

LEGAL DESCRIPTION:

Legal Description for Residential Parcel (Ph 1 & Ph 2)

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 PELS 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°07'50" 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 line, 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°07'50" 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

LOT DEVELOPMENT STANDARDS

RESIDENTIAL LOT SIZE: 5,000 SF (MINIMUM)  
MAXIMUM BUILDING HEIGHT: 30'  
WIDTH (AT FRONT SETBACK) 30'  
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

FEEES:

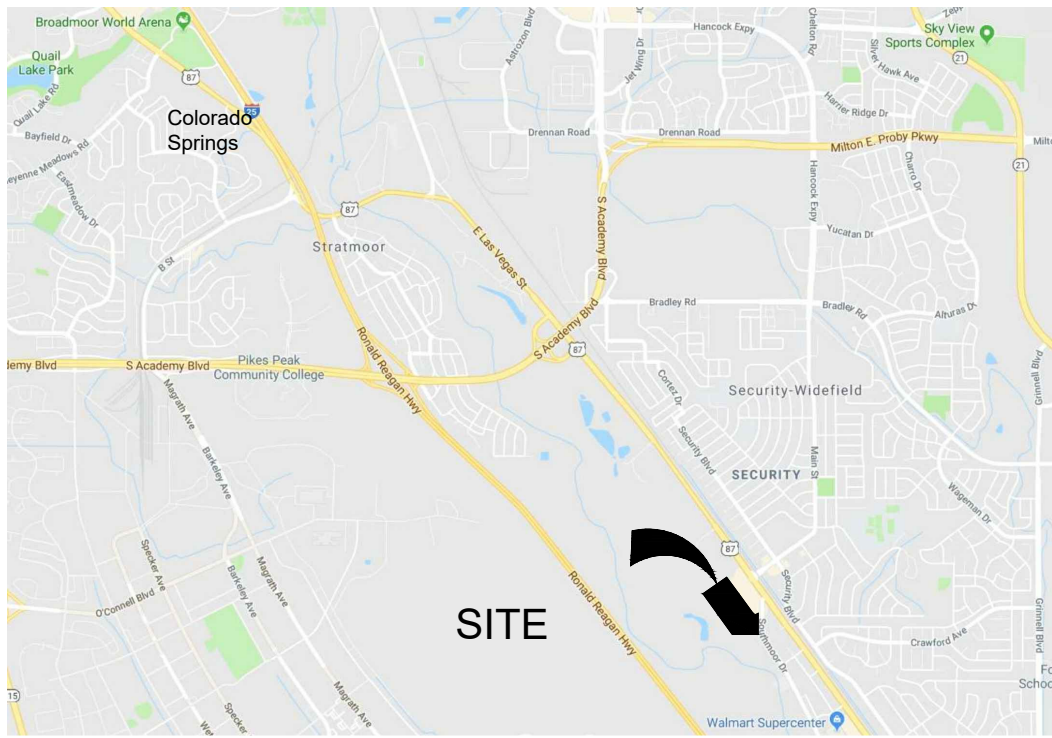
SERVICE FEES TO BE PAID AS FOLLOWS:  
REGIONAL PARK \$102,600  
URBAN PARK \$64,800  
WIDEFIELD DISTRICT 3 \$43,263

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

UNPLATTED  
TAX ID #6514100004  
AVATAR FOUNTAIN LP  
6800 JERICHO TPKE #120W  
SYOSSET, NY 11791-4445

UNPLATTED  
TAX ID #6514100036  
AVATAR FOUNTAIN LP  
6800 JERICHO TPKE #120W  
SYOSSET, NY 11791-4445

UNPLATTED  
TAX ID #6514100038  
AVATAR FOUNTAIN LP  
6800 JERICHO TPKE #120W  
SYOSSET, NY 11791-4445



VICINITY MAP:

TRACTS	TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE 1				
TRACT A	38787 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT B	21849 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT C	2019 SF	FRANCONIA/LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT D	4136 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT E	1600 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT F	800 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT G	10391 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT H	50000 SF	PUBLIC UTILITY	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT I	3927 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT J	774 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT K	14708 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
PHASE 2				
TRACT A	38338 S.F.	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT B	5,790 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT C	3,293 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT D	33,000 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	
TRACT E	800 SF	PUBLIC UTILITY/PLANNED OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT	

