 428-2124

RIVERBEND RESIDENTIAL  
DEVELOPMENT  
PRELIMINARY GRADING PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1" = 100'	DATE:	08/19/19
JOB NUMBER	17-114	SHEET	1 OF 1

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