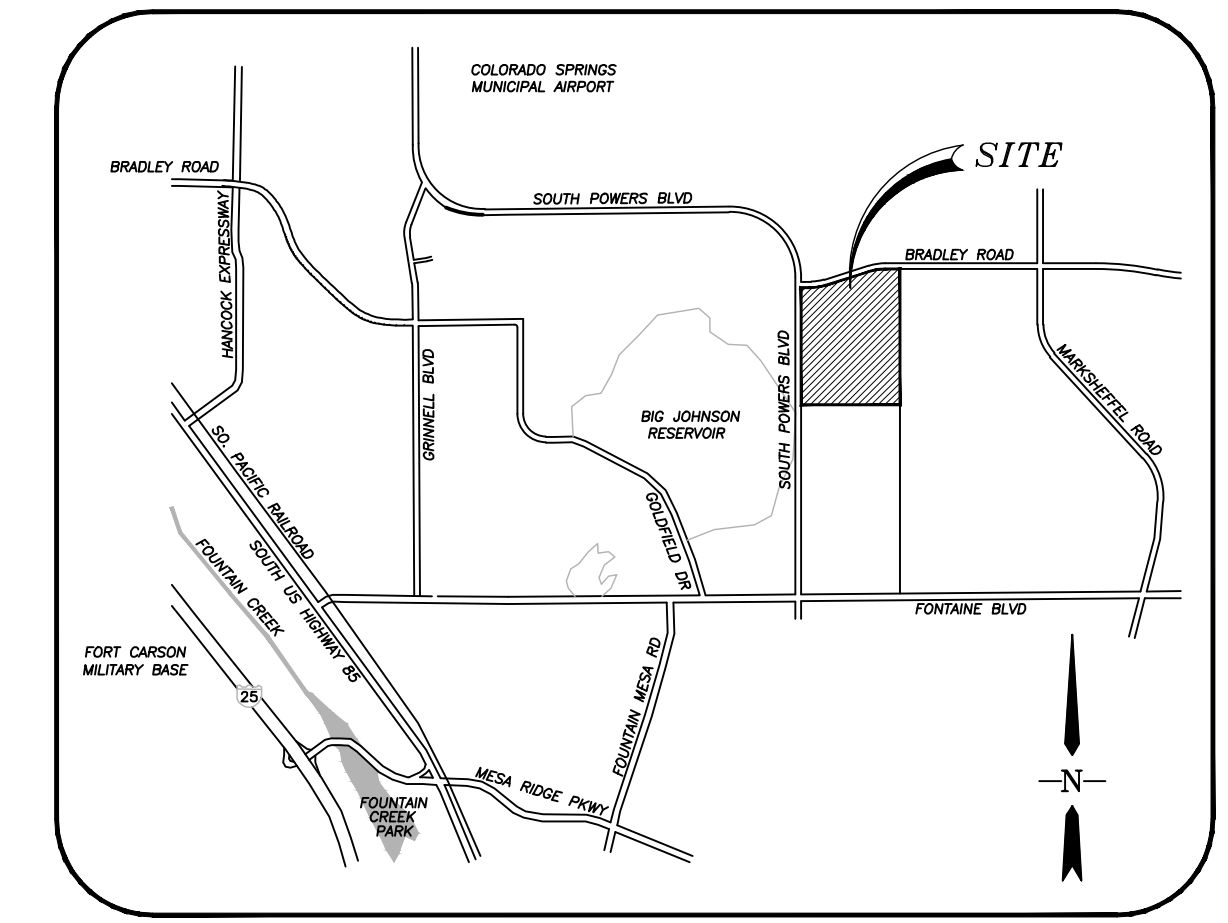


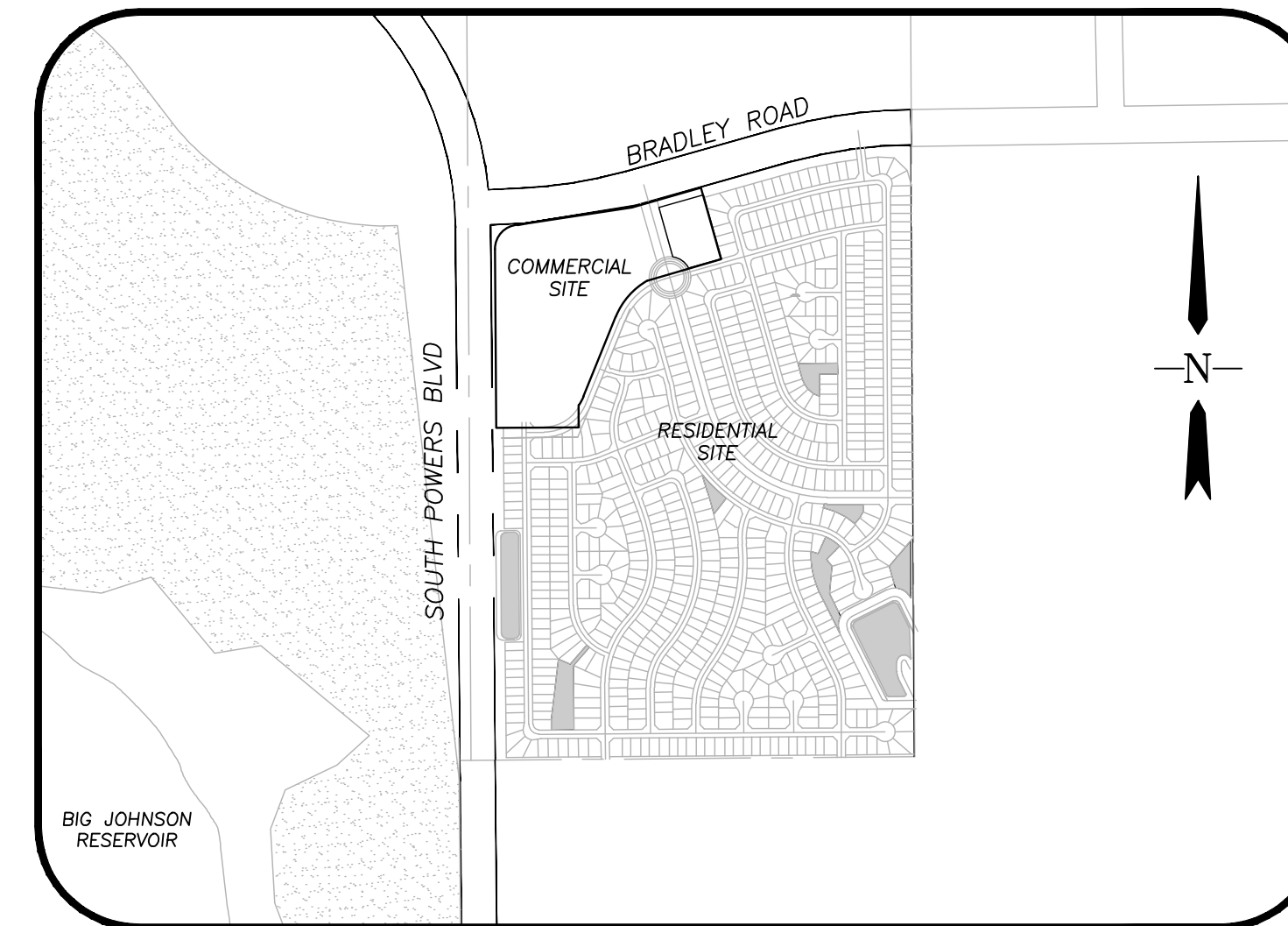
TOTAL RESIDENTIAL LOTS: 713
 TOTAL COMMERCIAL LOTS: 8
 TOTAL TRACTS: 12

WATERVIEW EAST PRELIMINARY PLAN

LOCATED IN A PORTION OF SECTION 9, T15S, R65W OF THE 6TH P.M.,
 EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
 N.T.S.



