

WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;
1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;
THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;
THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;
THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;
THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;
THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;
THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT- OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);
THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:
1) THENCE N00°00'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;
3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.
PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES

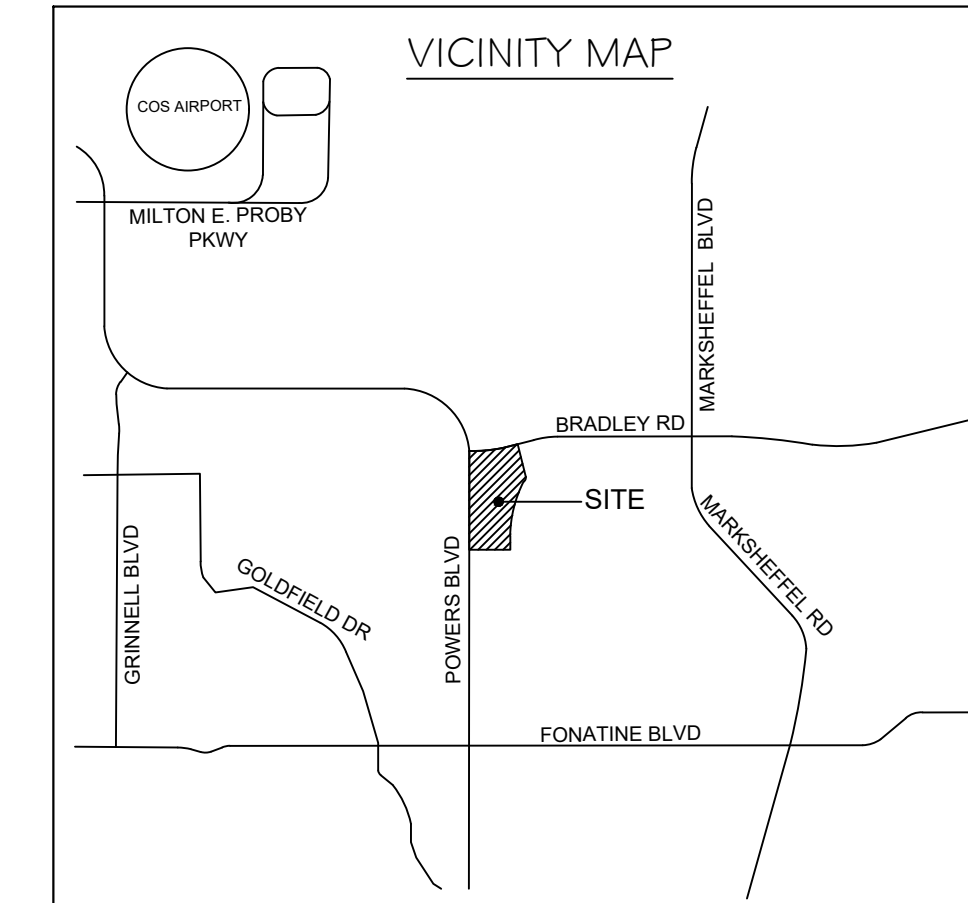
- A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, WATERVIEW EAST, BRADLEY ROAD AND S. POWERS BOULEVARD, EL PASO COUNTY, COLORADO, FOR WATERVIEW COMMERCIAL INVESTORS LLC, WAS COMPLETED BY ETECH ENGINEERING AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE WATERVIEW EAST DEVELOPMENT. THE GEOLOGY AND SOILS REPORT FOR THE WATERVIEW EAST DEVELOPMENT WAS PROVIDED AS PART OF THE WATERVIEW EAST PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER PUDSP-22-009. DEVELOPERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
 - THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC CONSTRAINTS DO EXIST RELATED TO ARTIFICIAL FILL, HYDROCOMPACTIVE AND EXPANSIVE SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS. WE DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WE BELIEVE PRECLUDED DEVELOPMENT OF THE SITE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE CONSTRAINTS TO DEVELOPMENT INCLUDED THE PRESENCE OF POTENTIALLY HYDRO-COMPACTIVE SOILS, EXISTING FILL STOCKPILES, AND EROSION. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. WE BELIEVE EACH OF THESE CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. THESE CONDITIONS ARE DISCUSSED IN THE SECTIONS THAT FOLLOW. **
 - SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **
- ** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.
- MAY 25, 2022
PRELIMINARY SUBSURFACE SOILS INVESTIGATION
WATERVIEW COMMERCIAL SITE
POWERS BOULEVARD AND BRADLEY ROAD
EL PASO COUNTY, COLORADO

FLOODPLAIN NOTES

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- TRACT-A, CONSISTS OF A BLANKET EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES, DRAINAGE, PARKING AND ACCESS FOR ALL ASSOCIATED LOTS. TRACT-A WILL BE THE RESPONSIBILITY OF WATERVIEW COMMERCIAL INVESTORS LLC.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS ON THE PRIVATE LOTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE RESPONSIBILITY OF THE COMMON TRACT AND RELATED EASEMENTS WILL BE WITH THE WATERVIEW COMMERCIAL INVESTORS LLC.
- 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 SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAYS SHALL BE ESTABLISHED ALONG PUBLIC STREET UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOTS WILL HAVE FULL ACCESS BY WAY OF THE PRIVATE DRIVE/ROAD WITHIN TRACT E.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE SECURITY FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAGE EASEMENTS AND TRACTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S AND ASSOCIATED WATERVIEW COMMERCIAL INVESTORS LLC.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL AND AIRPORT PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4- FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER TO MEET MUTCD STANDARDS. FINAL DETAILS TO BE APPROVED AT THE FINAL PLAT.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O)
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0768G', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WIDEFELD WATER AND SANITARY DISTRICT (WWSO) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 dB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
- WHERE THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE, NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER FOR INDIVIDUAL LOT, BUT COMMON LANDSCAPE ASSOCIATED WITH TRACT-A, TRACT-B, TRACT-C, TRACT-D, TRACT-E, TRACT-F AND TRACT-G WILL BE THE RESPONSIBILITY OF WATERVIEW COMMERCIAL INVESTORS LLC.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
- THERE SHALL BE NO DIRECT LOT ACCESS TO POWERS BOULEVARD AND BRADLEY ROAD. ACCESS TO LEGACY HILL DRIVE AND FRONTSIDE DRIVE ARE LIMITED TO THE LOCATIONS SHOWN ON THE SITE PLAN.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$200,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF BRADLEY ROAD WITH LEGACY HILL DRIVE.



SITE DATA TABLE:

TAX ID NUMBERS	550920002
CURRENT ZONING	CR CAD-O
PROPOSED ZONING	CR CAD-O
PROPOSED LOTS	9
TOTAL SITE ACREAGE	22.11 AC
MINIMUM LOT SIZE	0.36 AC
TOTAL LOT ACREAGE	13.94 AC±
PRIVATE ROAD ACREAGE	1.62 AC±
DETENTION POND ACREAGE	2.18 AC±
OPEN SPACE ACREAGE	4.37 AC±

SHEET INDEX:

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10	PRELIMINARY MASTER LANDSCAPE PLAN
11	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

OWNER / DEVELOPER:
WATERVIEW COMMERCIAL INVESTORS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920

PLANNER / LANDSCAPE ARCH.:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 900
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 900
COLORADO SPRINGS, CO 80903

PLANNING AND COMMUNITY DEVELOPMENT



**COVER SHEET
SHEET 01 OF 11**

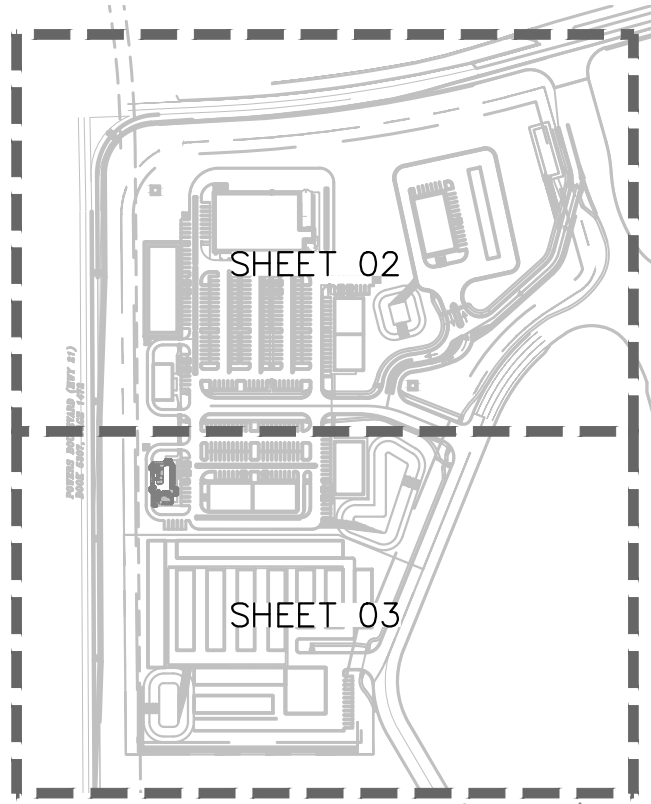


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WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP



OWNER: CPR
ENTITLEMENTS LLC
PARCEL #: 5500000455
ZONING: CS RM-30
RS-5000
USE: VACANT LAND

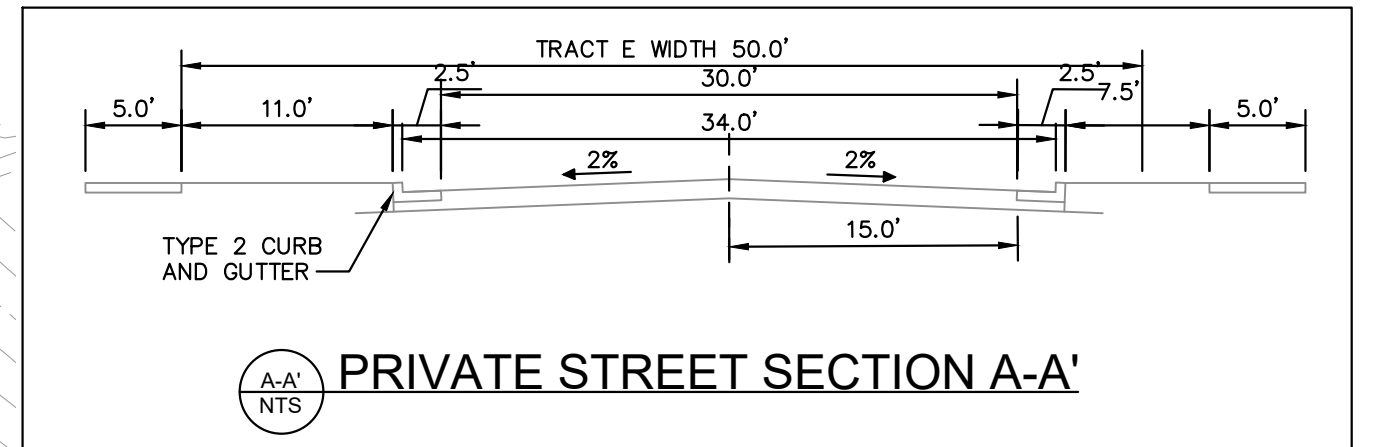
BRADLEY ROAD
(210' R.O.W. PUBLIC PRINCIPAL ARTERIAL)

