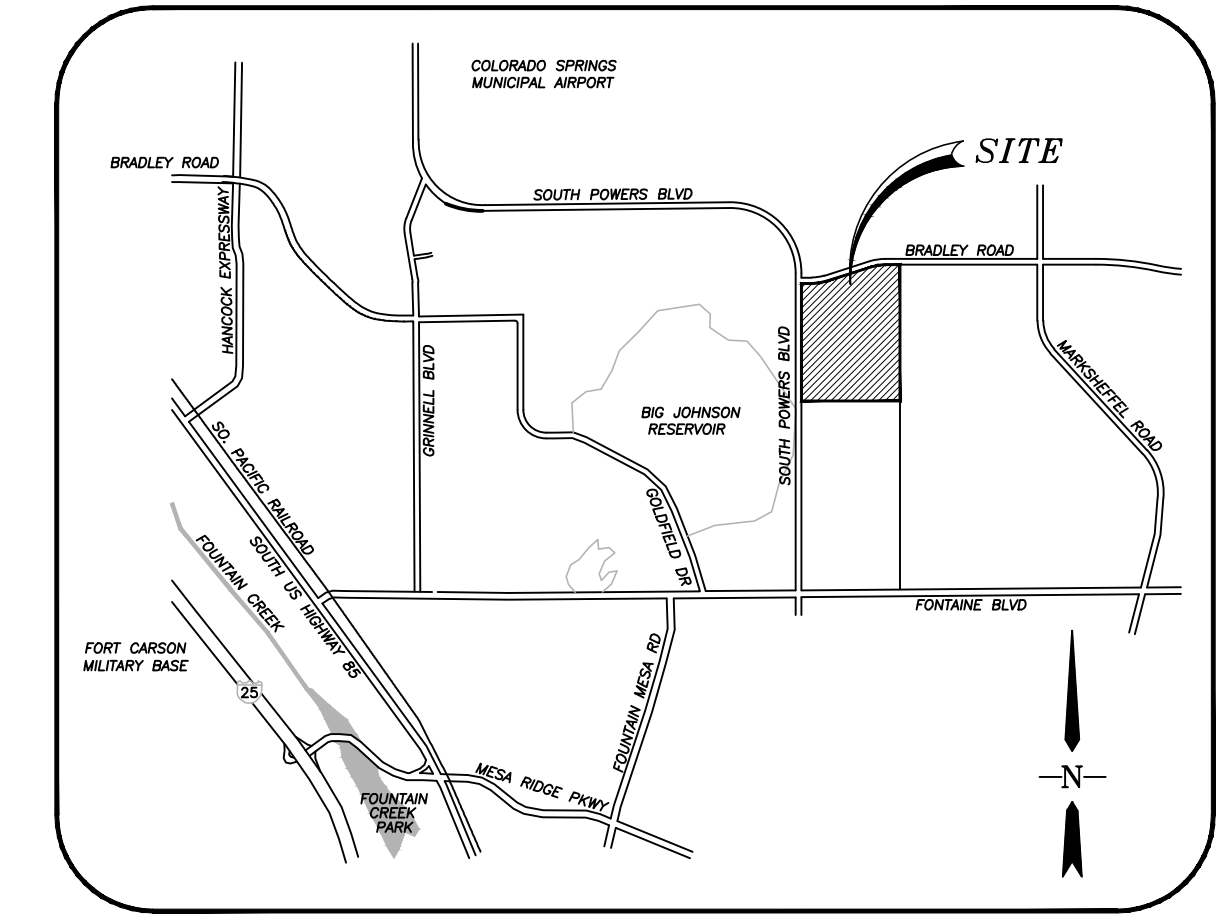


TOTAL LOTS: 713
TOTAL TRACTS: 10

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.

LAND OWNER:

31 N. TEJON ST., SUITE 500
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

which one?