LOCATION MAP
 SCALE: 1"=1000'

LAND OWNER:
 EUGENIA BLUME & BASIL D TRUST;
 JUDY TIMM; RANKIN HOLDINGS LP
 630 SOUTHPONTE CT., SUITE 200
 COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
 CPR ENTITLEMENTS AND SW, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
 STANTEC
 1110 ELKTON DRIVE, SUITE B
 COLORADO SPRINGS, CO 80907

COMMERCIAL SITE DATA:
 NAME OF SUBDIVISION: WATERVIEW EAST
 EXISTING ZONING: A-5
 PROPOSED ZONING: CS
 PROPOSED USE: COMMERCIAL AND OPEN SPACE
 AREA (GROSS): 26.64 ac. (26.64 Commercial)
 AREA (NET): 24.91 ac. (24.91 Commercial)
 STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT
 SETBACKS:
 FRONT: 25' ON ALL LOTS
 PERIMETER: 25'
 REAR: 25' ON ALL LOTS
 ACCESSORY STRUCTURES: SEE EL PASO COUNTY LAND DEVELOPMENT CODE FOR ADDITIONAL LIMITS AND ALLOWANCES.
 BUILDING HEIGHT: 45' MAX.

RESIDENTIAL SITE DATA:
 NAME OF SUBDIVISION: WATERVIEW EAST
 EXISTING ZONING: A-5
 PROPOSED ZONING: RS-5000
 PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
 AREA (GROSS): 168.61 ac. (168.61 Residential)
 AREA (NET): 135.99 ac. (135.99 Residential)
 STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
 SETBACKS:
 FRONT: 25' ON ALL LOTS
 SIDE: 5' ON ALL LOTS
 REAR: 25' ON ALL LOTS
 ACCESSORY STRUCTURES (SHEDS, GAZEBOS, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
 BUILDING HEIGHT: 35' MAX.
 USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

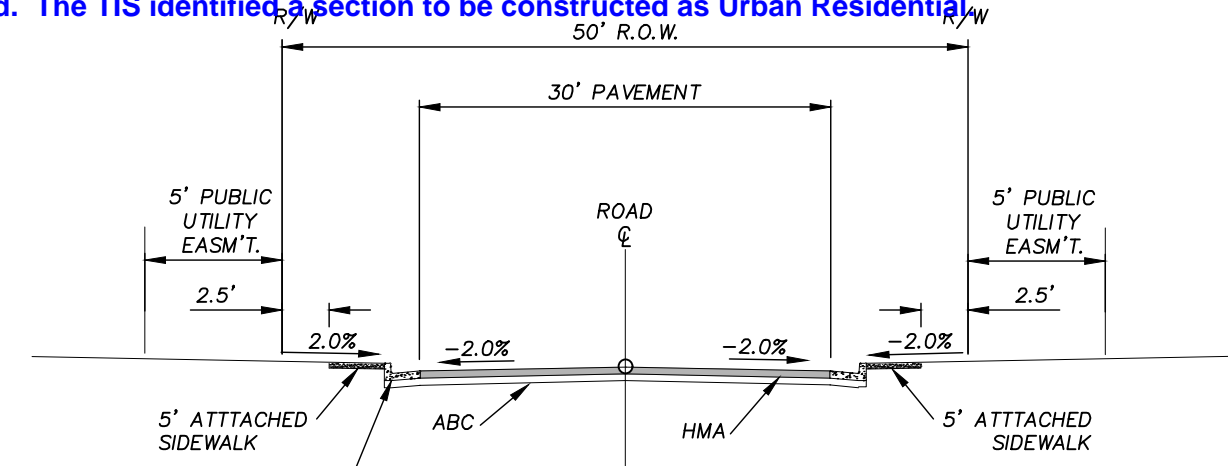
GENERAL NOTES:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA). NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER:303-2097-1192)
- THE WIDEFIELD WATER AND SANITATION DISTRICT HAS APPROVED 713 LOTS FOR THE WATERVIEW EAST DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 713 LOTS.
- NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
- ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.
- LANDSCAPING ALONG POWERS BOULEVARD WILL INCLUDE XEWERISCAPE AND EVERGREEN TREES
- ANCILLARY ACCESS TO THE COMMERCIAL LOTS WILL BE DETERMINED AT FINAL PLAT.

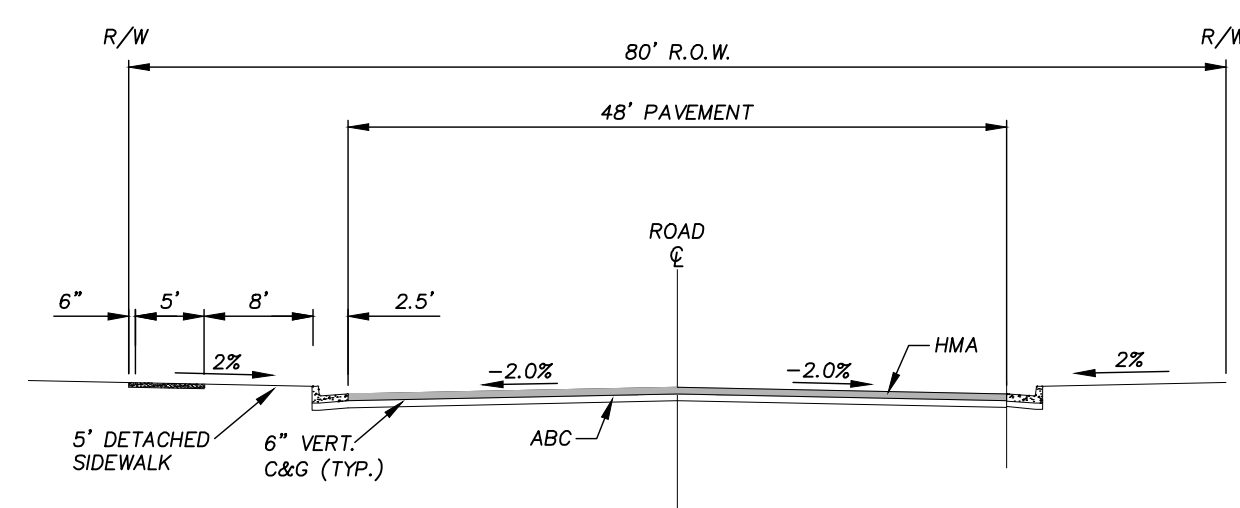
Modify if sight distance easements are proposed based on comments on sheet 5 of 9. Unresolved.

One of the Traffic Study review comment is to identify the internal road classification. If any other roadway classification are identified then include the cross section on this preliminary plan and identify the street it pertains to.

Unresolved. The TIS identified a section to be constructed as Urban Residential.



TYPICAL SECTION
 (URBAN LOCAL ROADWAY)
 SCALE : N.T.S.



