

## **EXHIBIT B**

### **DEVELOPMENT SUMMARY**

The projected housing development type, including the number of residential units for each type, assumed actual unit value, and absorption schedule is summarized and provided on pages 2-4 of the Financing Plan - Exhibit D.

The property is zoned R-5000 for Filing No. 1 and Planned Unit Development for Filings 2-6. Filing 1 contains 181 single family lots and was recorded on July 14, 2020 at Reception Number 220714541. The Waterview 2018 Sketch Plan Amendment is approved for 865 residential dwelling units. On December 10, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge Amendment (Rezoning) and PUD Development Plan at Reception Number 219156068. The Developer is currently in the process of amending the PUD Development Plan.

Public improvement construction has commenced within the District for Filing 1 as well as several offsite improvements that benefit the entire District. Completed work includes grading, utilities and streets for Filing 1 and street improvements for Legacy Drive. Completed offsite improvements include an offsite waterline, offsite sewer line and a 4" gas line feeder. Work is in progress for the Bradley Road improvements, Filing 1 landscaping and grading work for Filings 2-6. Filing 2 infrastructure improvements are set to commence in May of 2021.

**NOTE:**

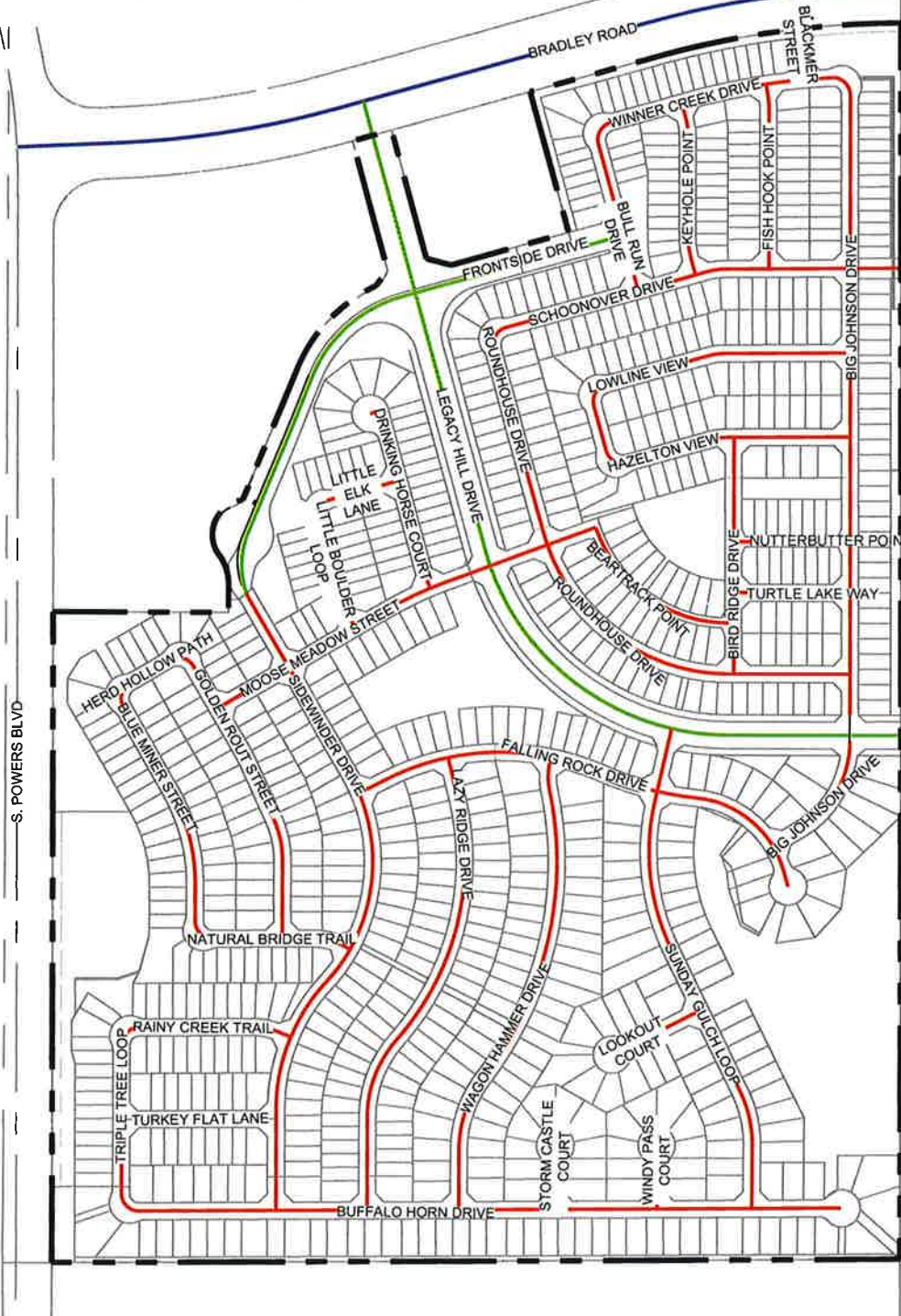
THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



GRAPHIC SCALE



( IN FEET )  
1 inch = 500 ft.