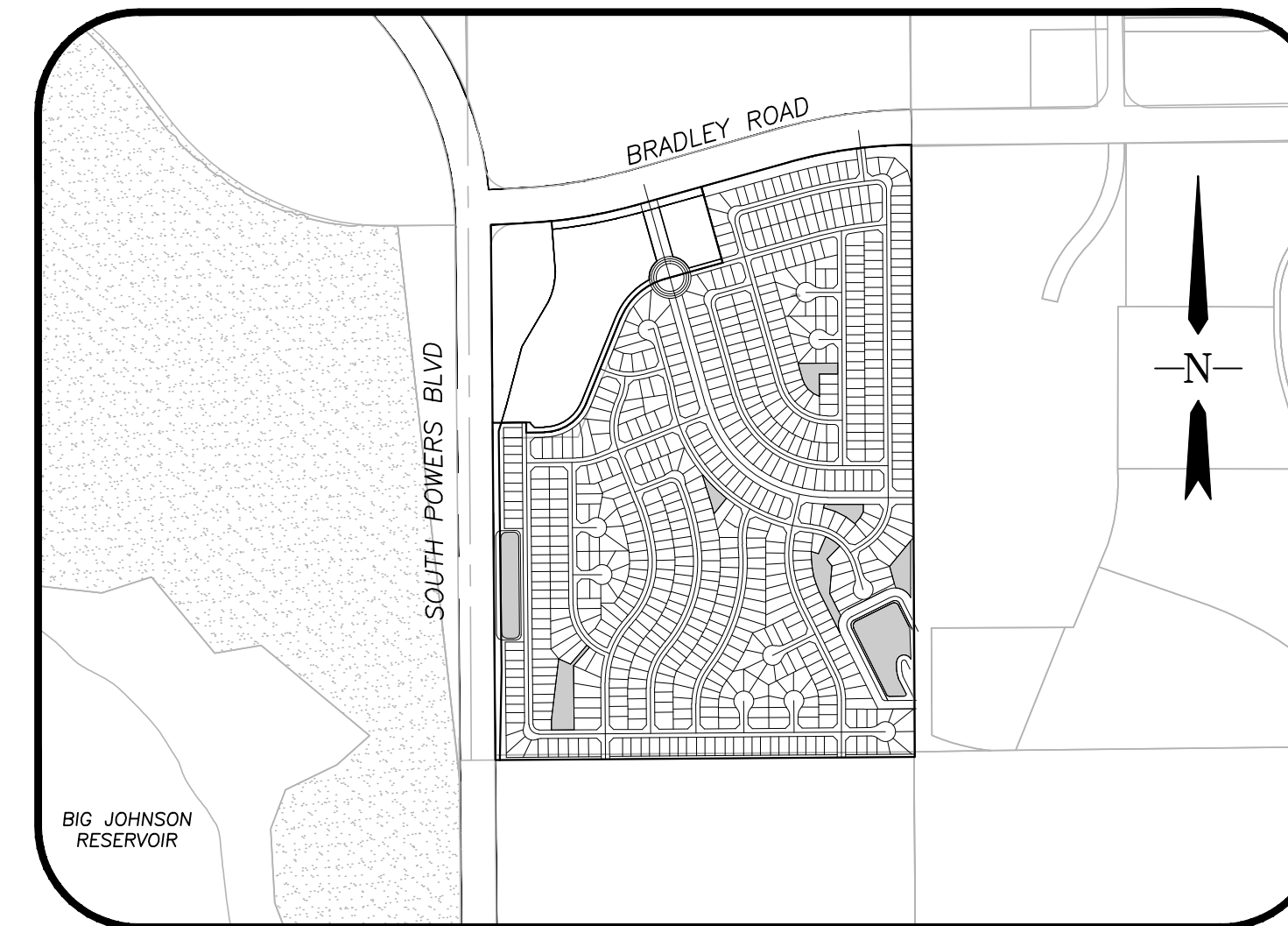
SITE DATA:

NAME OF SUBDIVISION: WATERVIEW EAST
EXISTING ZONING: A-5
PROPOSED ZONING: RS-5000 AND COMMERCIAL
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 195.4 ac. (169.3 Residential, 26.1 Commercial)
AREA (NET): 157.6 ac. (131.5 Residential, 23.7 Commercial)
NO. OF RESIDENTIAL LOTS: 713
D.U./ACRES (GROSS): 4.2
D.U./ACRES (NET): 5.4
MINIMUM LOT AREA: 5,000 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL)

RESIDENTIAL SETBACKS:
FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' 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 CHILD CARE FACILITIES SERVING FEWER THAN 9 PERSONS.

This is not a PUD so all uses allowed within the zone would also be allowed

Add PCD File # SP-17-010



LOCATION MAP
SCALE: 1"=1000'

