

# 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°00'00"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

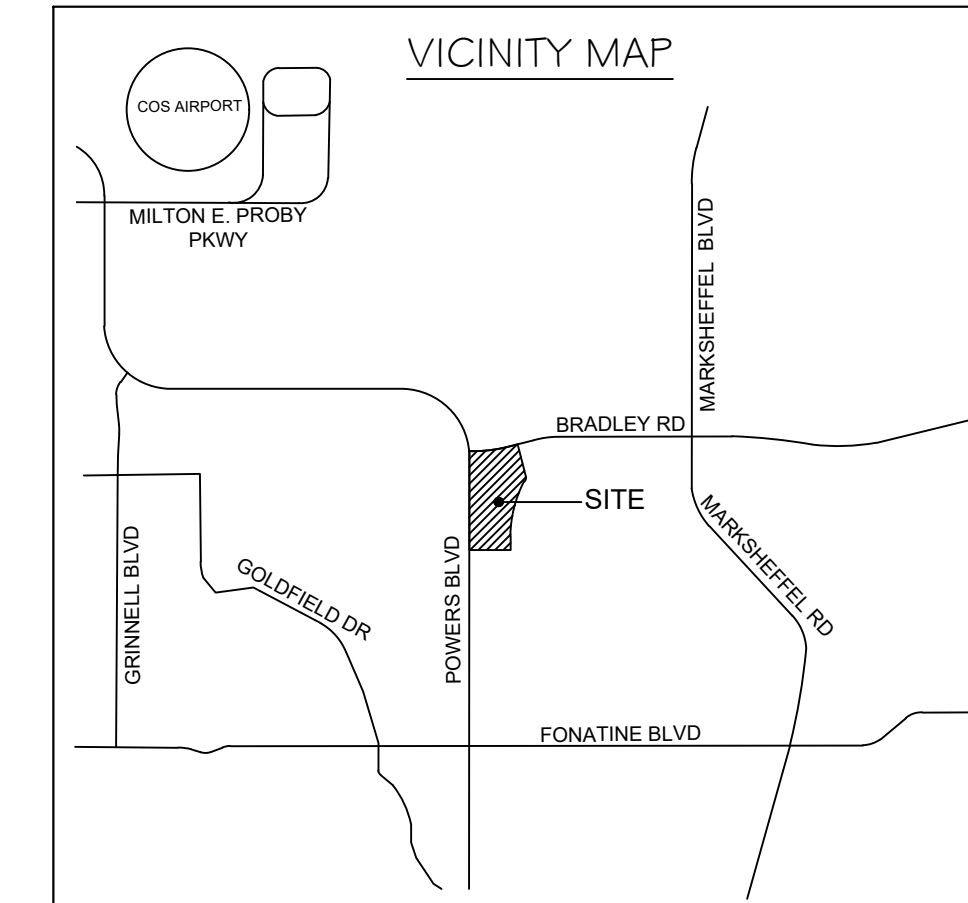
- A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, WATERVIEW EAST, BRADLEY ROAD AND S. POWERS BOULEVARD, EL PASO COUNTY, COLORADO, FOR WATERVIEW COMMERCIAL INVESTORS LLC, WAS COMPLETED BY ETECH ENGINEERING AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE WATERVIEW EAST 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, HYDROCOMPACTED AND EXPANSIVE SOILS. THESE GEOLOGIC 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 PRECLUDE 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.

### 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 (WWS) 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:

01	COVER SHEET
02	PRELIMINARY PLAN
03	PRELIMINARY PLAN
04	PRELIMINARY GRADING
05	PRELIMINARY GRADING
06	PRELIMINARY UTILITY
07	PRELIMINARY UTILITY
08	TRACT MAP
09	PRELIMINARY MASTER LANDSCAPE PLAN
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



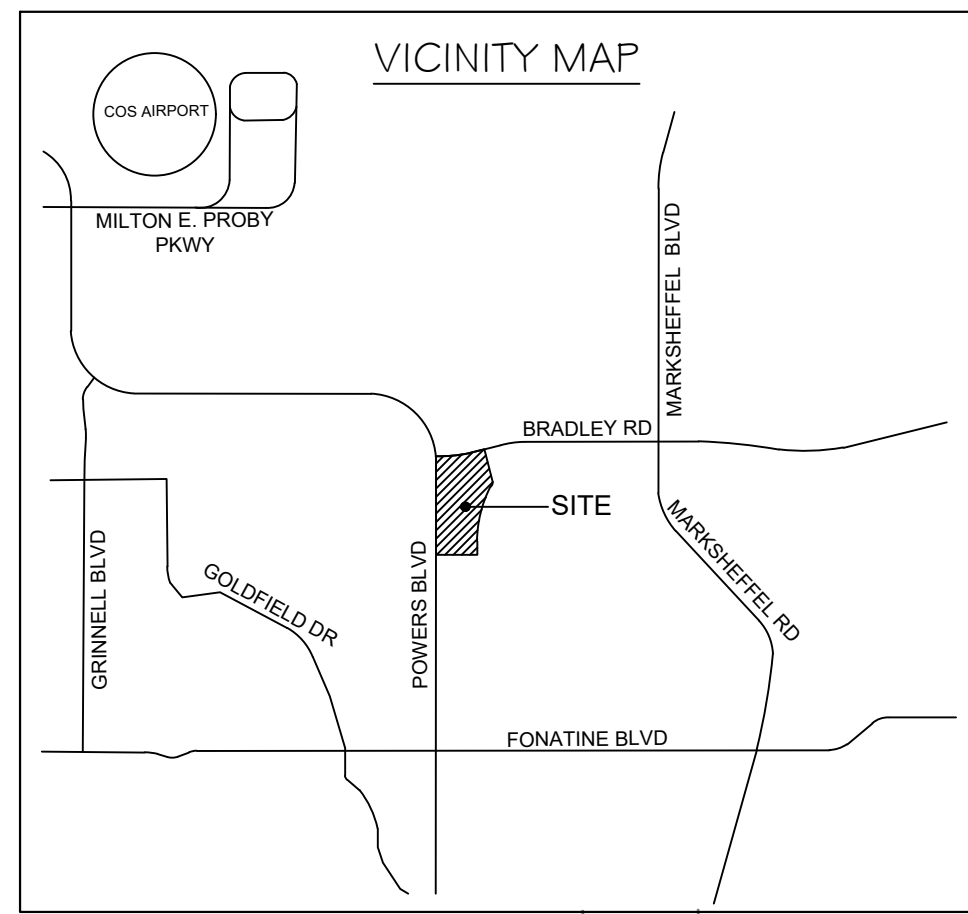
**COVER SHEET  
SHEET 01 OF 11**



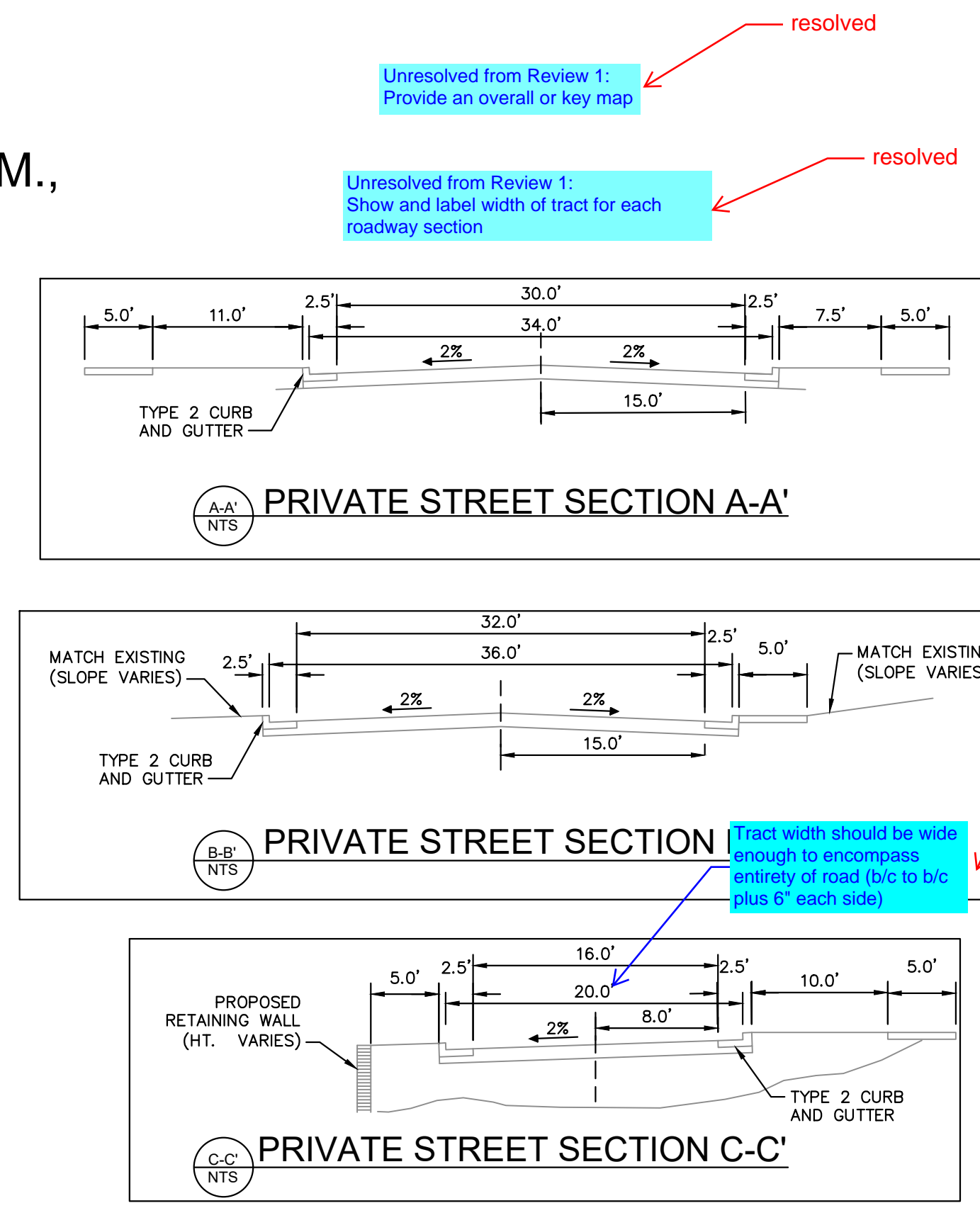
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

# WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

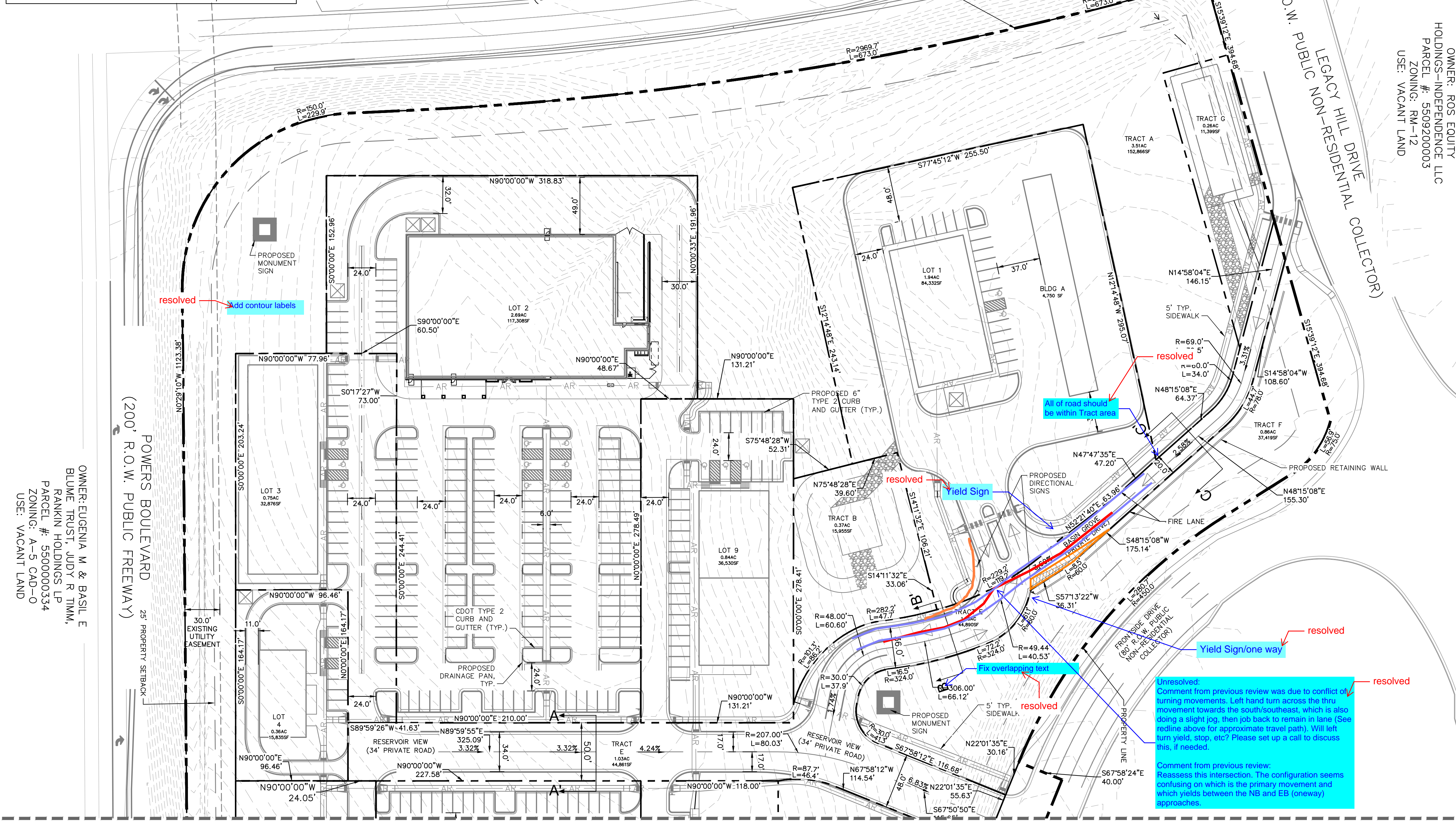
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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



LOT/TRACT TABLE			
LOT/TRACT	SF/AC	OWNER/ MAINTENANCE	USE
LOT 1	84,332/1.94	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	152,866/3.51	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY
TRACT B	15,956/0.37	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY
TRACT C	41,724/0.96	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	44,861/1.03	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD
TRACT F	37,413/0.86	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER UTILITY, QUALITY
TRACT G	11,399/0.26	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.)

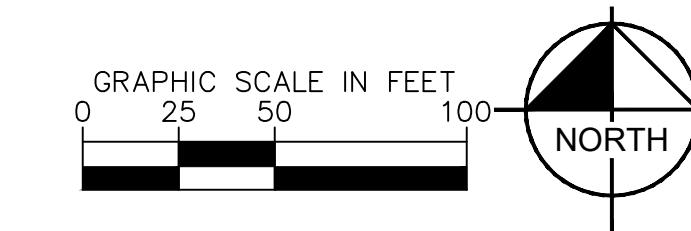


OWNER: EUGENIA M & BASIL E  
BLUME TRUST, JUDY R TMM,  
RANKIN HOLDINGS LP  
PARCEL # 5500000334  
ZONING: A-5 CAD-O  
USE: VACANT LAND

