

LAND USE PLAN GENERAL NOTES

- REFER TO THE TRAFFIC STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- LANDSCAPE REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
- ALL COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN THE DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT.
- PHASING OF DEVELOPMENT SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- LONG-TERM MAINTENANCE RESPONSIBILITY FOR WATER QUALITY/ DETENTION FACILITIES IS PRIVATE, AND WILL BE OWNED AND MAINTAINED BY OWNER OR METRO DISTRICT.
- A MODIFICATION TO THIS LAND USE PLAN IS REQUIRED IF RESIDENTIAL USE IS PROPOSED
- DETENTION BASINS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH DEVELOPMENT PLAN
- AT TIME OF FUTURE DEVELOPMENT PLAN(S) REVIEW PROCESS, ANY REQUIRED PRELIMINARY AND/ OR FINAL DRAINAGE REPORTS WILL BE PROVIDED FOR REVIEW TO SWENT BY THE DEVELOPER/ OWNER. THE DRAINAGE REPORT WILL ILLUSTRATE ANY REQUIRED DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE SITE, RESPONSIBLE PARTY FOR LONG-TERM MAINTENANCE (PRIVATE VS. PUBLIC), AND TIMING OF SAID REQUIREMENTS. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO BUILDING PERMIT ISSUANCE AND CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED INTO PROBATIONARY ACCEPTANCE PRIOR TO CO RELEASE. ANY REQUIRED CHANNEL IMPROVEMENTS ATTRIBUTED TO THIS DEVELOPMENT WILL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$100,000 FOR THE TRAFFIC SIGNAL IMPROVEMENT AT THE INTERSECTION OF NEW LIFE DRIVE/INTERQUEST PARKWAY

FEMA NOTE

- THIS PROPERTY LIES WITHIN FEMA ZONE X, FIRM MAPS NO. 08041C0295G, 08041C0507G, AND 08041C0506G REVISED DECEMBER 7, 2018. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN. NO PORTION OF THE DEVELOPMENT IS PROPOSED IN ZONE AE.

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS 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.

GEOHAZARD NOTE

NOTE: GEOLOGICAL HAZARD SURVEY STUDY WILL BE PROVIDED AT THE TIME OF THE DEVELOPMENT PLAN APPLICATION.

JOVENCHI ZONE PARCEL 1

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 205019873 AND 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21, S00°14'43"E A DISTANCE OF 1039.85 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 205019873 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°50'45"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 32°25'37" AND AN ARC LENGTH OF 776.78 FEET, TO A POINT OF NON-TANGENT;
- S19°23'38"W A DISTANCE OF 227.66 FEET;
- S20°14'46"W A DISTANCE OF 234.33 FEET, TO A POINT ON THE WESTERLY LINE OF THAT GRANT OF PERMANENT RIGHT-OF-WAY RECORDED UNDER RECEPTION NO. 099150170; THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:
 - S23°55'42"W A DISTANCE OF 120.69 FEET;
 - S20°54'24"W A DISTANCE OF 244.51 FEET;
 - S58°54'22"W A DISTANCE OF 39.07 FEET;
 - N76°05'38"W A DISTANCE OF 190.75 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21;

