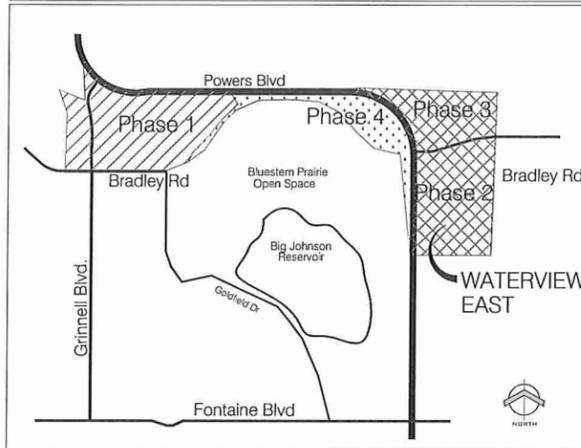


WATERVIEW 2020 SKETCH PLAN AMENDMENT

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 Zoning Resolution, as amended, and that the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulation
The provisions of this Development Plan shall govern the development of Meridian Ranch. 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	CAD-O
Total Amended Area:	144.4 Acres	
Total Area:	681.0 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

5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE 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

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	X		X	
		P-18	X	X	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				

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 891.70 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 2358.09 FEET, WHOSE LONG CHORD BEARS S59°37'34"E A DISTANCE OF 2025.01 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°34'44"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°19'24"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°33'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.92 FEET;
 - THENCE S89°53'56"W A DISTANCE OF 67.54 FEET;
 - THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
 - THENCE S89°46'24"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 1805.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'56"W A DISTANCE OF 1718.20 FEET;
 - THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE LEFT;
 - THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1805.00 FEET, A DELTA ANGLE OF 60°29'32", AN ARC LENGTH OF 1998.51 FEET, WHOSE LONG CHORD BEARS S59°09'46"W A DISTANCE OF 1507.17 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 S51°02'21"W A DISTANCE OF 1769.59 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 101.10 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 803.66 FEET;
 - THENCE N00°15'44"W A DISTANCE OF 808.32 FEET;
 - THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;
 - THENCE S79°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. 095808208 AND BRADLEY ROAD (NEW DESIGN 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 739.89 ACRES, MORE OR LESS. THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 611.59 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" ALUMINUM ILS 17499) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/ANCH MARK IN CONCRETE).

Adjacent Parcels

REF NUMBER	ZONING	OWNER	ADDRESS
1	A5D	UNIT 16 (COLORADO SPRINGS)	710 1/2 PUL CRUCE LANE COLORADO SPRINGS CO 81615-1515
2	I-2	NEARBY DOWNS PROPERTIES LLC	532 LA GONDA WAY STE 210 DANVILLE CA 94526-1911
3	PUD	KEPPELE FAMILY PARTNERSHIP LLP	2275 HIGHLAND DR COLORADO SPRINGS CO 81025-7913
4	PUD	MANSFIELD-WOODEN INVEST LLC	112 E PAVES PLAZA AVE STE 210 COLORADO SPRINGS CO 81010-1810
5	PUD	ULTRA RESOURCES INC	331 WYNNESS WAY STE 215 ENGLEWOOD CO 81110-1425
6	A-5	STATE OF COLORADO	1301 THURM ST STE 1010 DENVER CO 80202-1419
7	A-5	CO STATE CH OF CD PARKS & RECREAT	P2034 15TH AVE COE LEO COLORADO SPRINGS CO 81011-5125
8	A-5	FOUNTAIN VALLEY SCHOOL	4105 FOUNTAIN VALLEY SCHOOL, P20 COLORADO SPRINGS CO 81010-2351
9	RS-6519 CE	FVR LAND INVESTMENTS LLC	1 WIDEFIELD BLVD COLORADO SPRINGS CO 81010-2105
10	RS-6519 CE	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY,	27 E VERNON AVE COLORADO SPRINGS CO 81013-2204
11	A-5	HASSELL MICHAEL S	116 S CASARDO AVE STE 101 COLORADO SPRINGS CO 81011-5101
12	PUD	ROBERT BELL	518 DANANG SUN WAY COLORADO SPRINGS CO 81010-8307
13	PUD	CHRISTOPHER & ZOE M HANSEY	5195 DANANG SUN WAY COLORADO SPRINGS CO 81010-8307
14	PUD	WATERVIEW INVESTMENTS LLC	2251 W 22ND ST BLVD, STE 203 GREELEY CO 81531-4120
15	PUD	HENNER & HUBER HOLDINGS	4133 PASSING SPR CO COLORADO SPRINGS CO 81011-3814
16	PUD	JASON S. ZEBECKI CHILDREN	5118 PASSING SPR CO COLORADO SPRINGS CO 81011-3814
17	PUD	J-EL & J-STAN NEWTON	1788 GARY WAY COLORADO SPRINGS CO 81011-3837
18	PUD	ALEXANDER HALL	1172 GARY WAY COLORADO SPRINGS CO 81011-3837
19	PUD	MATTHEW & KATHLEEN GORDON	1610 DANANG PROM WAY COLORADO SPRINGS CO 81010-8317
20	PUD	COPIE COLON TERRY	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
21	PUD	DANIEL TERRY	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
22	PUD	BESSY BENNING	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
23	PUD	GERARDO LUIS & MELLY GARCIA	1 EISEN PA PORT SPRINGS CO 81011-4124
24	PUD	JESSIE PALOMERA	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
25	PUD	BEA & CHRISTEL KEMPE	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
26	PUD	WESLEY SOKOL	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
27	PUD	FERRIS & JENNIFER GASTA	3512 TATEMAN DR ALLEN TX 75013-3932
28	PUD	MICHAEL HESTER	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
29	PUD	MICHAEL STRICKLAND	70 BOX 571 DENVER WA 98221-5131
30	PUD	RYAN LEPPEL	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
31	PUD	JASON DOWELL	4814 ESCANABA DR COLORADO SPRINGS CO 81011-3827
32	PUD	JASON & MICHELLE HOLECOMBE	4112 PASSING SPR CO COLORADO SPRINGS CO 81011-3815
33	PUD	WALLACE HAY	4112 PASSING SPR CO COLORADO SPRINGS CO 81011-3815