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

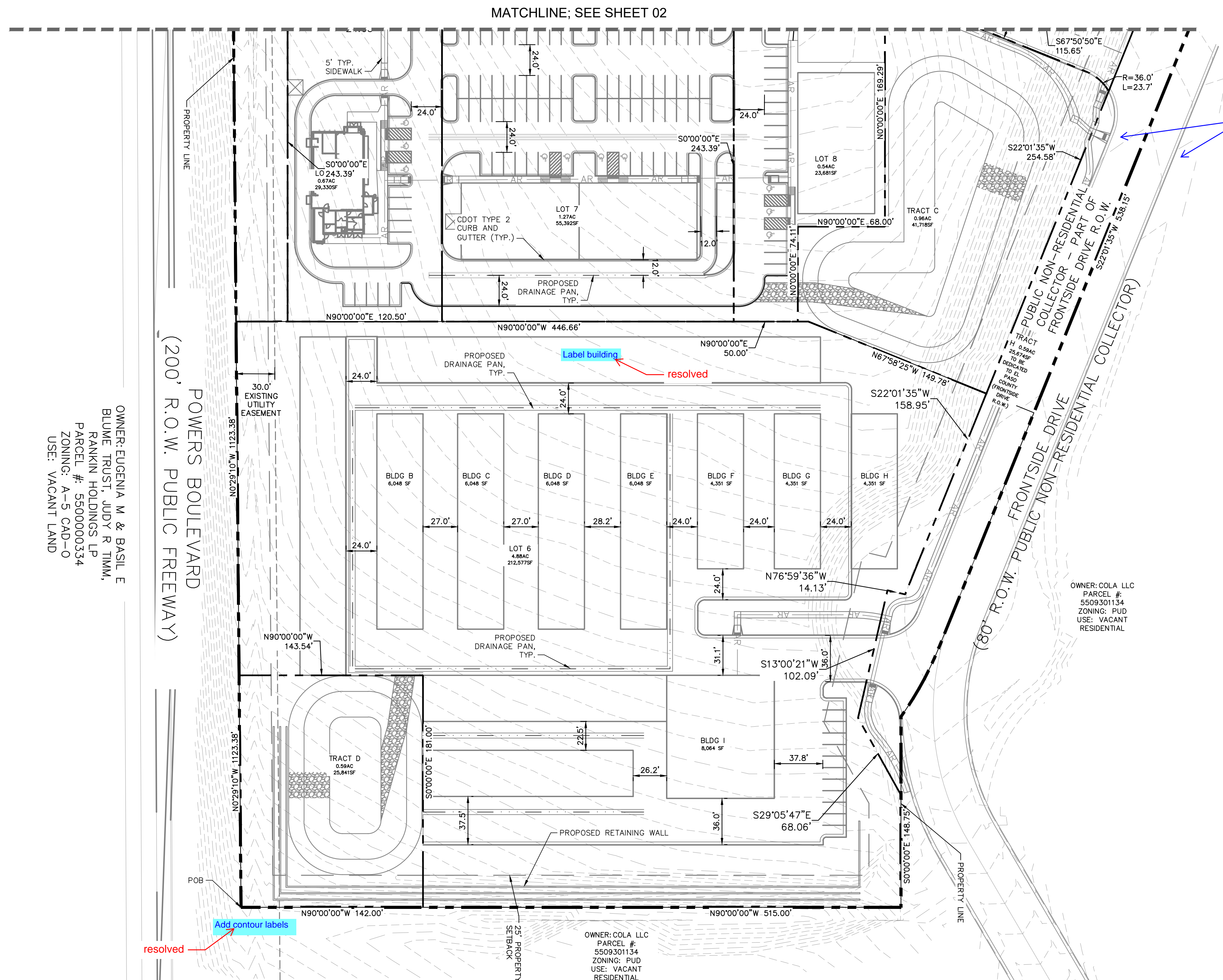
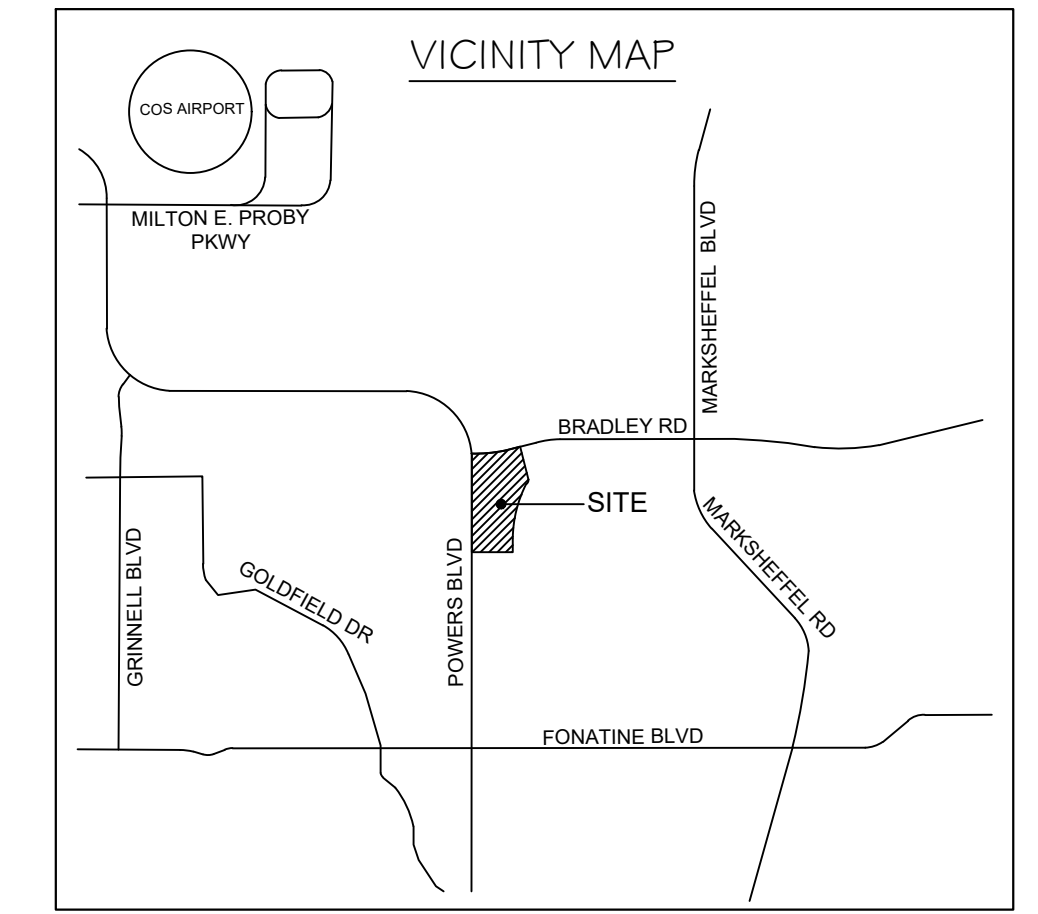
- LEGEND:**
- PROPOSED PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED PROPERTY SETBACK
  - PROPOSED CURB & GUTTER
  - AR PROPOSED ACCESSIBLE ROUTE
  - PROPOSED DRAINAGE PAN

Unresolved from previous Review 2 & 3  
Include the following  
-All proposed and existing fire hydrant or cistern locations.



# WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

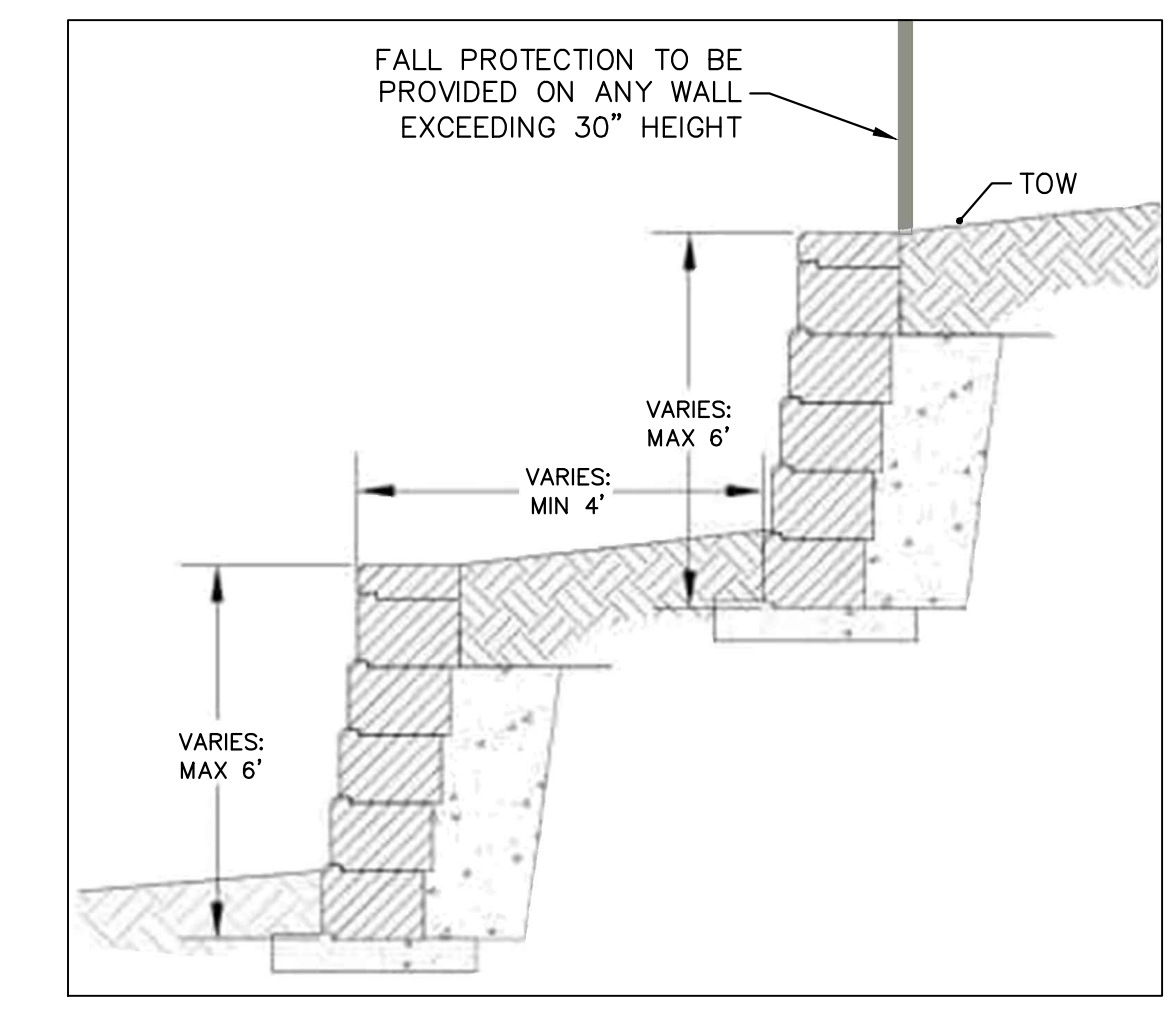
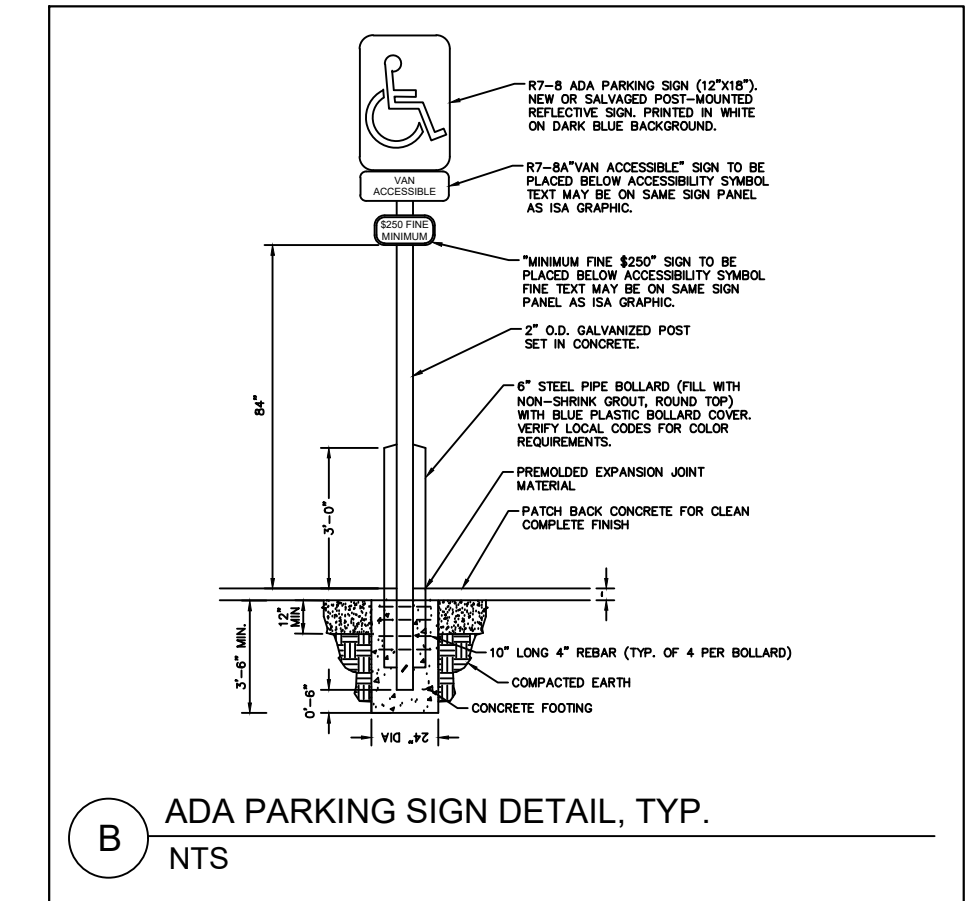
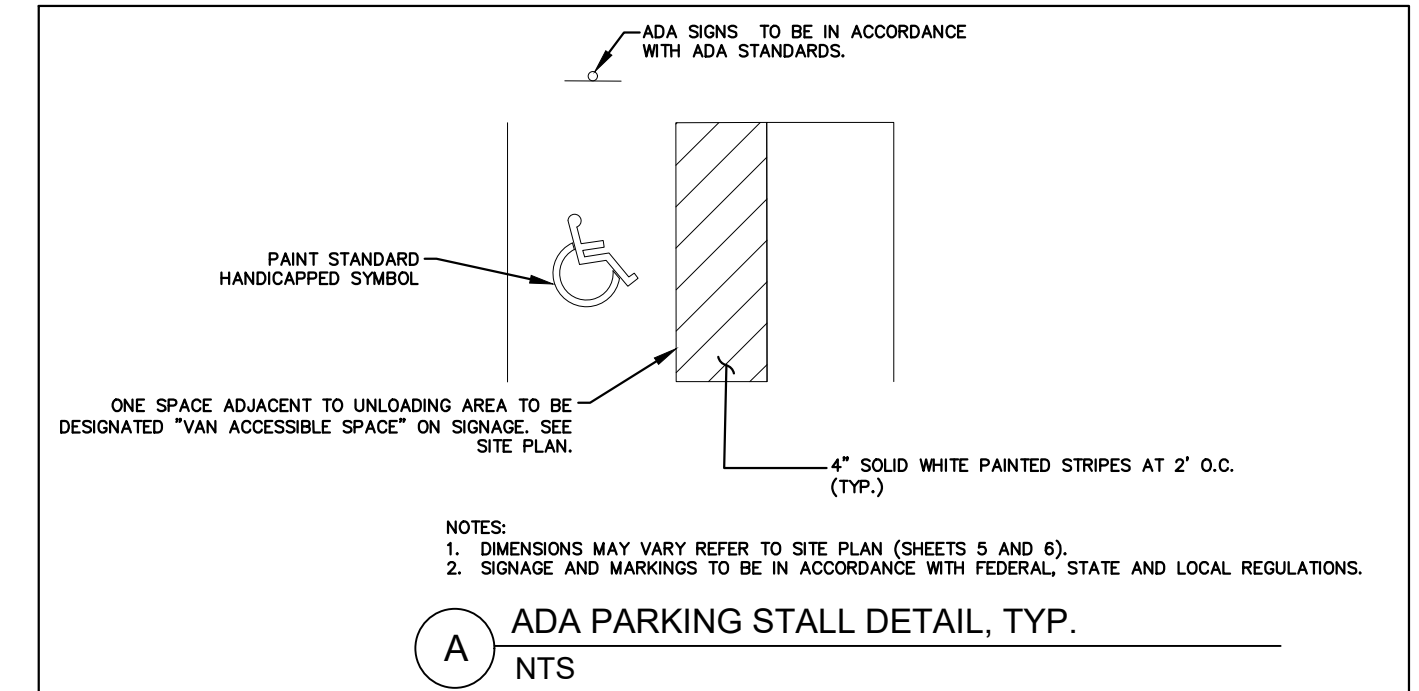
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**Unresolved Review 3 Comment:**  
Provide a receiving ramp. Show on the plan.

**PER THE CALL ON 8/9/23, WE WERE ASKED TO HAVE THE COUNTY FOLLOW UP WITH GILBERT ON THIS REQUEST. WE DO NOT HAVE THE CAD FOR THE ADJACENT USER SO WE CAN EITHER REMOVE THE RAMP ON OUR LOT OR KEEP IT AND COORDINATE AT A LATER DATE**

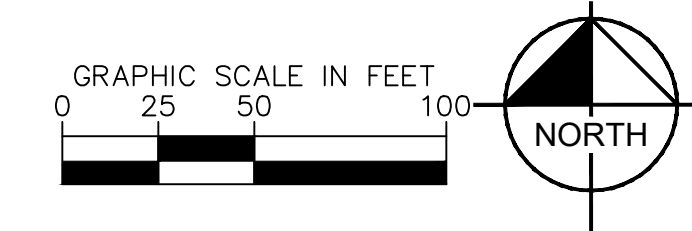
- LEGEND:**
- PROPOSED PROPERTY LINE
  - - - EXISTING EASEMENT
  - · - · - PROPOSED PROPERTY SETBACK
  - · - · - PROPOSED DRAINAGE PAN
  - · - · - PROPOSED CURB & GUTTER
  - AR PROPOSED ACCESSIBLE ROUTE



- (C) TIERED RETAINING WALLS DETAIL (FOR REFERENCE) NTS**
- DETAIL IS PROVIDED FOR REFERENCE TO DEPICT HORIZONTAL CROSS-SECTION AND LOCATION OF TIERED RETAINING WALLS THROUGHOUT THE DEVELOPMENT.
  - STACKING MAY VARY
  - WALLS OVER 4' TALL AND WALLS THAT ARE TIERED SHALL BE STRUCTURALLY ENGINEERED