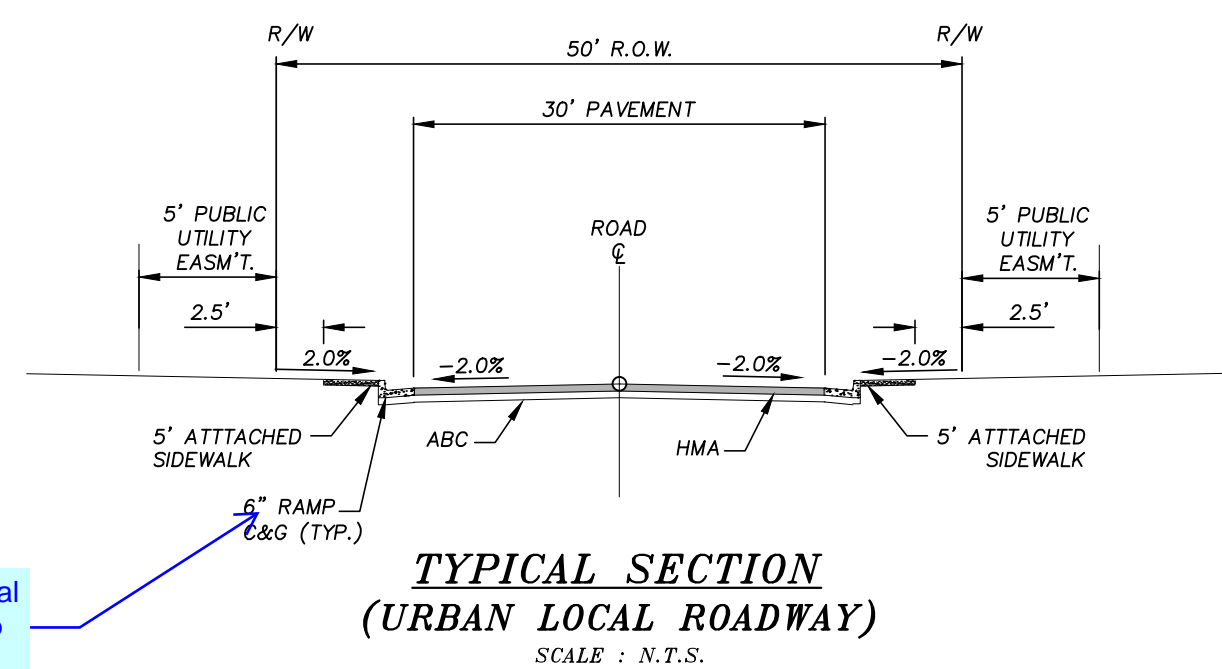
GENERAL NOTES:

1. 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).
2. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
3. BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
4. PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
5. 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.
7. THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 34-1-7.
8. BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
9. 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)
10. 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.
11. NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
12. ALL SIGHT TRIANGLES WILL BE CREATED BY ROW DEDICATION.
13. LANDSCAPING ALONG POWERS BOULEVARD WITHIN THE BUFFER WILL UTILIZE XERISCAPE PLANTS FROM THE EL PASO COUNTY XERISCAPE PLANT LIST.

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

All lots that are not 50' in width at the front lot line should have a setback lie to indicate where the 50' point is.

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.



specify EPC Optional Type C for the ramp C&G

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:
1. 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;
 2. 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;
 4. 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.

SHEET INDEX

1. TITLE SHEET
2. SHEET INDEX
- 3.-9. PRELIMINARY PLAN

please review table 5-4

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, F AND G: OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE).

TRACTS E AND H: DETENTION PONDS

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

COLORADO SPRINGS AIRPORT STANDARD NOTES:

1. 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.
2. THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION #

fill in

We are not a part of the request.