Sketch Plan Land Uses

PHASE I	Product	Acres	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		
	Park / OS	P-12	5.2 acres		
	PHASE II	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 50 units
	PHASE II	Commercial	P-17	23.1 acres	
Single Family Residential		P-18	166.9 acres	4-6 DU/AC 865 units	
Multi-Family Residential		P-21	5.2 acres	12 DU/AC 60 units	
PHASE III	Industrial	P-14	28.5 acres		
	Commercial	P-15	18.6 acres		
	Single Family Residential	P-19	69.4 acres	4-20 DU/AC 850 units	
PHASE IV	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	80.0 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.

Please update highlighted area per the recent parcel change for 5509200001

Updated per parcel changes

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.

PHASE III SINGLE FAMILY RESIDENTIAL (P-20) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 15 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 6 TO 8 DU/ACRE.

AMENDED PARCELS	PARCEL NUMBER	ACREAGE	OWNER
	550000413	28.3 acres	CPR ENTITLEMENTS, LLC
	550000414	101.33 acres	RANKIN HOLDINGS LP, BLUME
	5500000332	17.0 acres	RANKIN HOLDINGS LP, BLUME

The assessor reflects this parcel has changed. The parcel is now 5509200001 and the acreage and owner information has changed. Please revise.

REVISED PAR OWNERSHIP 12/15/20

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

PCD PROJECT NO. SKP-20-002
EA19133

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

Dakota Springs
Engineering

DSE

J-CAD
CONSULTING LLC
1000 S. W. 10TH AVE
MIAMI, FL 33135
719-377-0002

WATERVIEW

2020_SKETCH_PLAN_AMENDMENT

DATE: 5/20/2020
DRAWN: J-CAD
APPROVED: P.A. GIBELSKI

REVISIONS:
DATE: BY: COMMENTS:

COVER SHEET

SHEET NO.

