

TOTAL LOTS: 85

# 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). Provide the specific FEMA FIRM Panel No. Unresolved.
- 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.
- THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD, ESCANABA DRIVE, GOLDFIELD DRIVE, AND ESCANABA BLVD. FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING TRACT A IS NOT PERMITTED. Duplicate
- ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION. Add Grinnell Blvd.
- THIS DEVELOPMENT WILL PARTICIPATE EQUITABLY IN THE CONSTRUCTION OF A TRAFFIC SIGNAL AT GOLDFIELD DRIVE AND GRINNELL BOULEVARD.
- PER APPROVED DEVIATION NO. DEV17006, THE ROAD CONNECTION TO BRADLEY ROAD WILL BE A 3/4 MOVEMENT CONTROLLED BY SIGNAGE AND A RAISED MEDIAN.

## 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 #

## 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.

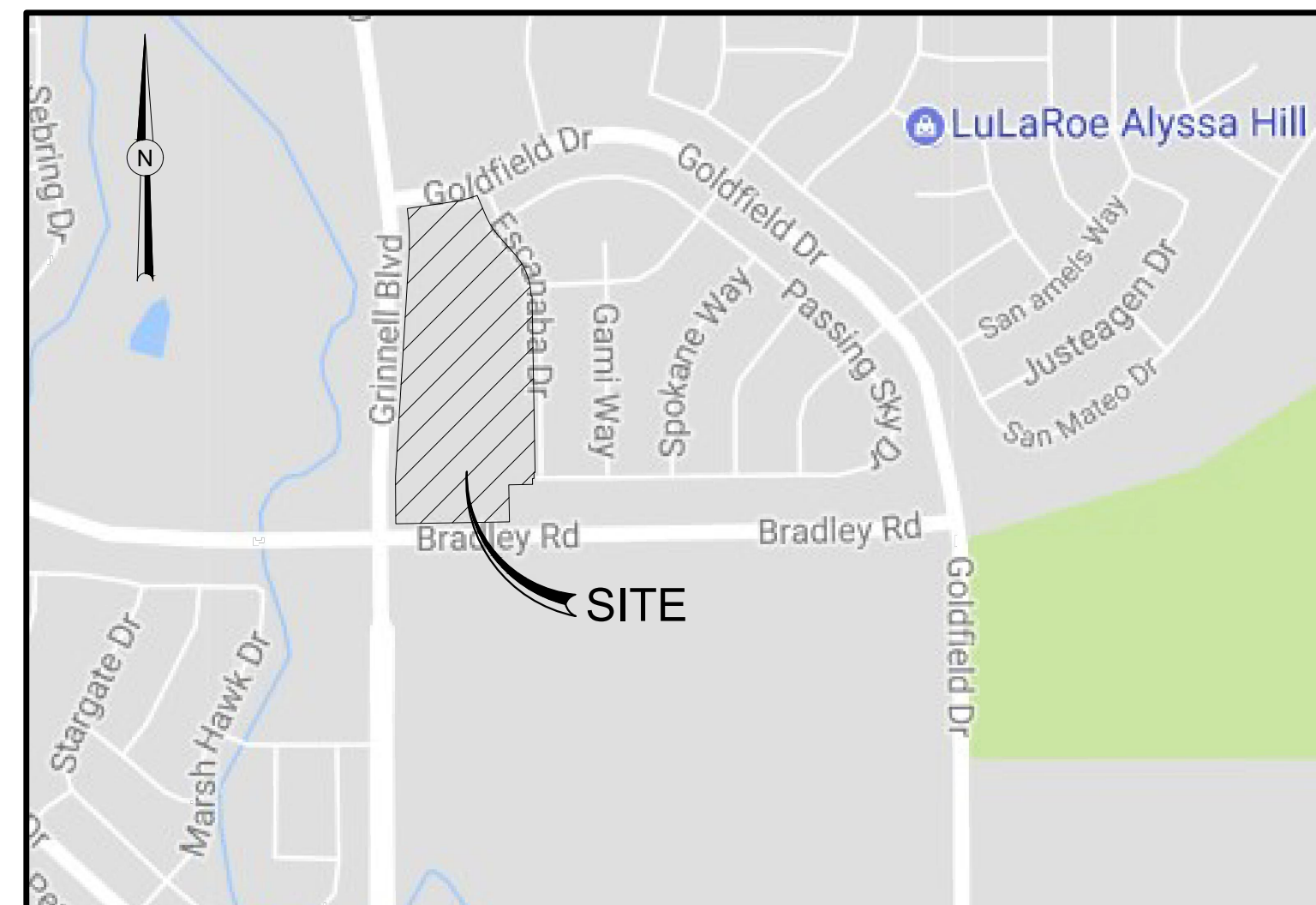
TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.