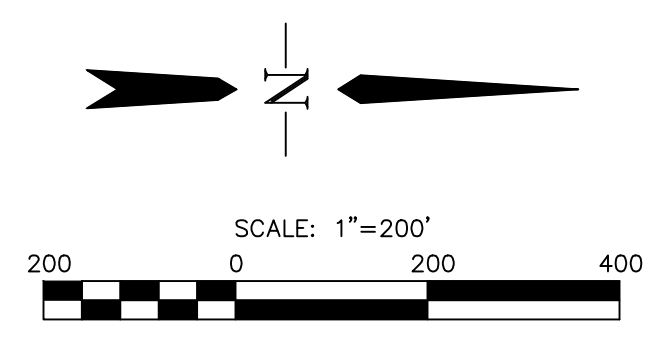
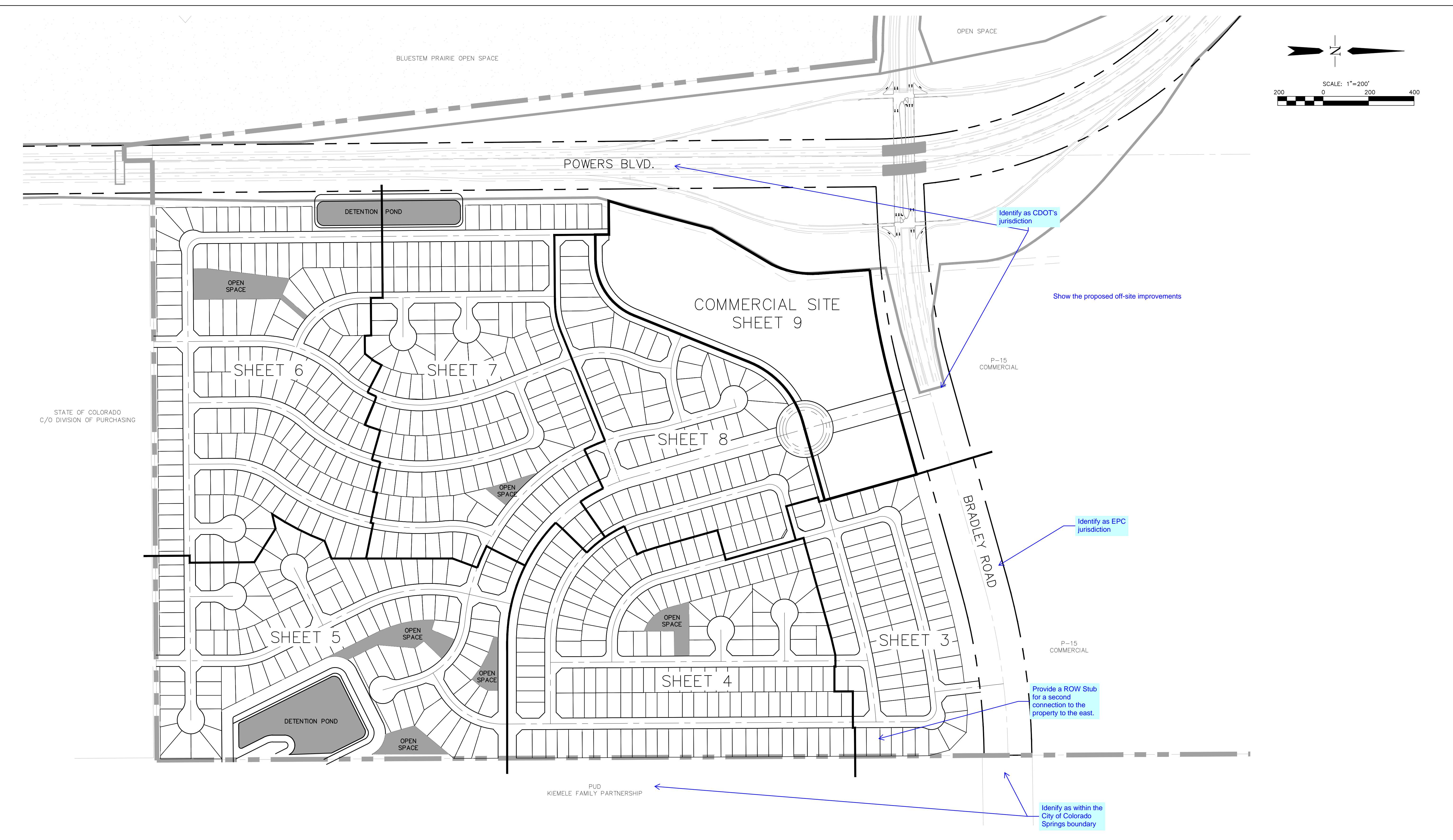
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Last Modification Date: 4-3-17	Initials: BG
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Acad Ver. 2014	Scale: see plan Units: Feet

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WATERVIEW EAST PRELIMINARY PLAN		
Designer: BG	Structure Numbers	Project No./Code 181710214
Detailer: PF		
Sheet Subset:		Sheet Number 1 of 9



Computer File Information	
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Acad Ver. 2014	Scale: see plan Units: Feet