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

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



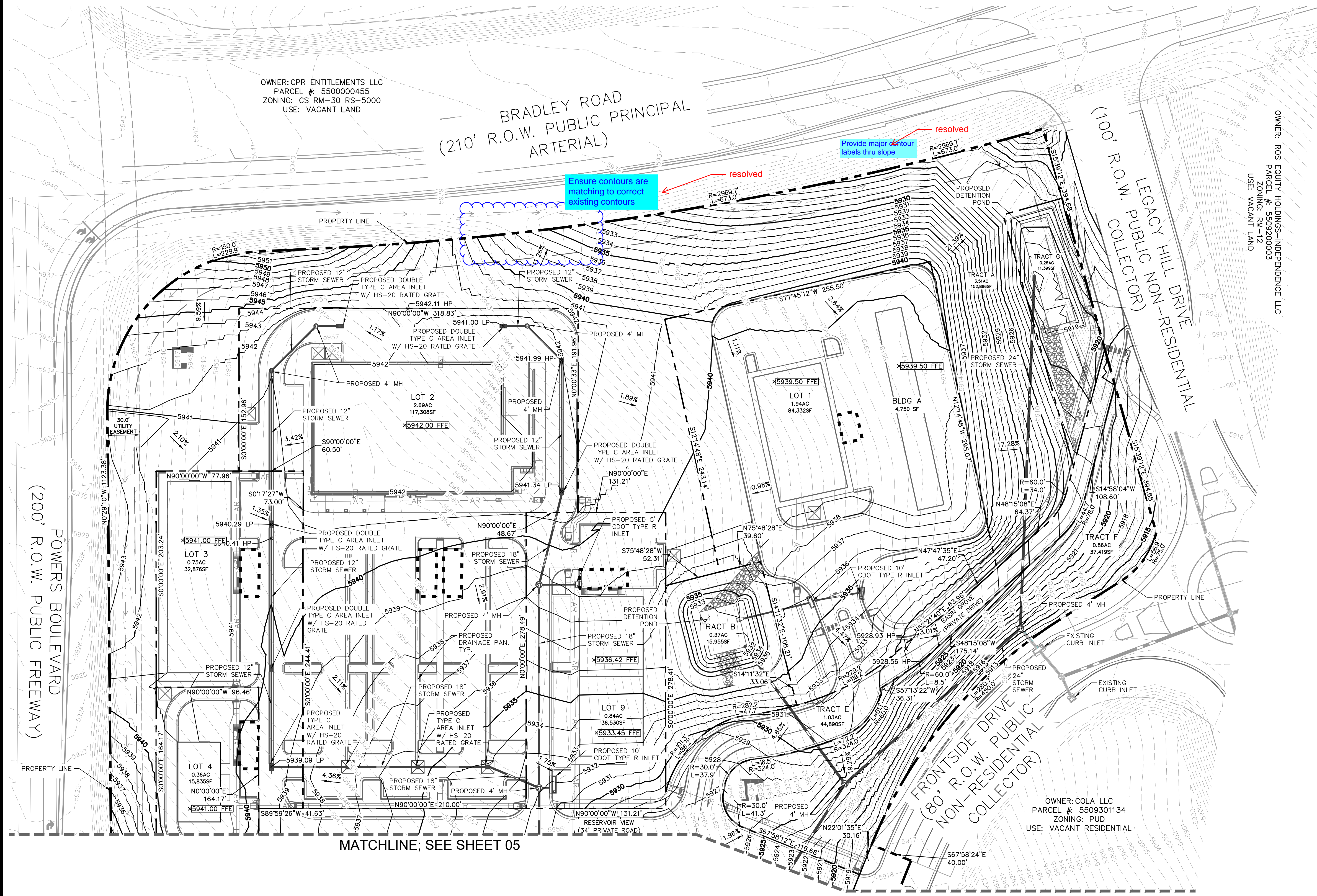
# WATERVIEW EAST-COMMERCIAL

## 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
- 59XX EXISTING MAJOR CONTOUR
- 59XX EXISTING MINOR CONTOUR
- 59XX PROPOSED MAJOR CONTOUR
- 59XX PROPOSED MINOR CONTOUR
- x.xxx PROPOSED SLOPE
- x TW PROPOSED TOP OF WALL ELEVATION
- x BW PROPOSED BOTTOM OF WALL ELEVATION
- x HP PROPOSED HIGH POINT
- x LP PROPOSED LOW POINT
- AR 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



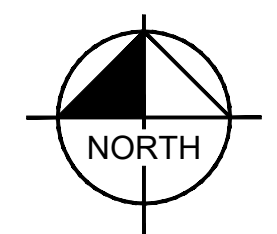
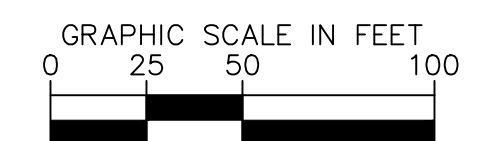
OWNER: CPR ENTITLEMENTS LLC  
PARCEL #: 550000455  
ZONING: CS RM-30 RS-5000  
USE: VACANT LAND

OWNER: ROS EQUITY HOLDINGS-INDEPENDENCE LLC  
PARCEL #: 550920003  
ZONING: RM-12  
USE: VACANT LAND

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



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



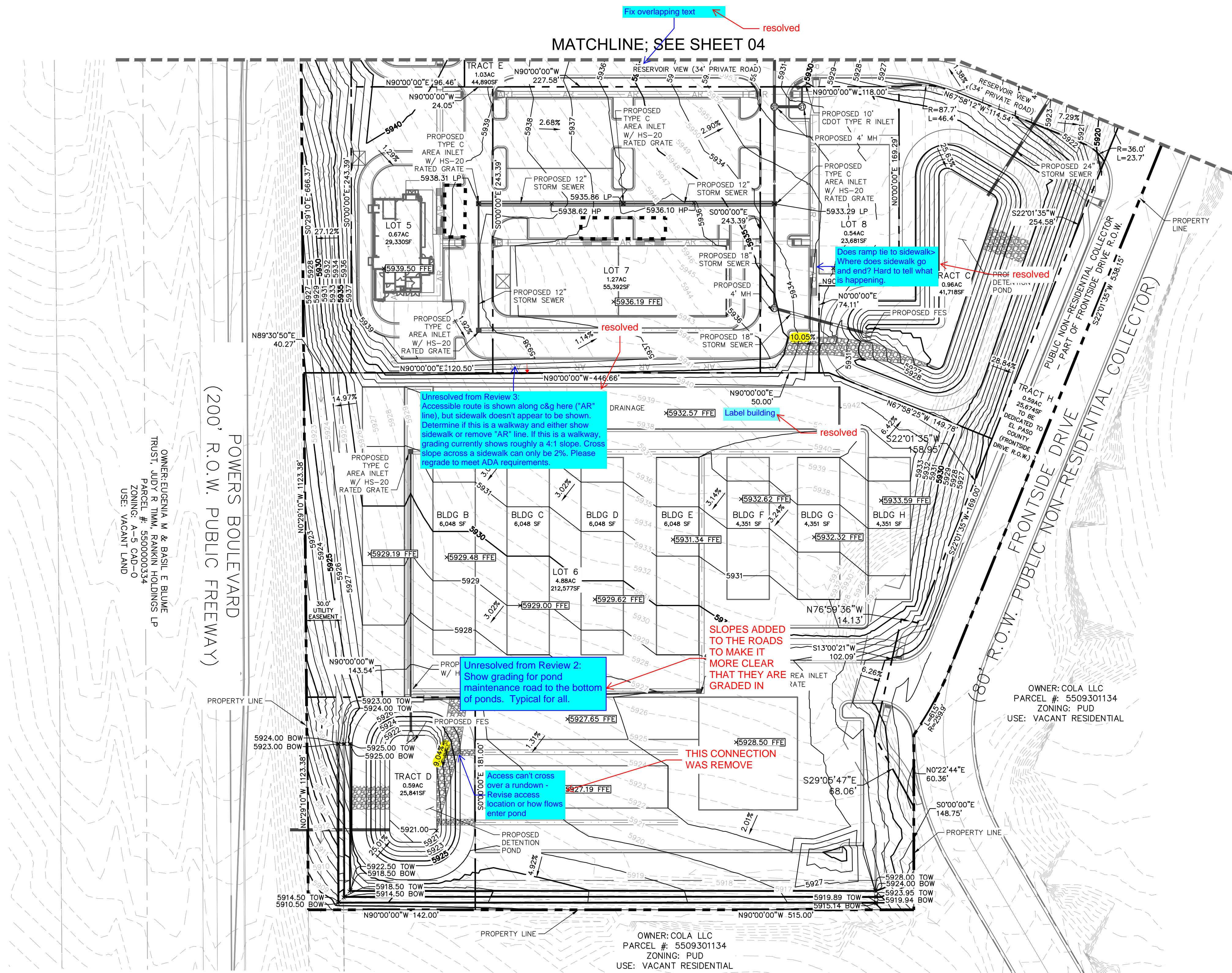
PRELIMINARY GRADING PLAN  
SHEET 04 OF 11

# 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

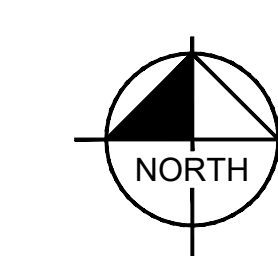
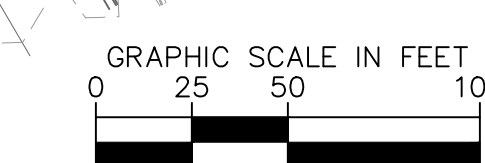
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- ACCESSIBLE ROUTE
- ACCESSIBLE PARKING 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



