

SPRINGS AT WATERVIEW PRELIMINARY PLAN

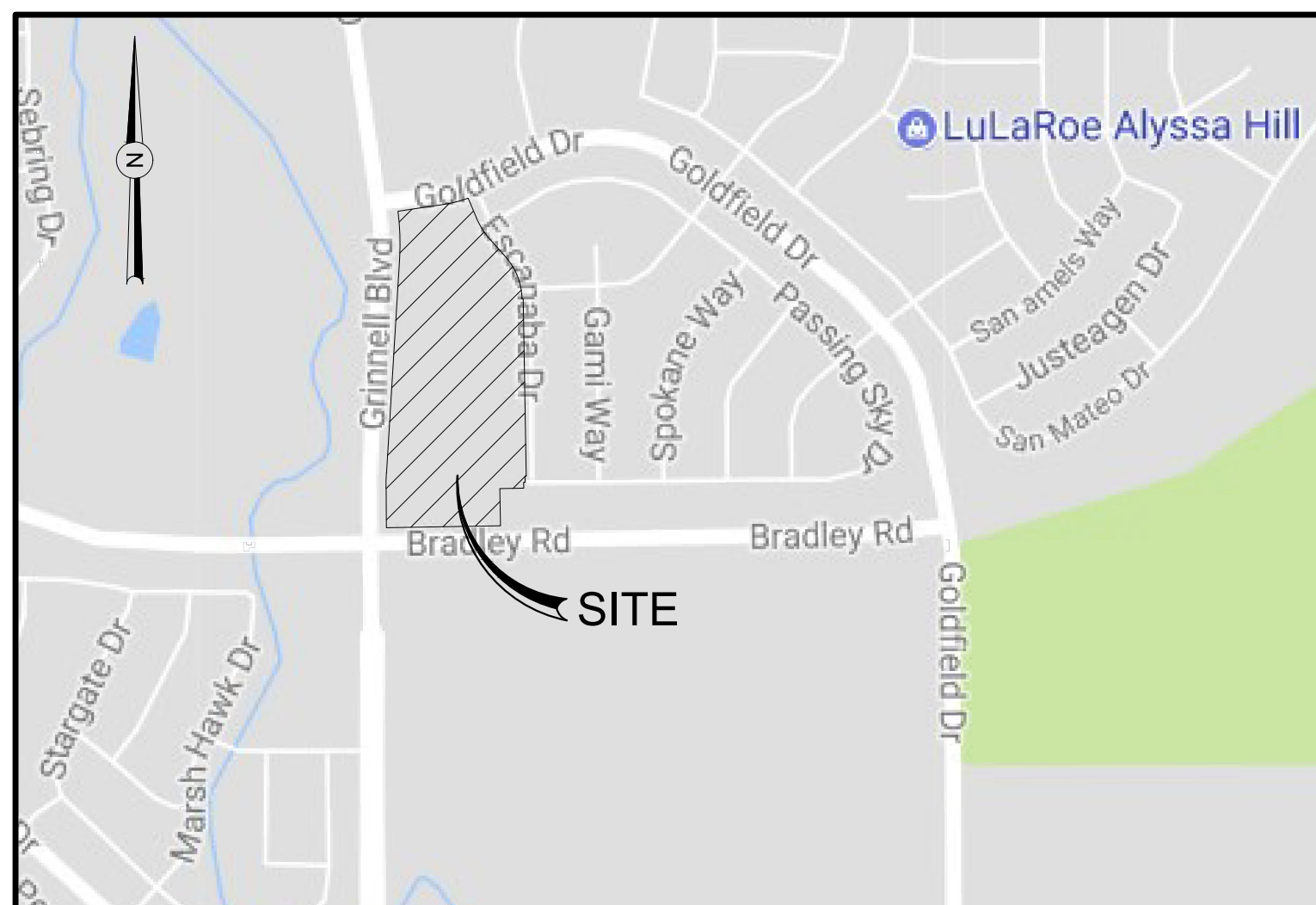
LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