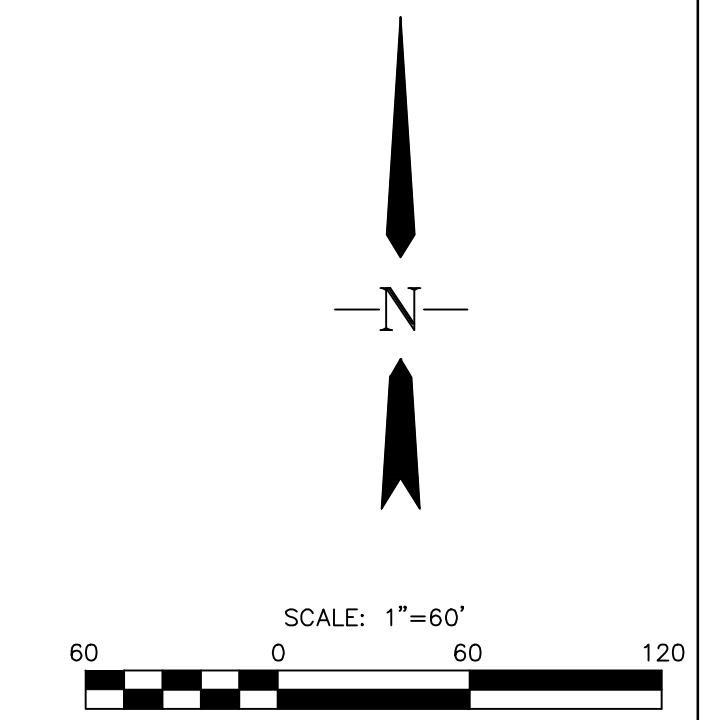
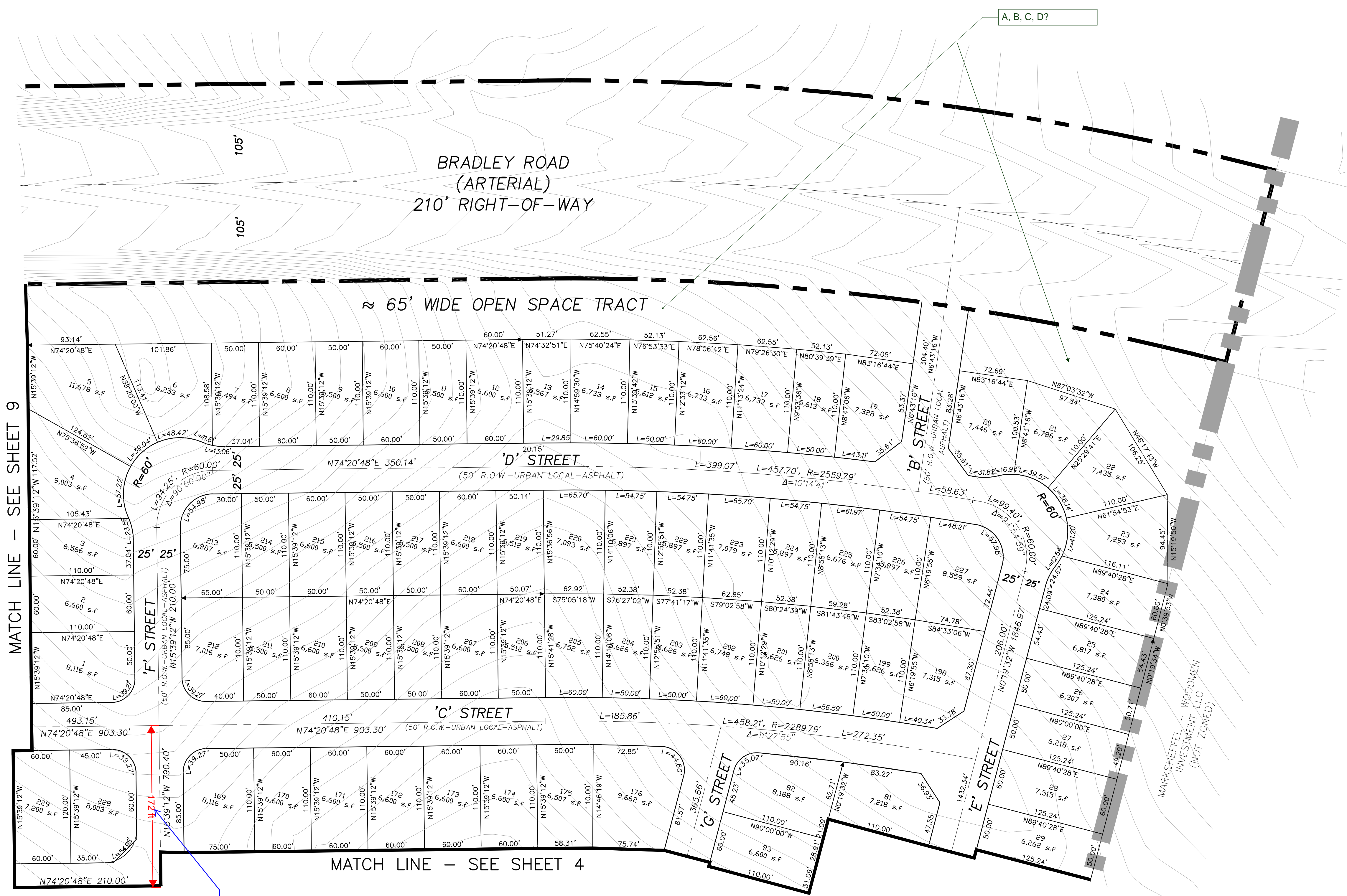
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WATERVIEW EAST PRELIMINARY PLAN INDEX MAP		
Designer: BG	Structure Numbers	Sheet Number 2 of 9
Detailer: PF		
Sheet Subset:		

Project No./Code	181710214
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Add a key map on sheet 3 to 9

Show the roadway geometry (on and off site)

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 4

Does not appear to meet intersection spacing criteria

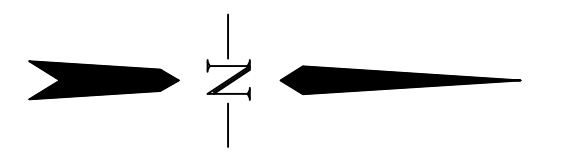
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WATERVIEW EAST PRELIMINARY PLAN		Project No./Code
Designer: CMD/BG	Structure Numbers	181710214
Detailer: PF/BG		Sheet Number 3 of 9

