

# VILLAGES AT WATERVIEW NORTH CONCEPT PLAN MAY 2023

**SITE DATA**  
 OWNER: BLH NO. 2, LLC, CITY OF COLORADO SPRINGS & AE BARNES III LLC  
 TAX ID NO.: 5300000632; 5300000633; 5300000629; 5300000734  
 CURRENT ZONING: R1-6000/CR/R5/CR/PBC/CR/PUD/SS/AO  
 TOTAL ACRES: 116.528 AC±  
 EXISTING LAND USE: AGRICULTURAL, GRAZING LAND

**PROJECT DESCRIPTION**

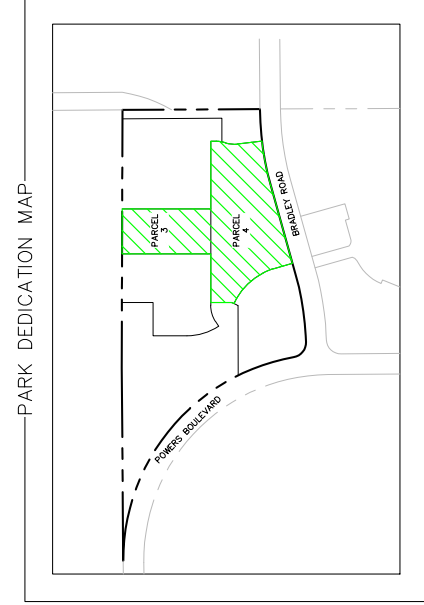
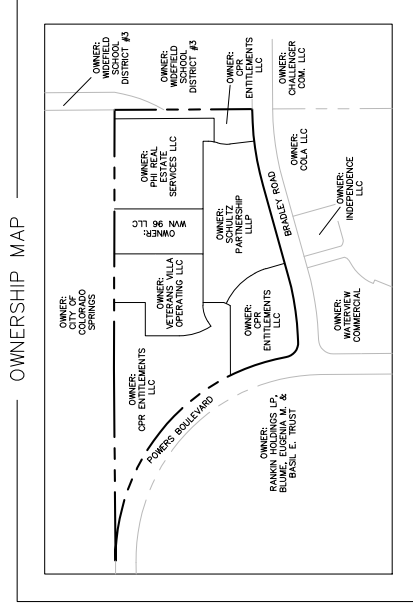
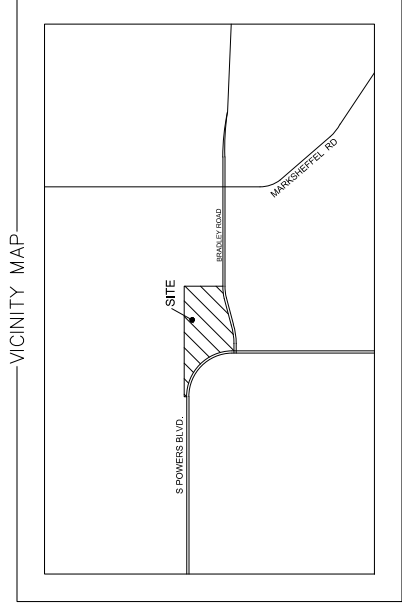
THE PROJECT PROPOSES TO DESIGNATE 116.528AC± TO BE NOW KNOWN AS VILLAGES AT WATERVIEW NORTH CONCEPT PLAN, A PROPOSED MIX OF RESIDENTIAL NEIGHBORHOODS, COMMERCIAL, OPEN SPACE AND PARK USES.