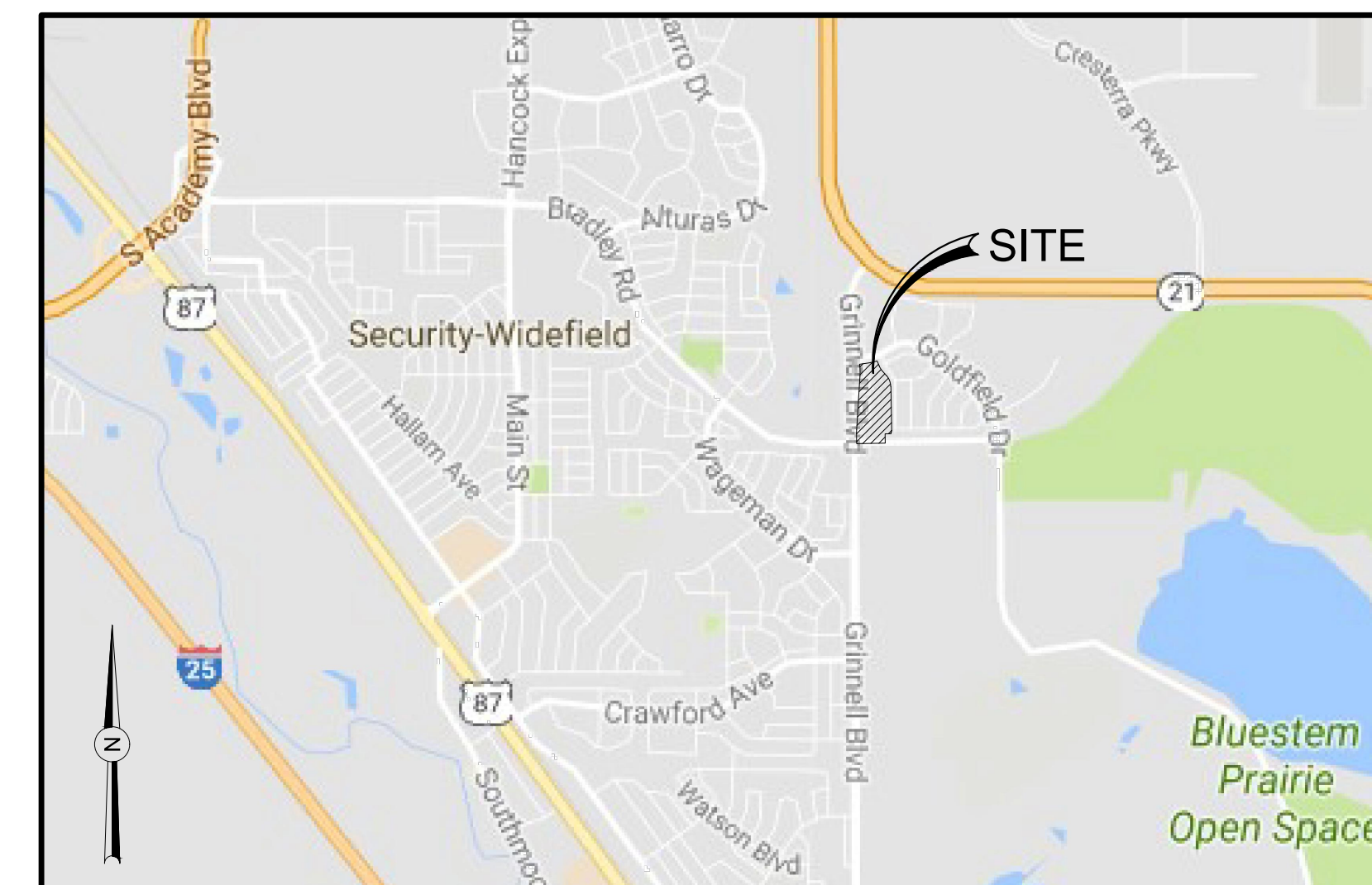
- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS 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, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-2097-1192)
- THE SECURITY WATER DISTRICT AND THE SECURITY SANITATION DISTRICT HAS APPROVED 80 LOTS FOR SPRINGS AT WATERVIEW DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 80 LOTS.
- NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
- ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.
- THIS DEVELOPMENT WILL PARTICIPATE EQUITABLY IN THE CONSTRUCTION OF A TRAFFIC SIGNAL AT GOLDFIELD DRIVE AND GRINNELL BOULEVARD.
- LANDSCAPING ALONG POWERS BOULEVARD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.

