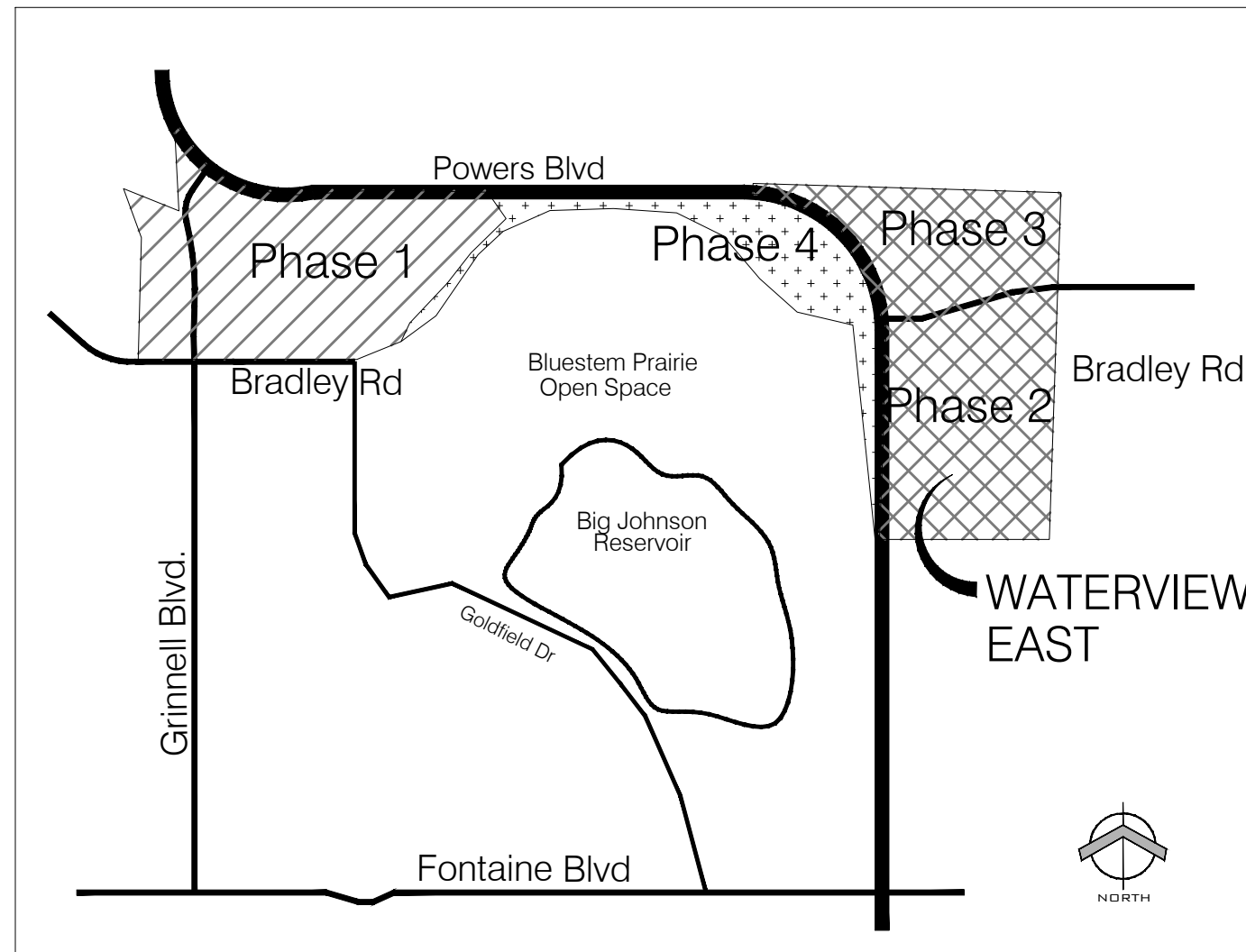


WATERVIEW 2018 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning:	A5/CS/PUD/RS-5000
Total Amended Area:	195.2 Acres
Total Area:	520.3 Acres

General Notes

- ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

- PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE $\frac{3}{4}$ MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWER BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