LEGEND	
	URBAN LOCAL RESIDENTIAL
	URBAN NON-RESIDENTIAL COLLECTOR
	MINOR ARTERIAL

FILE NAME: s:\20 866 028 trails pcdsp major amend\100 Dwg\105 exhibit\district map\TRAILLS AT ASPEN PARKWAY\20210212.dwg 12, 2021 2:17:31 PM CTB FILE: Matrix.ctb

PREPARED BY:



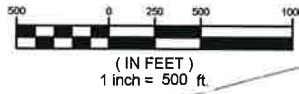
# WATERVIEW II METROPOLITAN DISTRICT ROADWAY EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: FEB 2021	DRAWING No. <b>EXH03</b>
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 3 OF 10	
CHECKED BY: NMS	VERT. N/A		

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**GRAPHIC SCALE**



**LEGEND**

-  8" SEWER
-  12" SEWER



FILE NAME: s:\20-868-028 trails pudstp major amen0100 Dwg\1105 exhibit\cadd\mcpal\TRAILS AT ASPEN PUD\DWG\SS\SS\January 12, 2021 2:17:40 PM CTB FILE: Matrix.cdb

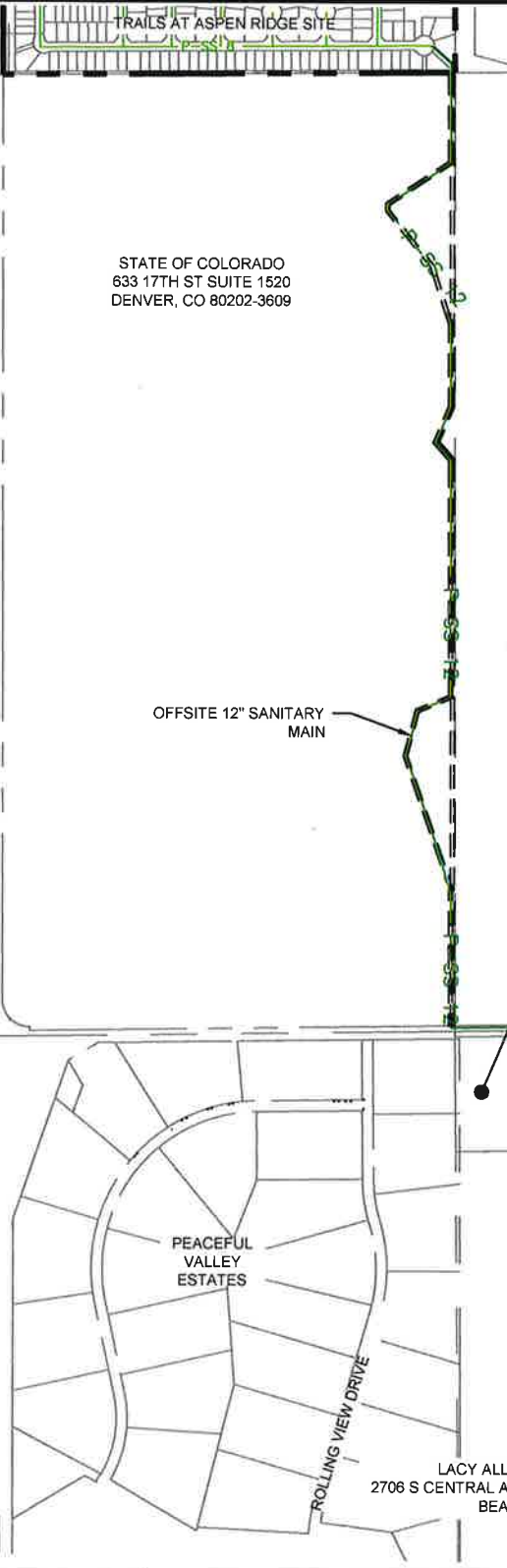
PREPARED BY:



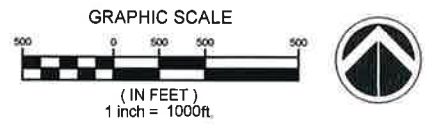
## WATERVIEW II METROPOLITAN DISTRICT ONSITE SANITARY SEWER EXHIBIT

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEB 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 500'	SHEET	4 OF 10	EXH04
CHECKED BY:	NMS	VERT. N/A			