**GENERAL NOTES**

1. ALL UTILITIES 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.
4. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUAL. THE DEVELOPMENT OF THE STREETS, INCLUDING SIDEWALKS, CURBS, AND DRIVEWAYS, 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 MANAGEMENT SHALL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
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. SPRINGS FOR A PUBLIC NEIGHBORHOOD PARK WITHIN PARCEL 4, REMAINING PUDO 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.
9. ALL PARKLAND WHICH MEETS DEDICATION OBLIGATIONS CAN BE DEVELOPED FOR OTHER COMMERCIAL OR RESIDENTIAL DEVELOPMENTS.
10. 3.3 ACRES OF PUDO LAND DEDICATION ARE TO MEET THE OBLIGATIONS ORIGINATED BY PARCEL 4 AND 9.55 ACRES OF PARCEL 3 AS MARKED ON THE ATTACHED MAP. THE DEDICATION OF THIS LAND SHALL BE PAID AS FEES IN LIEU OF ALL OTHER PARCELS/AREAS WHICH SHALL BE SUBJECT TO FEES IN LIEU OF LAND DEDICATION. IF REMAINING TO BE PAID AS FEES IN LIEU OF ALL OTHER PARCELS/AREAS BUILDING PERMIT.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT, THE AIRPORT AUTHORITY SHALL BE ADVISED BY THE CITY OF COLORADO SPRINGS OF ANY PROPOSED DEVELOPMENT WITHIN THE AIRPORT'S AIR TRAFFIC SURVEILLANCE AREA.
12. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUAL. THE DEVELOPMENT OF THE STREETS, INCLUDING SIDEWALKS, CURBS, AND DRIVEWAYS, OPEN SPACE, AND LOT SIZES 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 AMENAGE AS PART OF THE CONCEPT PLAN IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041007686', EFFECTIVE DATE 12/7/2018.

OVERALL SITE DATA	
ACREAGE	116.528AC±
TAX SCHEDULE NUMBER	5000000441, 5000000452, 5000000453, 5000000454, 5000000455, 5000000456 & 5000000457
EXISTING ZONE(S)	I-2 CS, CS RM-30 RS-5000, RM-12, AO
PROPOSED ZONE	R-5, R-FLEX-MED, U-AO, MX-L, SS/AO/HPZ1
MAX. DENSITY RANGE	2.0-24.99DU/AC
PARCEL OVERALL	101.988AC±
PUBLIC PARKS	3.51AC±
OPEN SPACE/PONDS	4.28AC±
MAJOR/MINOR ARTERIAL	6.82AC±

PROPOSED LAND USE		ACREAGE
CLASSIFICATION	DU/AC	
R-FLEX-MED	5.0-16.0	17.534±
R-5	8.0-24.99	40.009±
MX-L		24.395±
U-AO		19.767±
PROPOSED (CIVIC/PUBLIC) LAND USE		ACREAGE±
LAND USE		
OPEN SPACE/DRAINAGE/PONDS		4.28±
PARKS		3.51±
INTERIOR ROW		6.82±



**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 783.56 FEET;  
 3) THENCE S74°20'48"W A DISTANCE OF 992.02 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 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 190.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N51°19'25"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 2712.88 FEET TO THE NORTH LINE OF THE NW 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 5075.95± SQUARE FEET OR 116.528 ACRES MORE OR LESS

**FLOODPLAIN NOTES**  
 THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041007686', EFFECTIVE DATE 12/7/2018.

**GEOLOGIC HAZARD OVERVIEW**

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY EATON ENGINEERING INC. DATED MAY 15, 2020, REVISED OCTOBER 1, 2020 AND JULY 15, 2022 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: HYDROCOMPACTION, COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SEASONAL SHALLOW GROUNDWATER AND SHALLOW BEDROCK. FOR FURTHER INFORMATION ON THE GEOLOGIC HAZARD REPORT, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT.

