

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 PLS 3814" 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 2,285,061 square feet (51.999 acres) of land, more or less.

FLOOD PLAN 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 ONE 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:

| TRACTS | AREA | USE | MAINTENANCE RESPONSIBILITY |
|---------|------------|-----------------------------|--|
| PHASE 1 | | | |
| TRACT A | 2,046 SF | UTILITIES (DRAINAGE) | SECURITY WATER AND SANITATION DISTRICT |
| TRACT B | 17,956 SF | LANDSCAPE BUFFER | RIVERBEND CROSSING METROPOLITAN DISTRICT |
| TRACT C | 4,136 SF | UTILITIES (DRAINAGE) | 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 | 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" | 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 | 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" E | 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

PREPARED BY:

Civil Engineer:
 Catamount Engineering
 221 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 #

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

| DATE | BY | TYPE |
|------|----|------|
| | | |

DRAWN BY:
 XXX

DATE:
 XX/XX/XXXX

STAMPS/ENDORSEMENTS

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

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

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

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

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.

FUTURE PROJECT MONUMENT SIGN

Dedicate ROW for the public sidewalk.

Show the BFE, floodplain and floodway boundaries.

Add County

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

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.

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

The zoning district does not require a 35' setback. Please confirm that you are proposing an additional setback beyond that required.

A-5: Agri
 Agri

A-5: Agriculture Land
 Agriculture Land