(100' R.O.W. PUBLIC NON-RESIDENTIAL COLLECTOR)
LEGACY HILL DRIVE

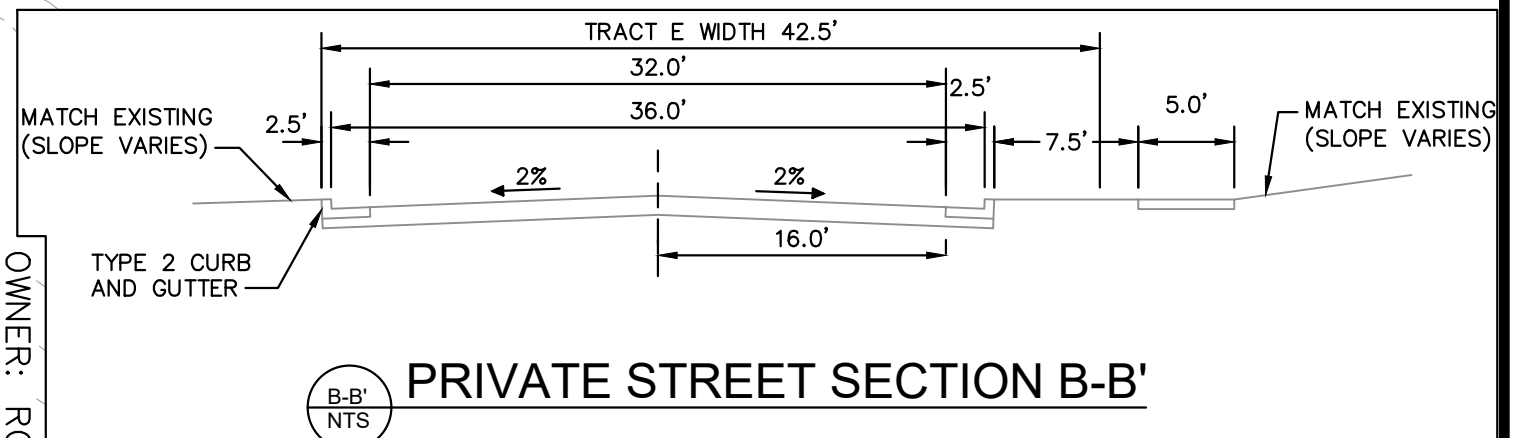
OWNER: ROS EQUITY
HOLDINGS-INDEPENDENCE LLC
PARCEL #: 5509200003
ZONING: RM-12
USE: VACANT LAND

POWERS BOULEVARD
(200' R.O.W. PUBLIC FREEWAY)

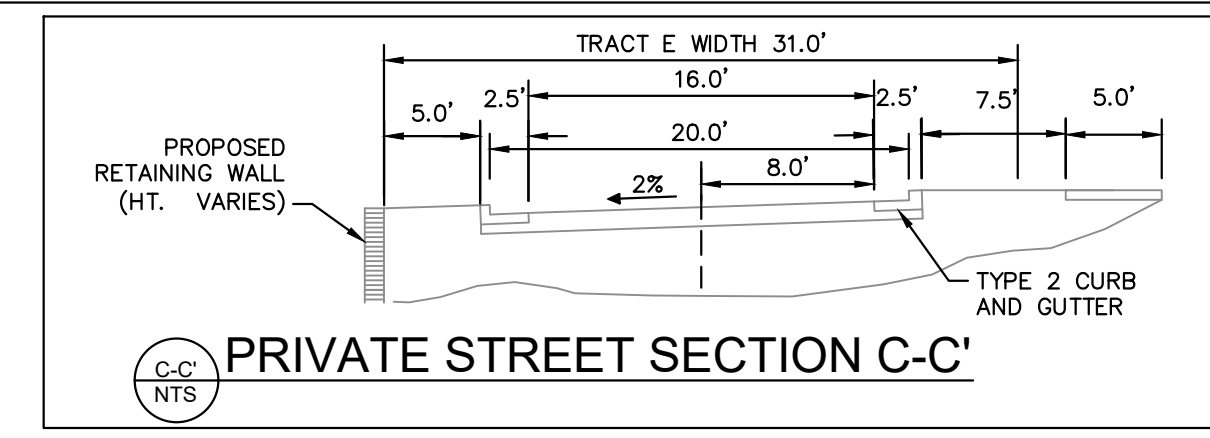
OWNER: EUGENIA M & BASIL E
BLUME TRUST, JUDY R TMM,
RANKIN HOLDINGS LP
PARCEL #: 5500000334
ZONING: A-5 CAD-O
USE: VACANT LAND



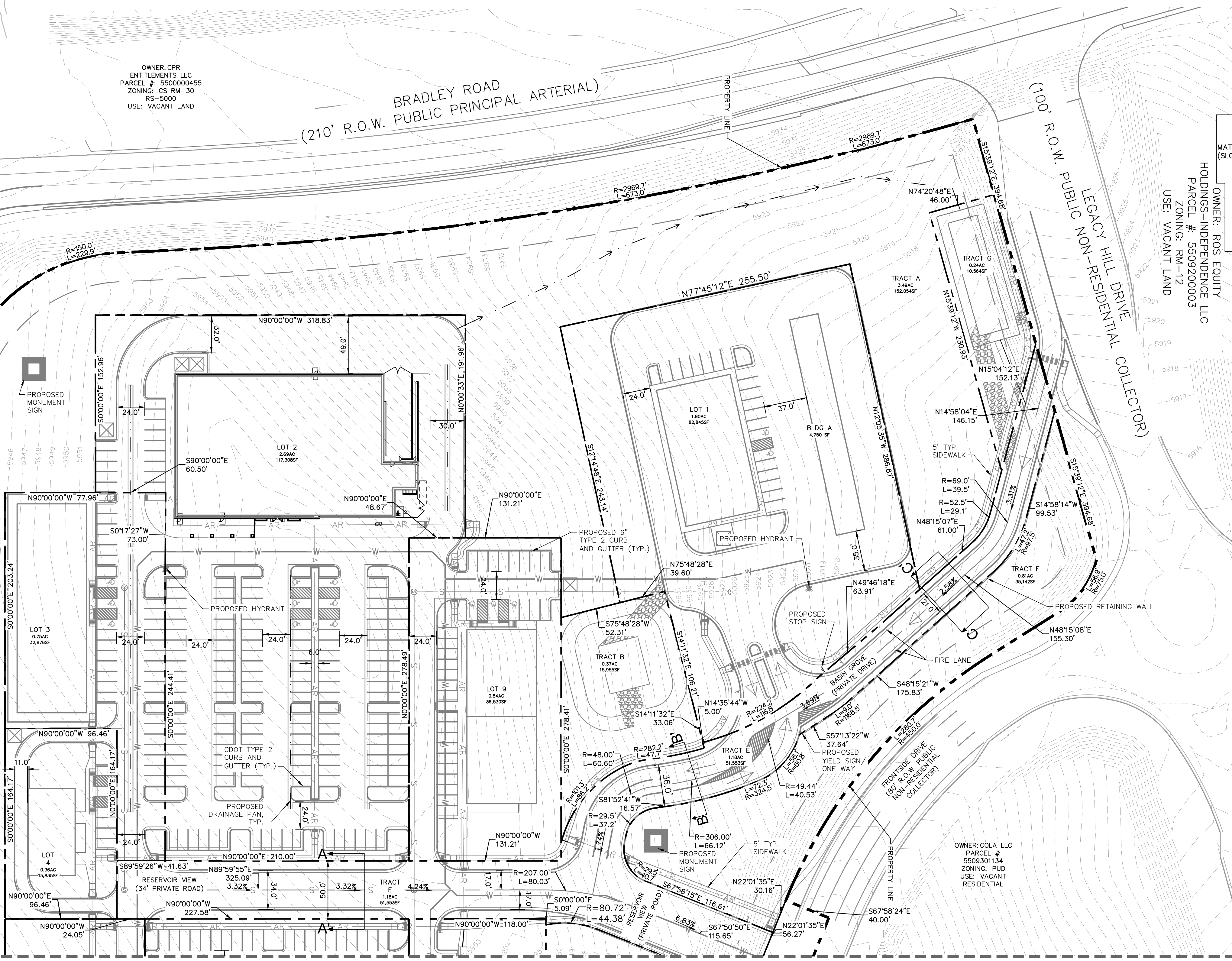
PRIVATE STREET SECTION A-A'



PRIVATE STREET SECTION B-B'



PRIVATE STREET SECTION C-C'



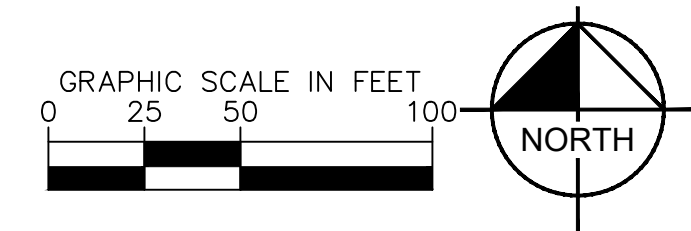
LOT/TRACT TABLE			
LOT/TRACT	SF/AC	OWNER/MAINTENANCE	USE
LOT 1	82,845/1.90	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 2	117,308/2.69	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 3	32,876/0.75	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 4	15,835/0.36	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 5	29,330/0.67	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 6	212,577/4.88	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 7	55,392/1.27	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 8	23,681/0.54	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
LOT 9	36,530/0.84	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL
TRACT A	152,054/3.49	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY
TRACT B	15,955/0.37	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY
TRACT C	40,696/0.93	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, PEDESTRIAN ACCESS, DETENTION/WATER QUALITY
TRACT D	25,841/0.59	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY
TRACT E	51,553/1.18	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD
TRACT F	35,142/0.81	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER UTILITY, QUALITY
TRACT G	10,564/0.24	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, PEDESTRIAN ACCESS, DETENTION/WATER QUALITY
TRACT H	25,674/0.59	*TBD	TRACT TO BE DEDICATED TO EL PASO COUNTY (FRONTSIDE DRIVE R.O.W.)