TYPICAL SECTION
 (URBAN NON-RESIDENTIAL COLLECTOR)
 'A' STREET
 SCALE : N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:
- THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
 - THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
 - THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:
 3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;
 - THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY 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 FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:
 5. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
 6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
 7. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
 8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
 9. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

DEDICATION & TRACT MAINTENANCE INFORMATION:

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS BELOW:

TRACTS A, B, C, D, E, F, G, H, I, J, K AND L: OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE).

We are not a part of the request.

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

SHEET INDEX

- TITLE SHEET
- SHEET INDEX
- 9. PRELIMINARY PLAN

LDC 30' height limitation

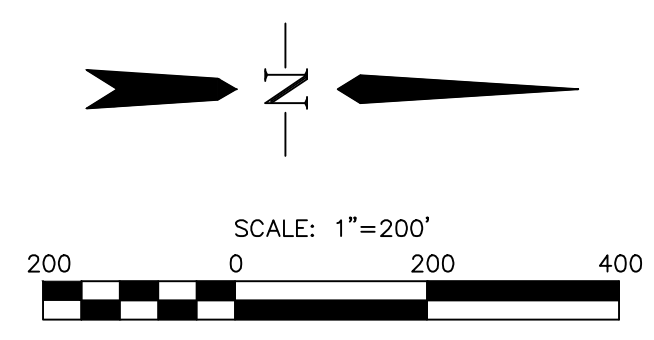
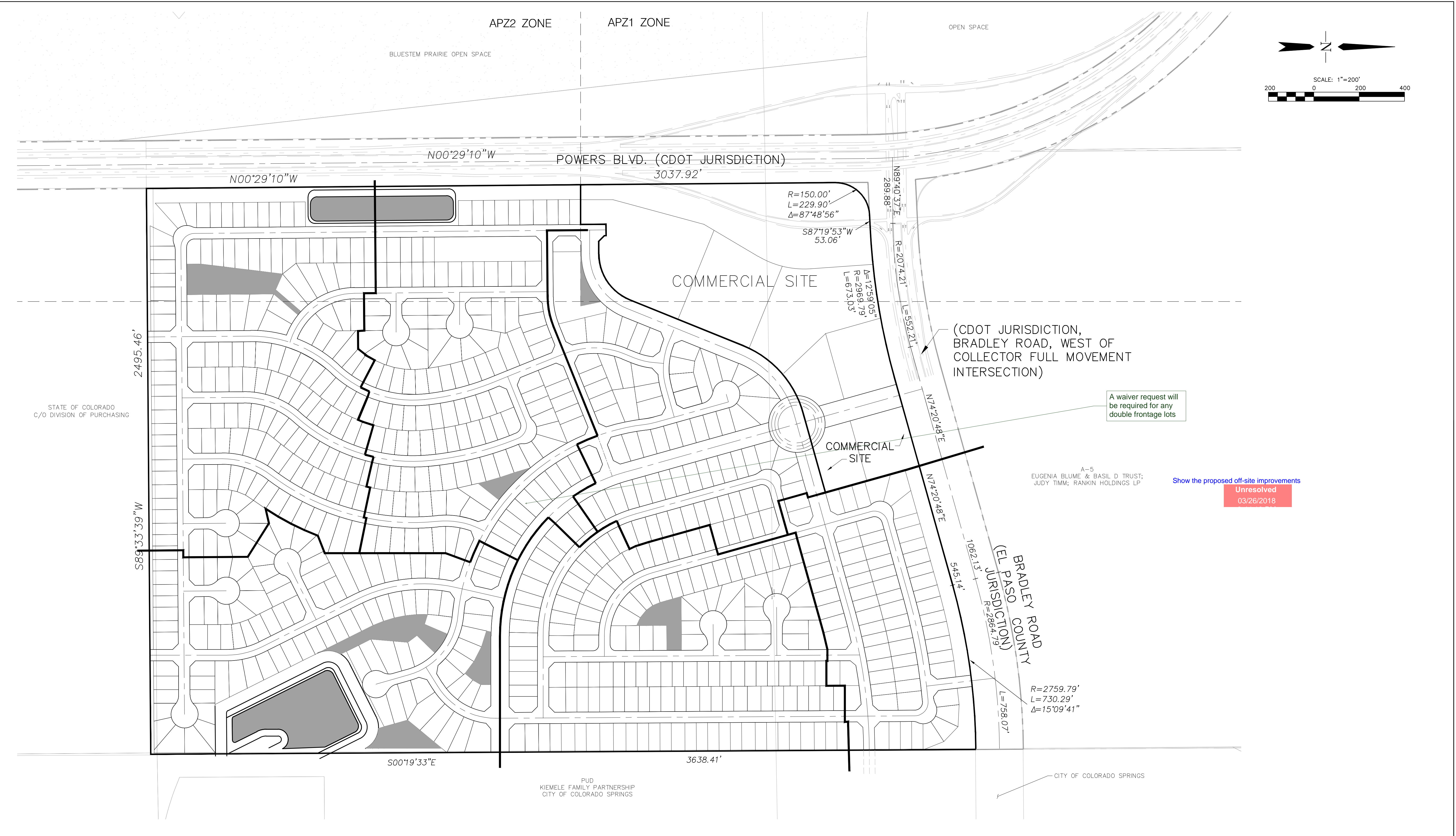
This is not a PUD so all uses listed in the RS5000 zone are allowed

COLORADO SPRINGS AIRPORT STANDARD NOTES:

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.

PCD File # SP-17-010

Computer File Information		Index of Revisions		 Stantec Stantec Consulting Inc. 1110 Elkton Drive Suite B Colorado Springs, CO 80907 Tel. (719) 432-6889 Fax. www.stantec.com	WATERVIEW EAST PRELIMINARY PLAN		Project No./Code
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Last Modification Date: 4-3-17	Initials: BG	<input type="checkbox"/>		Detailer: PF			
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Acad Ver. 2014	Scale: see plan	Units: Feet	<input type="checkbox"/>				