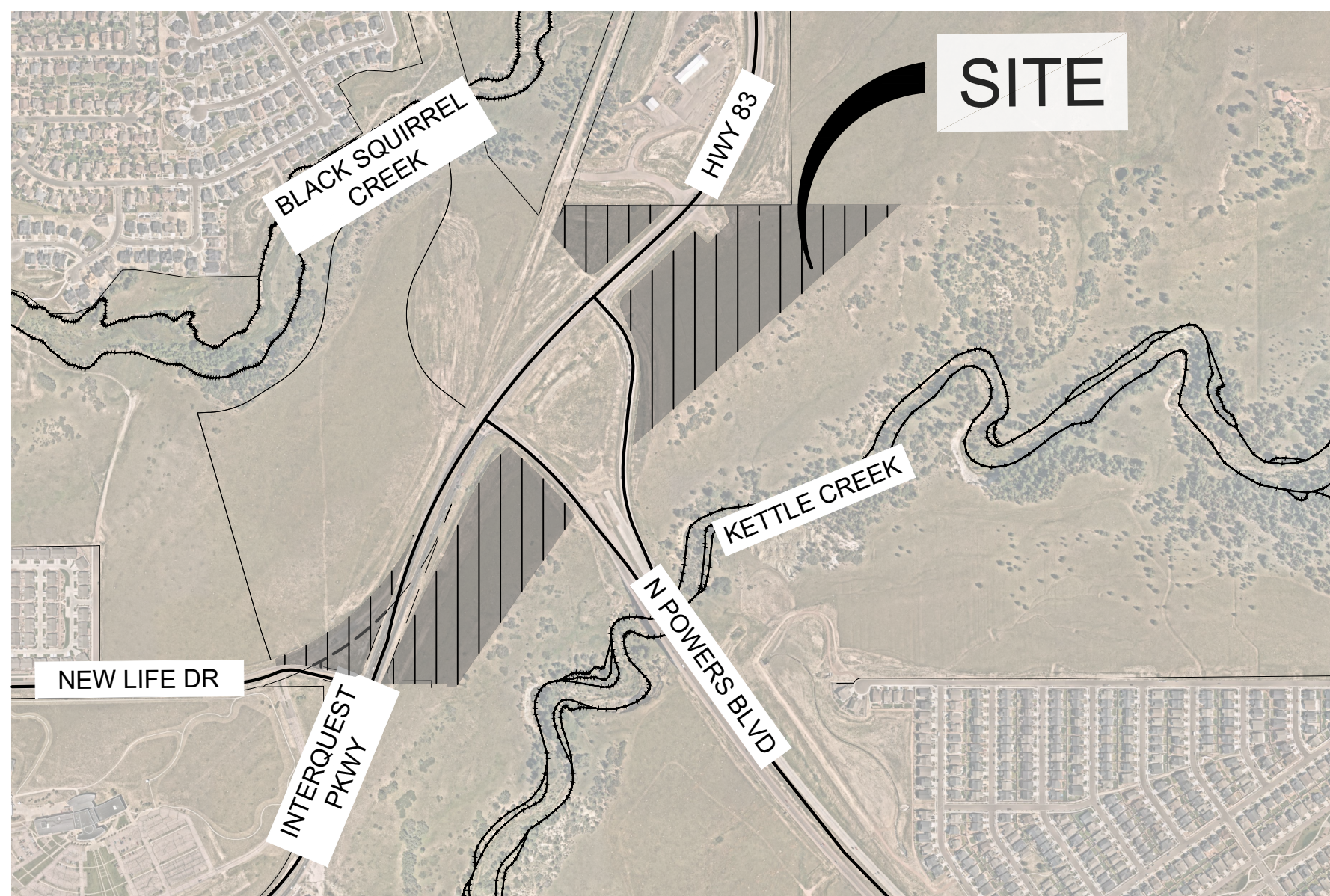
THENCE ON SAID WEST LINE S00°14'43"E A DISTANCE OF 4.70 FEET;

THENCE ON THE PERIMETER OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 205019873 AND ITS EXTENSION, THE FOLLOWING FOUR (4) COURSES:

- N76°16'12"W A DISTANCE OF 68.53 FEET, TO A POINT OF CURVE;
- THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 441.27 FEET, A CENTRAL ANGLE OF 24°15'22" AND AN ARC LENGTH OF 186.81 FEET, TO A POINT OF NON-TANGENT;
- N10°31'34"W A DISTANCE OF 36.48 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°51'53"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 11°58'52" AND AN ARC LENGTH OF 287.00 FEET, TO THE POINT OF BEGINNING.

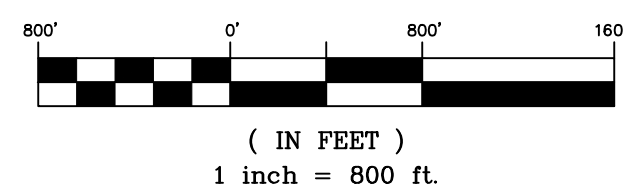
CONTAINING A CALCULATED AREA OF 135,287 SQUARE FEET OR 3.1058 ACRES.