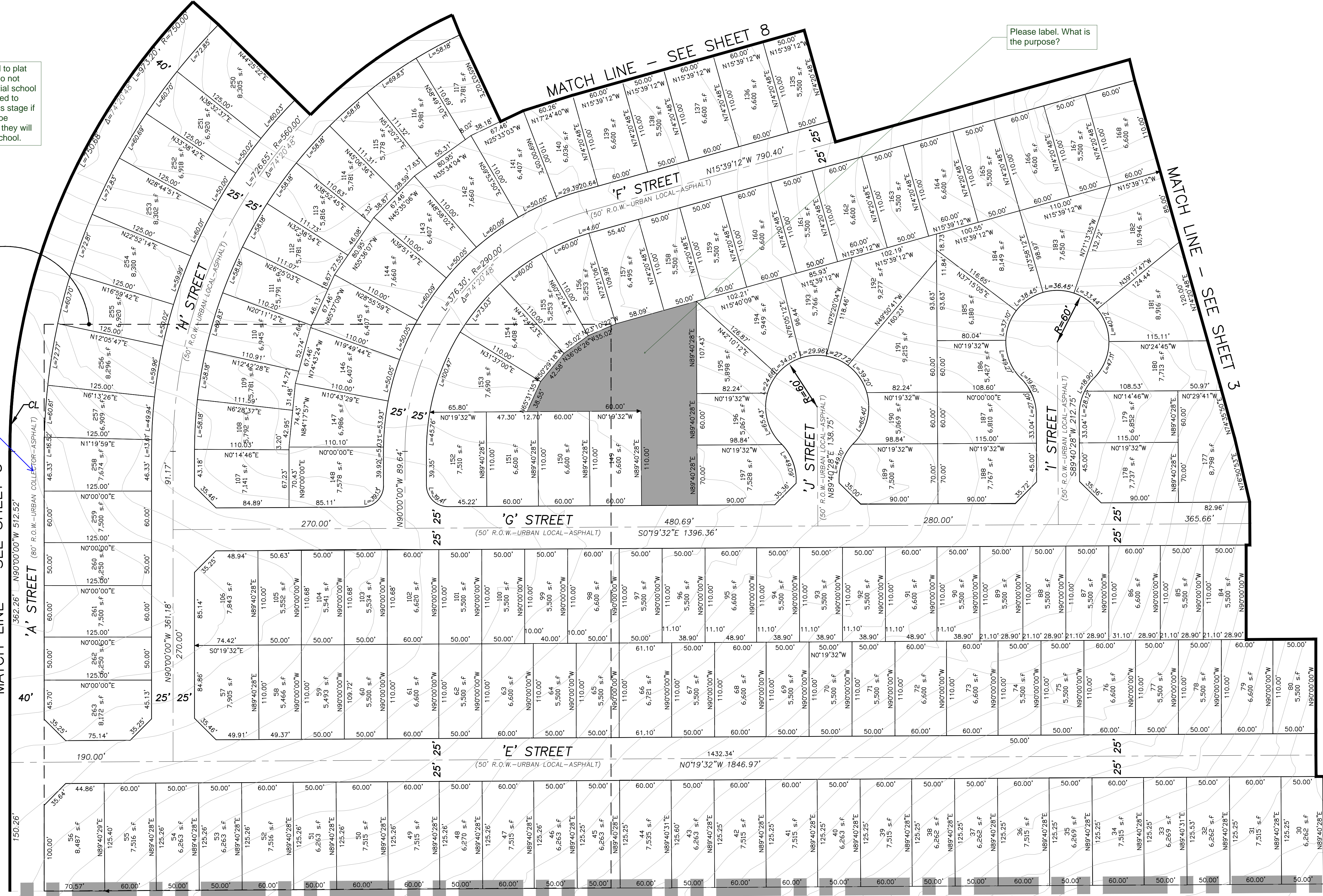


If you intend to plat these lots, do not show potential school site. You need to decide at this stage if the lots will be platted, or if they will become a school.

POTENTIAL SCHOOL SITE (10 ACRES)

Revise label to "Urban Non-Residential Collector"

Please label. What is the purpose?



MARKSHEFFEL - WOODMAN INVESTMENT LLC (NOT ZONED)

Computer File Information

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Acad Ver. 2014	Scale: see plan Units: Feet