- LEGEND:**
- PROPOSED PROPERTY LINE
 - - - EXISTING EASEMENT
 - PROPOSED PROPERTY SETBACK
 - PROPOSED CURB & GUTTER
 - AR --- PROPOSED ACCESSIBLE ROUTE
 - PROPOSED DRAINAGE PAN

MATCHLINE: SEE SHEET 03

NOTE: BUILDING LOCATION AND SIZE ARE NOTED FOR CONCEPTUAL DESIGN DEVELOPMENT.

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT



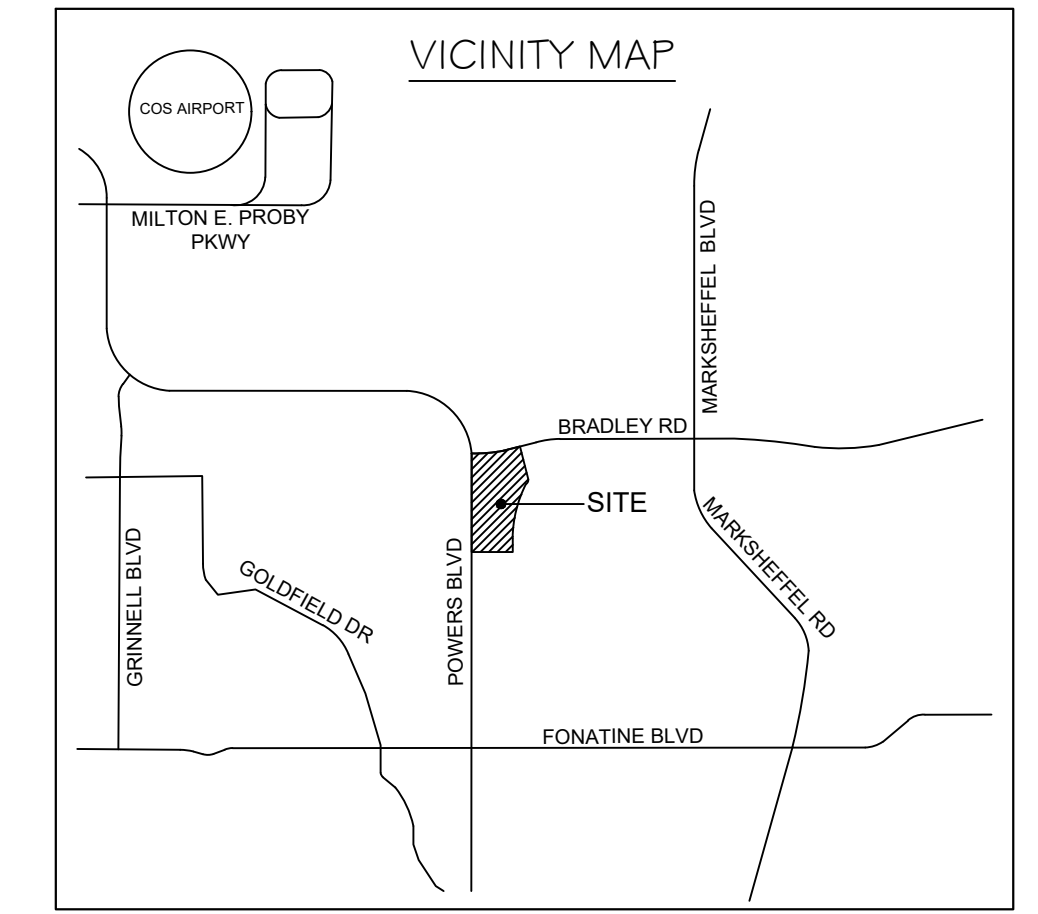
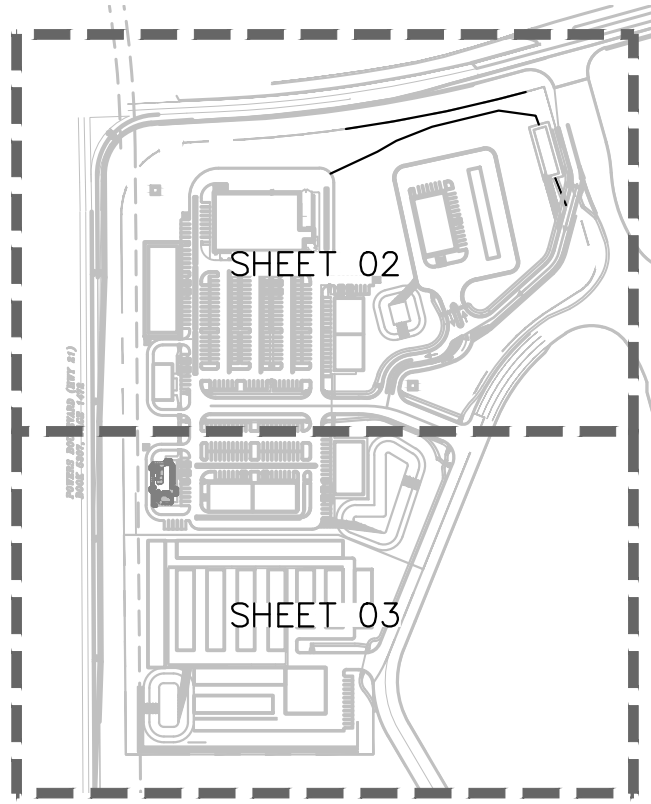
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**PRELIMINARY PLAN
SHEET 02 OF 11**

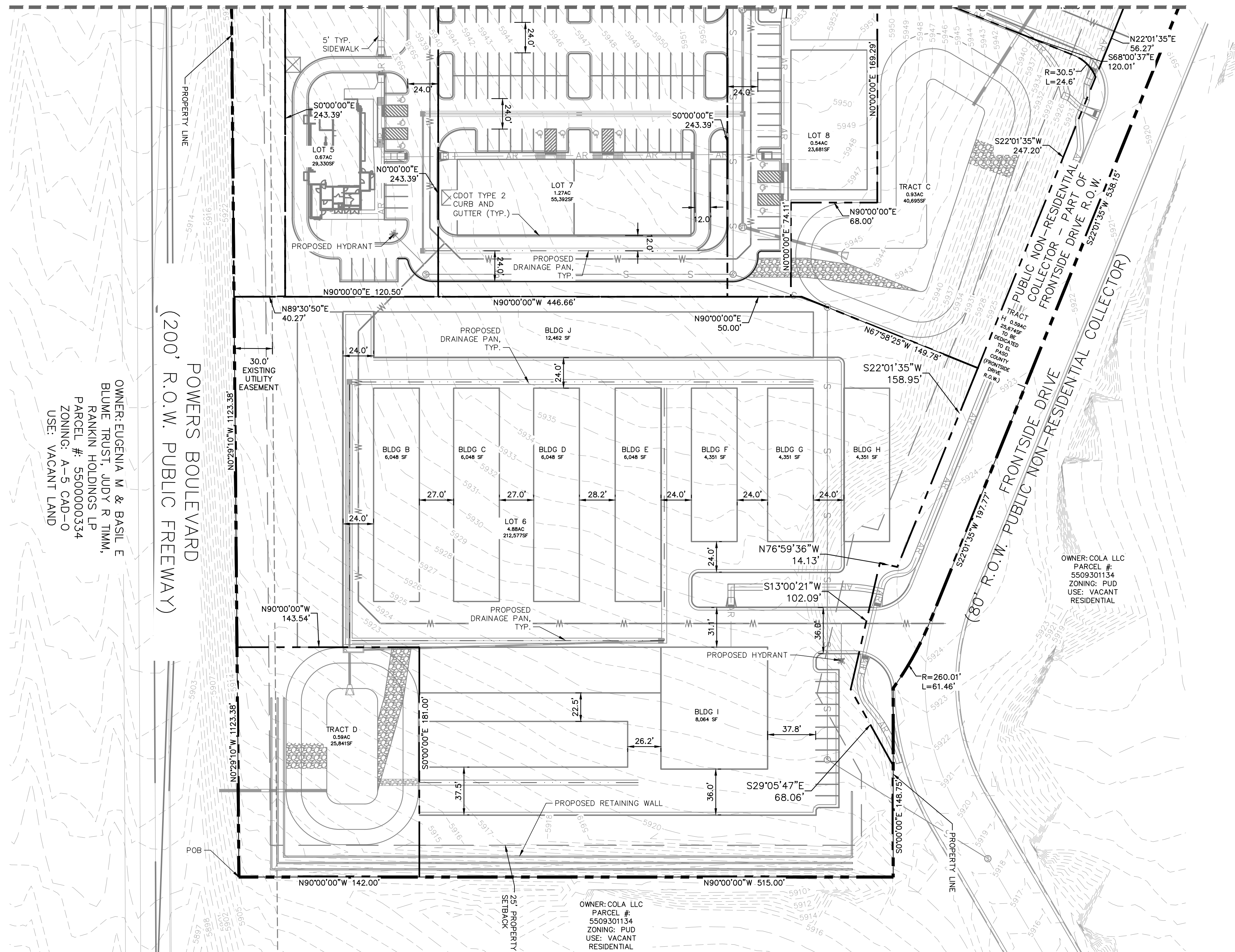
WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