A waiver request will be required for any double frontage lots

Show the proposed off-site improvements
 Unresolved
 03/26/2018

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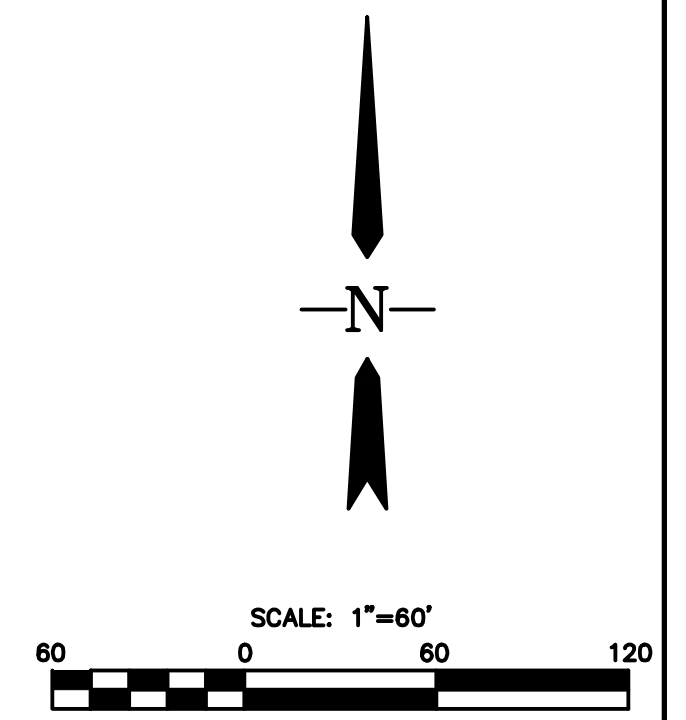
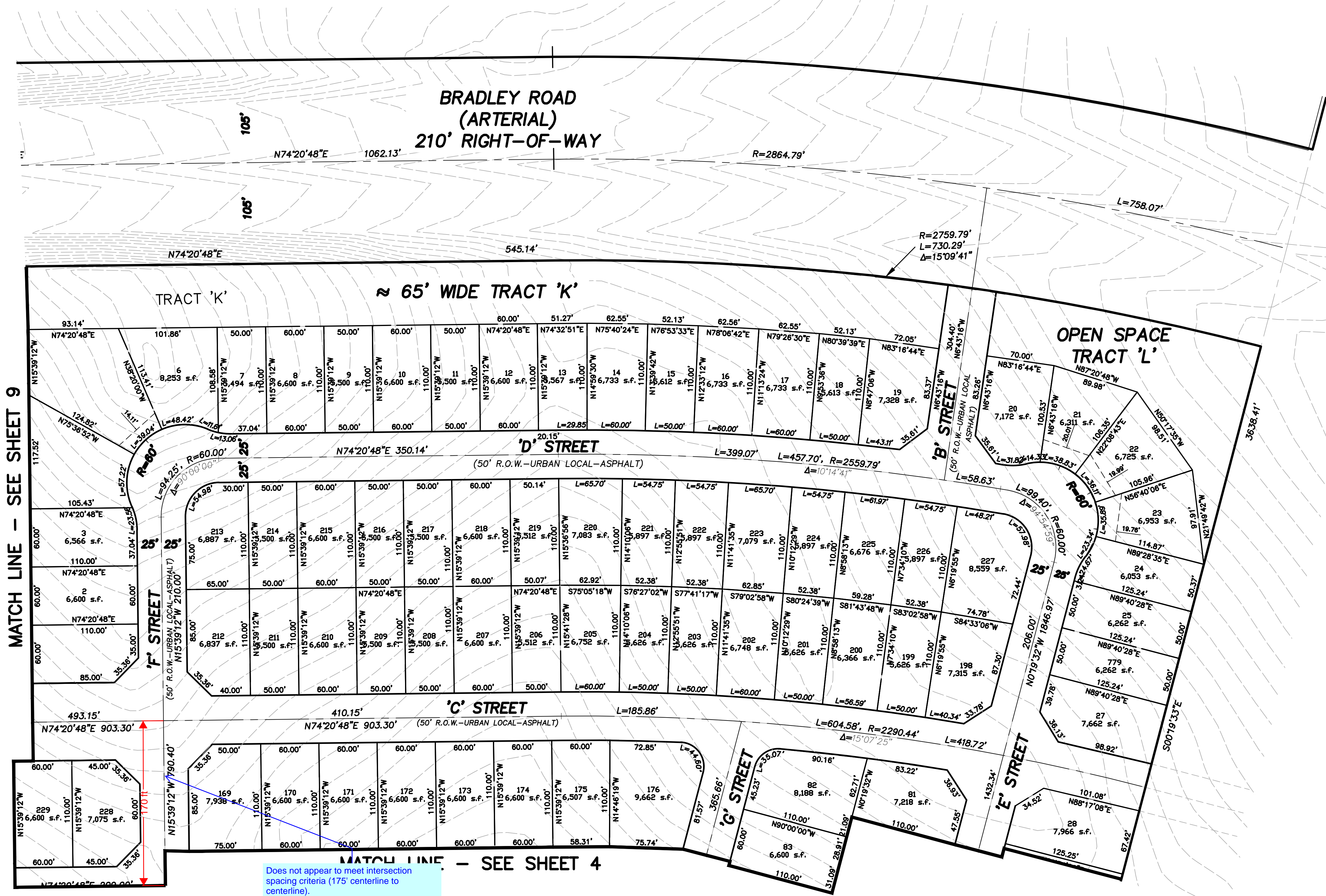
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WATERVIEW EAST PRELIMINARY PLAN INDEX MAP		
Designer: BG	Structure Numbers	Project No./Code 181710214
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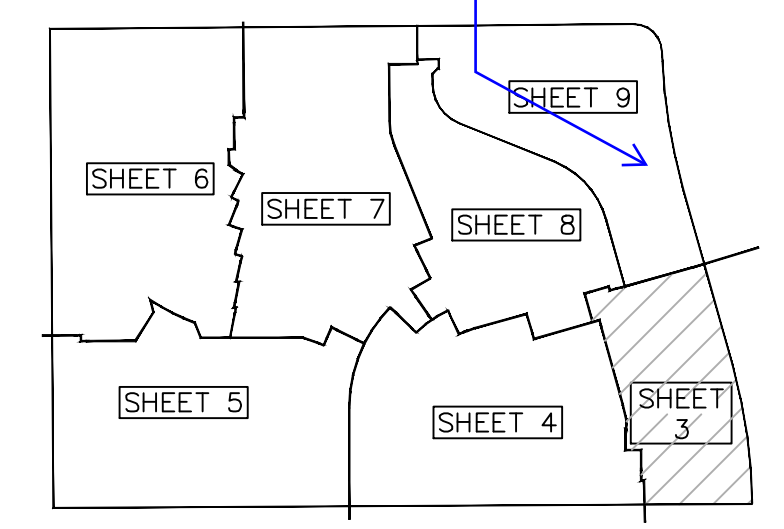
Show the roadway geometry (on and off site)
 Unresolved. Clarification, show proposed and existing surface improvements. i.e. C&G's, sidewalk, pedestrian ramps, trails if applicable.

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 4

Add a north arrow for the key map since this is not always the same orientation as the plan view.

Does not appear to meet intersection spacing criteria (175' centerline to centerline).
 Revise or update TIS to list all deviations that the applicant will be making and submit the deviation request form.