GENERAL DESIGN STANDARDS

- THE DEVELOPMENT WILL BE COMPRISED OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- PRIVATE DRIVES AND PARKING LOT GRADES WILL BE IN ACCORDANCE WITH THE COUNTY'S SUBDIVISION ORDINANCE.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS.
- PUBLIC SIDEWALKS WILL BE LOCATED BETWEEN LOTS 24 & 25, 42 & 43, 62 & 63 OF PHASE 1 AND LOTS 72 & 73 OF PHASE 2.
- PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
- SIGNAGE & STRIPING WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS WHERE REQUIRED.
- ALL COMMON AREAS AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER.
- 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.
- PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT FINAL PLAN. PEDESTRIAN RAMP LOCATIONS WILL CONFORM TO THE RAMP DETAILS IN THE EL PASO COUNTY ENGINEERING MANUAL APPENDIX F.
- PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITH THIS PROJECT WILL INCLUDE ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DRAINAGE AND LANDSCAPING.
- 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.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY FOUNTAIN ELECTRIC. ALL TRACTS WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- 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.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED SITE GRADING.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
- 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.
- 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 OF 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.
- THE LANDSCAPE BUFFER PROVIDED ALONG THE EASTERN BOUNDARY OF THE SUBDIVISION, ADJACENT TO THE COMMERCIAL CENTER TO THE EAST WILL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT.
- 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.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.
- NO BASEMENTS ARE PERMITTED WITHIN LOTS 15-22 AND LOTS 86-89, FLING NO. 1 AND LOTS 1-13, FLING NO. 2.
- STRUCTURES ADJACENT TO FOUNTAIN CREEK AND ADJACENT TO THE WESTERLY BOUNDARY WHERE ADJACENT TO FOUNTAIN CREEK SHALL BE LOCATED OUTSIDE OF A 3:1 (HORIZONTAL TO VERTICAL) "INFLUENCE ZONE" FROM THE TOE OF THE SLOPE.

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 85-85  
COLORADO SPRINGS, CO 80904