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

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

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



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY GRADING PLAN  
SHEET 05 OF 11

K:\CCS\_LA156156000 - Waterview East Commercial\CADD Plans\Sheets\DP-CDD.dwg Jul 11, 2023 12:22pm

# 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

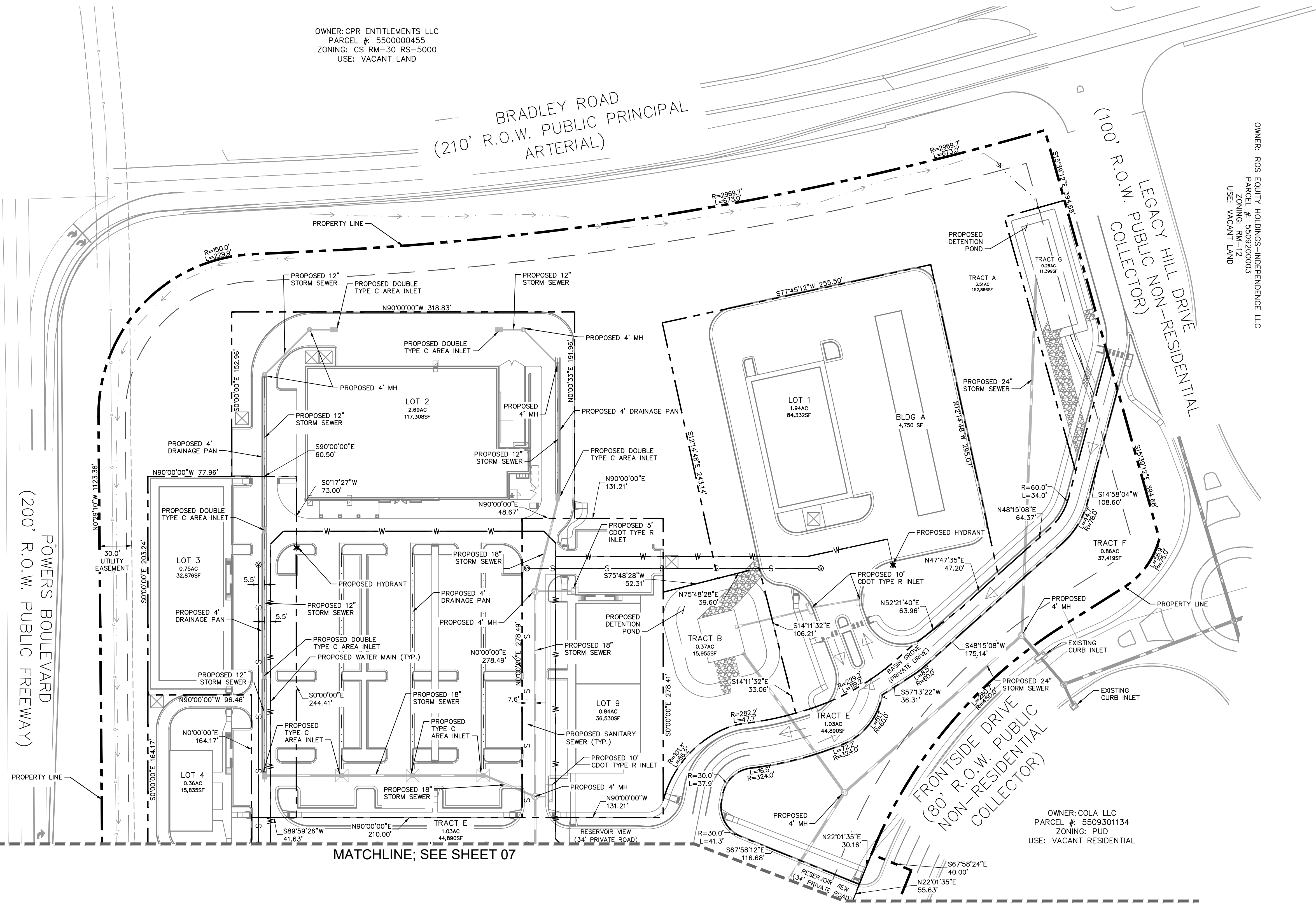
OWNER: CPR ENTITLEMENTS LLC  
PARCEL #: 550000455  
ZONING: CS RM-30 RS-5000  
USE: VACANT LAND

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

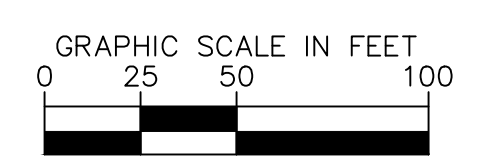
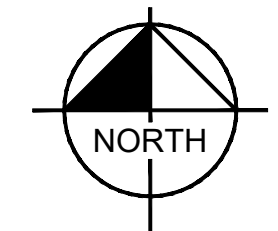
OWNER: COLA LLC  
PARCEL #: 5509301134  
ZONING: PUD  
USE: VACANT RESIDENTIAL

### 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



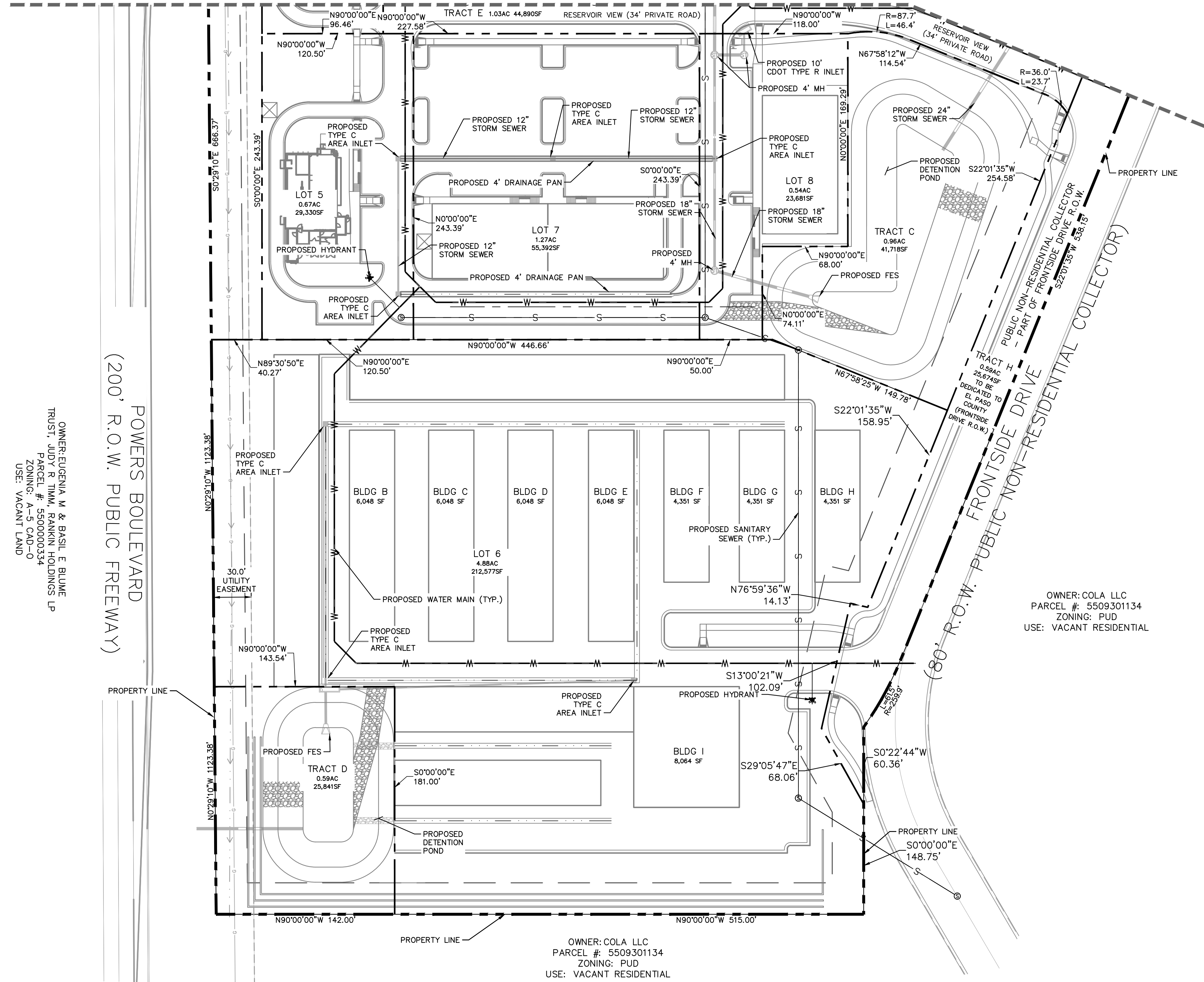
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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