KEY MAP
K12

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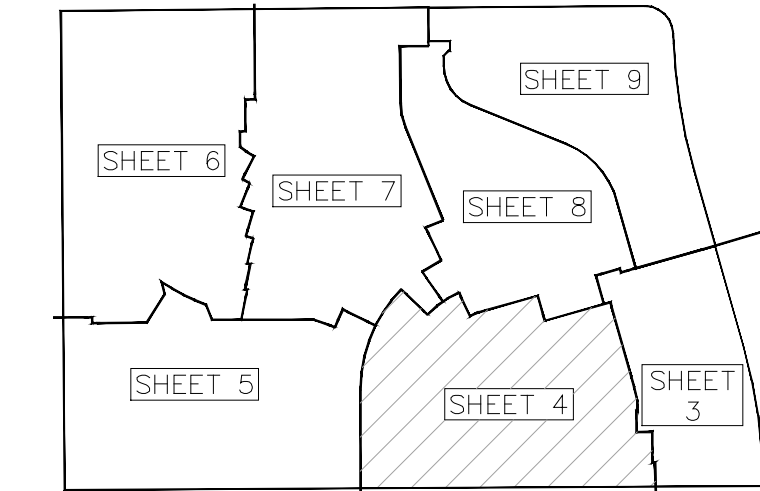
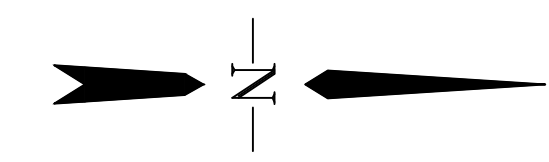
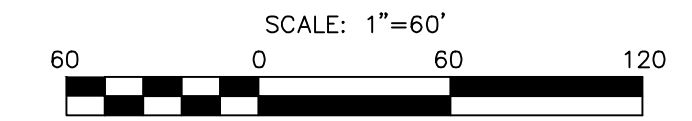
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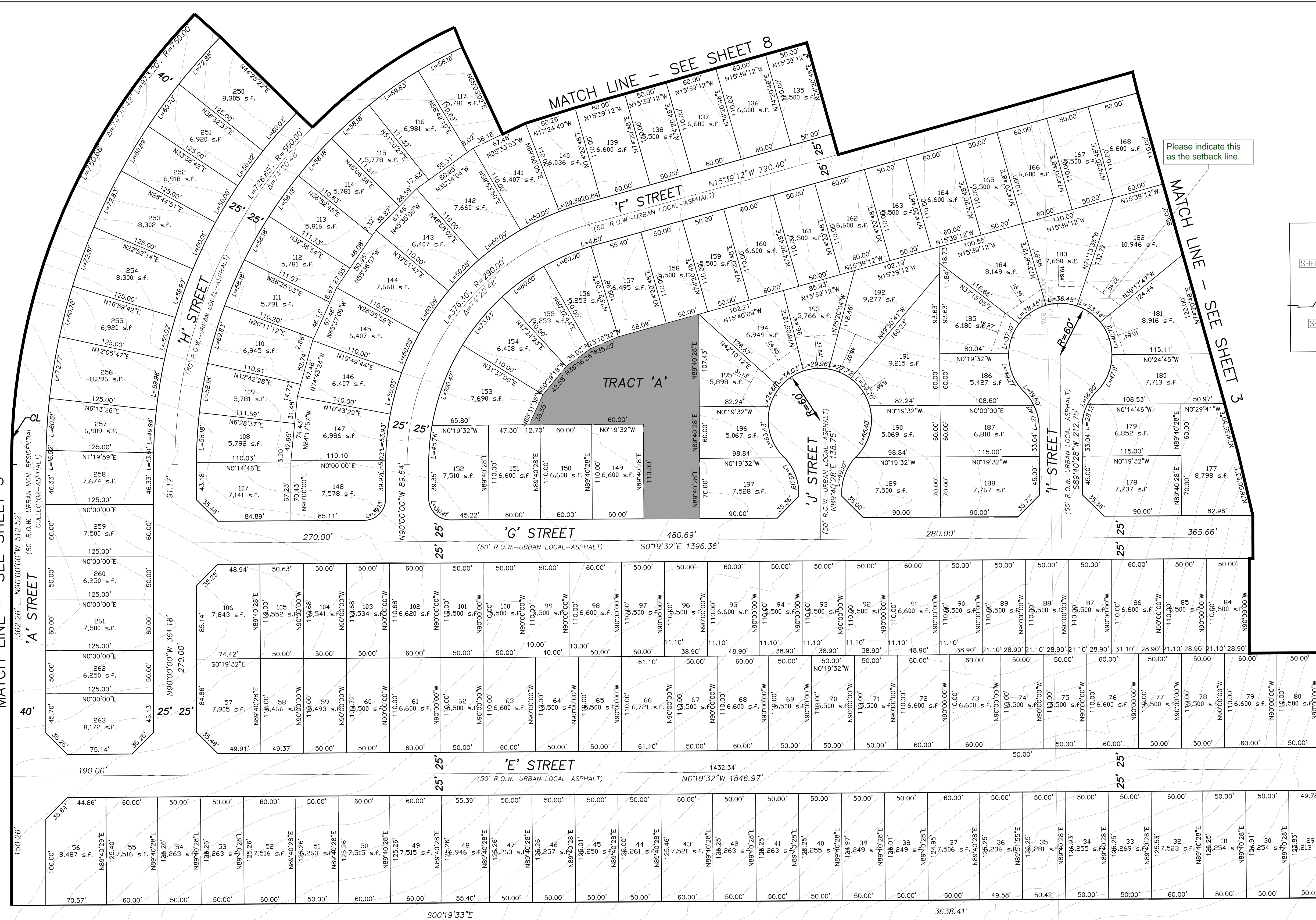
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KEY MAP
N.T.S.

Please indicate this as the setback line.



MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 3

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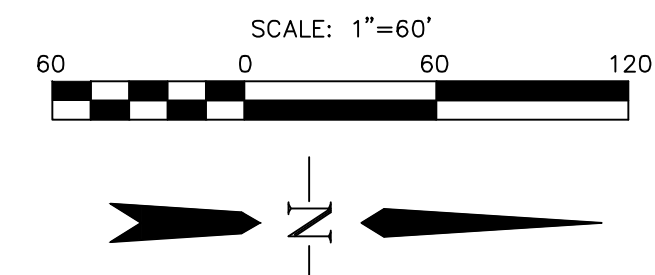
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WATERVIEW EAST
PRELIMINARY PLAN

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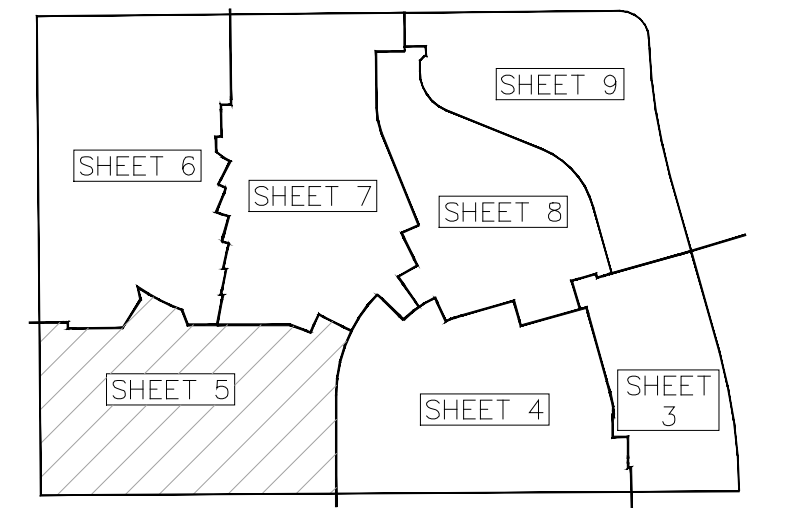
Project No./Code	181710214
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Show the sight triangle on the intersections.
See ECM 2.3.6.G.

Locate all sight triangles that encroach into lots within a sight distance easement.

The easement shall be dedicated to the County. Maintenance of a sight distance easement shall be the responsibility of the property owner.
Unresolved.



KEY MAP
N.T.S.