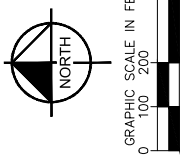
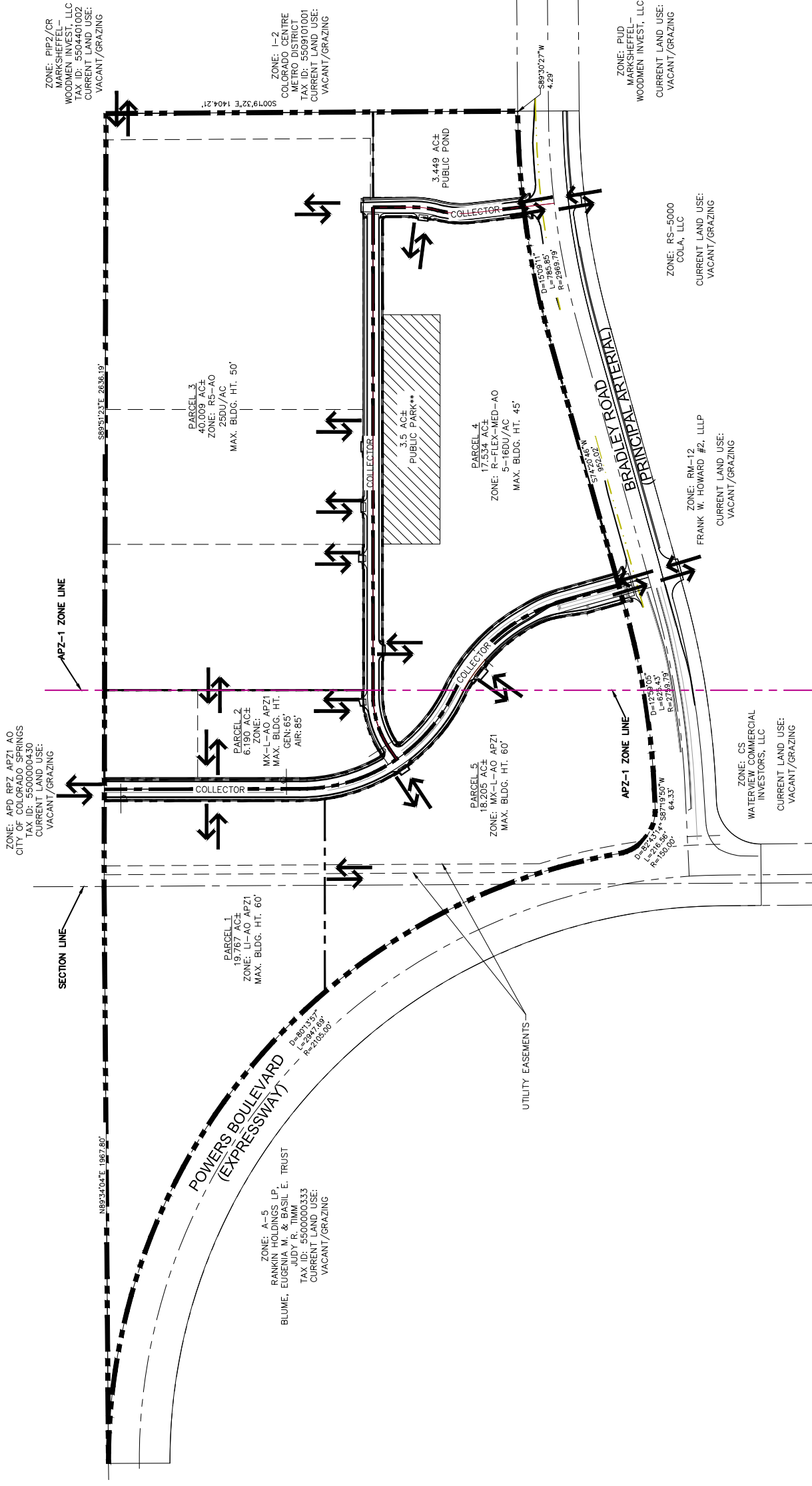
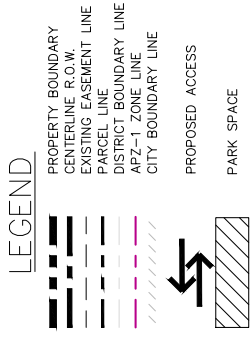
**OWNERS:**  
 OPR ENTITLEMENTS LLC  
 3745 S. WILSON STREET, SUITE 618  
 COLORADO SPRINGS, CO 80903  
 PHIL REAL ESTATE SERVICES LLC  
 200 W. CITY CENTER DRIVE, SUITE 200  
 PUEBLO, CO 81003  
 WAR 96 LLC  
 17 S. WINDMILL AVENUE  
 COLORADO SPRINGS, CO 80903  
 VETERANS VLLA OPERATING LLC  
 17332 EDNA STREET  
 OMAHA, NE 68136  
 SCHULZ PARTNERSHIP LLP  
 307 SHIMMERS ROAD  
 WESTCLIFFE, CO 81252

**APPLICANT/OWNER/DEVELOPER:**  
 DAKOTA SPRINGS ENGINEERING  
 3745 S. WILSON STREET, SUITE 618  
 COLORADO SPRINGS, CO 80903  
 PLANNER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 200 W. CITY CENTER DRIVE, SUITE 200  
 PUEBLO, CO 81003