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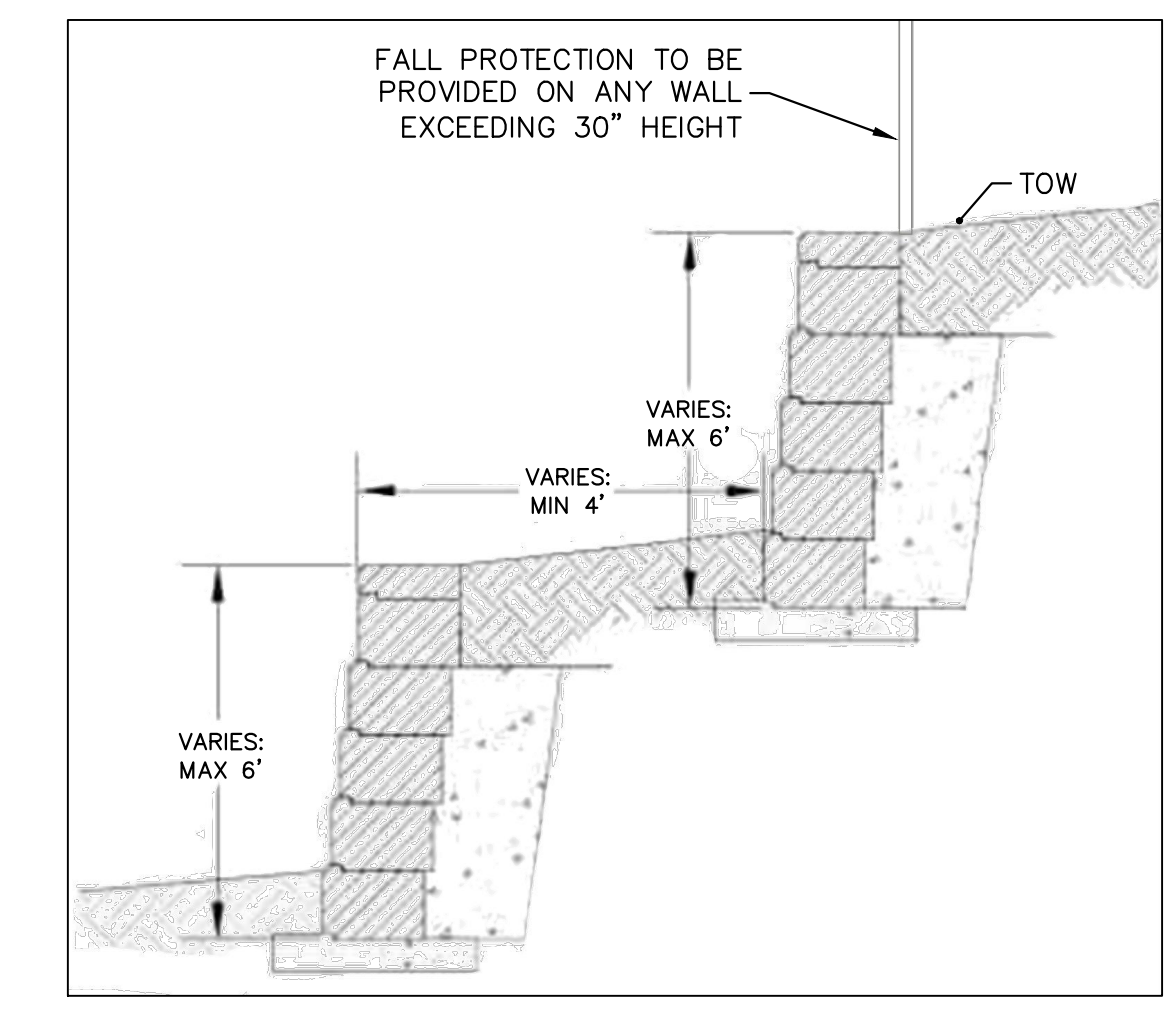
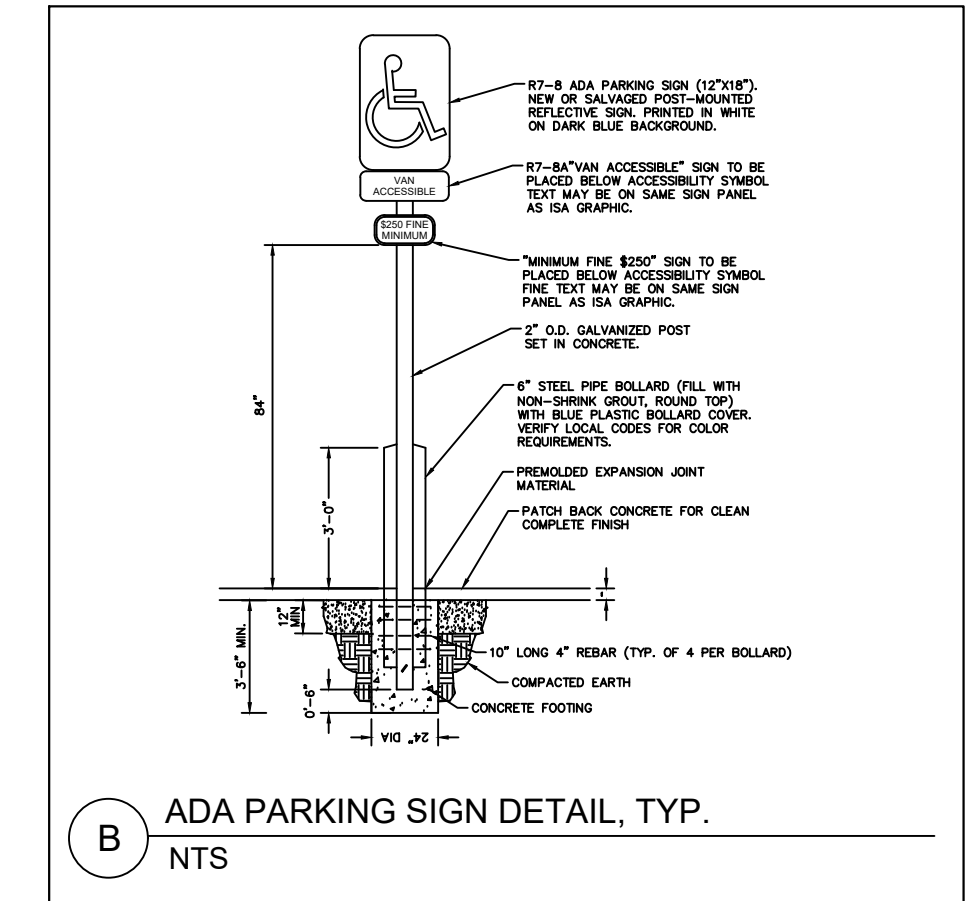
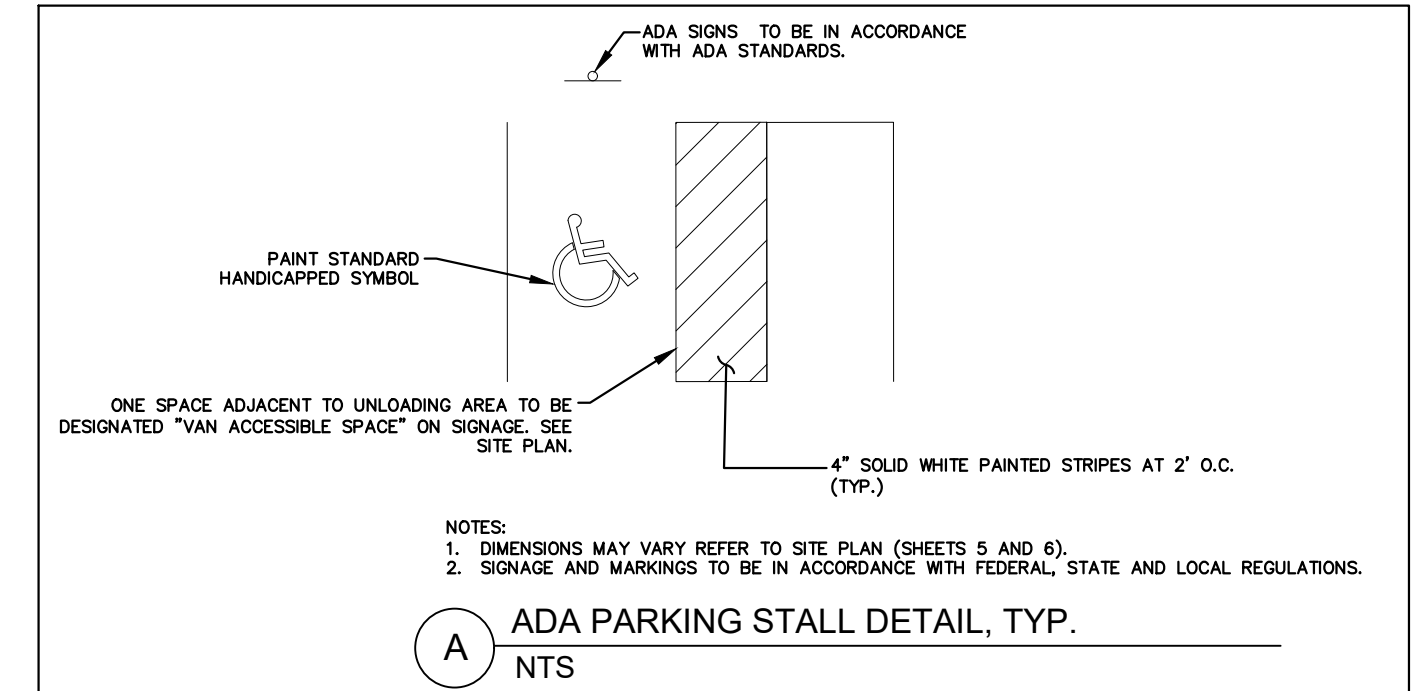
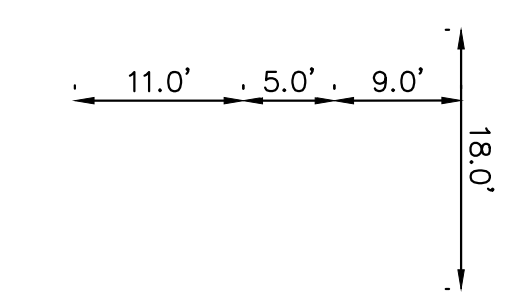
KEY MAP



MATCHLINE: SEE SHEET 02



- LEGEND:**
- PROPOSED PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED PROPERTY SETBACK
 - - - PROPOSED DRAINAGE PAN
 - - - PROPOSED CURB & GUTTER
 - AR — PROPOSED ACCESSIBLE ROUTE



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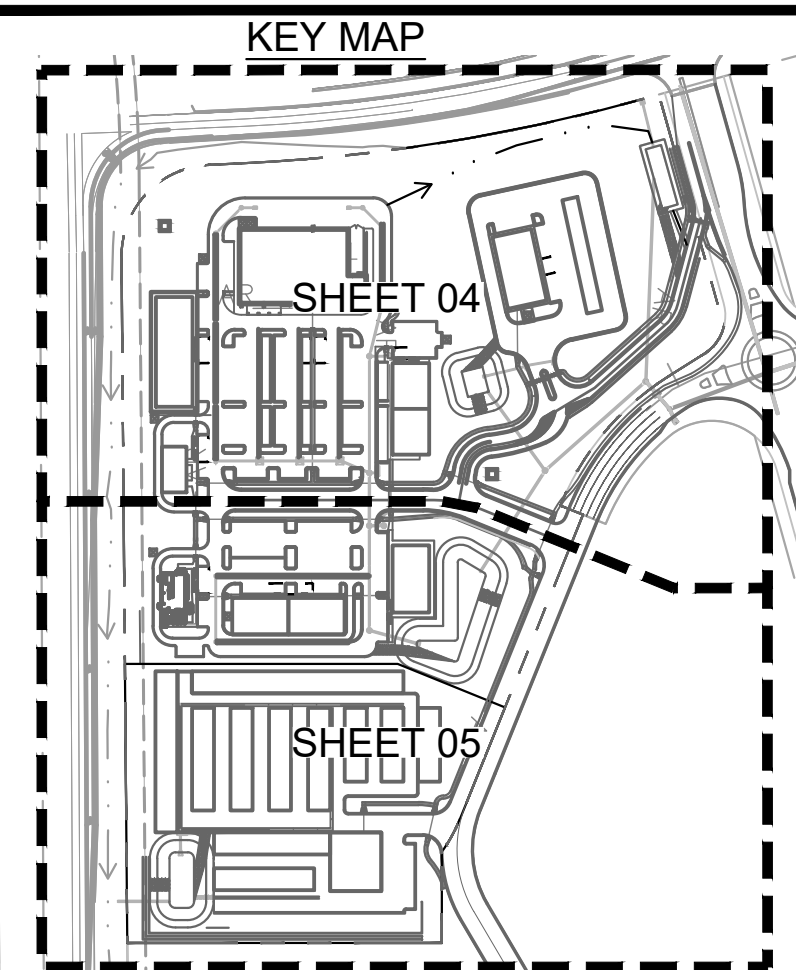
**PRELIMINARY PLAN
SHEET 03 OF 11**

WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SLOPE
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
	PROPOSED STORM MANHOLE
	PROPOSED CURB & GUTTER
	PROPOSED POND MAINTENANCE ROAD
	PROPOSED DRAINAGE PAN





WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE; SEE SHEET 04

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SLOPE
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
	PROPOSED STORM MANHOLE
	PROPOSED CURB & GUTTER
	PROPOSED POND MAINTENANCE ROAD
	PROPOSED DRAINAGE PAN

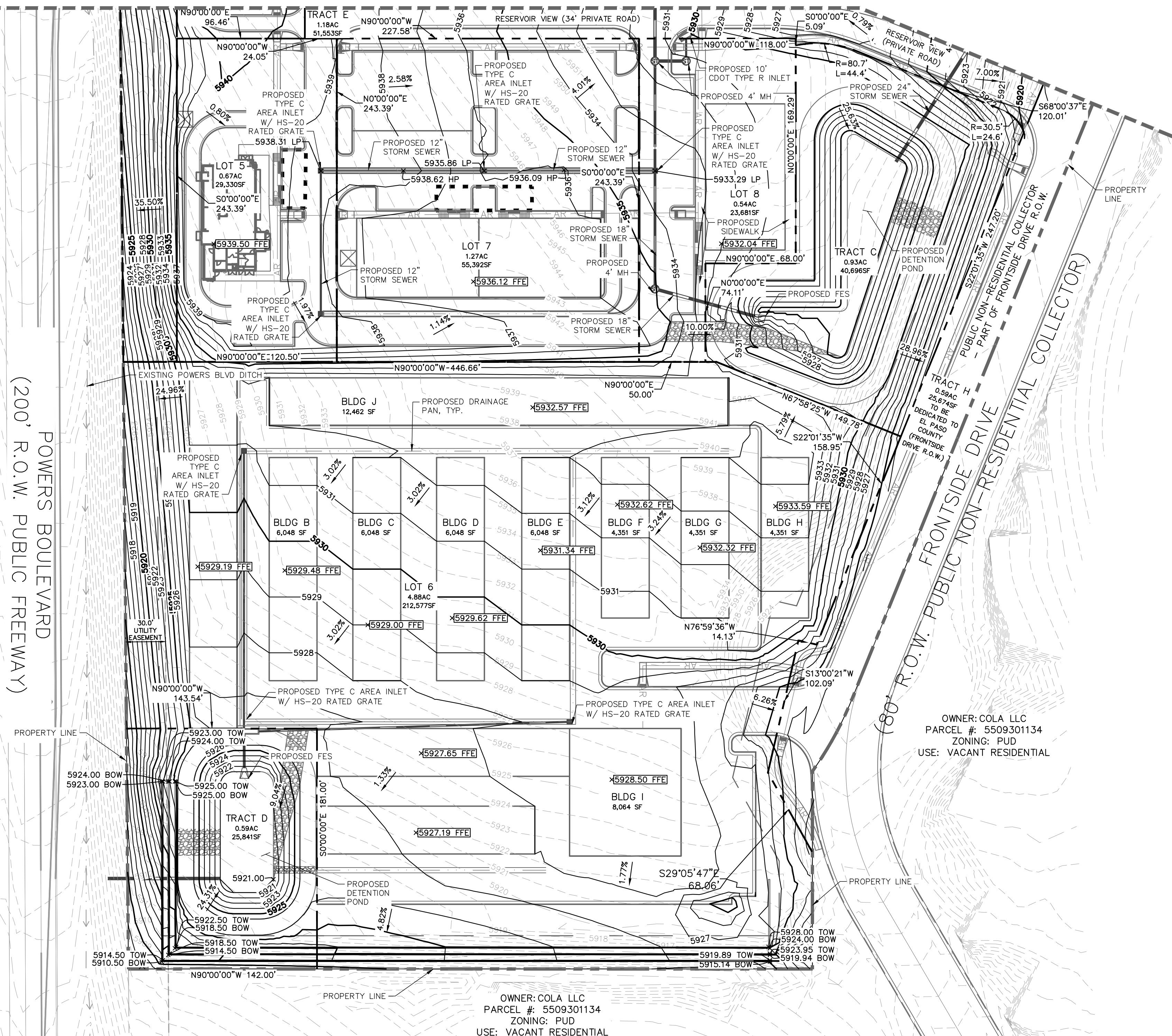
OWNER: EUGENIA M & BASIL E BLUME TRUST, JUDY R TMM, RANKIN HOLDINGS LP
PARCEL #: 550000334
ZONING: A-3, CA-0
USE: VACANT LAND

POWERS BOULEVARD
(200' R.O.W. PUBLIC FREEWAY)

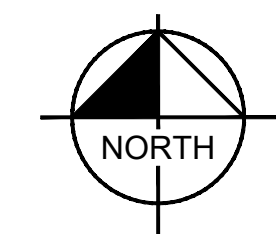
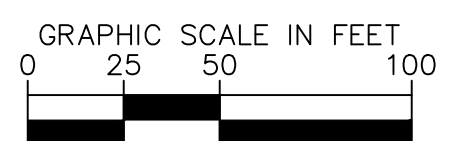
FRONTSIDE DRIVE
(80' R.O.W. PUBLIC NON-RESIDENTIAL COLLECTOR)

OWNER: COLA LLC
PARCEL #: 5509301134
ZONING: PUD
USE: VACANT RESIDENTIAL

OWNER: COLA LLC
PARCEL #: 5509301134
ZONING: PUD
USE: VACANT RESIDENTIAL



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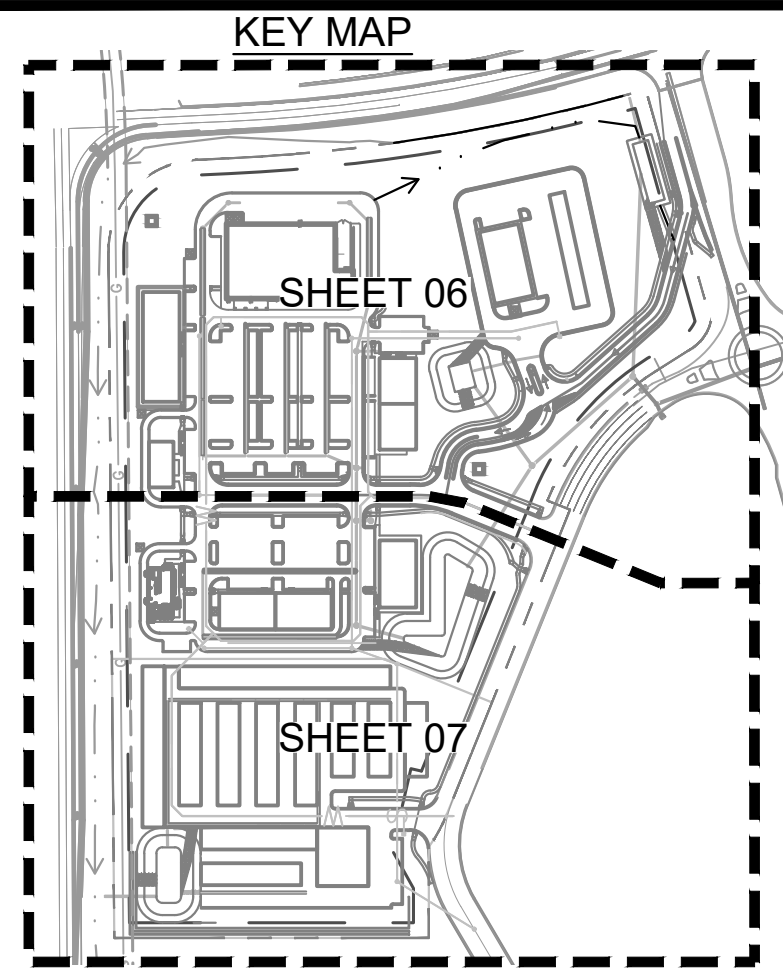


PRELIMINARY GRADING PLAN
SHEET 05 OF 11

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WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