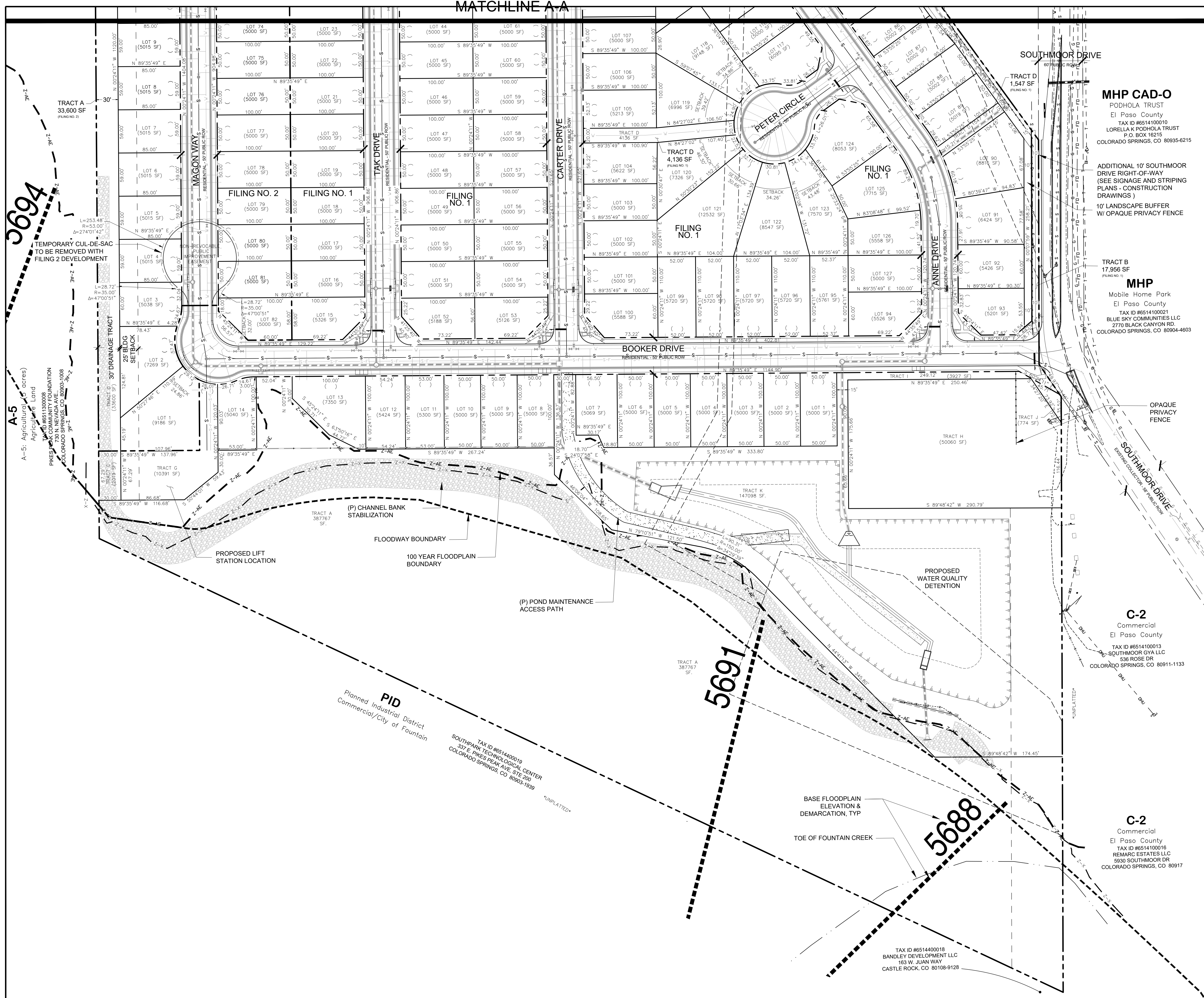
DATE	BY	REVISIONS

DRAWN BY: xxx  
DATE: 10/20/2020

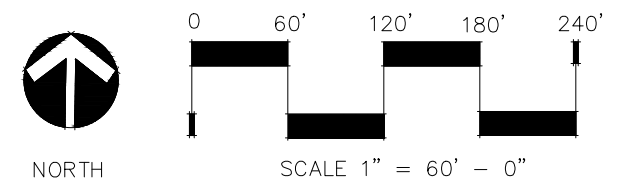
STAMPS/ENDORSEMENTS

SHEET NUMBER  
S-1  
1 OF 3 SHEETS  
COUNTY FILE NUMBER:  
PCD File No. SP187





**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



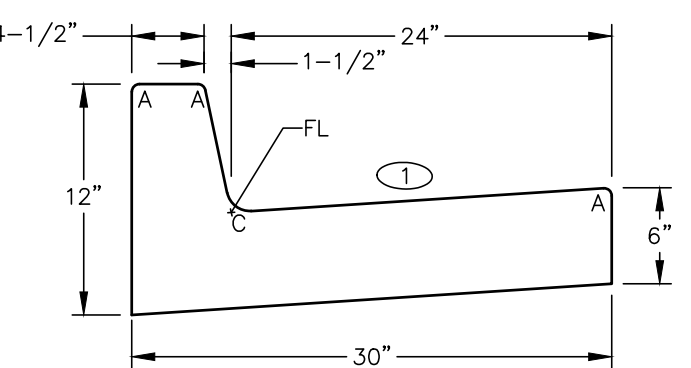
**MHP CAD-O**  
PODHOLA TRUST  
El Paso County  
TAX ID #6514100010  
LORELLA K PODHOLA TRUST  
P.O. BOX 16215  
COLORADO SPRINGS, CO 80935-6215

ADDITIONAL 10' SOUTHMOOR  
DRIVE RIGHT-OF-WAY  
(SEE SIGNAGE AND STRIPING  
PLANS - CONSTRUCTION  
DRAWINGS )  
10' LANDSCAPE BUFFER  
W/ OPAQUE PRIVACY FENCE

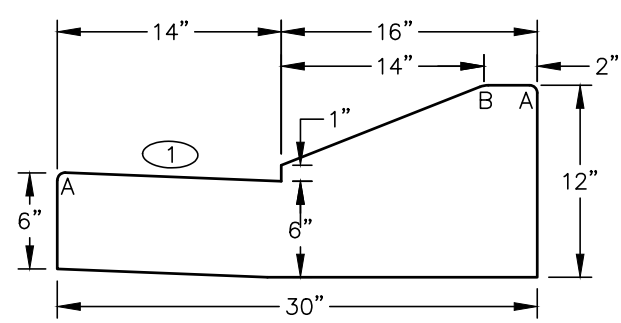
TRACT B  
17,956 SF  
(FILING NO. 1)  
**MHP**  
Mobile Home Park  
El Paso County  
TAX ID #6514100021  
BLUE SKY COMMUNITIES LLC  
2770 BLACK CANYON RD.  
COLORADO SPRINGS, CO 80904-4601

**C-2**  
Commercial  
Paso County  
AX ID #6514100013  
JUTHMOOR GYA LLC  
536 ROSE DR  
O SPRINGS, CO 80911-1133

**C-2**  
Commercial  
Paso County  
TAX ID #6514100016  
EMARC ESTATES LLC  
930 SOUTHMOOR DR  
RADO SPRINGS, CO 80917



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



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

SHEET NAME  
**PRELIMINARY PLAN - SOUTH SITE**

PROJECT NAME  
**RIVERBEND RESIDENTIAL DEVELOPMENT**

5680 US HIGHWAY 87-85  
COLORADO SPRINGS, CO 80904

[illegible]