- THENCE N00°47'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 884.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07'48", AN ARC LENGTH OF 2356.09 FEET, WHOSE LONG CHORD BEARS S88°37'34"E A DISTANCE OF 2235.01 FEET;
- THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;
- THENCE N00°40'01"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;
- THENCE N89°38'44"E ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
- THENCE S89°54'34"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
- THENCE S00°19'34"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5252.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
- THENCE S89°33'36"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;
- THENCE S00°53'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.92 FEET;
- THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;
- THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
- THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;
- THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°29'32", AN ARC LENGTH OF 1996.51 FEET, WHOSE LONG CHORD BEARS S89°05'46"W A DISTANCE OF 1907.17 FEET;
- THENCE S28°53'00"W A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
- THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD, THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE;
- THENCE S89°01'29"W A DISTANCE OF 2763.58 FEET;
- THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;
- THENCE N00°30'28"E A DISTANCE OF 809.66 FEET;
- THENCE N00°15'44"W A DISTANCE OF 808.32 FEET;
- THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;
- THENCE S70°00'20"E A DISTANCE OF 905.06 FEET TO THE WEST LINE OF SAID SECTION 7;
- THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 09808048 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472. ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, THE GROSS ACREAGE OF THIS DESCRIPTION IS 798.89 ACRES, MORE OR LESS, THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 621.89 ACRES, MORE OR LESS, BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT IS 17486) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/ PUNCH MARK IN CONCRETE).

UTILITY SERVICE PROVIDERS

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas	
PHASE I	P-1	X	X	X				
	P-2	X	X	X				
	P-3	X	X	X				
	P-5	X	X	X				
	P-6	X	X	X				
	P-7	X	X	X				
	P-10	X	X	X				
	P-11	X	X	X				
	P-12	X	X	X				
	PHASE II	P-17	X				X	
		P-18	X				X	
	PHASE III	P-14				X		
P-15					X			
PHASE IV	P-13	X	X					
	P-16	X	X					
EXISTING	P-8	X	X	X				
	P-9	X	X	X				

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
2	I-2	NEARON-DOYAS PROPERTIES LLC	500 LA GONDA WAY STE 210 DANVILLE CA 94526-1747
3	PUD	KIEHLE FAMILY PARTNERSHIP LLLP	2065 MULLIGAN DR COLORADO SPRINGS CO 80920-1663
4	PWP	MARKSHEFFEL-WOODMEN INVEST LLC	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818
5	MP2	ULTRA RESOURCES INC	304 INVERNESS WAY S STE 295 ENGLEWOOD CO 80112-5825
6	A-5	STATE OF COLORADO	633 17TH ST STE 1520 DENVER CO 80202-3609
7	A-5	CO SPRGS CITY DEPT OF PARKS & REC DEPT	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
8	A-5	FOUNTAIN VALLEY SCHOOL	4355 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-2251
9	RS-6000 CC	FVR LAND INVESTMENTS LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2126
10	RS-6000	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY, CO	27 E WENYUE AVE COLORADO SPRINGS CO 80903-2208
11	A-5	HASSELL MICHAEL S	104 S CASCADE AVE STE 101 COLORADO SPRINGS CO 80903-5161
12	PUD	ROBERT BELL	5908 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
13	PUD	CHRISTOPHER & ADDE MURANSKY	5915 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
14	PUD	WATERVIEW INVESTMENTS LLC	7251 W 20TH ST BLDG L STE 200 GREELEY CO 80634-4626
15	PUD	KENNETH & MARION HOUNGHELL	6759 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
16	PUD	JASON & REBECCA CHILDERS	6769 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
17	PUD	JERIL & JUSTINA NEWTON	4708 GAMI WAY COLORADO SPRINGS CO 80911-3817
18	PUD	ALEXANDER HALL	4732 GAMI WAY COLORADO SPRINGS CO 80911-3817
19	PUD	MARTIN & KATHLEEN GORDON	6008 DANCING MOON WAY COLORADO SPRINGS CO 80911-3879
20	PUD	CODY DILLON TEBBITT	4409 ESCANABA DR COLORADO SPRINGS CO 80911-3882
21	PUD	DANIEL TRY	4495 ESCANABA DR COLORADO SPRINGS CO 80911-3882
22	PUD	TERRY HENNING	4461 ESCANABA DR COLORADO SPRINGS CO 80911-3882
23	PUD	GERARDO L LAMAS & NELLY GARCIA	37555N PL FOOT BRAGGS NC 28107-4026
24	PUD	TIMOTHY PALOWSKI	4473 ESCANABA DR COLORADO SPRINGS CO 80911-3882
25	PUD	BEAU & COURTNEY KEMPE	4489 ESCANABA DR COLORADO SPRINGS CO 80911-3882
26	PUD	JEFFERY GRUHL	4495 ESCANABA DR COLORADO SPRINGS CO 80911-3883
27	PUD	PEDRO & JENNIFER GARZA	3504 TATONKA DR KILLEEN TX 76549-3950
28	PUD	MICHAEL MARTINEZ	4497 ESCANABA DR COLORADO SPRINGS CO 80911-3883
29	PUD	KHRISTINE STECKLAND	PO BOX 573 DRYDEN WA 98921-0573
30	PUD	BRYAN TEMPLE	4469 ESCANABA DR COLORADO SPRINGS CO 80911-3883
31	PUD	LARSON BOYLE	4485 ESCANABA DR COLORADO SPRINGS CO 80911-3883
32	PUD	JASON & MICHELLE HOLCOMBE	4693 PASSING SKY DR COLORADO SPRINGS CO 80911-3875
33	PUD	WILLIAM HUEY	6615 PASSING SKY DR COLORADO SPRINGS CO 80911-3875