## 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:

- 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.

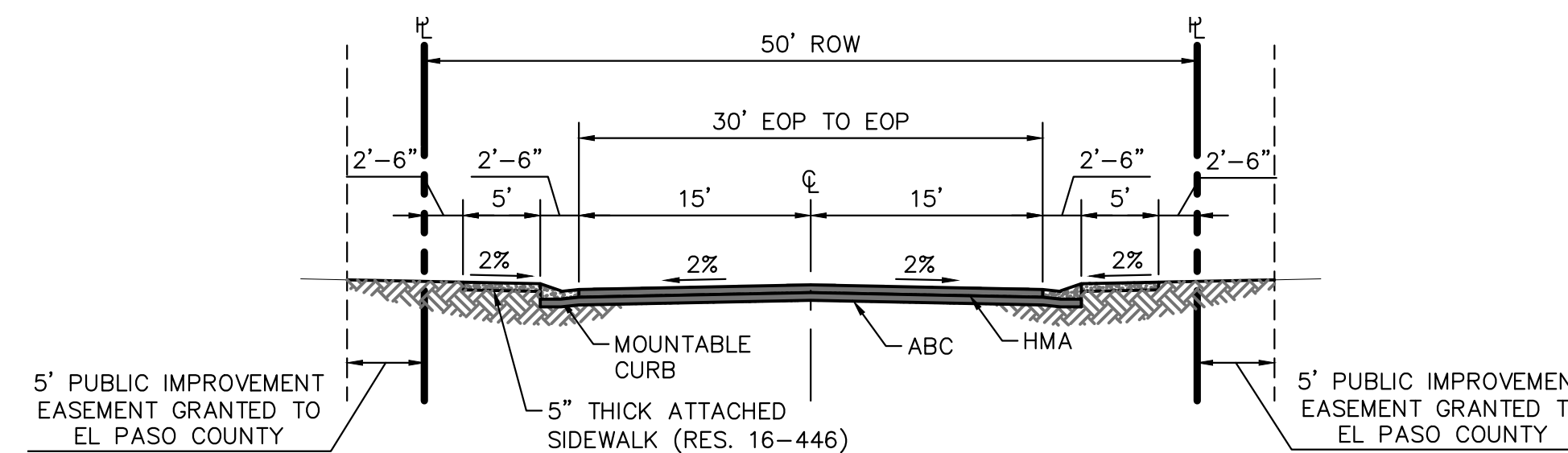


LOCATION MAP

NTS

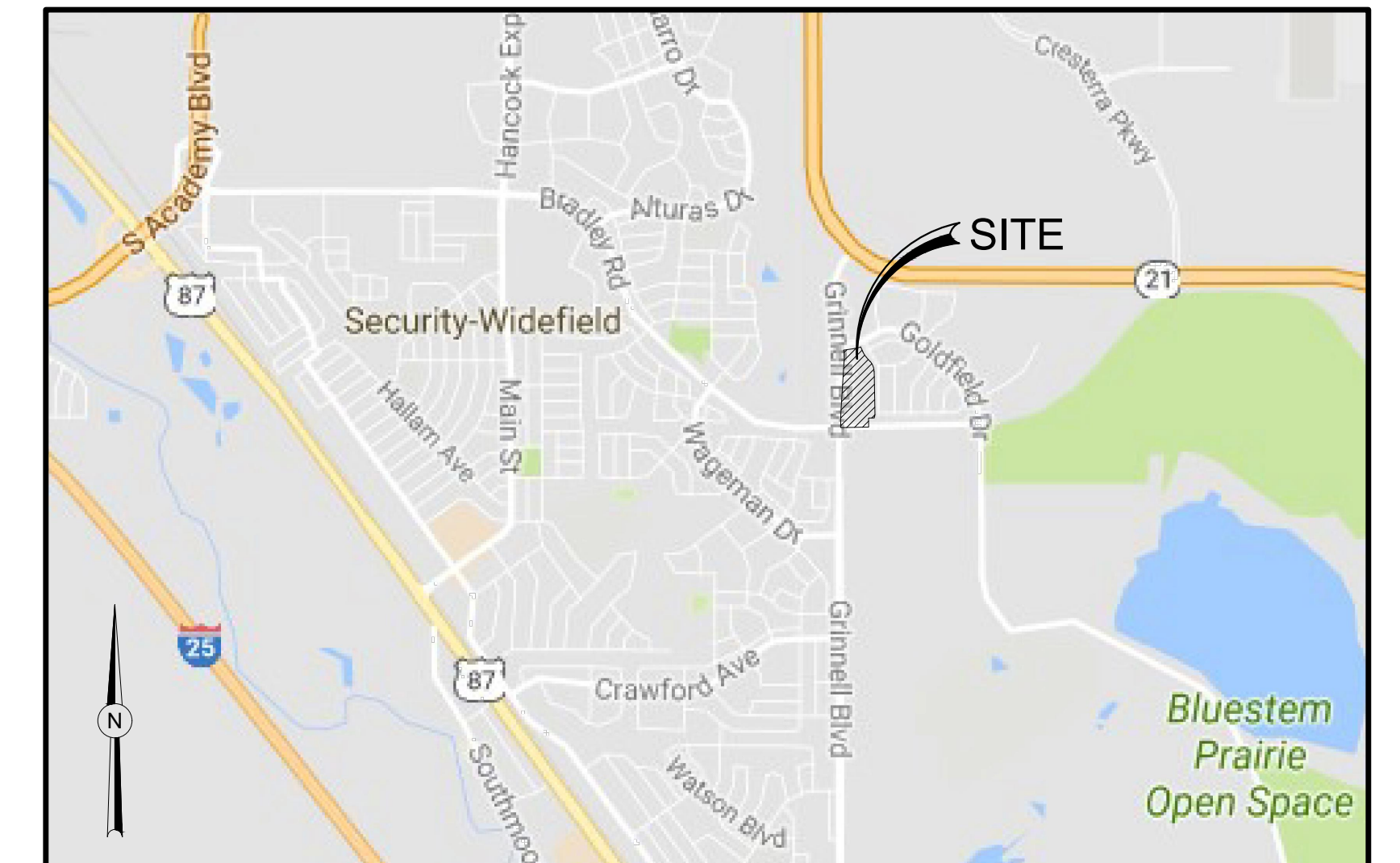
## SHEET LIST

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



URBAN LOCAL ROADWAY CROSS SECTION

APPLIES TO:  
PASSING SKY DR.  
WOLF MOON DR.  
NEW MOON DR.



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

## SITE DATA

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): 12.82 ac.  
NO. OF RESIDENTIAL LOTS: 85  
D.U./ACRES (GROSS): 5.42 ac.  
D.U./ACRES (NET): 6.63 ac.  
MINIMUM LOT AREA: 5,000 s.f.  
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.

This seems out of place



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

**DSE** Dakota Springs  
Engineering

PROJECT SPRINGS AT WATERVIEW

SHEET TITLE TITLE SHEET

FROM TO

JOB NO. 021601

SHEET 1 OF 3

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

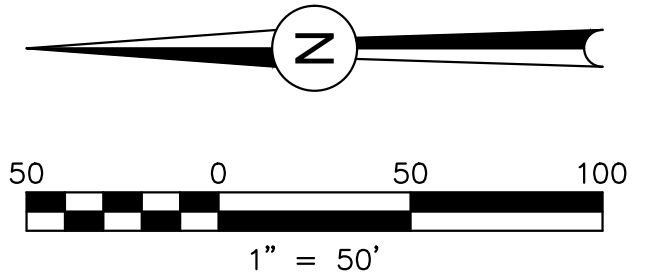
ENGINEER:  
DESIGNED BY: **JJM** DATE: **8/30/17**  
DRAWN BY: **JJM** DATE: **8/31/17**  
CHECKED BY: **PAK** DATE: **9/5/17**  
48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**1-800-922-1987**  
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES  
GAS, ELECTRIC, WATER AND WASTEWATER