Computer File Information	
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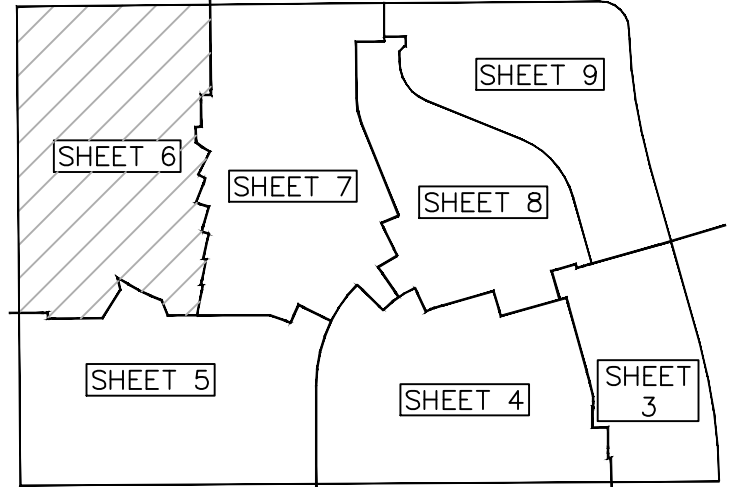
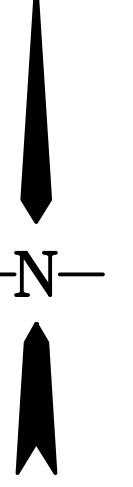
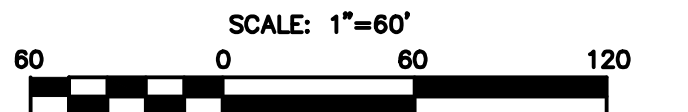
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MATCH LINE - SEE SHEET 7



KEY MAP

POWERS BLVD.
(ARTERIAL)
210' RIGHT-OF-WAY

PROPOSED
DETENTION POND
TRACT 'H'

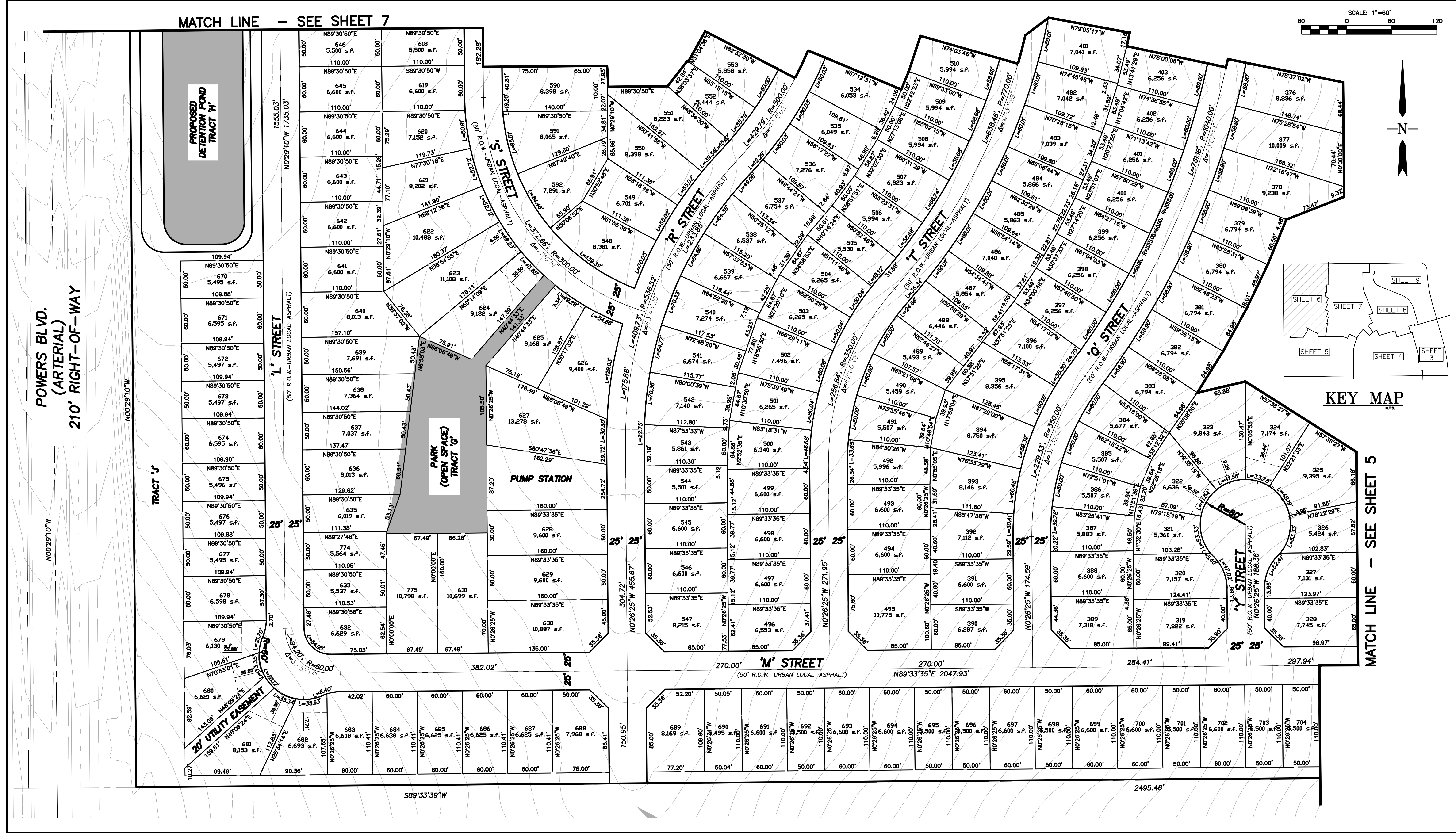
TRACT 'J'

PARK
(OPEN SPACE)
TRACT 'G'