Sketch Plan Land Uses

PHASE I	Use	Acres	DUs	Units		
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units	
	Park / OS	P-2	23.3 acres			
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units	
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units	
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units	
	Commercial	P-7	16.8 acres			
	Park / OS	P-12	5.2 acres			
	EXISTING/ DEVELOPED PHASE I	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
		Park / OS	P-9	5.0 acres		
		Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
		Single Family Residential	P-11	9.9 acres	4-6 DU/AC	60 units
	PHASE II	Commercial	P-17	28.3 acres		
Single Family Residential		P-18	166.9 acres	4-6 DU/AC	865 units	
PHASE III	Industrial	P-14	81.4 acres			
	Commercial	P-15	34.7 acres			
PHASE IV	Proposed Open Space	P-13	78.9 acres			
	Commercial	P-16	30.0 acres			
	Total All		681.0 acres			

NOTE: PHASE II SINGLE FAMILY RESIDENTIAL (P-18) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 4 TO 6 DU/ACRE

AMENDED PARCELS

PARCEL ID NUMBER	ACREAGE	OWNER
5500000412	166.9 acres	COLA, LLC
5500000413	28.3 acres	CPR ENTITLEMENTS, LLC

Approved

By: Craig Dossey, Executive Director

Date: 10/24/2018

El Paso County Planning & Community Development



Subdivider:

CPR ENTITLEMENTS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7398
F: (719) 227-7392

Dakota Springs
Engineering

DSE

JCAD
CONSULTING, LLC
J-CADCONSULTING.COM
719-537-0602

WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 12-3-16
DRAWN: B.GOODWIN
APPROVED: C.K.COTHERN

REVISIONS:
DATE: BY: COMMENTS:

COVER SHEET

SHEET NO.