**LEGEND**

EASEMENT TO BE VACATED



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

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

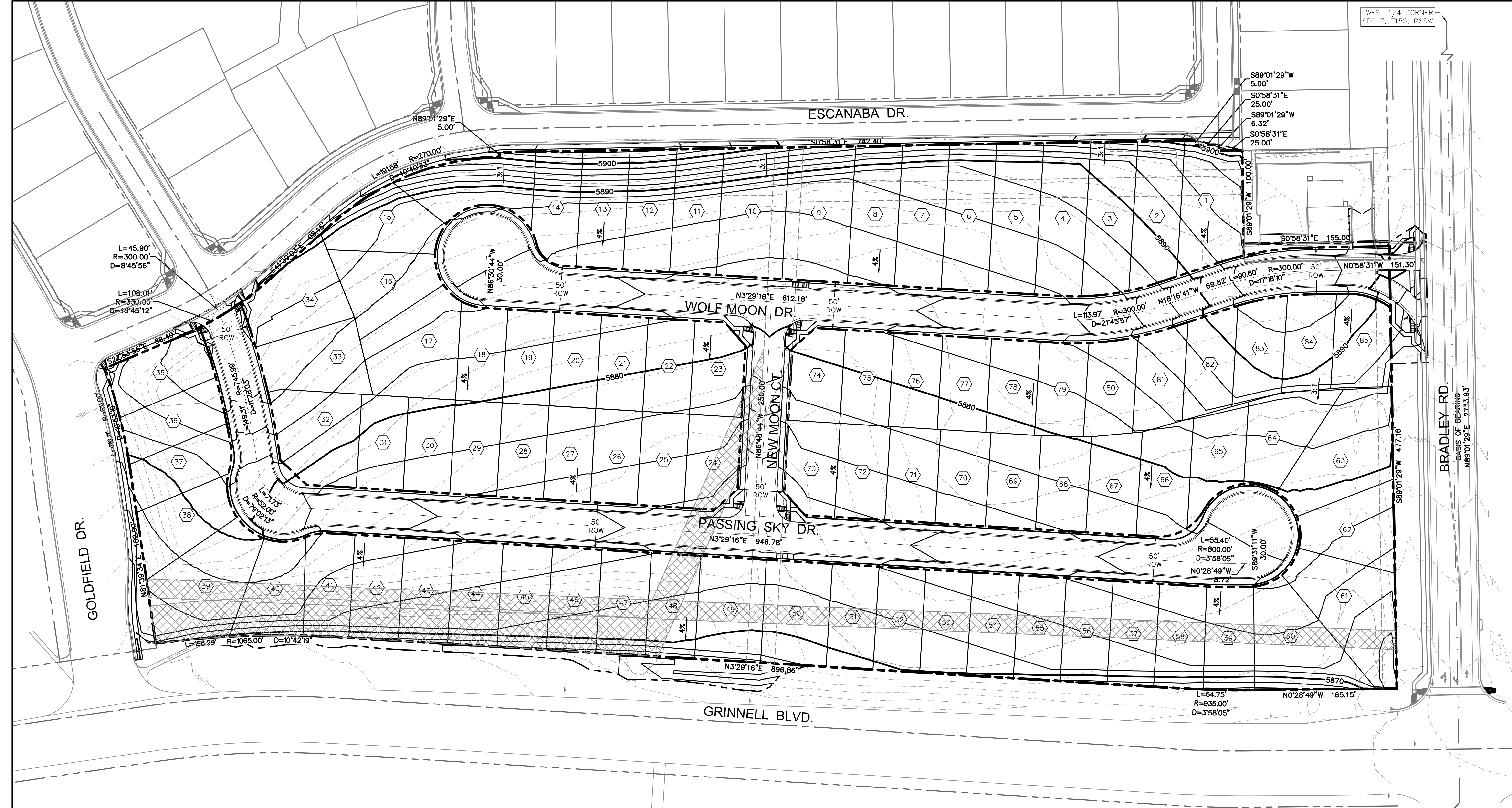
**DSE** *Dakota Springs Engineering*  
 31 N. TEJON, SUITE 500  
 COLORADO SPRINGS, CO 80903  
 P: (719) 227-7388  
 F: (719) 227-7392

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

PDF 2 - SITE PLAN.PDF







WEST 1/4 CORNER  
SEC 7, T15S, R65W

S89°01'29"W  
5.00'  
S0°58'31"E  
25.00'  
S89°01'29"W  
6.32'  
S0°58'31"E  
25.00'

L=45.90'  
R=300.00'  
D=8°45'56"

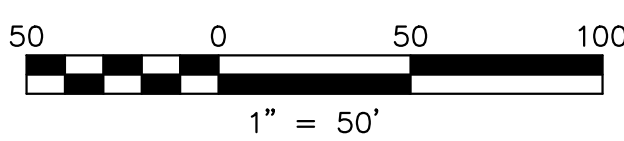
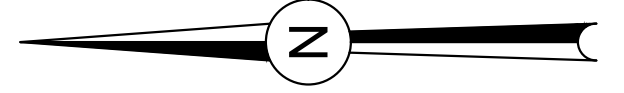
L=108.01'  
R=330.00'  
D=18°45'12"

L=55.40'  
R=800.00'  
D=3°58'05"

L=64.75'  
R=935.00'  
D=3°58'05"

**LEGEND**

EASEMENT TO BE VACATED



WEST 1/4 CORNER  
SEC 7, T15S, R65W

BRADLEY RD.  
BASIS OF BEARING  
N89°01'29"E 2733.93'

PDF 3 - GRADING PLAN.PDF

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	1/5/18

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,  
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PROJECT SPRINGS AT WATERVIEW  
SHEET TITLE GRADING PLAN  
FROM \_\_\_\_\_ TO \_\_\_\_\_  
JOB NO. 021601 SHEET 3 OF 3

