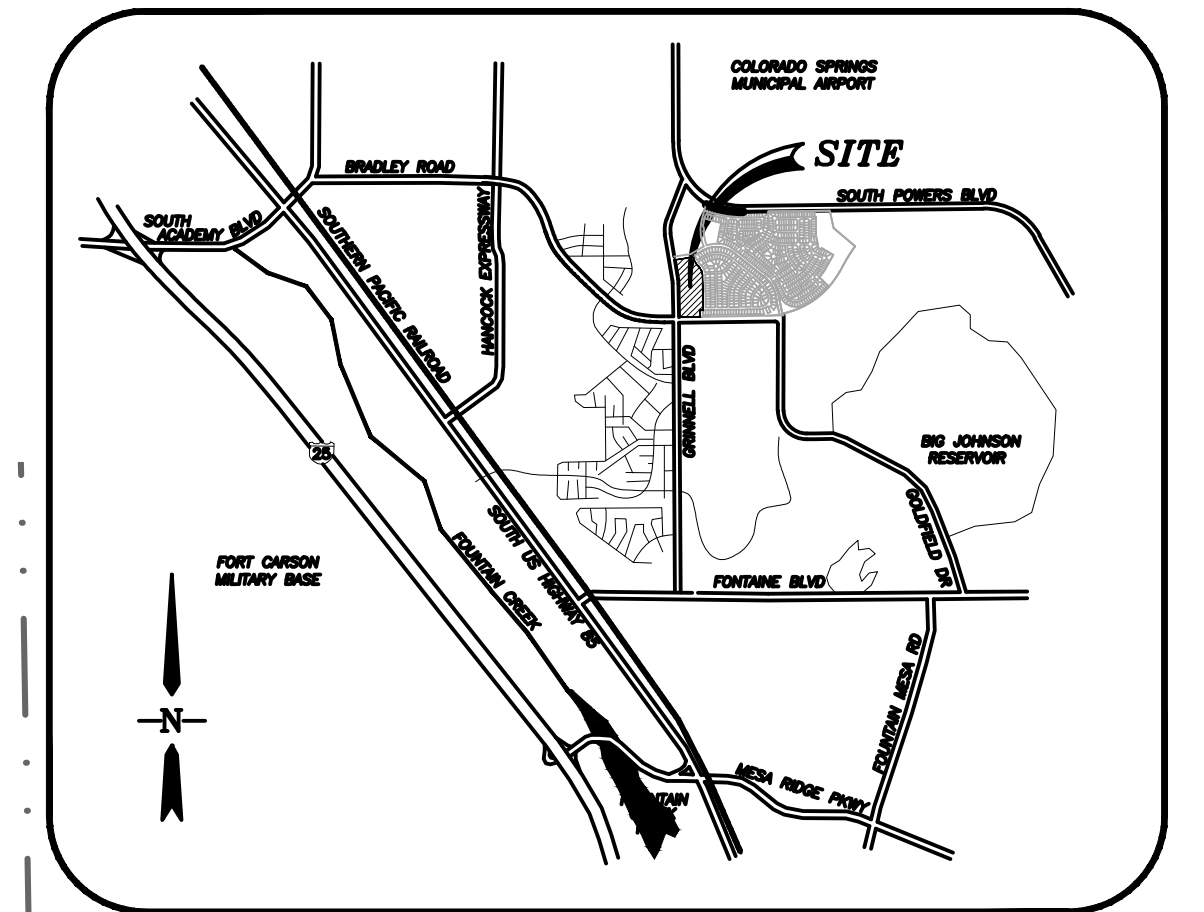
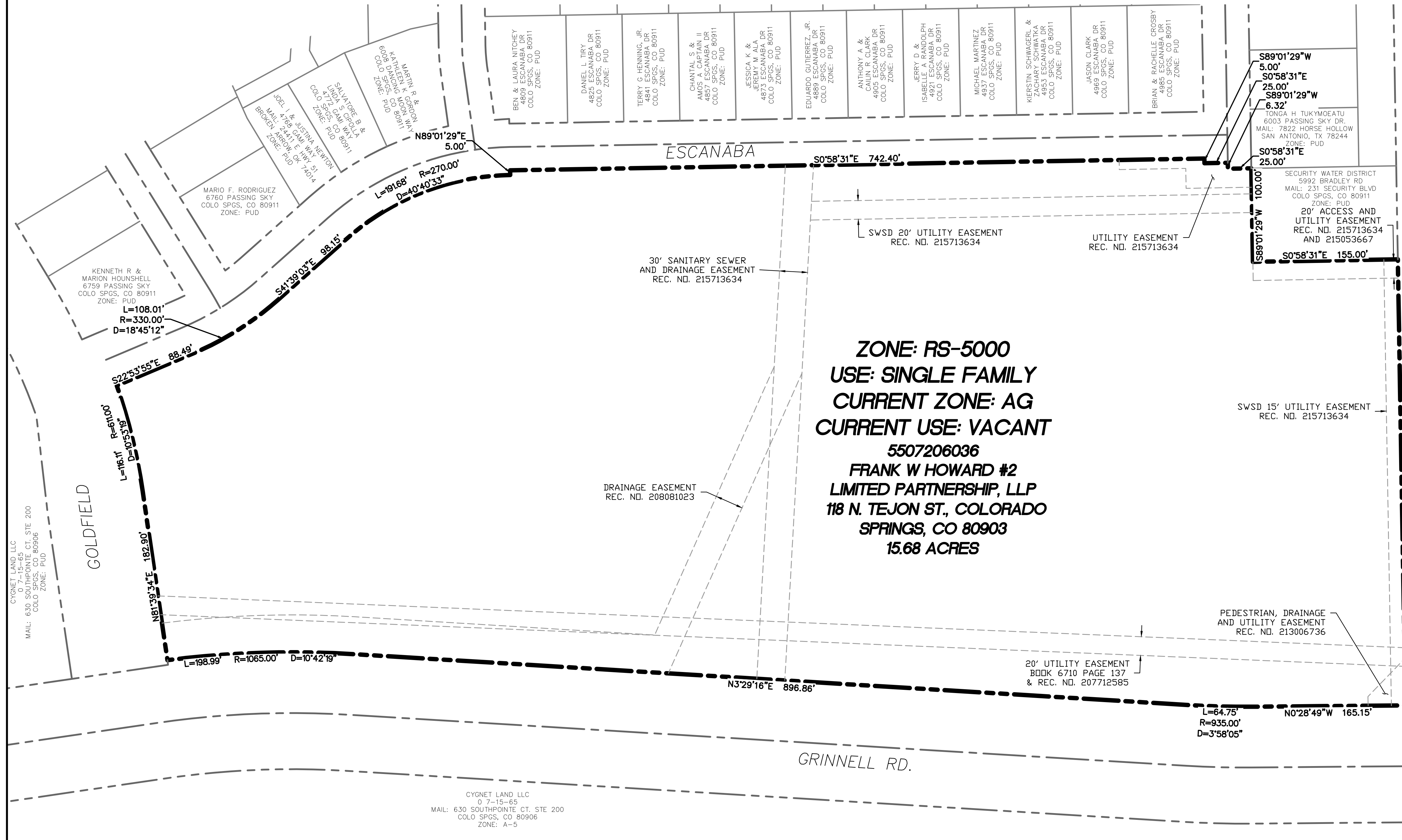