**SHEET INDEX:**  
 01-COVER SHEET  
 02-GENERAL NOTES  
 03-DETAIL SHEET

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 Engineering Consultants  
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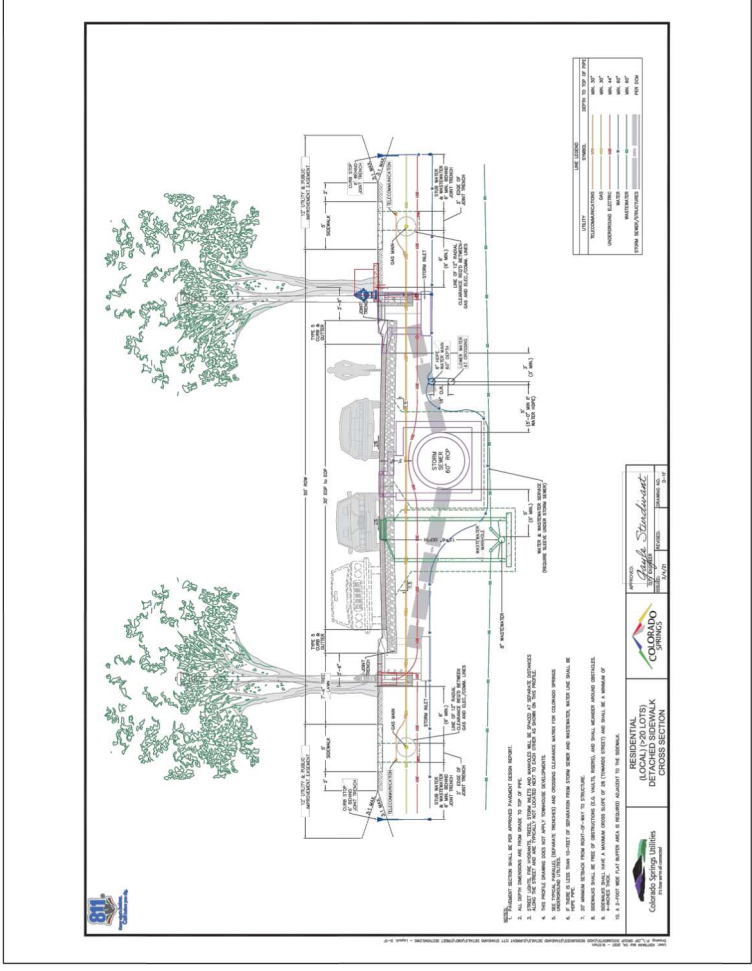
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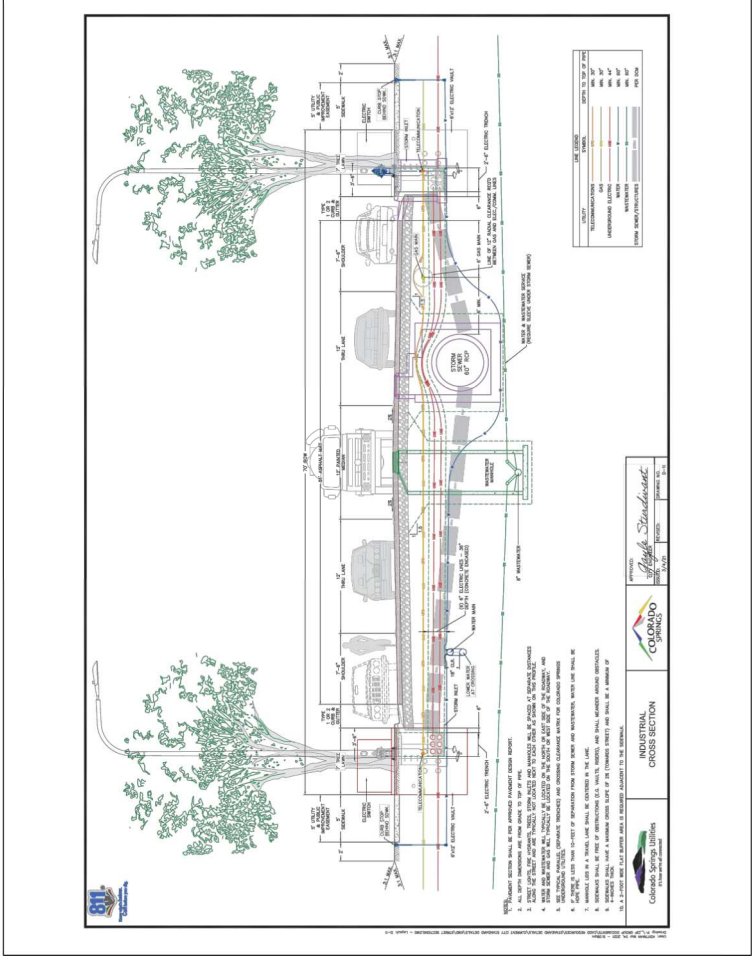
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# VILLAGES AT WATERVIEW NORTH CONCEPT PLAN MAY 2023