Provide the specific FEMA FIRM Panel No.

Add notes:
1. There shall be no direct lot access to Grinnell Blvd, Brady Road, Goldfield Drive, and New Moon Drive.
2. Reference the approved deviation request for the 3/4 movement on Bradley Road



LOCATION MAP
NTS



VICINITY MAP
NTS

LAND OWNER

FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., SUITE 305
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER

WVS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY

NAME OF SUBDIVISION: SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: R-5000
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
AREA (NET): _____ ac.
NO. OF RESIDENTIAL LOTS: 85
D.U./ACRES (GROSS): _____
D.U./ACRES (NET): _____
MINIMUM LOT AREA: 1,500 sq. ft.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
SETBACKS:
FRONT: 25' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 25' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBO, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
SIDE: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

not formatted properly

add standard easements.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:
THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

SHEET LIST

NO.	TITLE
1	TITLE SHEET
2	SITE PLAN
3	GRADING PLAN

DEDICATION & TRACT MAINTENANCE INFORMATION

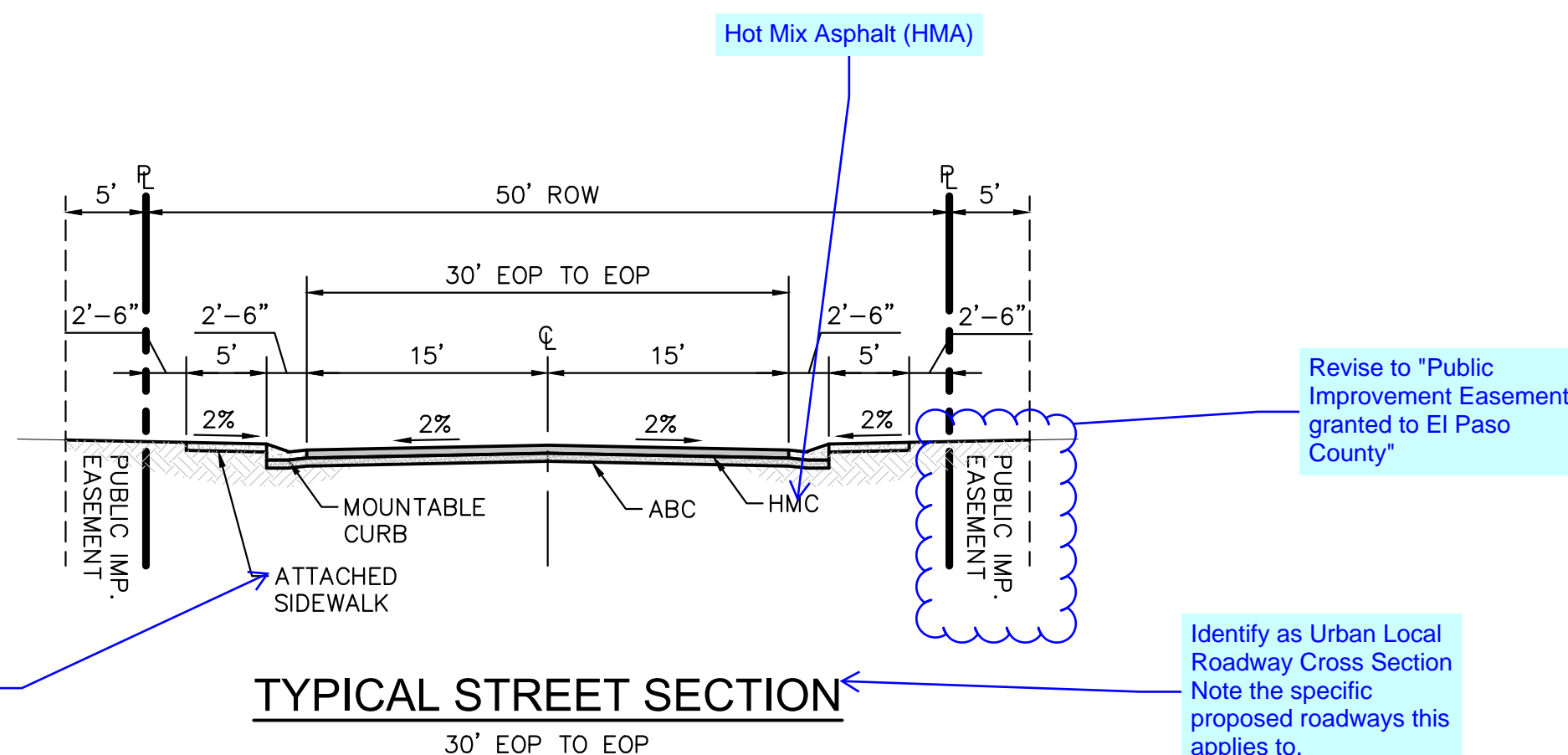
TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW ONE METROPOLITAN DISTRICT AND OR THE WATERVIEW HOA. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:

- #1. TRACT A-OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE)(0.07 ACRES)

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

COLORADO SPRINGS AIRPORT STANDARD NOTES

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION # _____



Identify as 5' thick sidewalk per Resolution 16-446

Revise to "Public Improvement Easement granted to El Paso County"

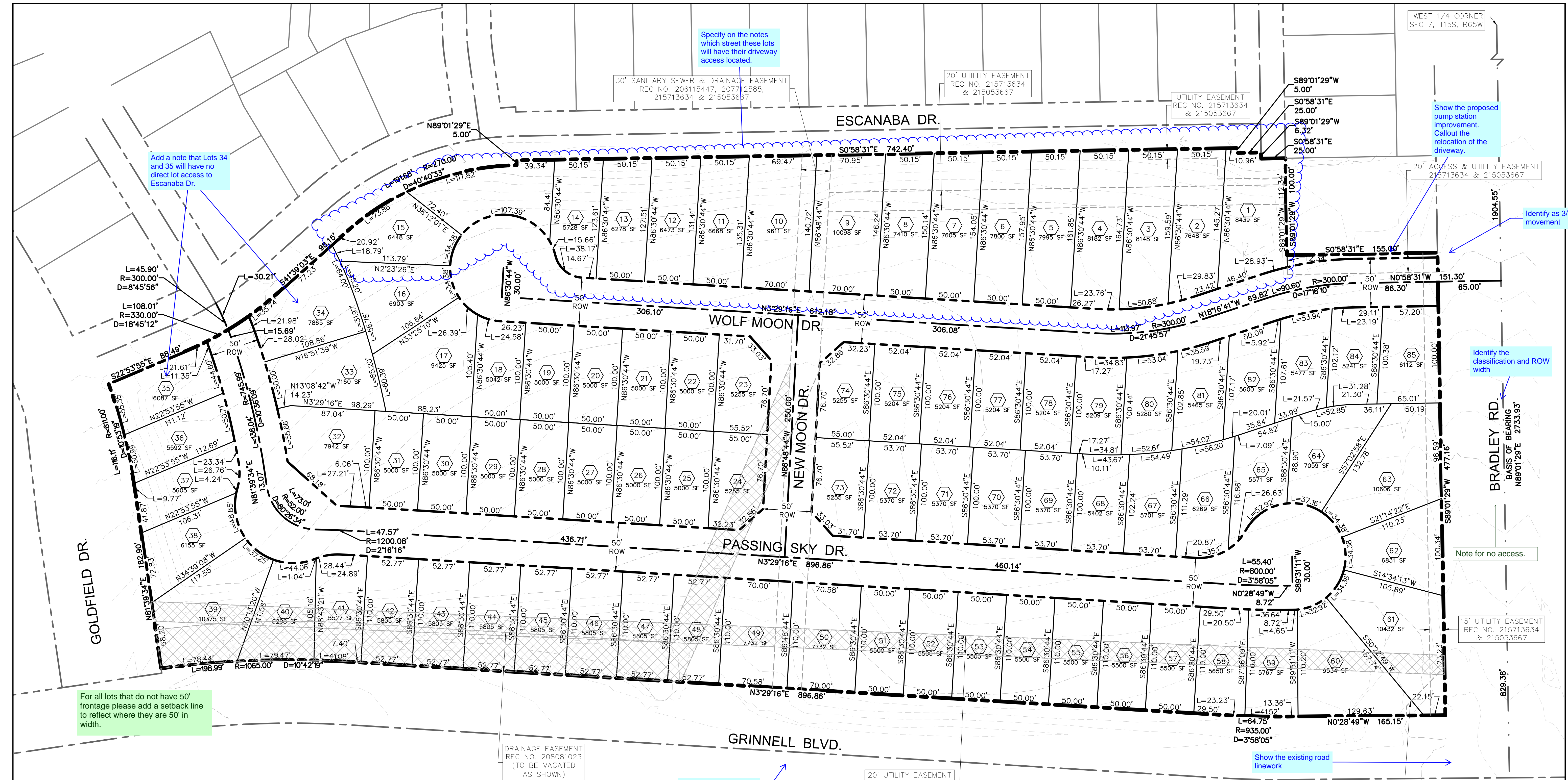
Identify as Urban Local Roadway Cross Section Note the specific proposed roadways this applies to.

