

# THE RESERVE AT NORTHCREEK CONCEPT PLAN

**DISCLAIMER:**  
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**CHALLENGER HOMES**  
CHALLENGER COLORADO, LLC.  
13570 NORTHGATE ESTATES DRIVE  
COLORADO SPRINGS, CO 80921  
719-598-5192

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK O-4 AT PAGE 86 BEING MONUMENTED AT BOTH ENDS BY A SURVEY CAP STAMPED "PLS 20681" ASSUMED TO BEAR S00°01'38"E A DISTANCE OF 700.11 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°01'38"W AND ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 700.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY AND SOUTHERLY AND ON THE BOUNDARY OF FLYING HORSE RANCH ADDITION AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 204011499 THE FOLLOWING TWO (2) COURSES:

- N89°04'45"E A DISTANCE OF 622.45 FEET;
- S00°05'27"W A DISTANCE OF 701.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE;

THENCE S89°10'12"W AND ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 620.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 435,532 SQ. FEET, OR 9.998 ACRES.

**UNITED STATES AIRFORCE ACADEMY NOTICE:**

THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

**NOTE:**

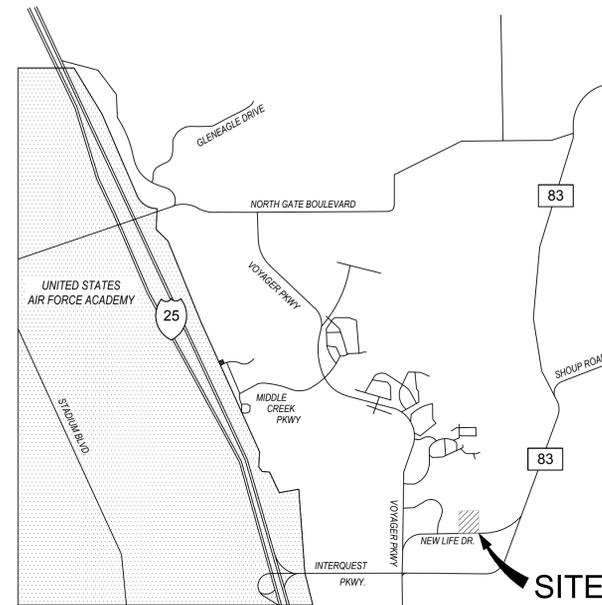
THIS CONCEPT PLAN IS INTENDED FOR USE AS A PLANNING DOCUMENT IN CONJUNCTION WITH REQUEST FOR ANNEXATION.

**GENERAL DESIGN STANDARDS:**

- THE FOLLOWING DESIGN STANDARDS ARE REQUIRED:
- BUILDING SETBACK SHALL BE 20 FEET FROM EDGE OF PAVEMENT TO FACE OF GARAGE WHERE APPLICABLE.
  - A MINIMUM 6-FOOT WALL WILL BE PROVIDED ALONG NEW LIFE DRIVE.
  - 1 OFF-STREET PARKING STALL SHALL BE PROVIDED PER DWELLING UNIT.
  - GUEST PARKING WILL BE INCORPORATED INTO THE PROJECT AT TIME OF DEVELOPMENT PLAN (APPROXIMATELY 1 GUEST STALL PER 4 UNITS).
  - ALL PRIVATE STREETS TO BE PLACED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE HOA.
  - PROPOSED PRIVATE STREET PAVEMENT WIDTH TO BE 24' MIN.

**SITE PHASING NOTES:**

IT IS THE INTENT OF THE DEVELOPER TO COMPLETE THE DEVELOPMENT WITHIN A SINGLE PHASE.



VICINITY MAP



**SITE DATA:**

SITE SIZE: 9.99 AC.  
 MAXIMUM LOT COVER: UNKNOWN  
 TOTAL BLDG. SF: UNKNOWN  
 UNIT NUMBER & TYPE: ATTACHED SINGLE-FAMILY (DUPLICATE)  
 DENSITY: 8 DU/AC (PROPOSED)  
 PROPOSED OPEN SPACE: 5.5% (24,000 S.F.)  
 MAXIMUM BUILDING HT.: 35'  
 SETBACKS: VARIABLE, REFER TO PLAN SHEETS  
 LOT SIZE: 3,000 S.F. MIN.  
 ZONING: PUD (PROPOSED)  
 SITE ADDRESS: NEW LIFE DRIVE, COLORADO SPRINGS, CO 80921  
 TAX SCHEDULE NO(S): 6221200001

**FLOODPLAIN INFORMATION:**

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM)08041C0506F, EFFECTIVE MARCH 17, 1997, THE REFERENCED PROPERTY DOES NOT FALL INTO A FEMA-DESIGNATED FLOODPLAIN.

**PROJECT OWNER / DEVELOPER:**

**OWNER:**  
BIBLIA INC.  
1820 JET STREAM DRIVE  
COLORADO SPRINGS, CO 80921  
719-488-9200

**DEVELOPER:**  
CHALLENGER HOMES LLC.  
13570 NORTHGATE ESTATES DR.  
COLORADO SPRINGS, CO 80921  
719-598-5192

**CONSULTANTS:**

**APPLICANT / LANDSCAPE ARCHITECT / PLANNER:**  
DAVE MORRISON, RLA  
LAND PATTERNS, INC.  
PO BOX 89112  
COLORADO SPRINGS, CO  
80960

**SURVEYOR:**  
PAUL HUSSONG, PLS  
EDWARD-JAMES SURVEYING, INC.  
1005 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907

**CIVIL ENGINEER:**  
DAVID MIJARES, PE  
CATAMOUNT ENGINEERING  
1115 US HWY 24  
SUITE 2D  
DIVIDE, CO 80814

**SUBMITTALS / REVISIONS:**

SUBMITTAL/REVISION		BY
DATE	TYPE	
01/29/16	CP SUBMITTAL	JB
03/22/16	CP SUBMITTAL	JB

**SHEET INDEX:**

CP-1..... CONCEPT COVER SHEET  
 CP-2..... CONCEPT PLAN

SHEET NAME  
**CONCEPT PLAN**

PROJECT NAME  
**THE RESERVE AT NORTHCREEK**

1190 OLD PUEBLO ROAD  
FOUNTAIN, COLORADO

**STAMPS/ENDORSEMENTS**

DRAWN BY:  
JBS

DATE:  
03/22/2016

SUBMITTALS / REVISIONS		BY
DATE	TYPE	

SUBMITTALS / REVISIONS		BY
DATE	IF CITY REVIEW	IF CITY REVIEW
1/29/2016		
3/25/2016		

SHEET NUMBER  
**CP-1**  
1 OF 2 SHEETS  
CITY FILE NUMBER:  
CPC CP 16-00017