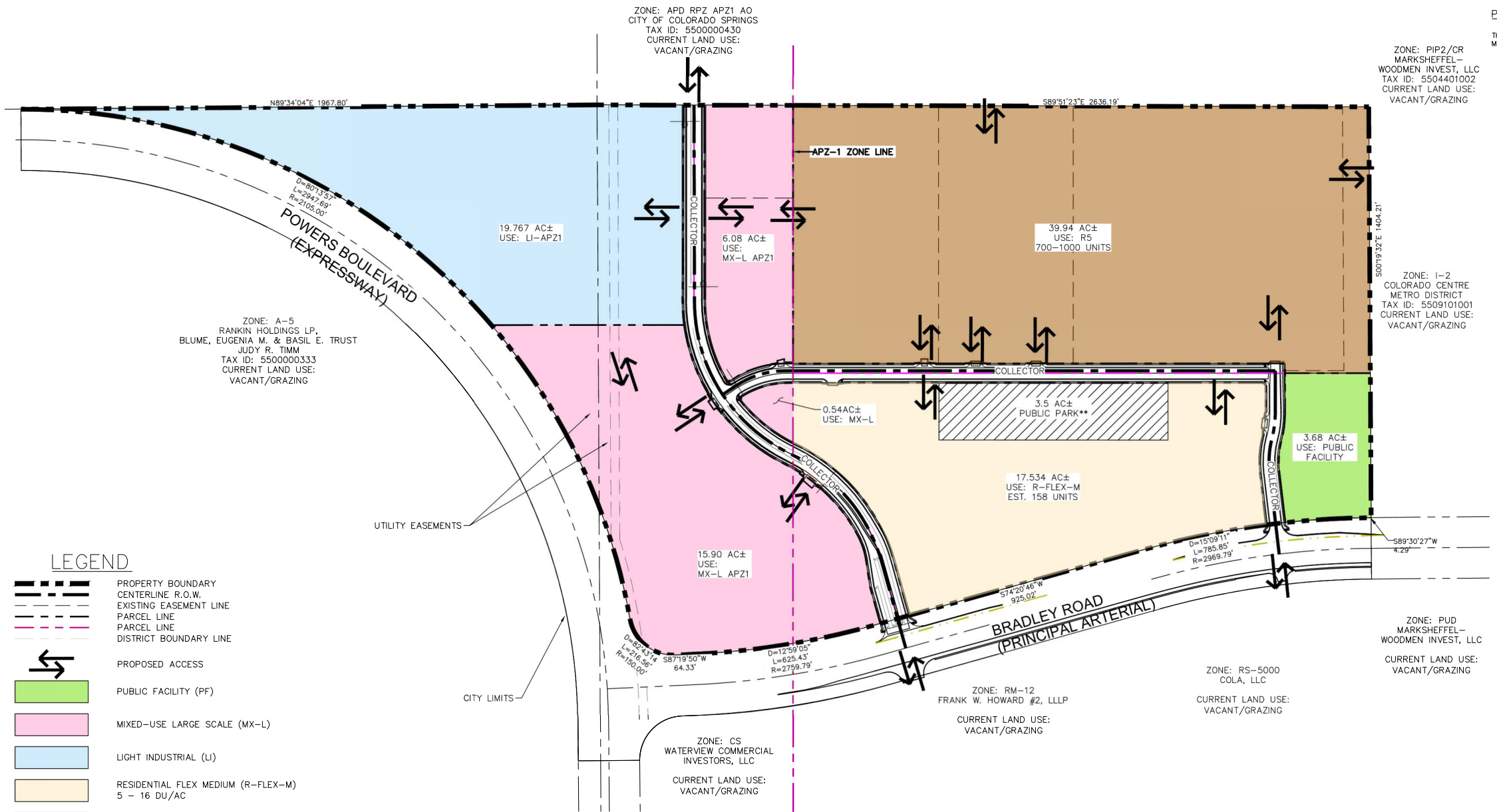
VILLAGES AT WATERVIEW NORTH

MASTER PLAN
MAY 2023



PROJECT STATEMENT

THE PROJECT PROPOSES TO DESIGNATE 116.528AC± TO BE NOW KNOWN AS VILLAGES AT WATERVIEW NORTH MASTER PLAN, A PROPOSED MIX OF RESIDENTIAL, COMMERCIAL, AND OPEN SPACE NEIGHBORHOOD DEVELOPMENT.