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
DESIGNED BY: **JJM** DATE: **8/30/17**
DRAWN BY: **JJM** DATE: **8/31/17**
CHECKED BY: **PAK** DATE: **9/5/17**
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392
PROJECT **SPRINGS AT WATERVIEW**
SHEET TITLE **TITLE SHEET**
FROM _____ TO _____
JOB NO. **021601** SHEET **1** OF **3**





Add a note that Lots 34 and 35 will have no direct lot access to Escanaba Dr.

Specify on the notes which street these lots which have their driveway access located.

Show the proposed pump station improvement. Callout the relocation of the driveway.

Identify as 3/4 movement

Identify the classification and ROW width

Note for no access.

For all lots that do not have 50' frontage please add a setback line to reflect where they are 50' in width.

DRAINAGE EASEMENT REC NO. 208081023 (TO BE VACATED AS SHOWN)

Identify the classification and ROW width

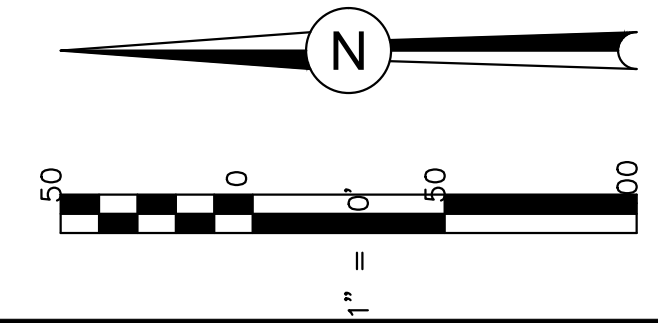
20' UTILITY EASEMENT BK. 6710 PG. 137 & REC NO. 207712585 (TO BE VACATED)