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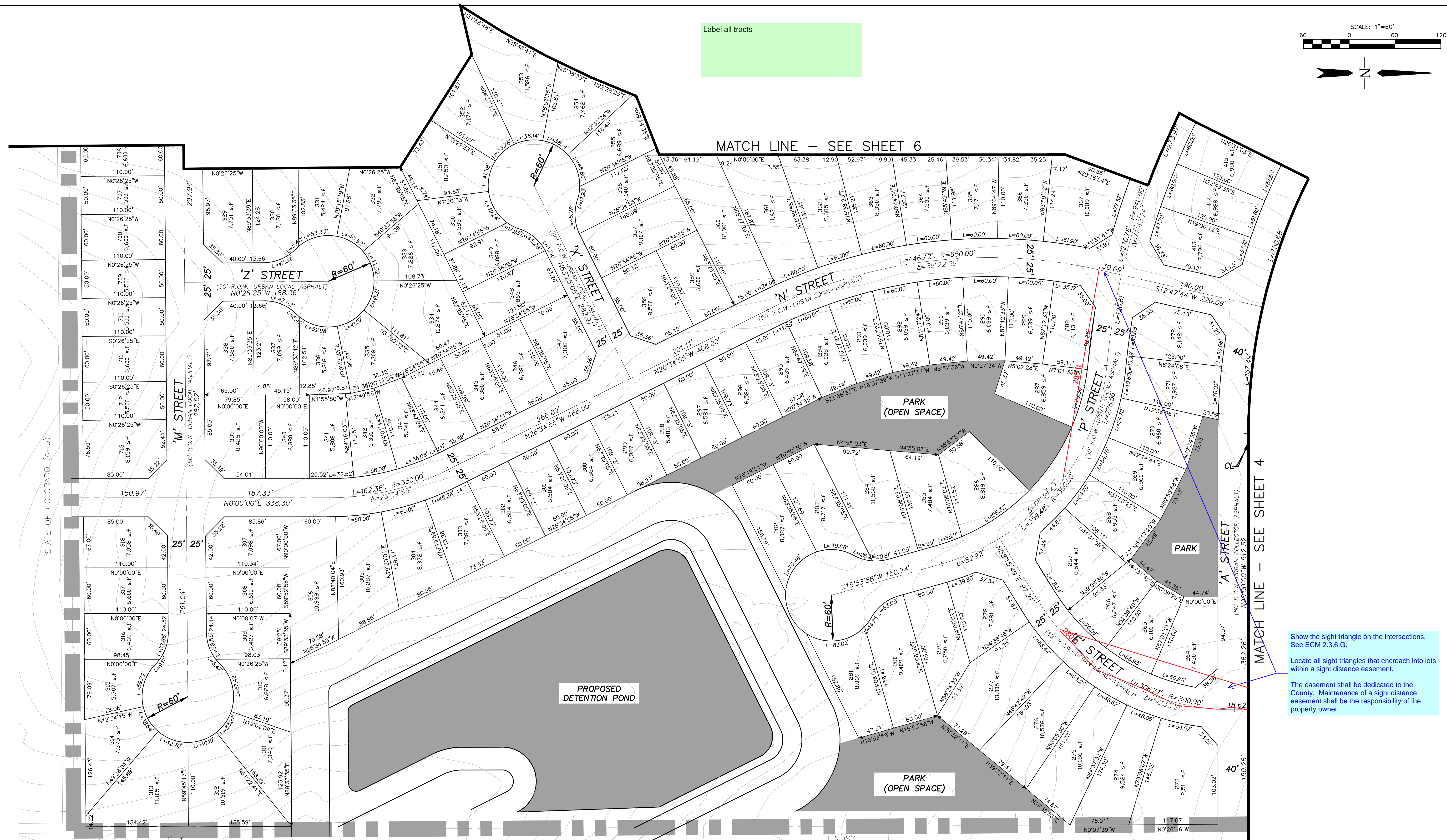
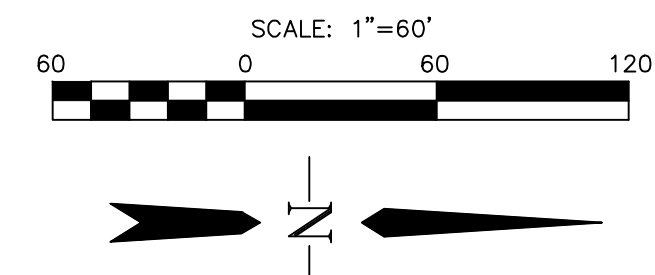
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WATERVIEW EAST PRELIMINARY PLAN

Designer: CMD/BG	Structure Numbers
Detailer: PF/BG	
Sheet Subset:	

Project No./Code	181710214
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Label all tracts



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.