PUMP STATION

20' UTILITY EASEMENT

MATCH LINE - SEE SHEET 5



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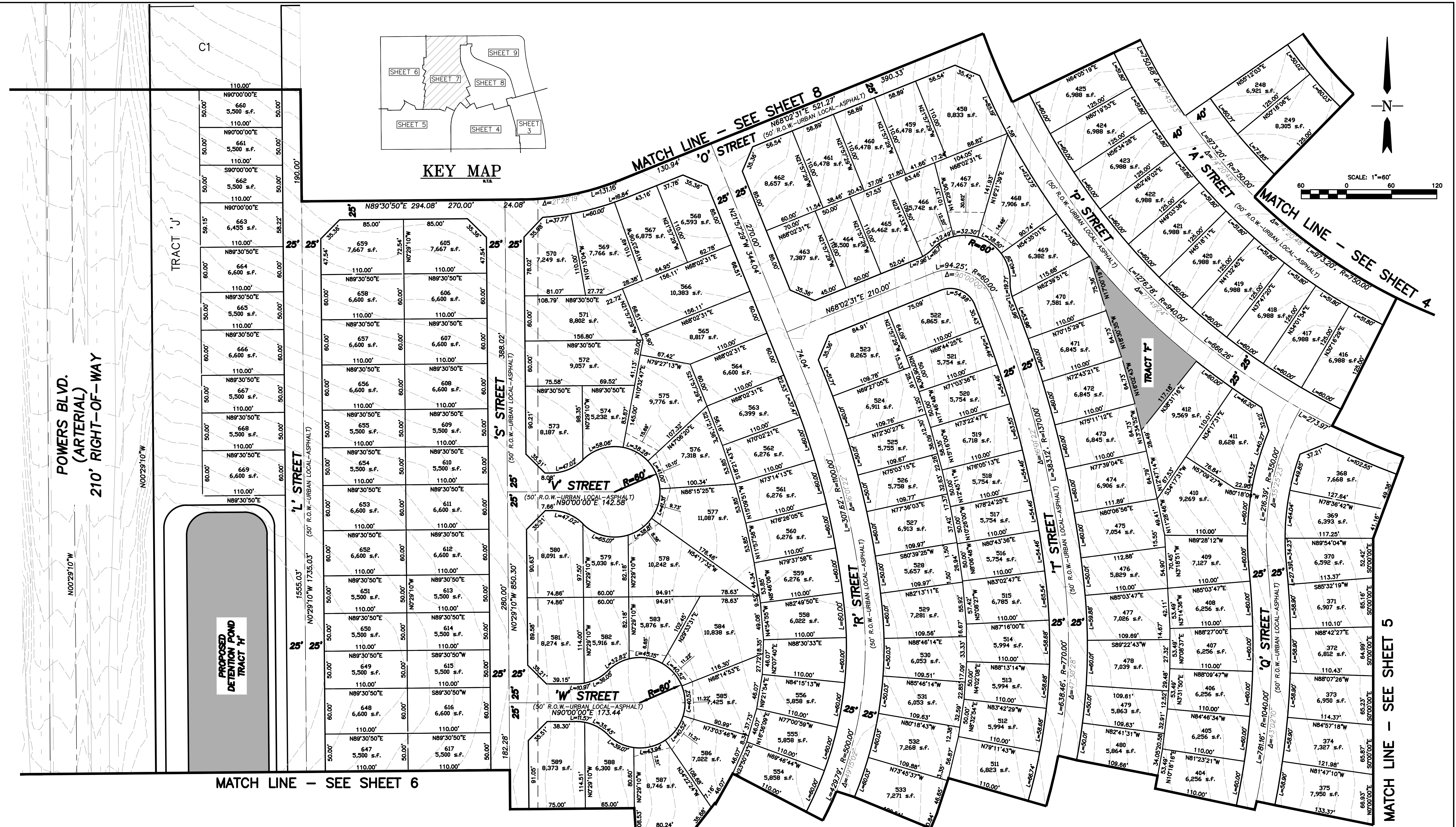
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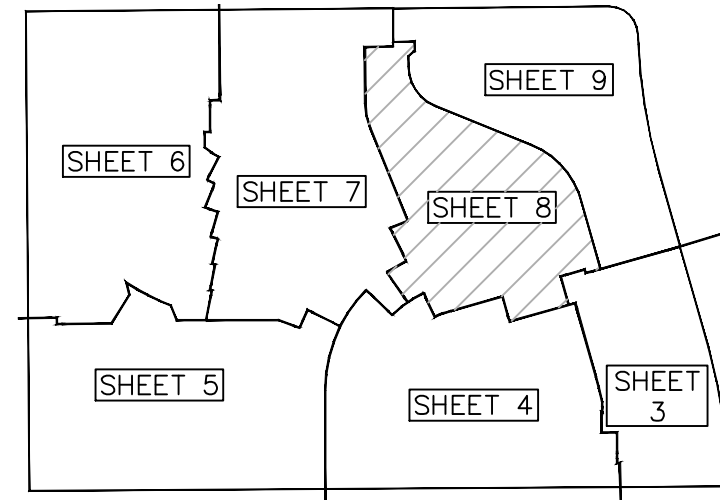
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WATERVIEW EAST PRELIMINARY PLAN

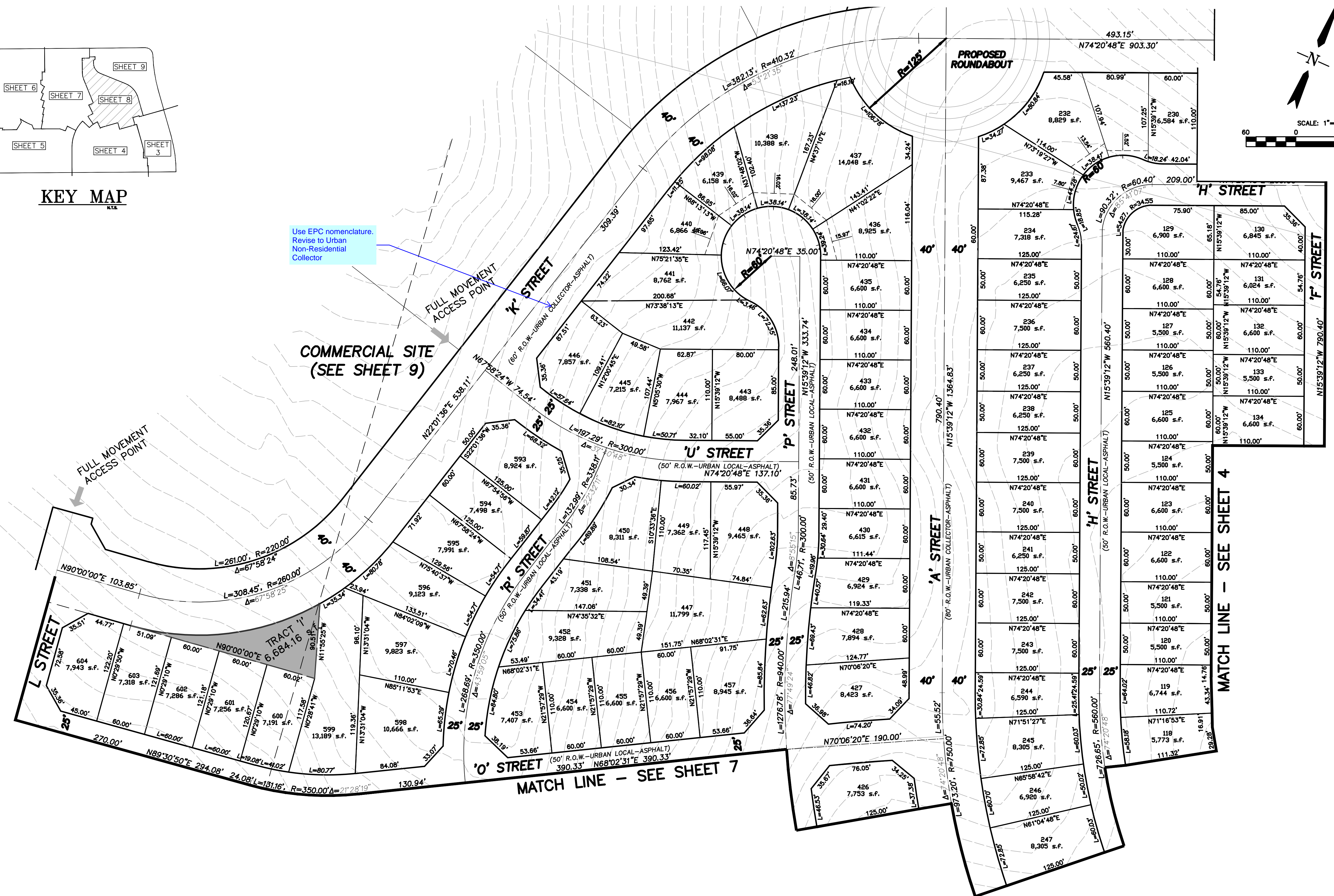
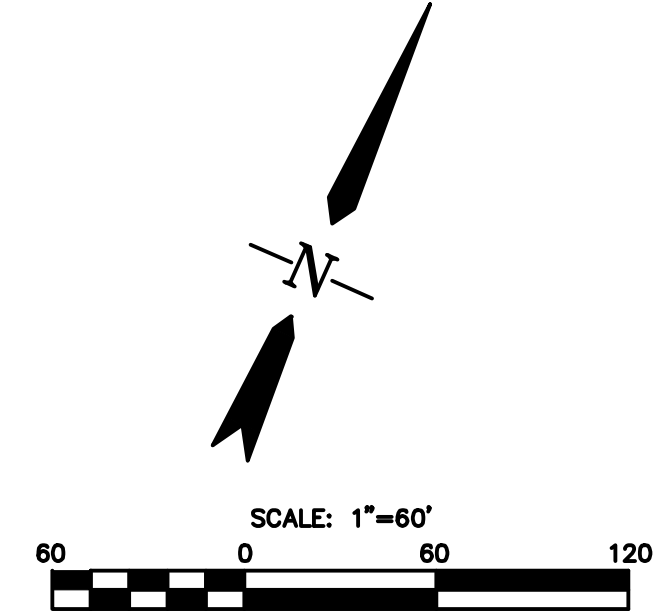
Project No./Code: 181710214