1
OF 2 SHEETS

DSE_NO_01-02-19-05

Most Likely NOT
User will REVISIT
@ Final/Prelim PLAT

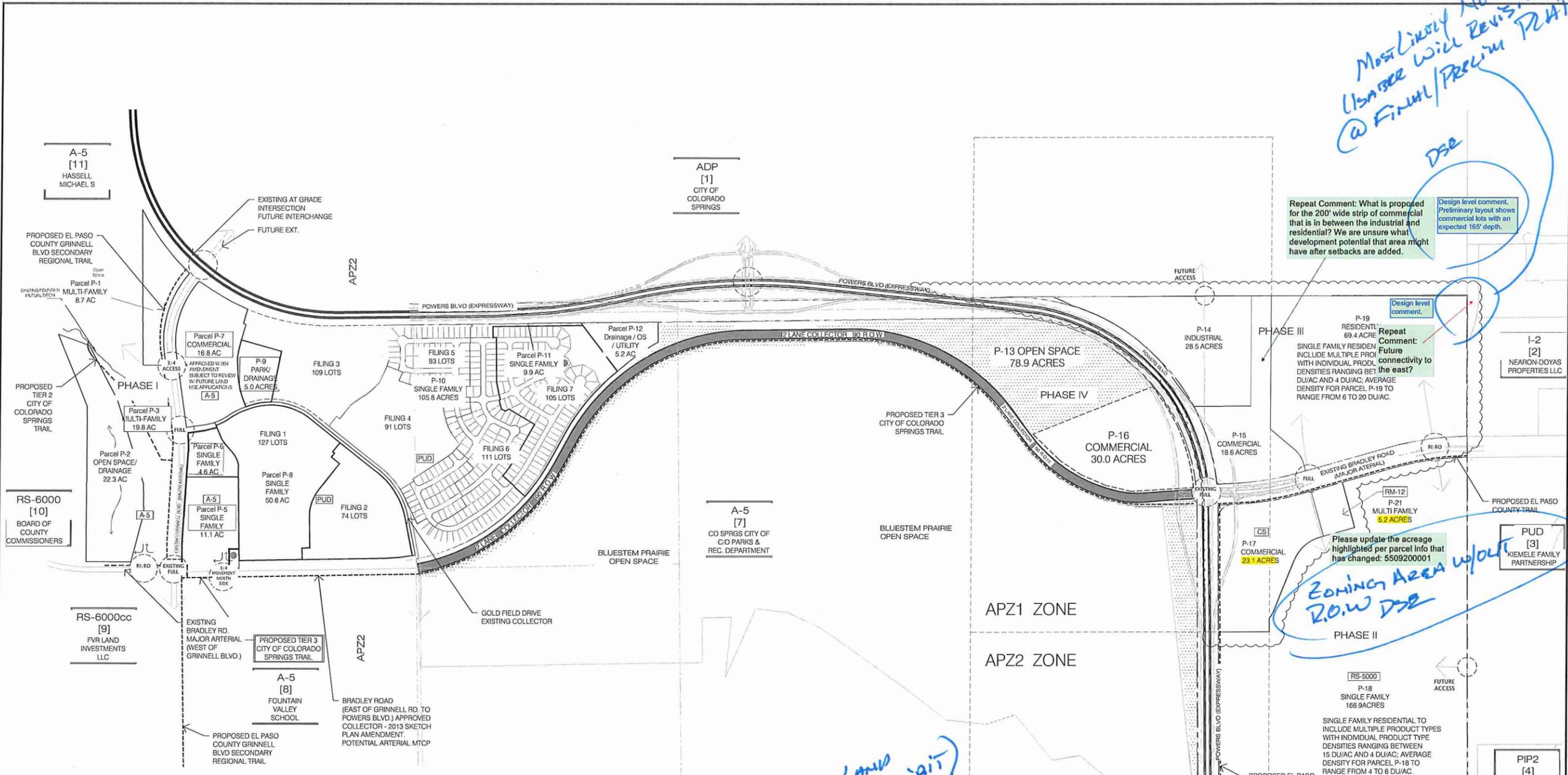
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7380
F: (719) 227-7392

DSE
Dakota Springs
Engineering

JCAD
COMPUTER AIDED
DESIGN
719-377-0002

WATERVIEW

2020_SKETCH_PLAN_AMENDMENT



Repeat Comment: What is proposed for the 200' wide strip of commercial that is in between the industrial and residential? We are unsure what development potential that area might have after setbacks are added.

Design level comment. Preliminary layout shows commercial lots with an expected 165' depth.

Repeat Comment: Future connectivity to the east?

Please update the acreage highlighted per parcel info that has changed: 5509200001

Edging Area w/out R.O.W DSE

REVISED PER SURVEY (AND AREA) (SEE SURVEY EXHIBIT) DSE

12/15/20

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.

