

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

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 PL 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°42'45" 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 F, DATED MARCH 17, 1997 (REVISED xxxxxx), 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 500-YEAR 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.

ADA SITE ACCESSIBILITY:

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.

Provide both FEMA FIRM numbers that are within this parcel. Note that FEMA has updated the FIRM number and effective date (12/7/2018). Revise accordingly.



VICINITY MAP:

NTS

TRACTS			
TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE 1			
TRACT A	2,046 SF	UTILITIES DRAINAGE	SECURITY WATER AND SANITATION DISTRICT
TRACT B	17,958 SF	LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	4,136 SF	UTILITIES DRAINAGE ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	546,173 SF	WATER QUALITY / OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	7,738 SF	LIFT STATION	SECURITY WATER AND SANITATION DISTRICT
PHASE 2			
TRACT A	38,172 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"	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 11°22'31" W	24.49'
C7	81.68'	52.00'	90°00'00"	N 44°35'49" E	73.54'
C8	51.68'	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'

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 IMPROVEMENT EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
- PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
- "STOP" SIGNS WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & 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 PLAN AND PROFILE. PEDESTRIAN RAMPS 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 COLORADO SPRINGS UTILITIES. 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 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 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 THE XXXXX 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.

OWNERSHIP:

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

AVATAR EQUITIES, LLC

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

PREPARED BY:

Civil Engineer:  
Catalan 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

Add PCD File #

Per 8.4.3.B blocks in excess of 600' are to have a pedestrian access midway.

Per the traffic impact study an auxiliary right turn lane is required since. Given the length required for the right turn lane per the ECM the north site access would need to be removed. Additional ROW may be required for the turn lane.

Based on the Traffic Study recommendation, Southmoor Drive must be improved to County standard Non-Residential collector. Additional ROW dedication would be required.

Please add lot sizes to all lots

not needed

The LDC requires a minimum of 2 public access points. Please confirm that this access within Fountain will be public and not private access.

Provide an enlarged view of Main Street between Anne Way and HWY 85 for a clear view of the transition occurring from the wider cross section to a local cross section. Include the proposed lane striping configuration for review.

Show the BFE, floodplain and floodway boundaries.

Add County

Dedicate ROW for the public sidewalk.

the phasing lines are not clear. Please also include a spreadsheet including the number of lots per phase

Submit a preliminary grading plan with the preliminary application and remove the contours in the preliminary plan.

if any structures are being proposed they need to be called out as being specifically allowed within the tract

PROPOSED LIFT STATION LOCATION

no lot less than 2.5 acres may have a floodplain on it.

Provide typical street cross section details

Revise the proposed contour linetype to a continuous line so it's different from the existing contours. Provide contour labels.

Provide centerline slopes on the preliminary grading plan.

Adjust ROW line per ECM detail SD 2-40. Typical for all intersections.

The ROW stub shall remain for future connection. However, revise the proposed improvement to a 3-Way intersection.

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

SHEET NAME  
BY  
DATE  
TYPE  
SUBMITTALS / REVISIONS

DRAWN BY:  
XXX  
DATE:  
XX/XX/XXXX

STAMPS/ENDORSEMENTS

SHEET NUMBER  
S-1  
1 OF 1 SHEETS  
CITY FILE NUMBER:  
AR-PUD 17-00365