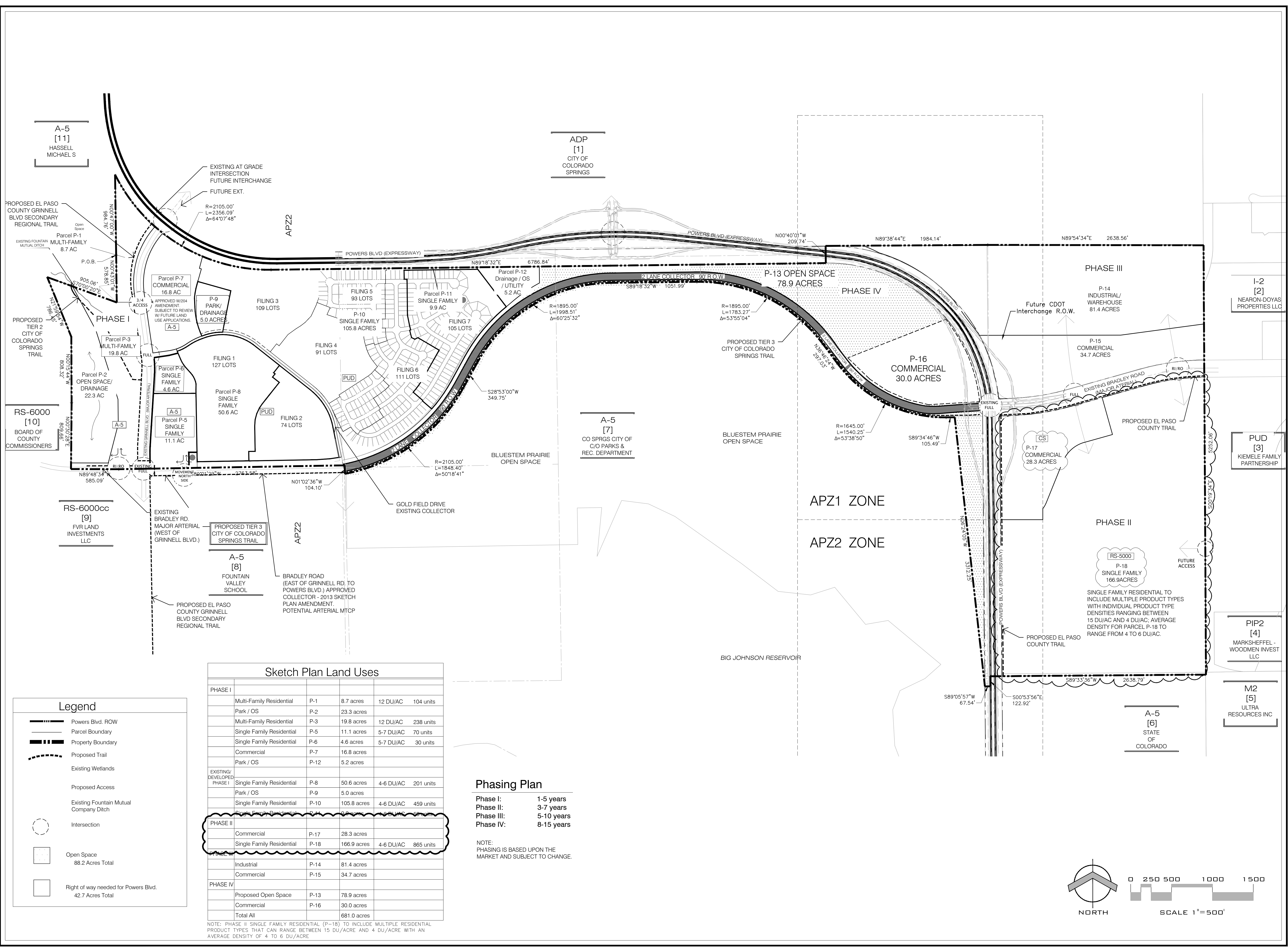
1
OF 2 SHEETS

JOB_NO_0001-02-16-01

PCD PROJECT NO. SKP-16-002

WATERVIEW

SKETCH_PLAN_AMENDMENT



Sketch Plan Land Uses

PHASE	Use	Parcel	Area	Density	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial	P-7	16.8 acres		
PHASE II	Commercial	P-17	28.3 acres		
	Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units
	Industrial	P-14	81.4 acres		
	Commercial	P-15	34.7 acres		
PHASE III	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total All		681.0 acres		

Phasing Plan

- Phase I: 1-5 years
- Phase II: 3-7 years
- Phase III: 5-10 years
- Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

Legend

- Powers Blvd. ROW
- Parcel Boundary
- Property Boundary
- Proposed Trail
- Existing Wetlands
- Proposed Access
- Existing Fountain Mutual Company Ditch
- Intersection
- Open Space
- Right of way needed for Powers Blvd.

NORTH
 SCALE 1" = 500'

DATE: 12-3-16
 DRAWN: B. GOODWIN
 APPROVED: C.K. COTHERN

REVISIONS:

DATE	BY	COMMENTS

PLAN SHEET

SHEET NO.
2
 OF 2 SHEETS