SPRINGS AT WATERVIEW ZONING MAP

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



VICINITY MAP
N.T.S.



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

SUBDIVIDER/PETITIONER:
SWV, 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: THE SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: RS-5000
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL
DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
NO. OF RESIDENTIAL LOTS: 85
D.U./ACRES (GROSS): 5.42 ac.
MINIMUM LOT AREA: 5,000 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)

LEGAL DESCRIPTION:

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

SAID AREA 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.

BRADLEY RD.

BASE OF BEARING
N89°01'29"E 2733.93'
FOUNTAIN VALLEY SCHOOL RD
MAIL: 6155 COLORADO SPRINGS, CO 80911
ZONE: A-5

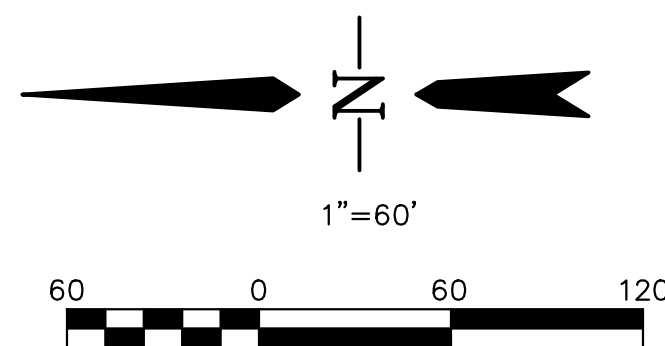
SECURITY WATER DISTRICT
5992 BRADLEY RD
MAIL: 231 SECURITY BLVD
COLORADO SPRINGS, CO 80911
ZONE: PUD
20' ACCESS AND UTILITY EASEMENT
REC. NO. 215713634 AND 215053667
S0°58'31"E 155.00'

SWSD 15' UTILITY EASEMENT
REC. NO. 215713634

PEDESTRIAN, DRAINAGE AND UTILITY EASEMENT
REC. NO. 213006736

20' UTILITY EASEMENT
BOOK 6710 PAGE 137 & REC. NO. 207712585

GRINNELL RD.



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	2/5/18

ENGINEER:
DESIGNED BY: BG DATE: 7-6-16
DRAWN BY: JJM DATE: 7-29-16
CHECKED BY: _____ DATE: _____

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

COUNTY FILE NO: P-17-017

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 ZONING MAP

FROM _____ TO _____

JOB NO. 0001-02-16-01 SHEET 1 OF 1