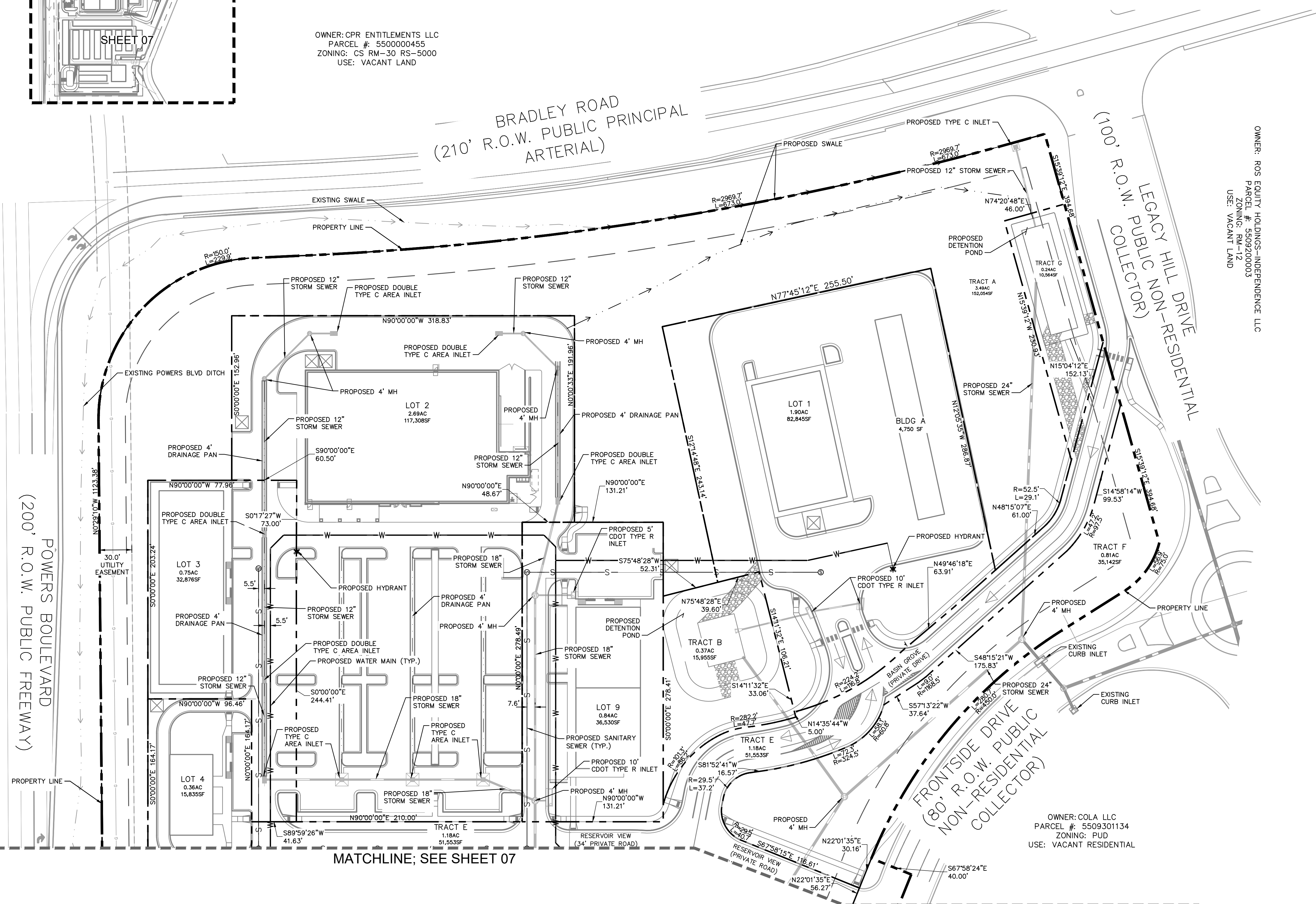
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



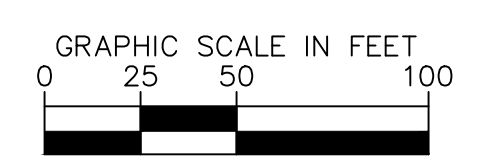
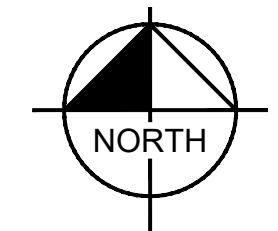
OWNER: CPR ENTITLEMENTS LLC
PARCEL #: 550000455
ZONING: CS RM-30 RS-5000
USE: VACANT LAND

OWNER: ROS EQUITY HOLDINGS-INDEPENDENCE LLC
PARCEL #: 502200003
ZONING: CS RM-30 RS-5000
USE: VACANT LAND

LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING ELECTRIC LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING STORM SEWER
	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
	PROPOSED STORM MANHOLE
	PROPOSED DRAINAGE PAN
	PROPOSED PROPERTY SETBACK

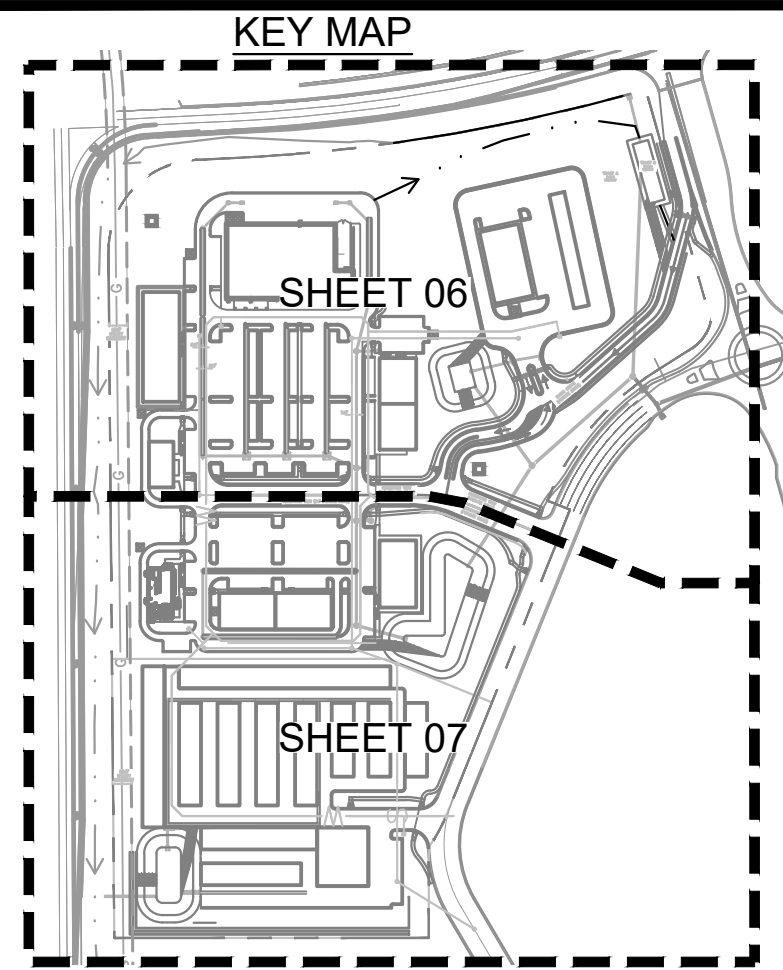


MATCHLINE: SEE SHEET 07



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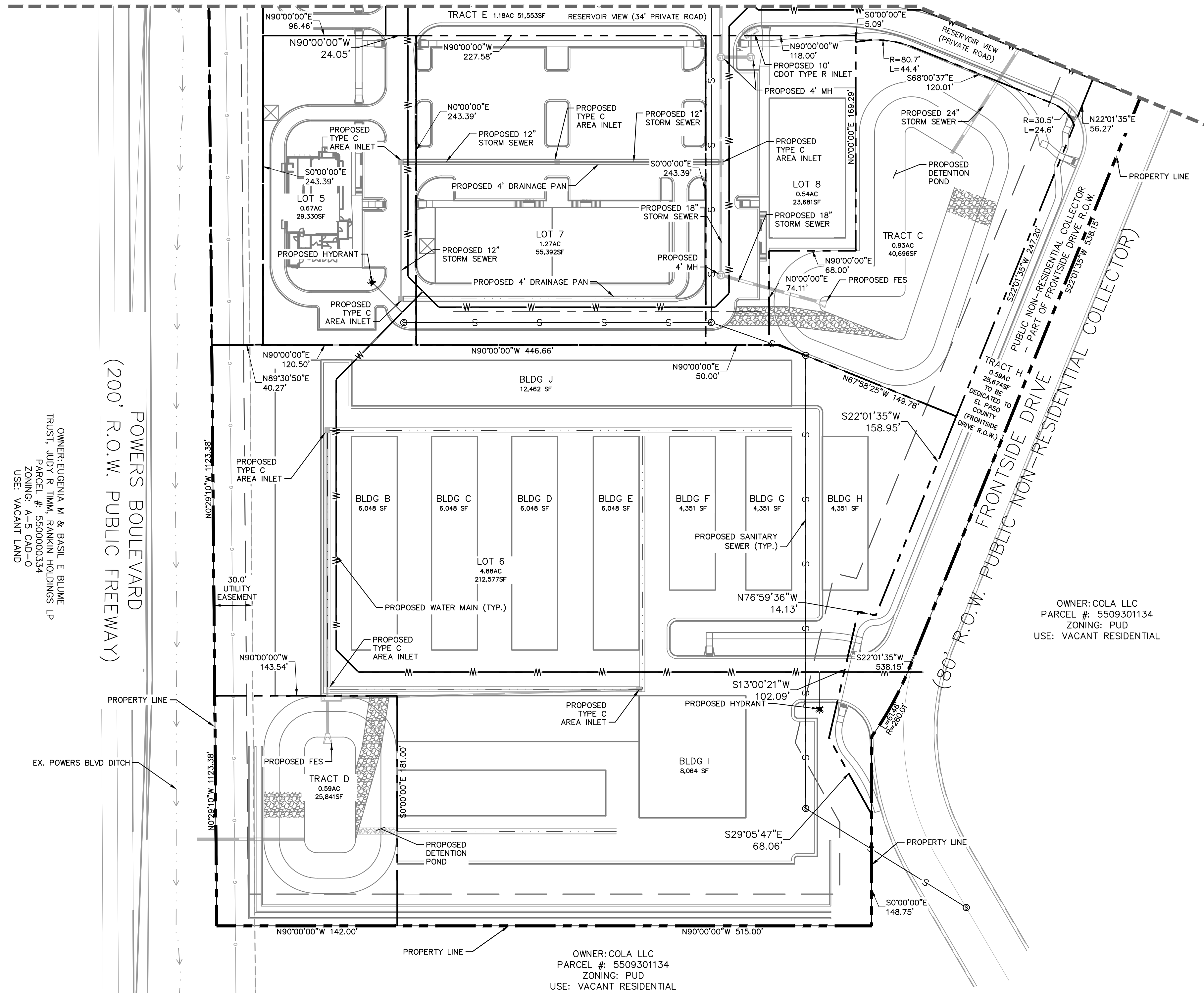
PRELIMINARY UTILITY PLAN
SHEET 06 OF 11



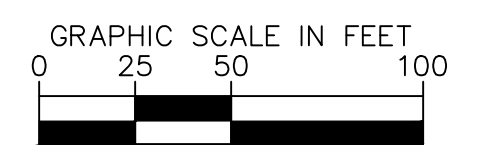
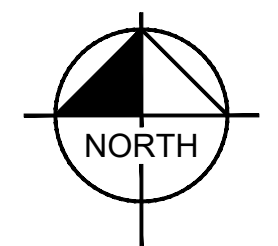
WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE; SEE SHEET 06



LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELECOM LINE
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING ELECTRIC LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING STORM SEWER
	PROPOSED SANITARY LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED STORM MANHOLE
	PROPOSED DRAINAGE PAN
	PROPOSED PROPERTY SETBACK