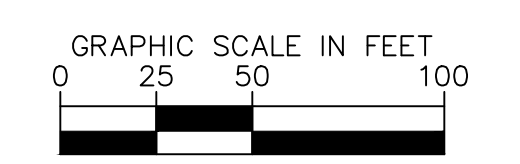
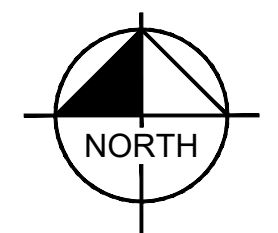


OWNER: EUGENIA M & BASIL E BLUME TRUST, JUDY R. TUMM, RANKIN HOLDINGS LP  
PARCEL #: 550000334  
ZONING: A-S CAD-O  
USE: VACANT LAND

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

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

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



PRELIMINARY UTILITY PLAN  
SHEET 07 OF 11



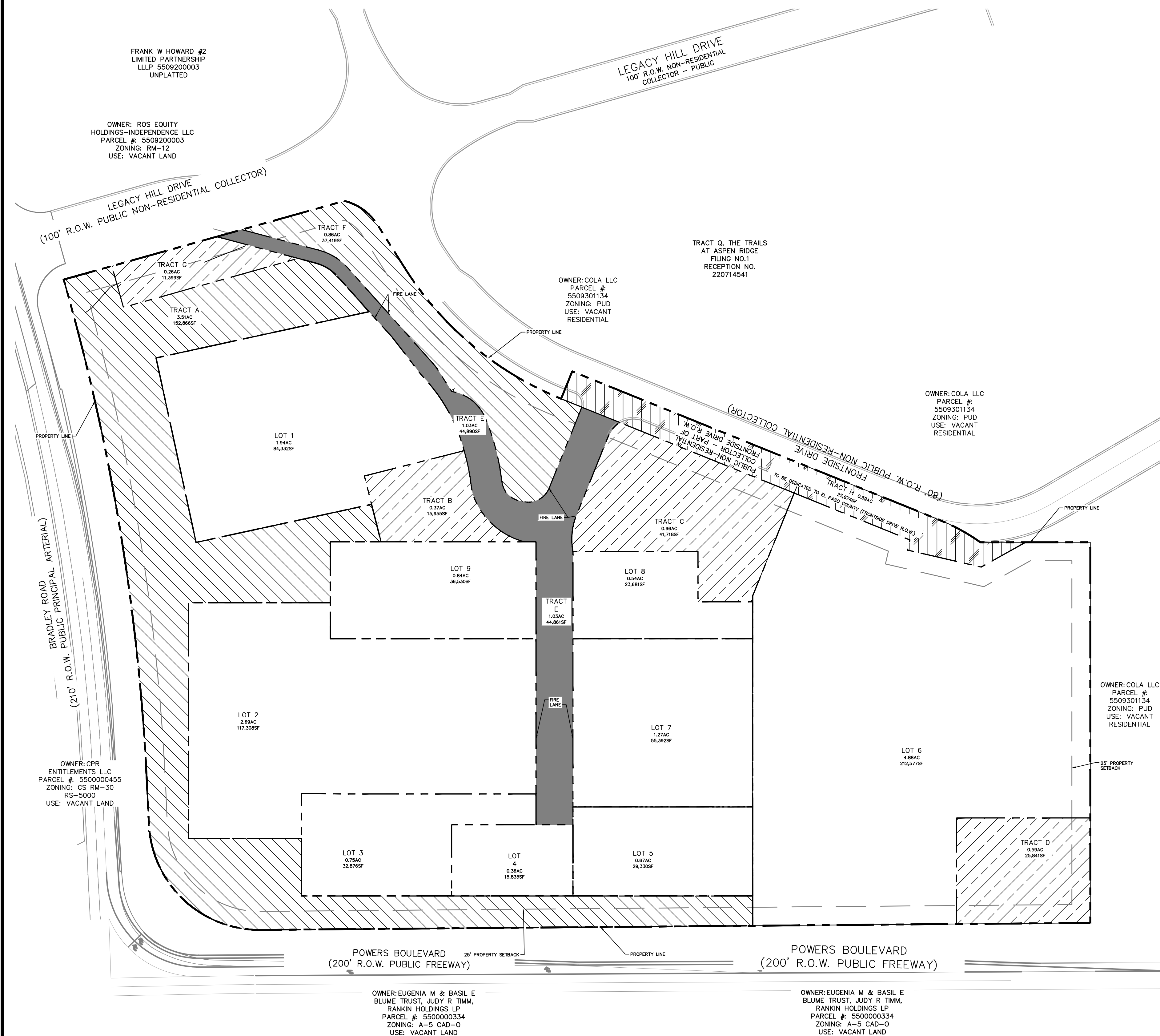
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\CCS\_LA195195000 - Waterview East Commercial\CADD\PlanSheets\DP-UT.dwg, Jul 11, 2023, 12:22pm

# 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

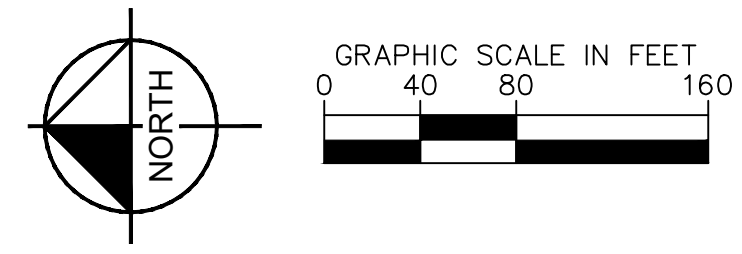


LOT/TRACT TABLE				
LOT/TRACT	SF/AC	OWNER/MAINTAINANCE	USE	HATCH
LOT 1	84,332/1.94	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 2	117,308/2.69	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 3	32,876/0.75	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
LOT 4	15,835/0.36	WATERVIEW COMMERCIAL INVESTORS 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	152,866/3.51	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT B	15,956/0.37	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
TRACT C	41,724/0.96	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	44,861/1.03	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD	
TRACT F	37,413/0.86	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT G	11,399/0.26	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.