A MINOR COLLECTOR



B MAJOR COLLECTOR

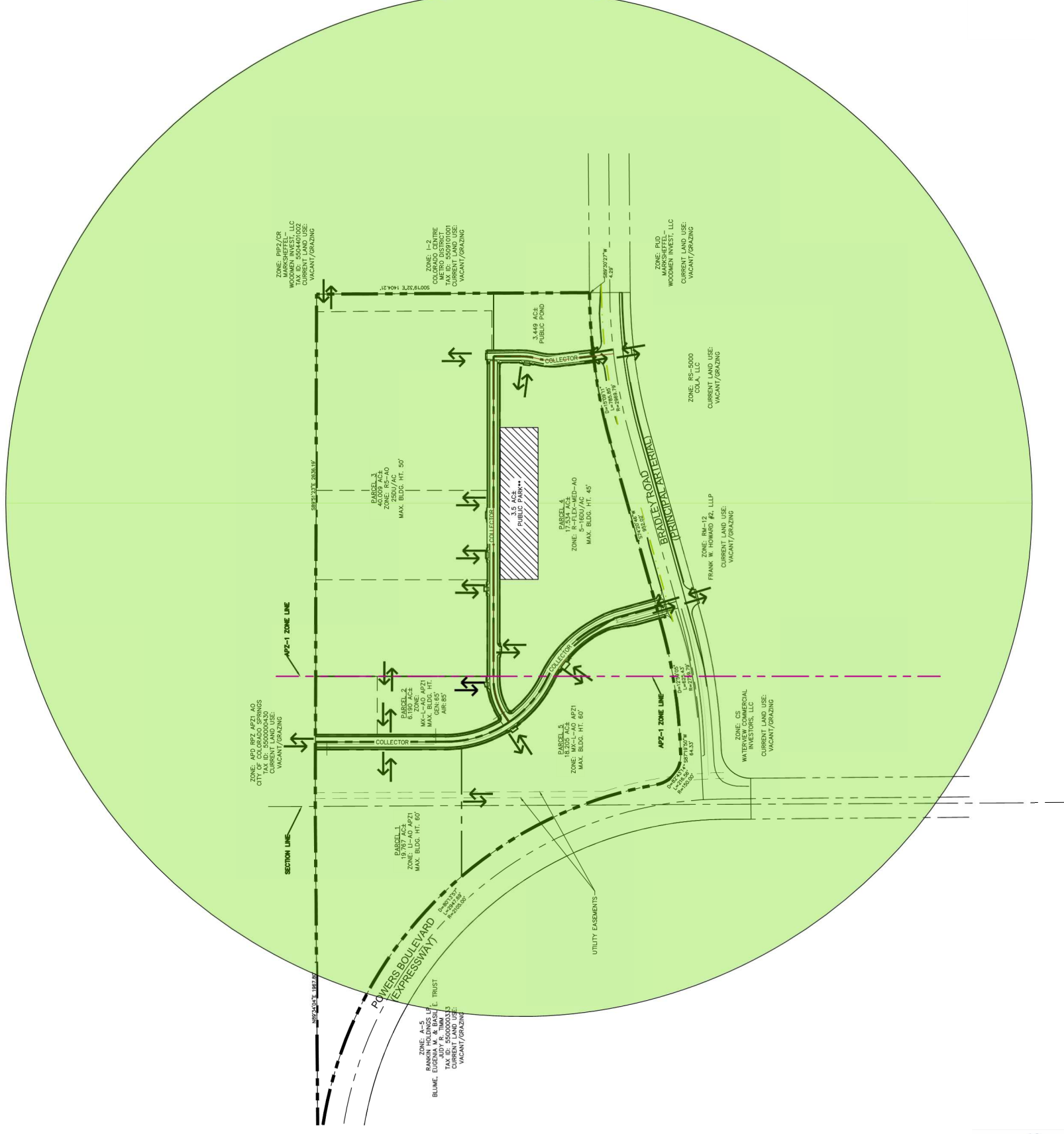


VICINITY MAP (NTS)

**LEGEND**

1/2 MILE RADIUS

**VILLAGES AT WATERVIEW NORTH  
PARK BUFFER  
MAY 2023**



GRAPHIC SCALE IN FEET  
0 150 300 600

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