GENERAL NOTES

1. BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE
2. ALL MAJOR ARTERIAL, COLLECTOR AND RESIDENTIAL STREETS ARE LISTED AS PUBLIC STREETS.
3. THE DESIGN OF COLLECTOR STREET INTERSECTIONS ARE CONCEPTUAL ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLANS AFFECTING THOSE STREETS.
4. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL ROADWAY, OPEN SPACE, AND LOT SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
5. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
6. PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
7. ALL FUTURE PARKS THAT ARE LESS THAN 3.5 ACRES WILL BE INSTALLED AND MAINTAINED BY THE WATERVIEW NORTH METRO DISTRICT NO. 2
8. THE PARKLAND DEDICATION ORDINANCE WILL BE PARTIALLY SATISFIED THROUGH 3.5 ACRES OF LAND DEDICATION TO THE CITY OF COLORADO SPRINGS FOR A PUBLIC NEIGHBORHOOD PARK WITHIN PARCEL 4. REMAINING PLDO NEIGHBORHOOD AND COMMUNITY PARK OBLIGATIONS WILL BE SATISFIED BY FEES IN LIEU OF LAND. PARK LOCATION AND DEDICATION TIMING WILL BE MADE WITH FUTURE DEVELOPMENT PLAN APPLICATIONS. SHOULD THIS DIRECTION CHANGE AFTER MASTER PLAN AND CONCEPT PLAN APPROVAL, THIS OBLIGATION CAN BE EVALUATED administratively.
9. ALL PARKLAND WHICH MEETS A PLDO OBLIGATION MUST BE ZONED PK BY THE APPLICANT IN CONJUNCTION WITH THE PARK PLAT AND IS DONE SO THROUGH A CITY ZONING APPLICATION.
10. 3.5 ACRES OF PLDO LAND DEDICATION ARE TO MEET PARCEL OBLIGATIONS AS DICTATED IN CONCEPT PLAN.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
12. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTION ZONING CODE FOR EACH TYPE OF USE.
13. FLOODPLAIN STATEMENT: THIS PROPERTY AMENDED AS PART OF THE CONCEPT PLAN IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 12/7/2018.

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE R.O.W.
- EXISTING EASEMENT LINE
- PARCEL LINE
- PARCEL LINE
- DISTRICT BOUNDARY LINE
- PROPOSED ACCESS
- PUBLIC FACILITY (PF)
- MIXED–USE LARGE SCALE (MX–L)
- LIGHT INDUSTRIAL (LI)
- RESIDENTIAL FLEX MEDIUM (R–FLEX–M) 5 – 16 DU/AC
- RESIDENTIAL MULTIFAMILY–HIGH (R–5) 25 DU/AC

VICINITY MAP (NTS)

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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 ¼ 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 ¼ 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

OWNERS:
CPR ENTITLEMENTS LLC
TSN:5500000452, 5500000455, 5500000457
31 N. TEJON STREET, SUITE 518
COLORADO SPRINGS, CO 80903

PHI REAL ESTATE SERVICES LLC
TSN: 5500000441
200 W. CITY CENTER DRIVE, SUITE 200
PUEBLO, CO 81003

WVN 96 LLC
TSN: 5500000454
17 S WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903

VETEREANS VILLA OPERATING LLC
TSN: 5500000453
17332 EDNA STREET
OMAHA NE, 68136

SCHULZ PARTNERSHIP LLLP
TSN: 5500000456
301 SNOWCREST ROAD
WESTCLIFFE, CO 81252

APPLICANT/OWNER/DEVELOPER:
DAKOTA SPRINGS ENGINEERING
C/O PAKOSCIELSKI
31 N. TAJON STREET, SUITE 512
COLORADO SPRINGS, CO 80903

PLANNER:
KIMLEY–HORN AND ASSOCIATES INC.
2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, 80903

CITY APPROVAL:

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

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31 N. Tejon, Suite 500 Colorado Springs, CO 80903

MASTER PLAN
SHEET 01 OF 01

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