FILE NAME: s:\2018\028 trails pudsp major amend\100 Dwg\1105 exhibit\district map\1TRAILS AT ASPEN RIDGE.dwg January 12, 2021 2:17:43 PM CTB FILE: Matrix.ctb



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LEGEND	
P-SS 8	8" SEWER
P-SS 12	12" SEWER

BLH NO 4 LLC  
 111 S TEJON ST SUITE 222  
 COLORADO SPRINGS, CO  
 80903-2246

OFFSITE 12" SANITARY MAIN

WIDEFIELD WATER & SANITATION DISTRICT  
 8495 FONTAINE BLVD  
 COLORADO SPRINGS, CO 80925-8901

SINGER RONALD P  
 8805 FONTAINE BLVD  
 COLORADO SPRINGS, CO  
 80925-9561

HPHR PROPERTIES LLC  
 14180 GLENEAGLE DR  
 COLORADO SPRINGS, CO 80921

LACY ALLEN RICHARD  
 2706 S CENTRAL AVE FLAGLER  
 BEACH, FL 32136

# WATERVIEW II METROPOLITAN DISTRICT OFFSITE SANITARY SEWER EXHIBIT

PREPARED BY:

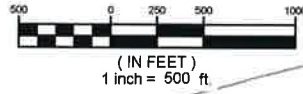


DESIGNED BY: NMS	SCALE HORIZ. 1" = 1000' VERT. N/A	DATE ISSUED: FEB 2021	DRAWING No. <b>EXH05</b>
DRAWN BY: LCB		SHEET 5 OF 10	
CHECKED BY: NMS			

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**GRAPHIC SCALE**



LEGEND	
	P-W 8 8" PVC
	P-W 12 12" PVC
	P-W 16 16" PVC

FILE NAME: s:\2018\028 trails pudsp major amend\100 Dwg\1105 exhibit\district map\TRAILS AT ASPEN RESIDENCES.dwg 12/20/21 2:17:46 PM CTB FILE: Matrix.ctb

PREPARED BY:



# WATERVIEW II METROPOLITAN DISTRICT ONSITE WATERLINE EXHIBIT

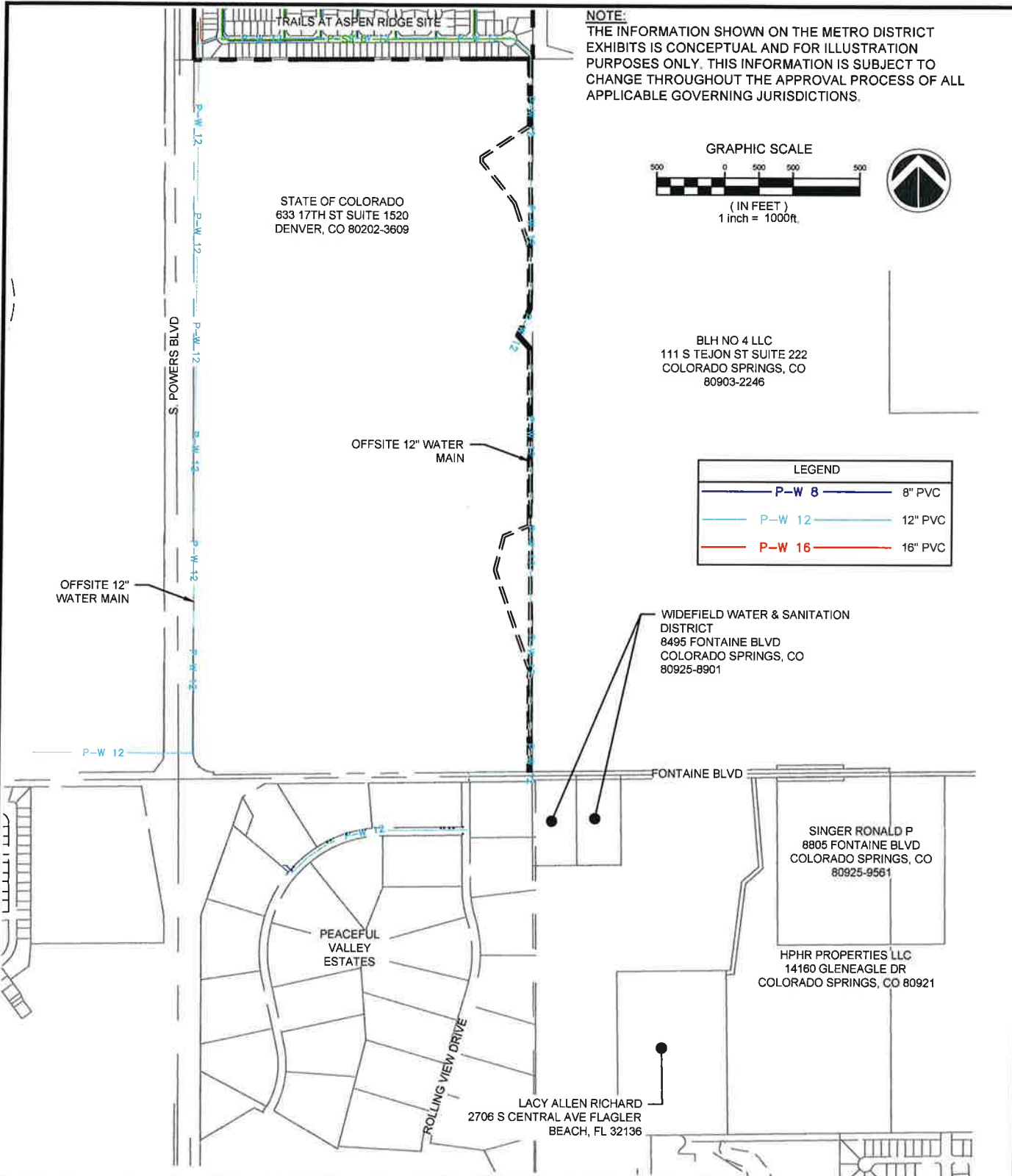
DESIGNED BY: NMS  
DRAWN BY: LCB  
CHECKED BY: NMS

SCALE	
HORIZ.	1" = 500'
VERT.	N/A

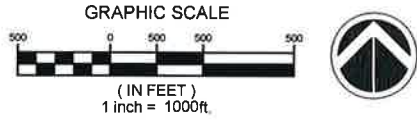
DATE ISSUED: FEB 2021  
SHEET 6 OF 10

DRAWING No.  
**EXH06**

FILE NAME: s:\2018\028 trails pudsp major amend\100 Dwg\1105 exhibit\dsd\mapa\trails at aspen ridge\trails at aspen ridge.ctb FILE: Matrix.ctb



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BLH NO 4 LLC  
111 S TEJON ST SUITE 222  
COLORADO SPRINGS, CO  
80903-2246

LEGEND	
	P-W 8 8" PVC
	P-W 12 12" PVC
	P-W 16 16" PVC

WIDEFIELD WATER & SANITATION DISTRICT  
8495 FONTAINE BLVD  
COLORADO SPRINGS, CO  
80925-8901

SINGER RONALD P  
8805 FONTAINE BLVD  
COLORADO SPRINGS, CO  
80925-9561

HPHR PROPERTIES LLC  
14160 GLENEAGLE DR  
COLORADO SPRINGS, CO 80921

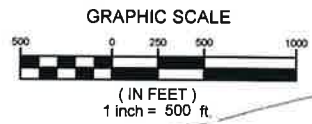
LACY ALLEN RICHARD  
2706 S CENTRAL AVE FLAGLER  
BEACH, FL 32136

PREPARED BY:

## WATERVIEW II METROPOLITAN DISTRICT OFFSITE WATERLINE EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: FEB 2021	DRAWING No. <b>EXH07</b>
DRAWN BY: LCB	HORIZ. 1" = 1000'	SHEET 7 OF 10	
CHECKED BY: NMS	VERT. N/A		

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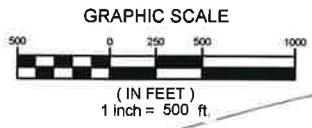
**PREPARED BY:**



## WATERVIEW II METROPOLITAN DISTRICT DRAINAGE EXHIBIT

<b>DESIGNED BY:</b> NMS	<b>SCALE</b>	<b>DATE ISSUED:</b> FEB 2021	<b>DRAWING No.</b>
<b>DRAWN BY:</b> LCB	HORIZ. 1" = 500'	<b>SHEET</b> 8 OF 10	<b>EXH08</b>
<b>CHECKED BY:</b> NMS	VERT. N/A		

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LEGEND	
	OPEN SPACE AREA
	PARK AREA



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PREPARED BY:



# WATERVIEW II METROPOLITAN DISTRICT LANDSCAPE EXHIBIT

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	FEB 2021	DRAWING No. <b>EXH09</b>
DRAWN BY:	LCB	HORIZ. 1" = 500'			
CHECKED BY:	NMS	VERT. N/A	SHEET	9 OF 10	