Show the existing road linework

PEDESTRIAN, DRAINAGE & UTILITY EASEMENT REC NO. 213006736

LEGEND

EASEMENT TO BE VACATED



WEST 1/4 CORNER SEC 7, T15S, R65W



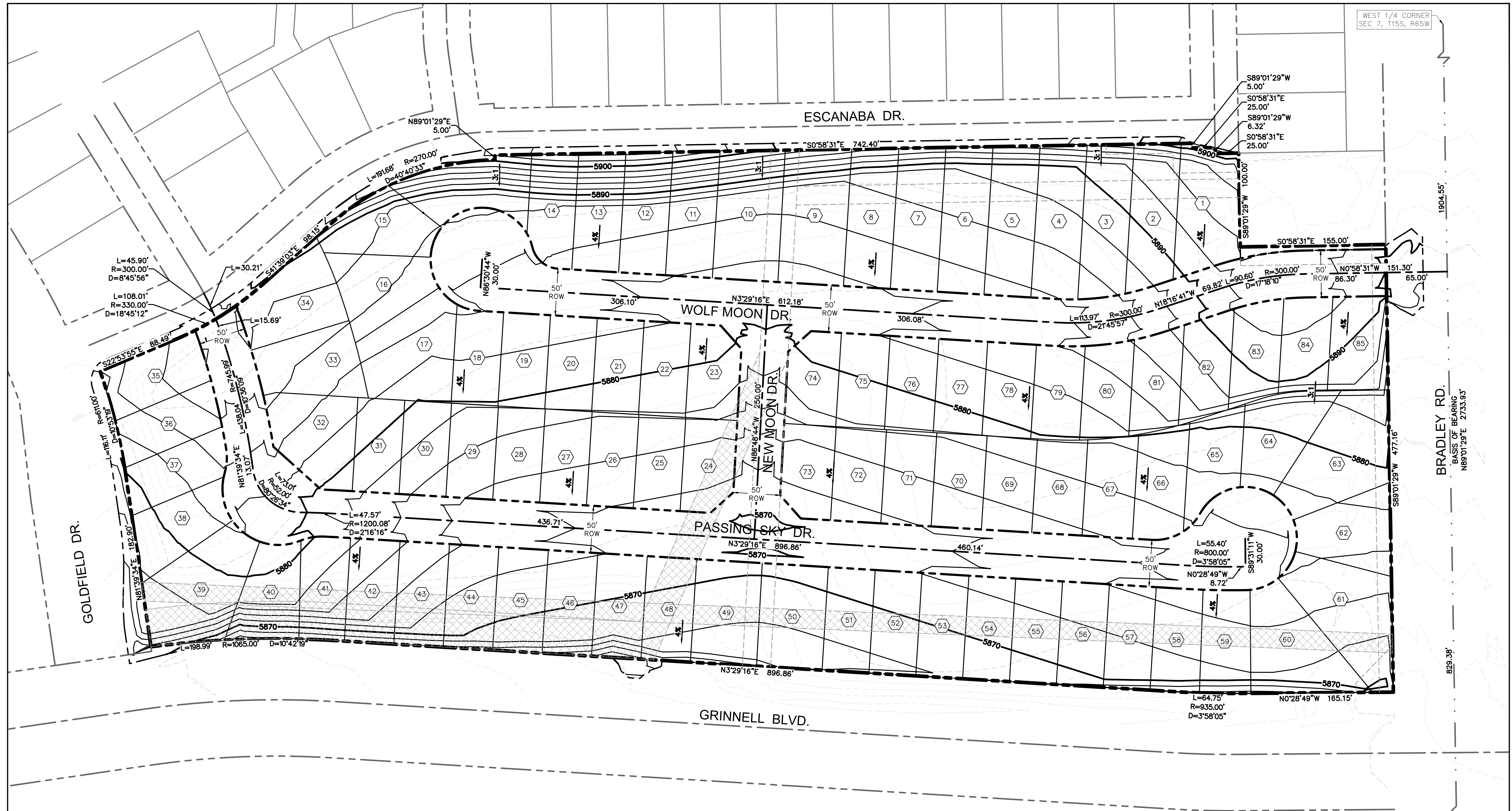
REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: JJM DATE: 8/20/17
 DRAWN BY: JJM DATE: 8/28/17
 CHECKED BY: PAK DATE: 8/30/17

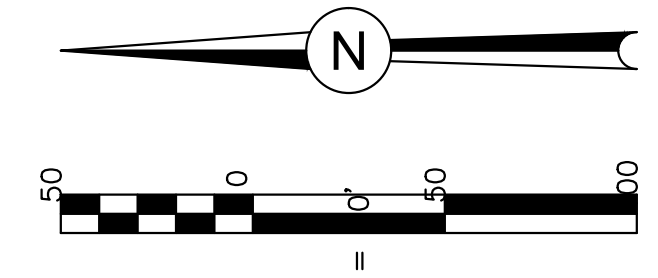
48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
 1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P. (719) 227-7388
 F. (719) 227-7392

PROJECT SPRINGS AT WATERVIEW
 SHEET TITLE SITE PLAN
 FROM _____ TO _____
 JOB NO. 021601 SHEET 2 OF 3



LEGEND
 EASEMENT TO BE VACATED



WEST 1/4 CORNER
 SEC 7, T15S, R65W



REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:
 DESIGNED BY: **JJM** DATE: **8/20/17**
 DRAWN BY: **JJM** DATE: **8/28/17**
 CHECKED BY: **PAK** DATE: **8/30/17**

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
1-800-922-1987
 CITY OF COLORADO SPRINGS, DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

DSE *Dakota Springs Engineering*
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

PROJECT **SPRINGS AT WATERVIEW**
 SHEET TITLE **GRADING PLAN**
 FROM _____ TO _____
 JOB NO. **021601** SHEET **3** OF **3**