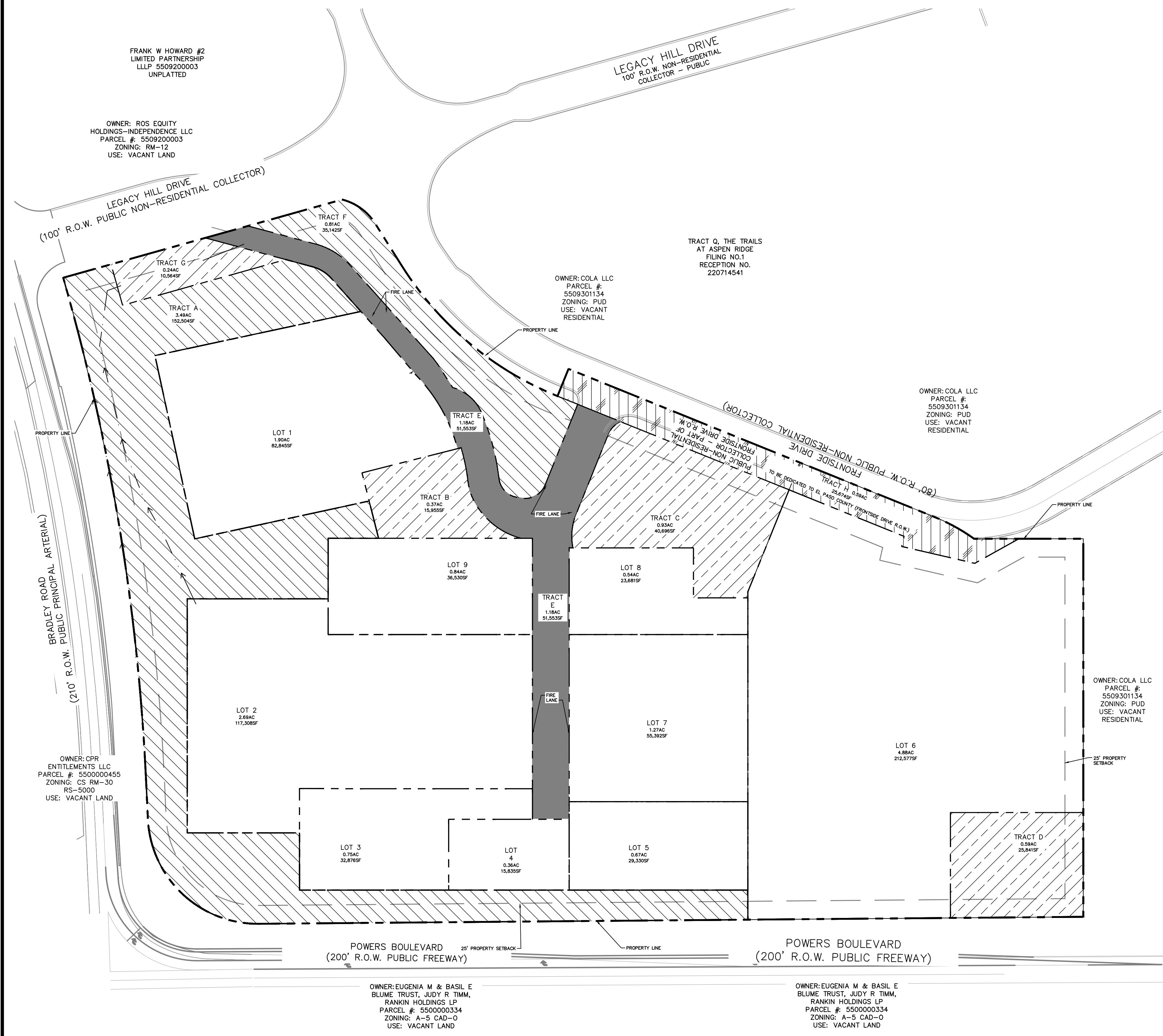


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PRELIMINARY UTILITY PLAN
SHEET 07 OF 11

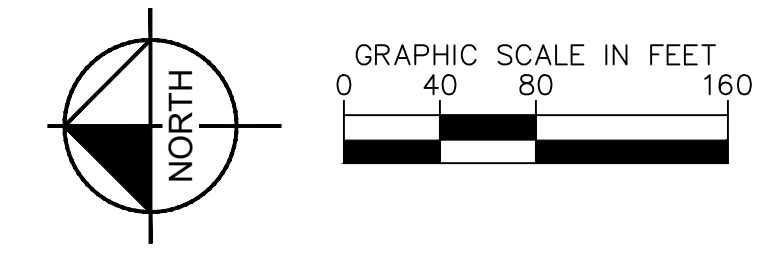
WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



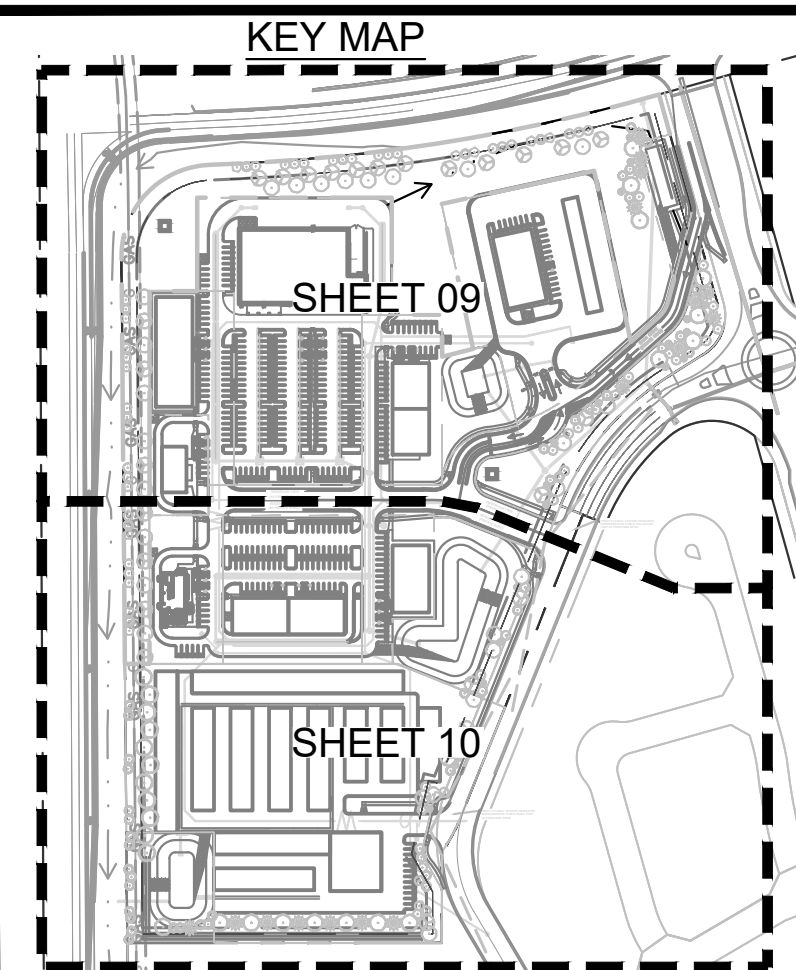
LOT/TRACT TABLE				
LOT/TRACT	SF/AC	OWNER/MAINTAINENCE	USE	HATCH
LOT 1	82,845/1.90	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 2	117,308/2.69	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 3	32,876/0.75	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 4	15,835/0.36	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 5	29,330/0.67	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 6	212,577/4.88	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 7	55,392/1.27	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 8	23,681/0.54	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 9	36,530/0.84	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
TRACT A	152,054/3.49	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT B	15,955/0.37	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
TRACT C	40,695/0.93	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, UTILITY, DETENTION/WATER QUALITY	
TRACT D	25,841/0.59	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
TRACT E	51,553/1.18	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD	
TRACT F	35,142/0.81	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT G	10,564/0.24	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, UTILITY, DETENTION/WATER QUALITY	
TRACT H	25,674/0.59	*TBD	TRACT TO BE DEDICATED TO EL PASO COUNTY (FRONTSIDE DRIVE R.O.W.)	

*TBD = TRACT TO BE DEDICATED TO EL PASO COUNTY (FRONTSIDE DRIVE) UPON SUBMITTAL OF FUTURE DEVELOPMENT PLAN
NOTE: ALL LOTS WILL CONSIST OF SHARED ACCESS AND PARKING AGREEMENTS.



WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



OWNER: CPR ENTITLEMENTS LLC
PARCEL #: 550000455
ZONING: CS RM-30 RS-5000
USE: VACANT LAND

BRADLEY ROAD
(210' R.O.W. PUBLIC PRINCIPAL ARTERIAL)

LEGACY HILL DRIVE
(100' R.O.W. PUBLIC COLLECTOR)

POWERS BOULEVARD
(200' R.O.W. PUBLIC EXPRESSWAY)

OWNER: EUGENIA M & BASIL E BLUME TRUST
JUDY R TINK RANKIN HOLDINGS LP
PARCEL #: 550000354
USE: VACANT LAND

PLANT SCHEDULE MASTER LANDSCAPE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH HEIGHT
AT	48		ACER TATARICUM / HOT WINGS / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15'-20' 15'-20'
CS	26		CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40' 40'-60'
PS	16		PRUNUS SUCKER PUNCH / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20' 20'-30'
QS	27		QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40' 40'-50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH HEIGHT
BS	20		PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10'-15' 25'-40'
PE	52		PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20' 20'-30'
PN	16		PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40' 40'-60'
PP	26		PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40' 60'+

INTERNAL LANDSCAPING	
NET SITE AREA:	963,596 SF (22.11 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	44,006 SF / XX' SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	88 / XX'
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

*NOTE: INTERNAL TREE REQUIREMENT TO BE MET UPON SUBMITTAL OF INDIVIDUAL COMMERCIAL LOT DEVELOPMENT PLANS.