DRAWN BY:  
XXX

DATE: 10/20/2020

STAMPS/ENDORSEMENTS

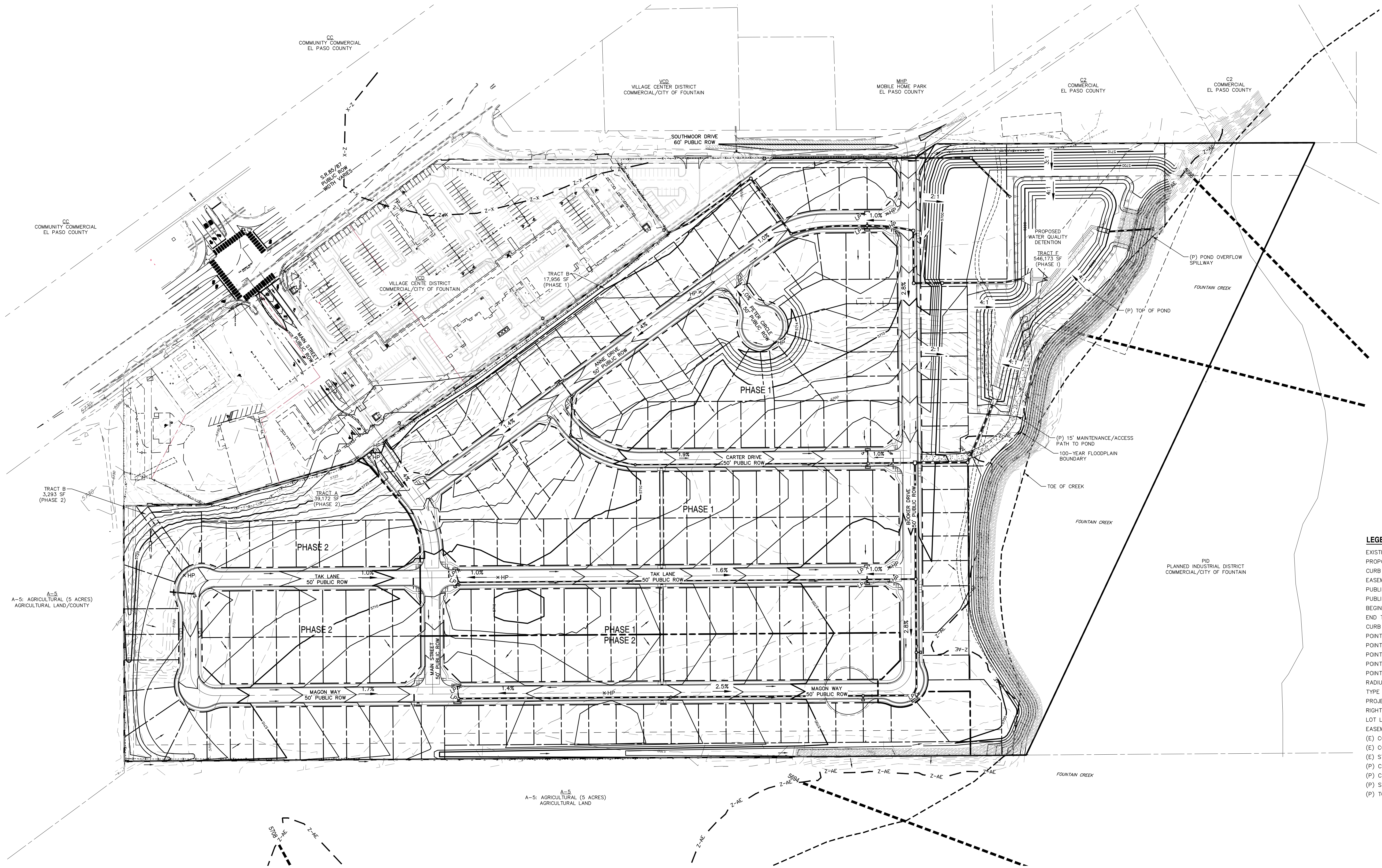
SHEET NUMBER

**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	---
(E) CONTOUR	---
(E) STORM SEWER	---
(P) CONTOUR, INDEX	---
(P) CONTOUR	---
(P) STORM SEWER, INLET, MH	---
(P) TOP OF POND	---

REV.	DESCRIPTION	DATE

**811** 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



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

PCD FILE NO. SP187