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



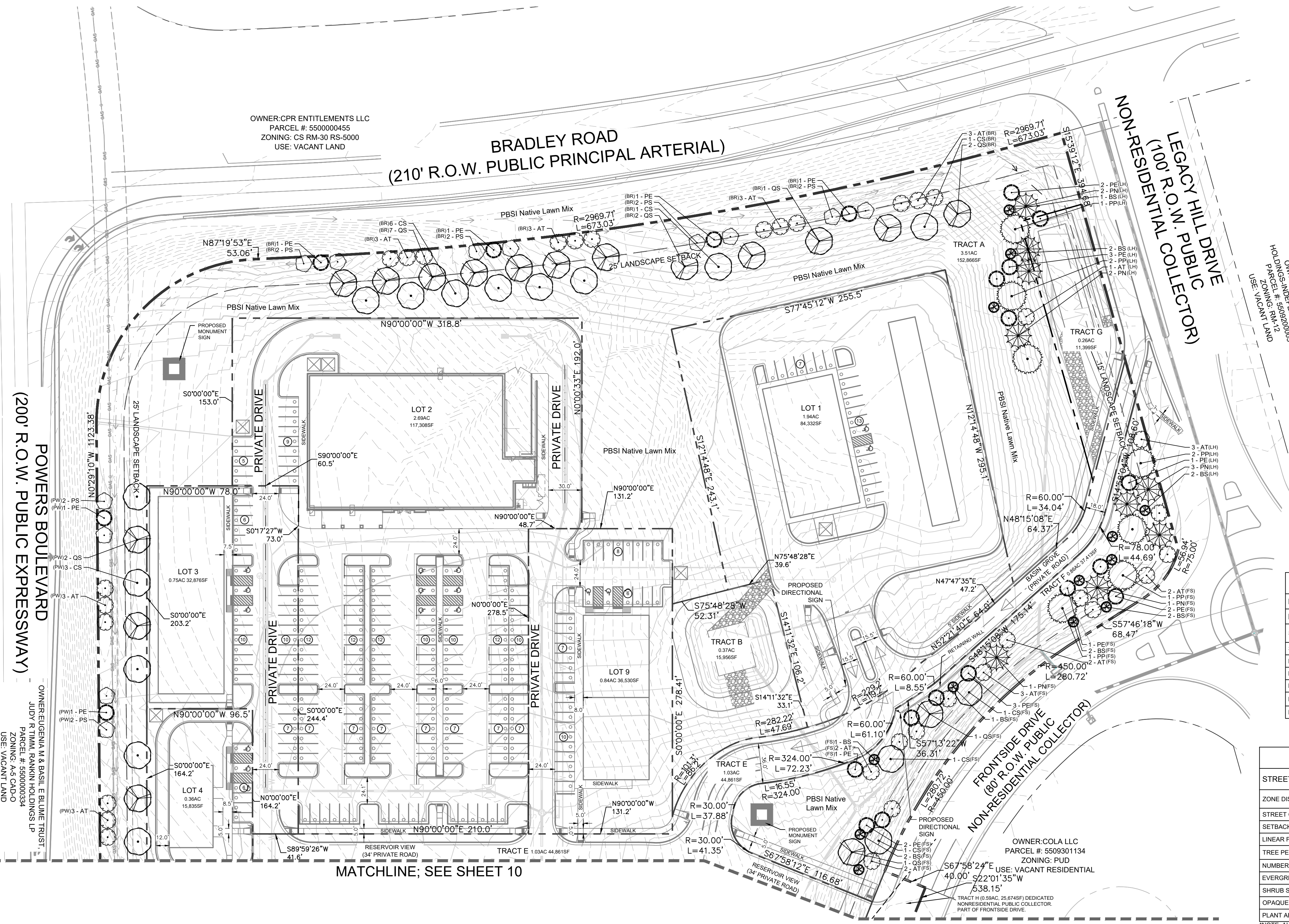
TRACT MAP  
SHEET 08 OF 11



# 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



### 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

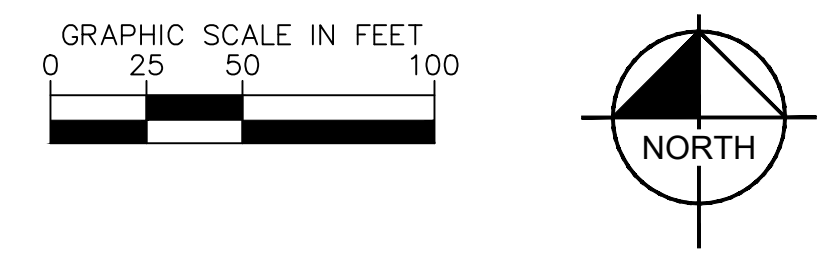
PARKING LOT REFERENCED:	WEST		EAST	
NUMBER OF VEHICLE SPACES PROVIDED:	344*		34*	
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS		1 TREE PER 15 STALLS	
SHADE TREES REQ. / PROV.:	23 / 23*		3 / 3*	
PARKING LOT FRONTAGES:	WEST	SOUTH	EAST	NORTH
LENGTH OF FRONTAGE:	110'	66'	XX'	343'
LENGTH OF 3' TALL SCREENING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

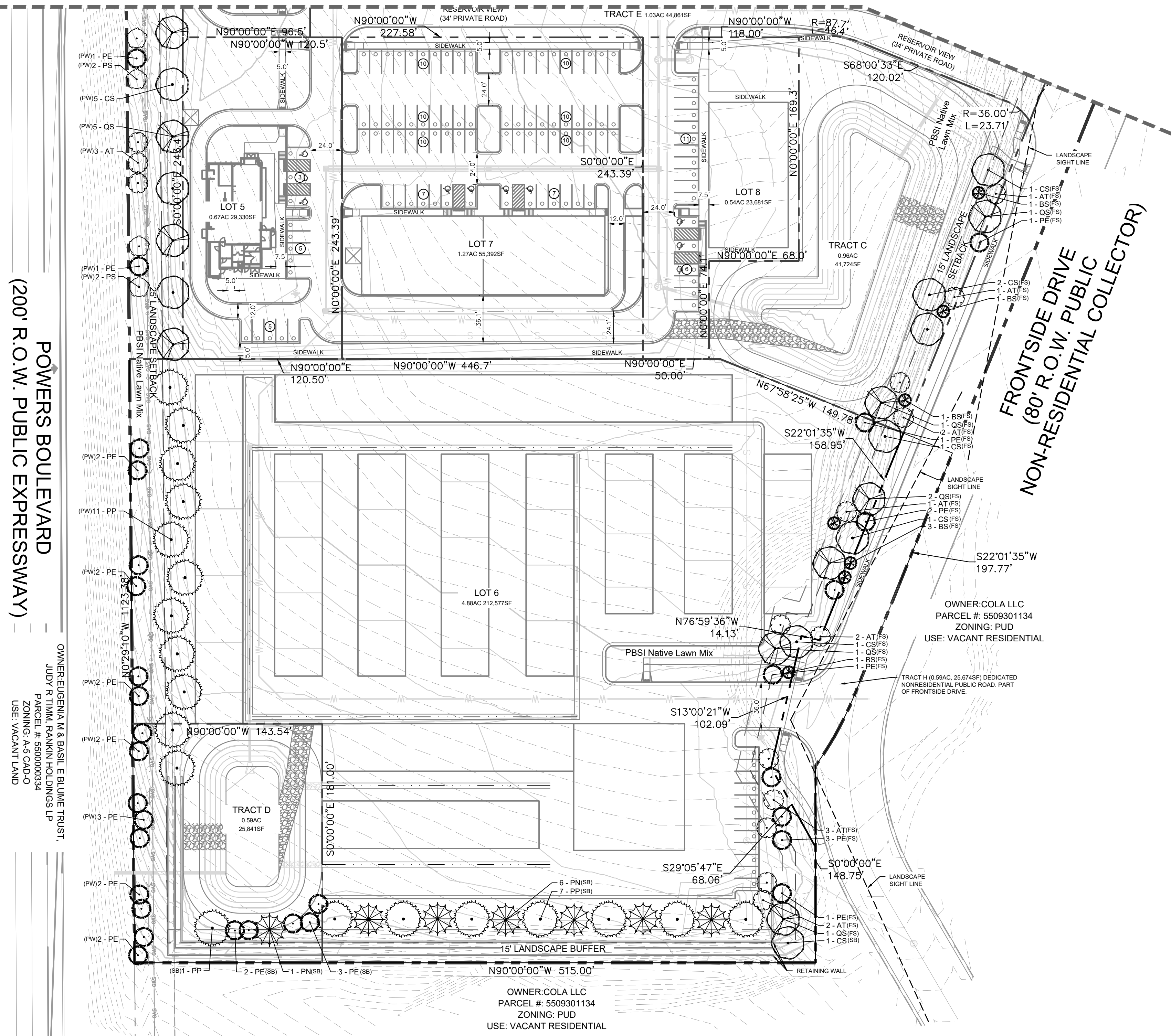
\*NOTE: ALL REQUIRED LANDSCAPE SETBACK/BUFFER TREES SHOWN WITHIN APPLICABLE SETBACK/BUFFER DEPTH ±50'. (EPC LAND DEVELOPMENT CODE 6.2.2.B.2.c)



# 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'-60'
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

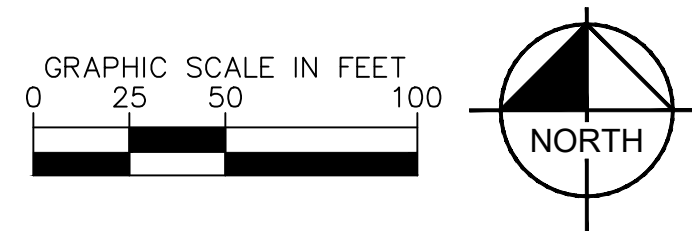
PARKING LOT REFERENCED:	WEST	EAST			
NUMBER OF VEHICLE SPACES PROVIDED:	344*	34*			
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS				
SHADE TREES REQ. / PROV.:	23 / 23*				
PARKING LOT FRONTAGES:	WEST	SOUTH	EAST	NORTH	N/A
LENGTH OF FRONTAGE:	110'	66'	XX'	343'	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / 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 (EPC LAND DEVELOPMENT CODE 6.2.2.B.2.c)



K:\CCS\_LA196195000 - Waterview East Commercial\CADD\PlanSheets\PLA.dwg, Jul 11, 2023, 12:22pm



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY MASTER LANDSCAPE PLAN  
SHEET 10 OF 11