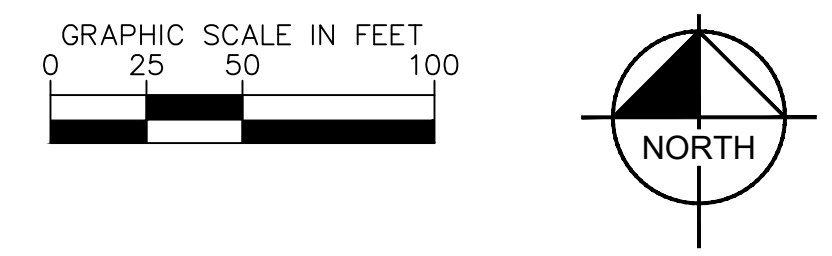
PARKING LOT LANDSCAPING					
PARKING LOT REFERENCED:	WEST		EAST		
NUMBER OF VEHICLE SPACES PROVIDED:	344*		34*		
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS		1 TREE PER 15 STALLS		
SHADE TREES REQ. / PROV.:	23 / 23*		3 / 3*		
PARKING LOT FRONTAGES:	WEST	SOUTH	EAST	NORTH	N/A
LENGTH OF FRONTAGE:	110'	66'	XX'	343'	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	74' / XX**	44' / XX**	XX' / XX**	229' / XX**	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PLW				

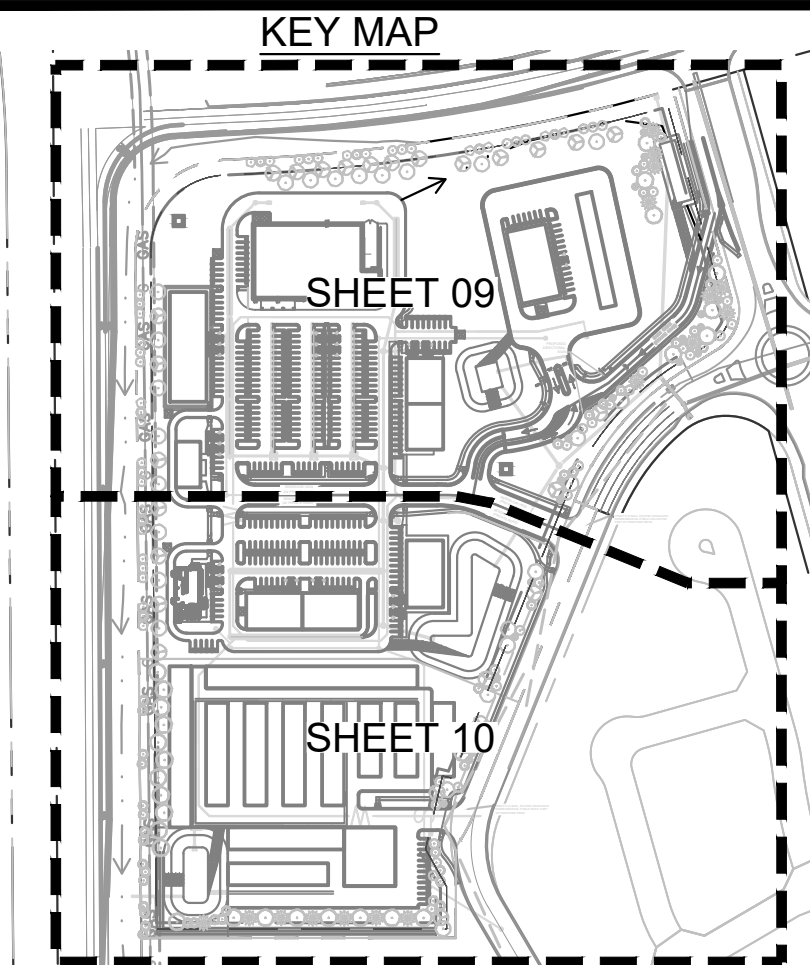
*NOTE: TRUE PARKING COUNTS AND RESULTANT TREE REQUIREMENTS AND FRONTAGE SCREENING REQUIREMENTS TO BE RESOLVED WITH SUBMITTAL OF INDIVIDUAL COMMERCIAL SITES.

LANDSCAPE SETBACKS AND BUFFERS					
STREET NAME OR BOUNDARY:	POWERS BLVD	BRADLEY RD	LEGACY HILL DR	FRONTSIDE DR	SOUTH BUFFER
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	EXPRESSWAY	NON-ARTERIAL	NON-ARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25"	25' / 25"	15' / 15"	15' / 15"	15' / 15"
LINEAR FOOTAGE:	1238'	863'	395'	1154'	515'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 15 LF	1 TREE PER 15 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	62 / 62	44 / 44	27 / 27	77 / 77	21 / 21
EVERGREEN TREES REQ. / PROV.	0 / 30	0 / 4	9 / 23	26 / 37	7 / 20
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A	515'
PLANT ABBREVIATION DENOTED ON PLAN:	PW	BR	LH	FS	SB

*NOTE: ALL REQUIRED LANDSCAPE SETBACK/BUFFER TREES SHOWN WITHIN APPLICABLE SETBACK/BUFFER DEPTH ±50'. (EPC LAND DEVELOPMENT CODE 6.2.2.B.2.4)

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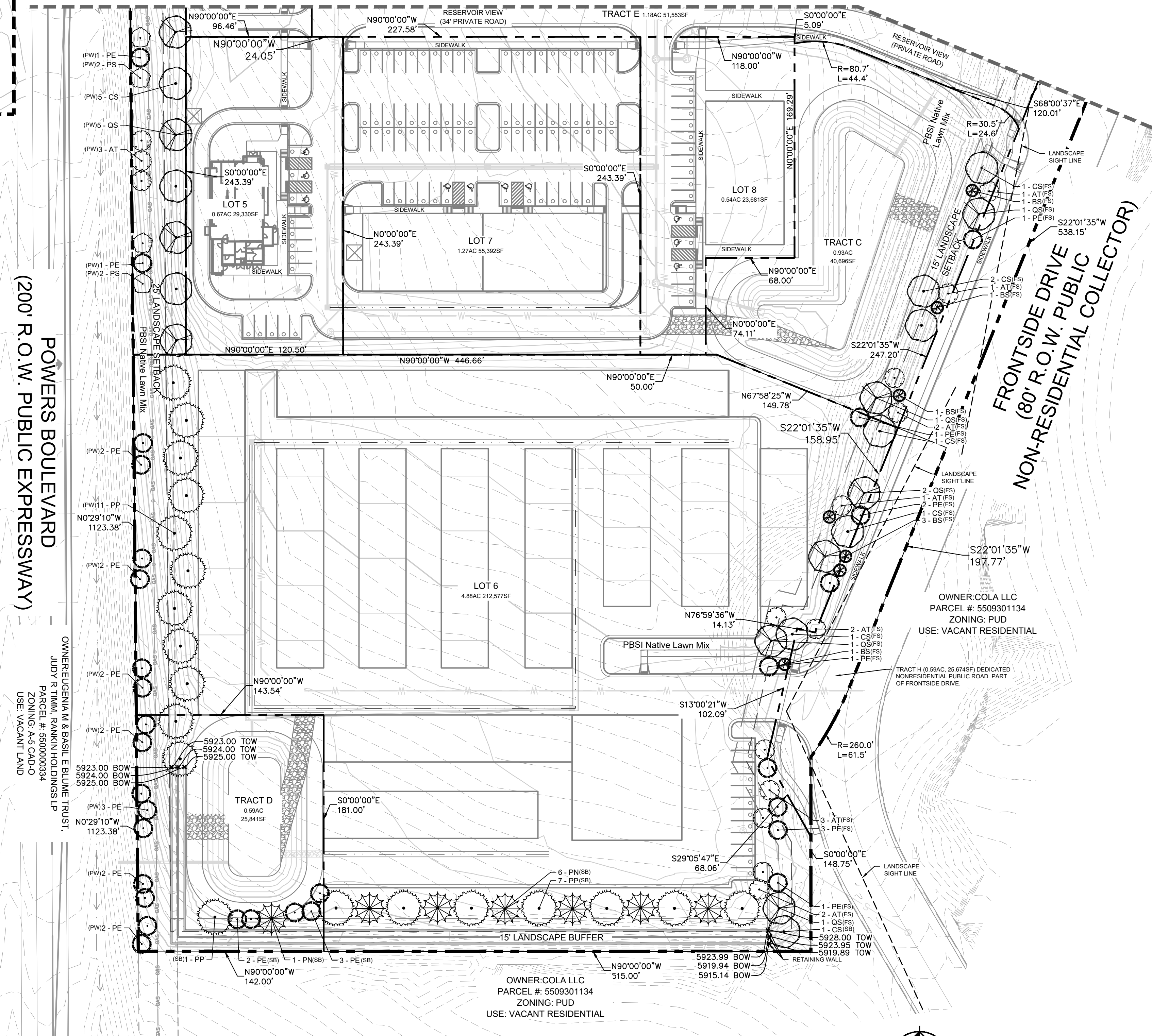




WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE; SEE SHEET 09



PLANT SCHEDULE MASTER LANDSCAPE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
AT	48		ACER TATARICUM / HOT WINGS / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
CS	26		CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40'	40'-60'
PS	16		PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20'	20'-30'
QS	27		QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40'	40'-50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
BS	20		PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10'-15'	25'-40'
PE	52		PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
PN	16		PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
PP	26		PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+

INTERNAL LANDSCAPING

NET SITE AREA:	963,596 SF (22.11 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	44,006 SF / XX' SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	88 / XX'
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

*NOTE: INTERNAL TREE REQUIREMENT TO BE MET UPON SUBMITTAL OF INDIVIDUAL COMMERCIAL LOT DEVELOPMENT PLANS.

PARKING LOT LANDSCAPING

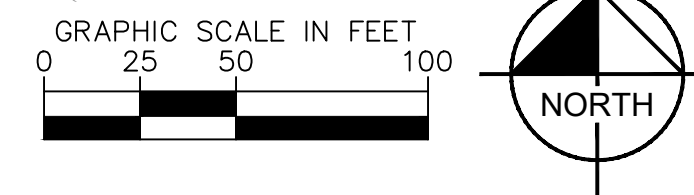
PARKING LOT REFERENCED:	WEST	EAST			
NUMBER OF VEHICLE SPACES PROVIDED:	344*	34*			
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS				
SHADE TREES REQ. / PROV.:	23 / 23*				
PARKING LOT FRONTAGES:	WEST	SOUTH	EAST	NORTH	N/A
LENGTH OF FRONTAGE:	110'	66'	XX'	343'	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	74' / XX**	44' / XX**	XX' / XX**	229' / XX**	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PLW				PLE

*NOTE: TRUE PARKING COUNTS AND RESULTANT TREE REQUIREMENTS AND FRONTAGE SCREENING REQUIREMENTS TO BE RESOLVED WITH SUBMITTAL OF INDIVIDUAL COMMERCIAL SITES.

LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	POWERS BLVD	BRADLEY RD	LEGACY HILL DR	FRONTSIDE DR	SOUTH BUFFER
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	EXPRESSWAY	NON-ARTERIAL	NON-ARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25"	25' / 25"	15' / 15"	15' / 15"	15' / 15"
LINEAR FOOTAGE:	1238'	863'	395'	1154'	515'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 15 LF	1 TREE PER 15 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	62 / 62	44 / 44	27 / 27	77 / 77	21 / 21
EVERGREEN TREES REQ. / PROV.:	0 / 30	0 / 4	9 / 23	26 / 37	7 / 20
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A	515'
PLANT ABBREVIATION DENOTED ON PLAN:	PW	BR	LH	FS	SB

*NOTE: ALL REQUIRED LANDSCAPE SETBACK/BUFFER TREES SHOWN WITHIN APPLICABLE SETBACK/BUFFER DEPTH 150'. (EPC LAND DEVELOPMENT CODE 6.2.2.B.2.c)



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