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Sheet Number 7 of 9



KEY MAP
KCA



Use EPC nomenclature.
Revise to Urban
Non-Residential
Collector

COMMERCIAL SITE
(SEE SHEET 9)

FULL MOVEMENT
ACCESS POINT

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 7

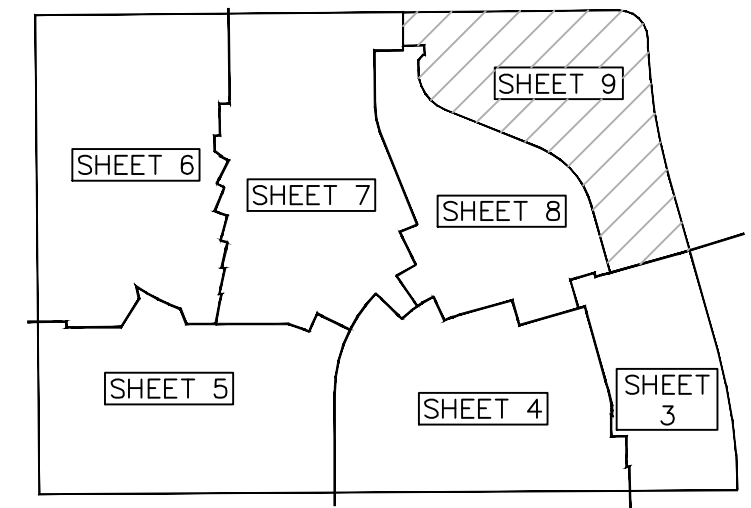
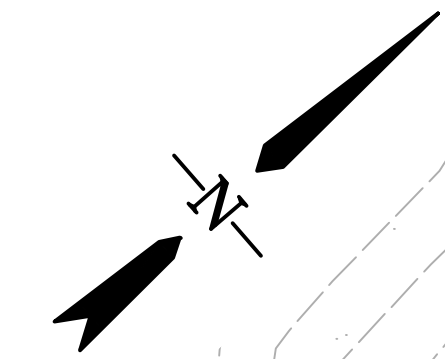
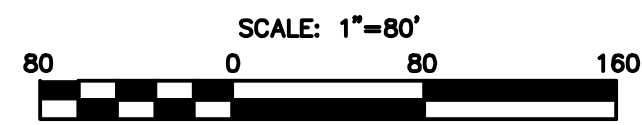
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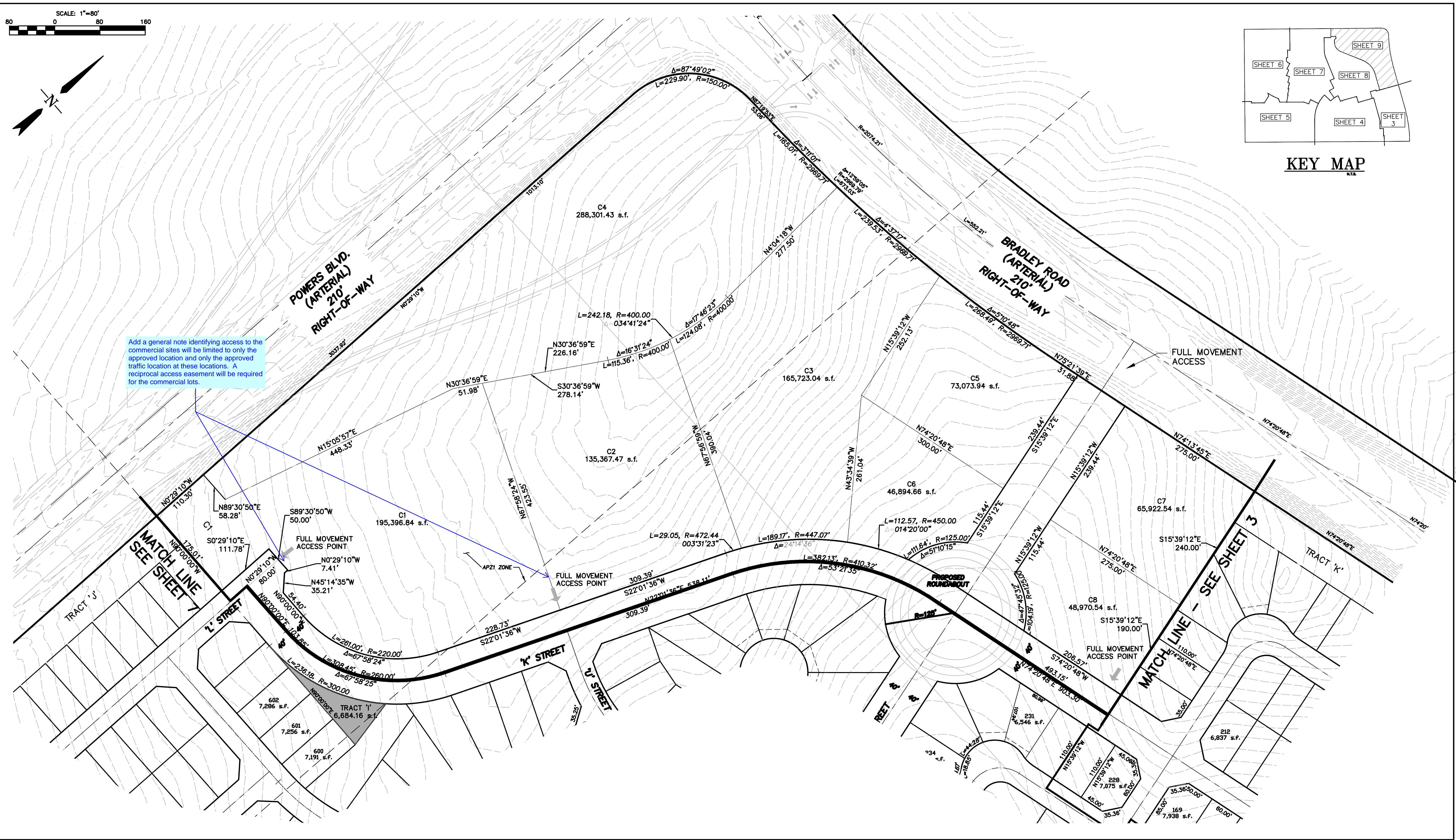
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KEY MAP
ATA



Add a general note identifying access to the commercial sites will be limited to only the approved location and only the approved traffic location at these locations. A reciprocal access easement will be required for the commercial lots.

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