**KETTLE CREEK CENTER
COLORADO SPRINGS, COLORADO
LAND USE PLAN**



VICINITY MAP:

GRAPHIC SCALE



RESIDENTIAL SUMMARY DATA

PROPERTY SIZE	310.69 ACRES (40.2 ACRES REZONED)
TAX SCHEDULE NO.	6200000478(PART); 6200000089 (PART); 6200000698(PART); 6200000516
EXISTING ZONING	A
PROPOSED ZONING	MX-M (MIXED-USE MEDIUM) (40.2AC)
EXISTING LAND USE	VACANT / GRAZING
PROPOSED LAND USE	COMMERCIAL (40.2AC)
MAX. BUILDING HEIGHT	50' MAX HEIGHT
MIN. LOT SIZE	NA
MAX. LOT COVERAGE	N/A
MX-M SETBACKS	F:(20') R:(15') S:(20')

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
A (NOT PART OF APPLICATION)	270.49 AC	87.06%
MX-M (COMMERCIAL)	40.2 AC	12.94%
TOTAL	310.69 AC	100%

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



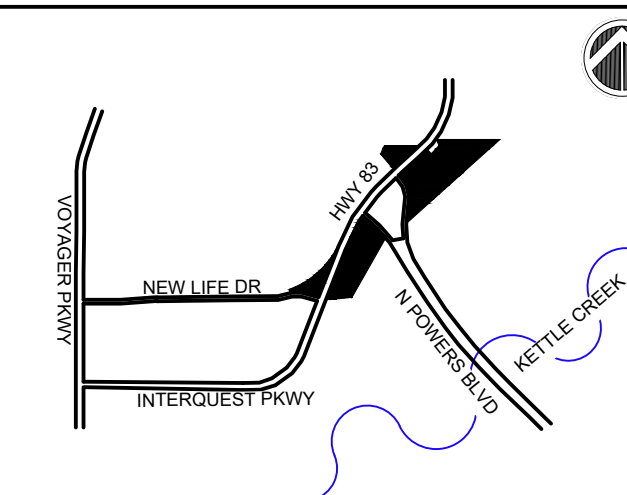
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

JOVENCHI - I LLC
Dean Venezia
4779 N. ACADEMY BLVD.
COLORADO SPRINGS, CO 80918-4255

APPROVAL:

VICINITY MAP:



PROJECT:

**KETTLE CREEK CENTER
HWY 83 & POWERS**

**COLORADO SPRINGS, CO
APRIL 16, 2024**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	2024-06-12	CITY COMMENTS	JS
2	2024-07-10	CITY COMMENTS	JS

DRAWING INFORMATION:

PROJECT NO: 23-1382-002

DRAWN BY: AJM

CHECKED BY: KM

APPROVED BY: JS

SHEET TITLE:

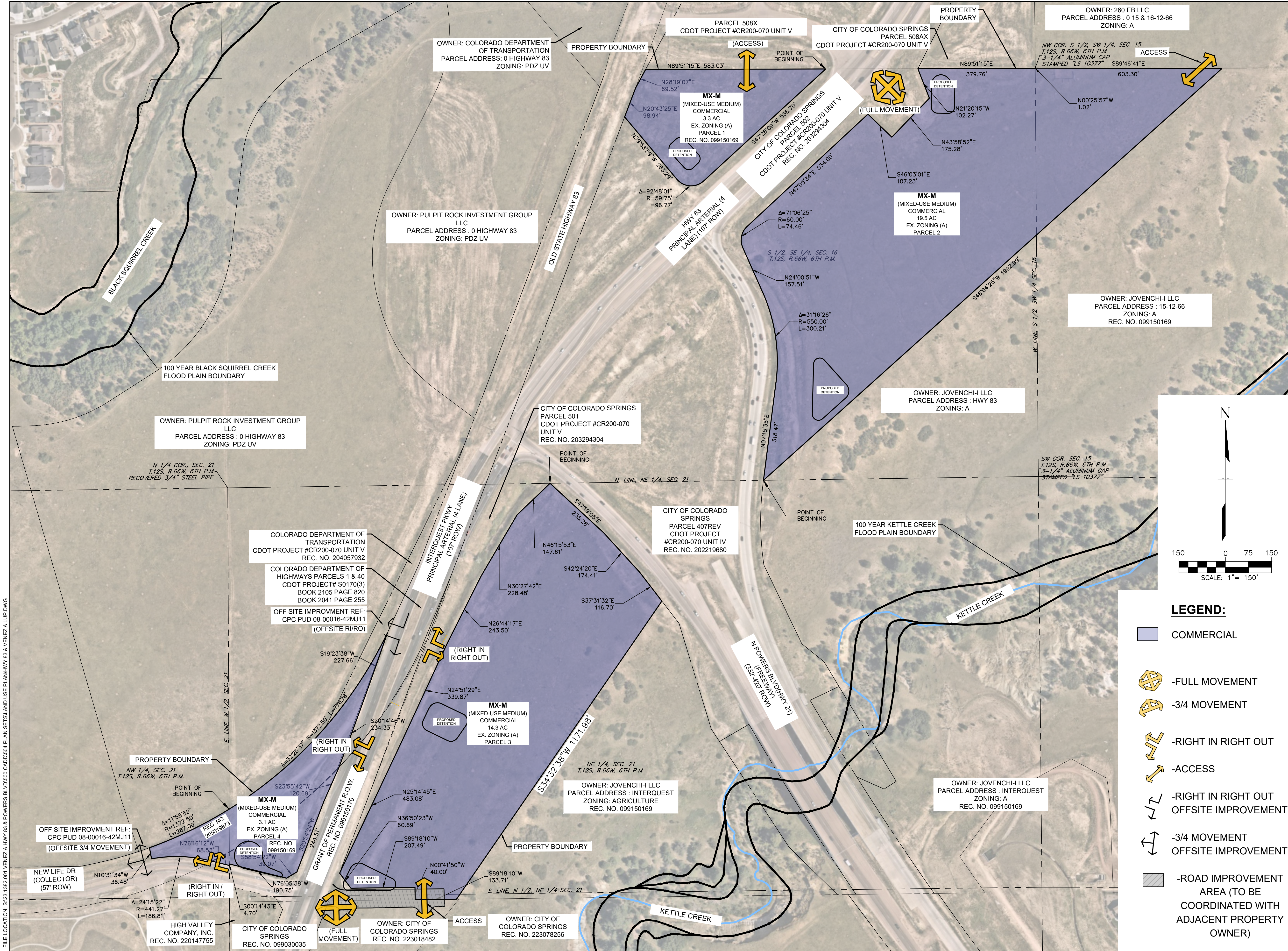
TITLE SHEET


TS01

SHEET 1 OF 4

CITY FILE NO. LUP1-24-0007

FILE LOCATION: S:\03-1382-001\JOVENCHI HWY 83 & POWERS BLVD\500 CAD\504 PLAN SET\LAND USE PLAN\HWY 83 & VENEZIA LUP.DWG

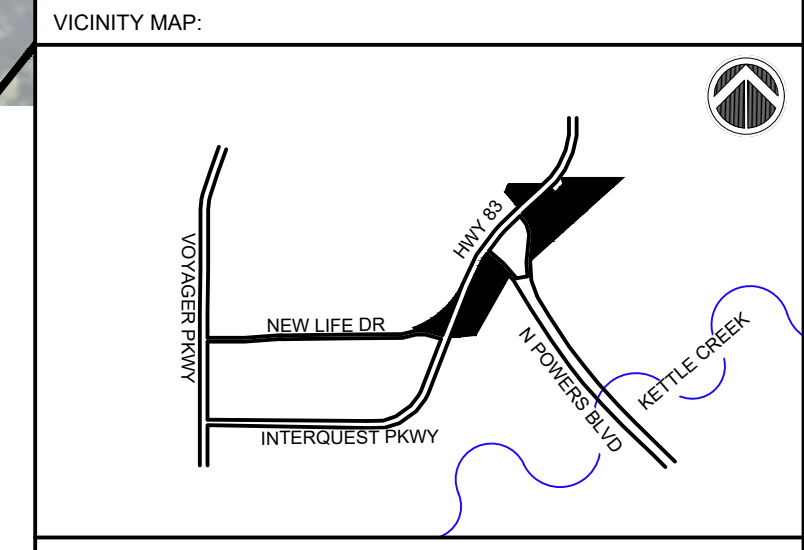


CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
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OWNER/DEVELOPER:
JOVENCHI - I LLC
 Dean Venezia
 4779 N. ACADEMY BLVD.
 COLORADO SPRINGS, CO 80918-4255

APPROVAL:

VICINITY MAP:



PROJECT:

KETTLE CREEK CENTER
HWY 83 & POWERS
 COLORADO SPRINGS, CO
 APRIL 16, 2024

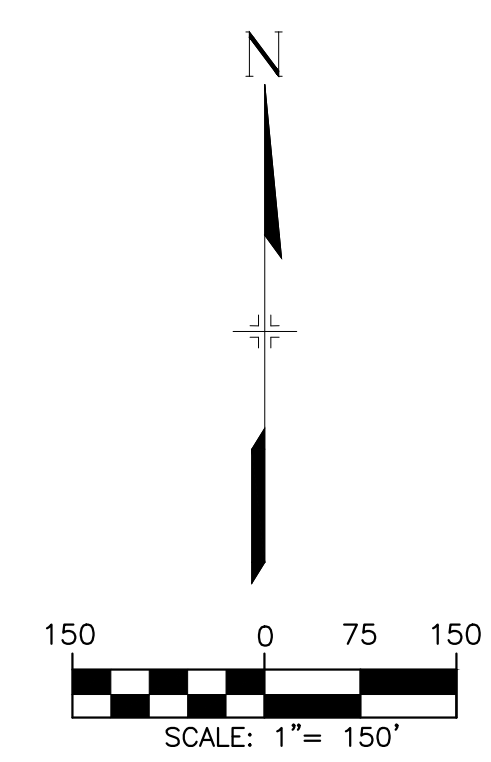
REVISION HISTORY:









NO.	DATE	DESCRIPTION	BY
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2	2024-07-10	CITY COMMENTS	JS

DRAWING INFORMATION:
 PROJECT NO: 23-1382.002
 DRAWN BY: AJM
 CHECKED BY: KM
 APPROVED BY: JS
 SHEET TITLE:

LAND USE PLAN

LU01
SHEET 2 OF 4
 CITY FILE NO. LUPL-24-0007

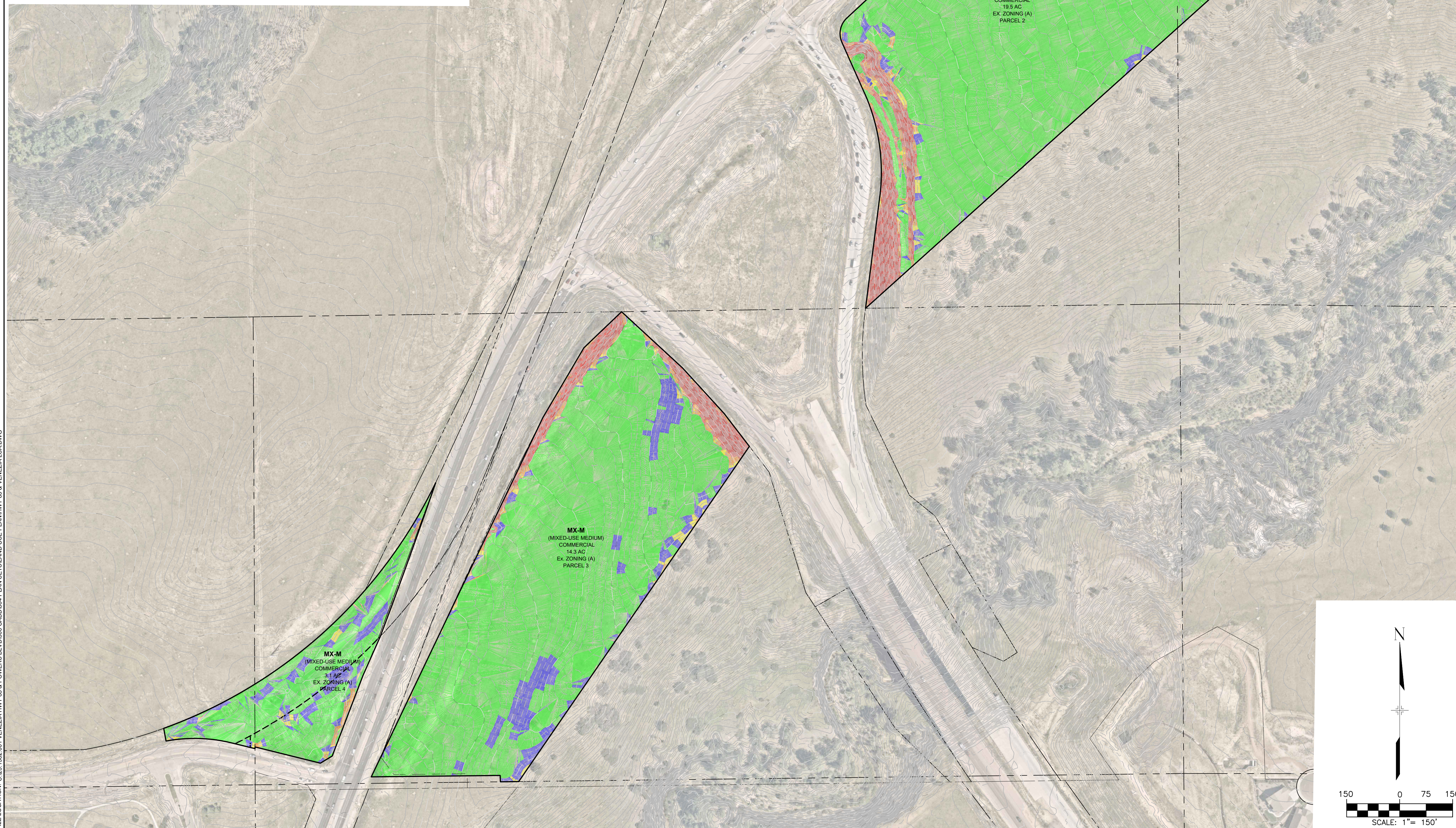


- LEGEND:**
-  COMMERCIAL
 -  -FULL MOVEMENT
 -  -3/4 MOVEMENT
 -  -RIGHT IN RIGHT OUT
 -  -ACCESS
 -  -RIGHT IN RIGHT OUT OFFSITE IMPROVEMENT
 -  -3/4 MOVEMENT OFFSITE IMPROVEMENT
 -  -ROAD IMPROVEMENT AREA (TO BE COORDINATED WITH ADJACENT PROPERTY OWNER)

FILE LOCATION: S:\03_1382.001_VENEZIA HWY 83 & POWERS BLVD\500 CAD\504 PLAN SET\LAND USE PLAN\HWY 83 & VENEZIA LUP.DWG

SLOPE TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (sq ft)	COLOR
1	0.00%	8.00%	1,529,824.41	Green
2	8.00%	12.00%	91,786.75	Blue
3	12.00%	15.00%	15,181.39	Yellow
4	15.00%	25.00%	25,221.19	Orange
5	25.00%	100.00%	85,292.67	Red

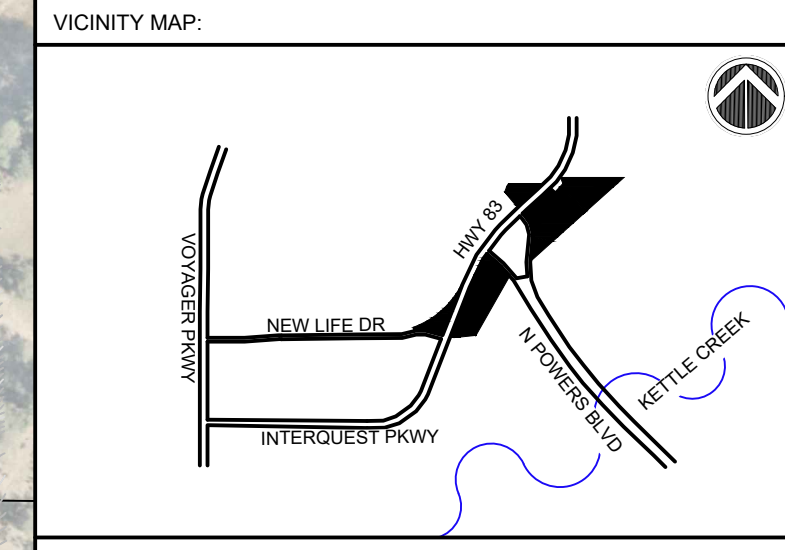


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APPROVAL:



PROJECT:
KETTLE CREEK CENTER
HWY 83 & POWERS
 COLORADO SPRINGS, CO
 APRIL 16, 2024

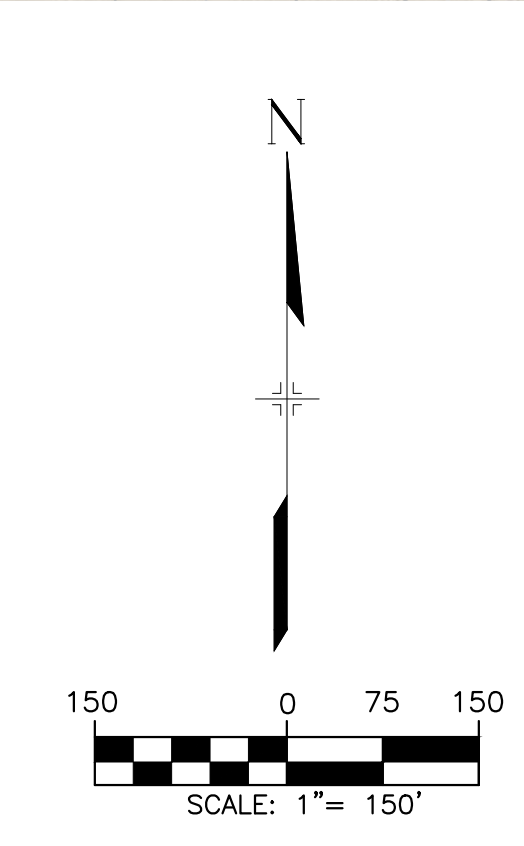
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NO.	DATE	DESCRIPTION	BY
1	2024-06-12	CITY COMMENTS	JS
2	2024-07-10	CITY COMMENTS	JS