Sketch Plan Land Uses					
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	50 units	
PHASE II					
Commercial	P-17	23.1 acres	Updated per parcel changes		
Single Family Residential	P-18	166.9 acres	4-6 DU/AC	865 units	
Multi-Family Residential	P-21	5.2 acres	12 DU/AC	60 units	
PHASE III					
Industrial	P-14	28.5 acres			
Commercial	P-15	18.6 acres			
Single Family Residential	P-19	69.4 acres	4-20 DU/AC	850 units	
PHASE IV					
Proposed Open Space	P-13	78.9 acres			
Commercial	P-16	30.0 acres			
Total All		681.0 acres			

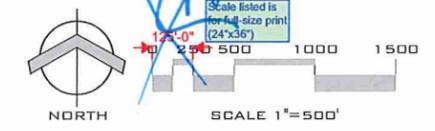
Phasing Plan

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.

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.

PHASE III SINGLE FAMILY RESIDENTIAL (P-20) TO INCLUDE MULTIPLE RESIDENTIAL PRODUCT TYPES THAT CAN RANGE BETWEEN 20 DU/ACRE AND 4 DU/ACRE WITH AN AVERAGE DENSITY OF 6 TO 12 DU/ACRE.



DATE: 8/20/20
DRAWN: JCAD
APPROVED: P.A. KOSCIELSKI

REVISIONS:

NO.	DATE	BY	COMMENTS

PLAN SHEET

SHEET NO. 2 OF 2 SHEETS

DSE_NO_01-02-19-05

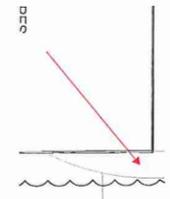
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Arrow (3)



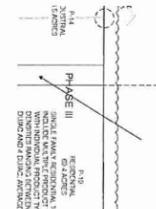
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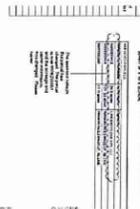
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*REVISION TO CURRENT
LAND DISTRICTS
12/15/20*

The assessor reflects this parcel has changed. The parcel is now 5509200001 and the acreage and owner information has changed. Please revise.

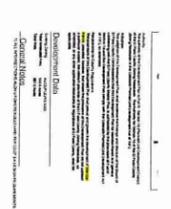
Highlight (10)

findings and decision of
1 for Meridian Ranch is i
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Revised

Meridian Ranc



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Revised

Meridian
Ranch

P-17
COMMERCIAL
23.1 ACRES

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23.1 ACRE

Zone 2.0. W. Area
W/ 2.0. W.

P-21
MULTI FAMILY
5.2 ACRES

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5.2 ACRE

Zone 2.0. W. Area
W/ 2.0. W.

23.1 acres
166.9 acres

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23.1 acres

Zone 2.0. W. Area
W/ 2.0. W.

166.9 acres
5.2 acres

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5.2 acres

23.1 acres
166.9 acres

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23.1 acres

166.9 acres
5.2 acres

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5.2 acres



S	
es	4-6 DU/AC 865 units
	12 DU/AC 60 units
S	
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12 DU/AC 60 units

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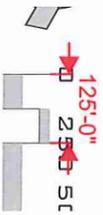
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es	4-6 DU/AC 865 units
	12 DU/AC 60 units
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12 DU/AC 60 units

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Length Measurement (1)



125'-0"

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PCD File # (1)

SKP-20-002

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Text Box (9)

Repeat Comment: Please add the CAD-O to reflect this is within the airport overlay.

Repeat Comment: Please add the CAD-O to reflect this is within the airport overlay.
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ADDED

CAD-O

Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 10/29/2020 1:12:11 PM
Status:
Color: ■
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ADDED

Repeat Comment: What is proposed here is in between the industrial and residential? We are unsure what have after setbacks are added.

Subject: Text Box

Page Label: 2

Author: Lindsay Darden

Date: 10/30/2020 8:44:01 AM

Status:

Color: ■

Layer:

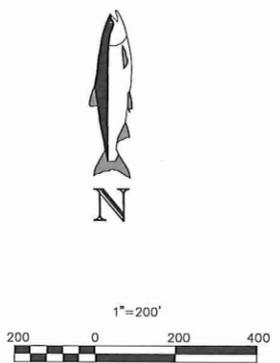
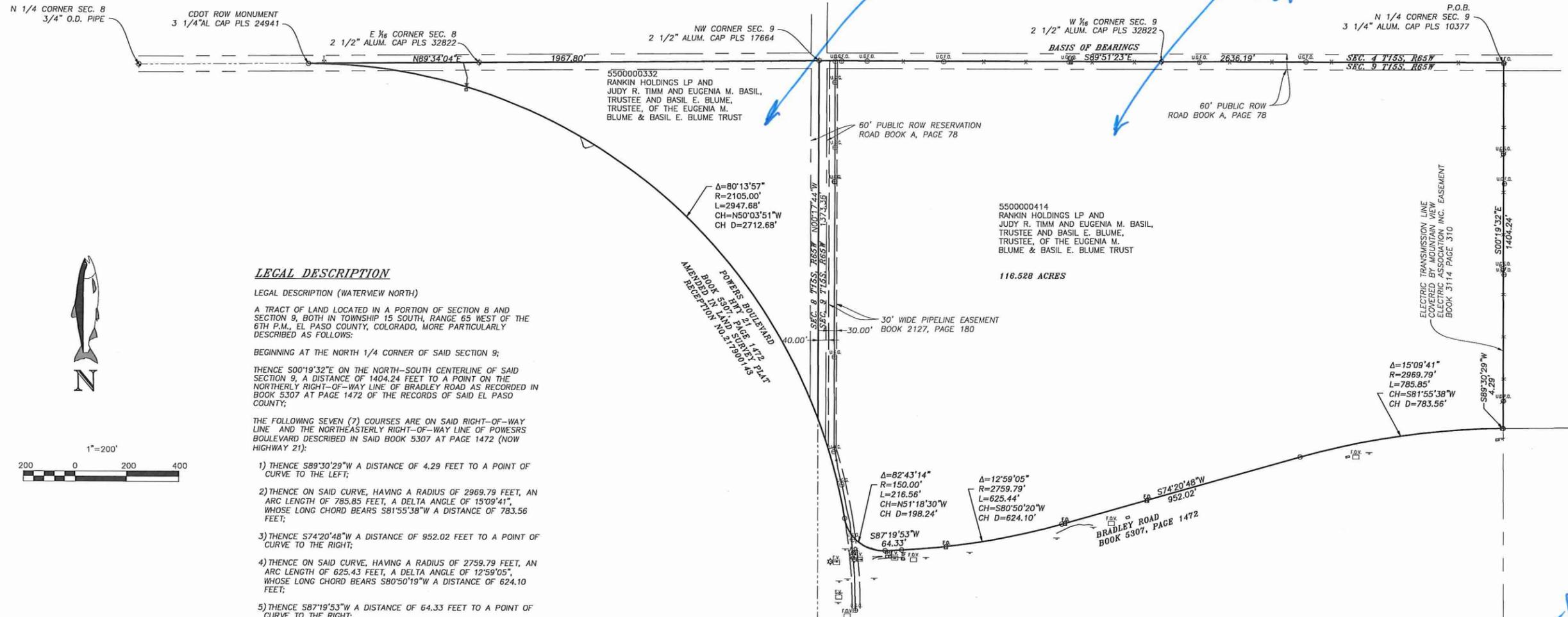
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REMOVED SETBACKS

Repeat Comment: What is proposed for the 200' wide strip of commercial that is in between the industrial and residential? We are unsure what development potential that area might have after setbacks are added.

SURVEY EXHIBIT

PART OF THE EAST 1/2 OF SECTION 8, AND THE WEST 1/2 OF SECTION 9, BOTH IN
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,
SHEET 1 OF 1



LEGAL DESCRIPTION

LEGAL DESCRIPTION (WATERVIEW NORTH)
A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON 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;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116,528 ACRES MORE OR LESS

- LEGEND**
- ◆ PLSS CORNER
 - ⊙ FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
 - SET 1/2" REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (M) MEASURED
 - (R) RECORD
 - ⊕ UTILITY POLE
 - ⊖ UNDER GROUND GAS MARKER
 - ⊖ UNDER GROUND FIBER OPTIC
 - BURIED GAS/PETROLEUM LINE
 - OVERHEAD ELECTRIC LINE
 - BARB WIRE FENCE

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT
ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO'S 08041C0956G AND 08041C0768G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

NOTES
1) DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET.
2) UTILITY LINES WERE MAPPED BASED ON OBSERVED EVIDENCE ONLY.

SURVEYED
APRIL 2020

RHS 12/15/20