DRAWING INFORMATION:
 PROJECT NO: 23.1382.002
 DRAWN BY: AJM
 CHECKED BY: KM
 APPROVED BY: JS

LAND SUITABILITY ANALYSIS

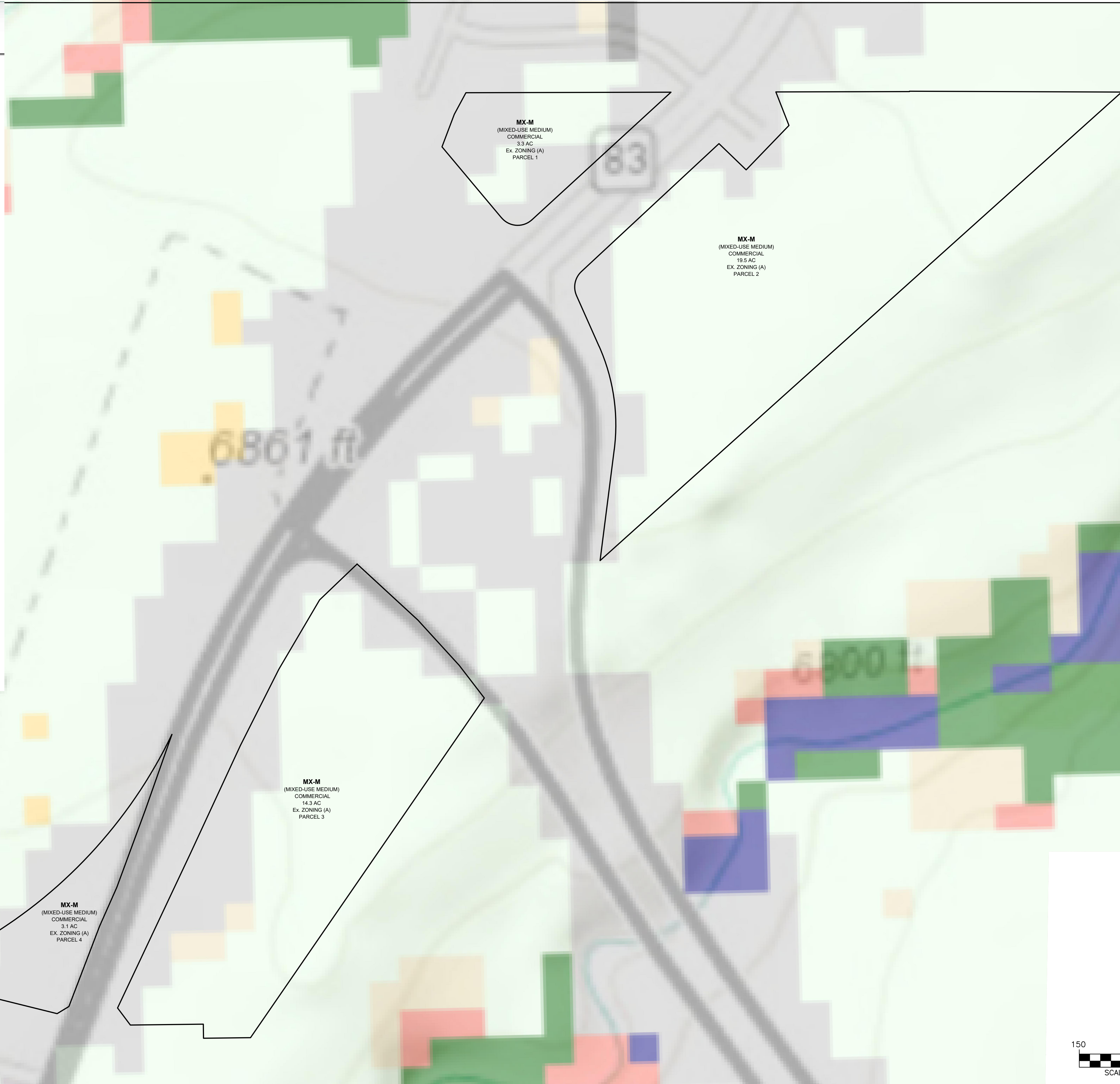
LSA 01
SHEET 3 OF 4



FILE LOCATION: S:\23.1382.001 VENEZIA HWY 83 & POWERS BLVD\500 CAD\504 PLAN SETS\LAND USE PLAN\HWY 83 & VENEZIA LSA.DWG

Vegetation

- Agriculture
- Grassland
- Lodgepole Pine
- Mixed Conifer
- Oak Shrubland
- Open Water
- Pinyon-Juniper
- Ponderosa Pine
- Riparian
- Shrubland
- Spruce-Fir
- Developed
- Sparsely Vegetated
- Hardwood
- Conifer-Hardwood
- Conifer
- Barren



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

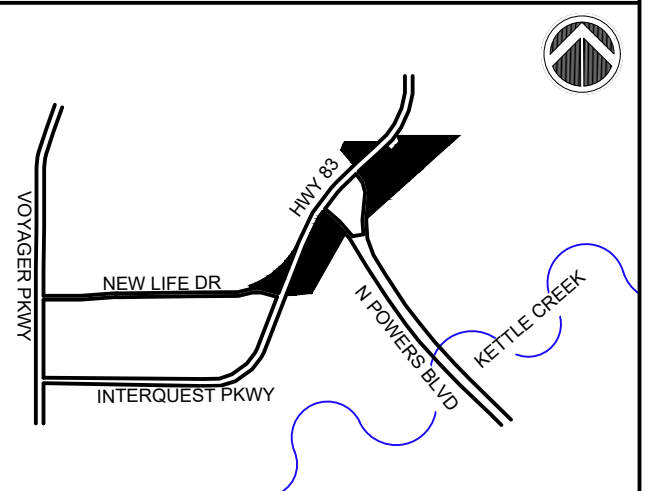
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
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OWNER/DEVELOPER:

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APPROVAL:

VICINITY MAP:



PROJECT:

KETTLE CREEK CENTER
 HWY 83 & POWERS
 COLORADO SPRINGS, CO
 APRIL 16, 2024

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PROJECT NO: 23-1382.002
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 APPROVED BY: JS

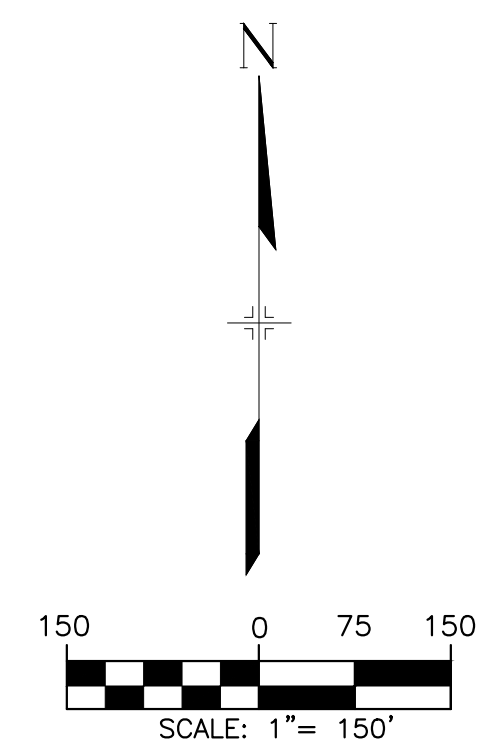
SHEET TITLE:

LAND SUITABILITY ANALYSIS

LSA02

SHEET 4 OF 4

CITY FILE NO. LUP1-24-007



FILE LOCATION: S:\23-1382-001 VENEZIA HWY 83 & POWERS BLVD\600 CADDD\604 PLAN SET\LAND USE PLAN\HWY 83 & VENEZIA LSA.DWG