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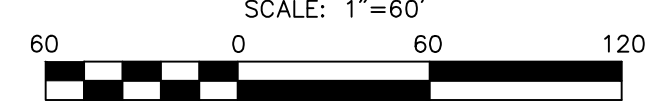
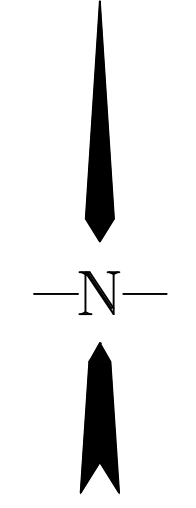
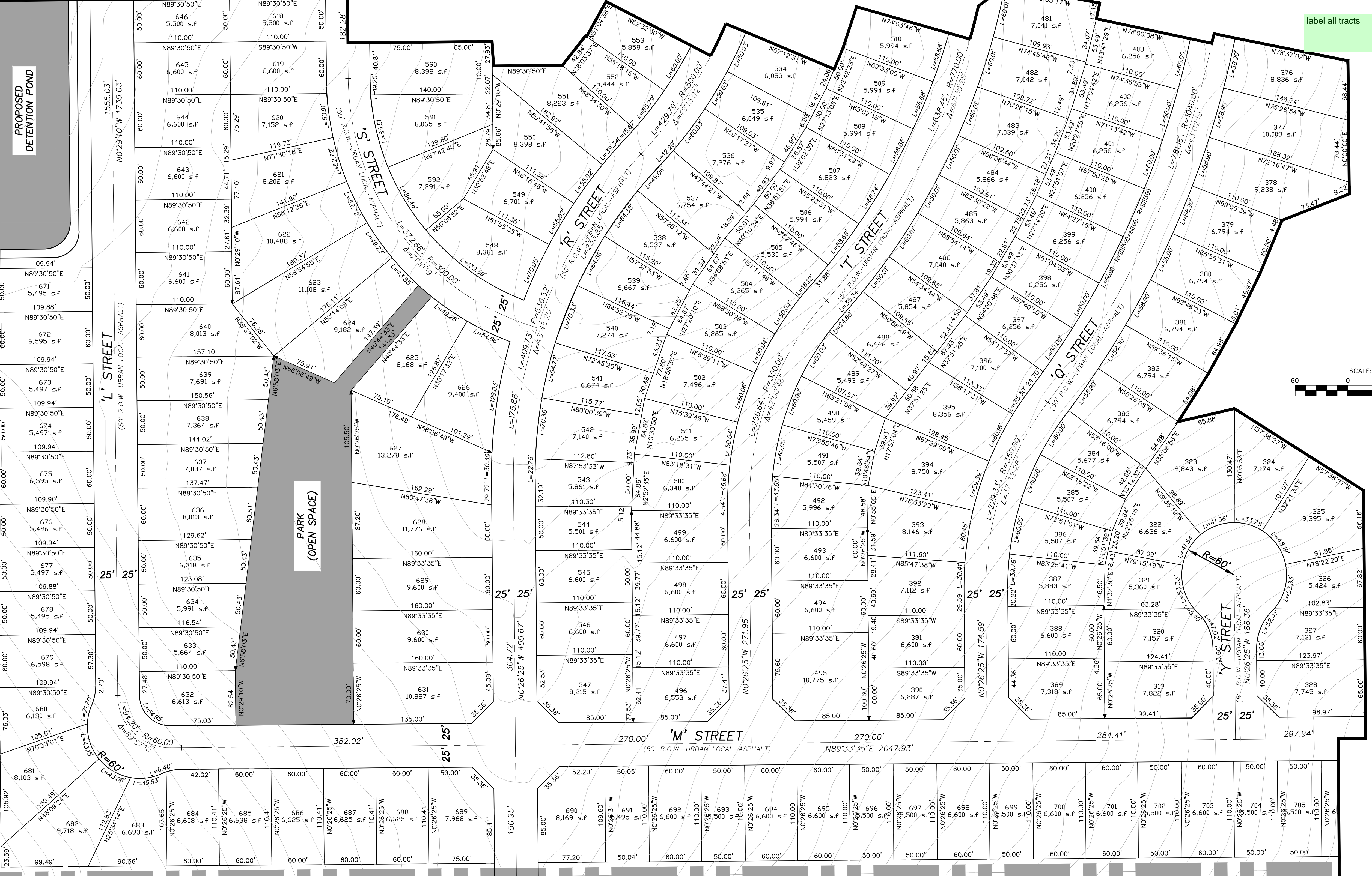
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WATERVIEW EAST PRELIMINARY PLAN		Project No./Code
		181710214
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Detailer: PF/BG		
Sheet Subset:		

MATCH LINE - SEE SHEET 7

label all tracts

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



MATCH LINE - SEE SHEET 5

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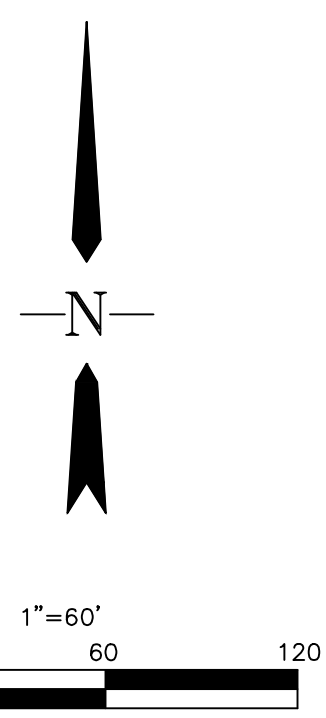
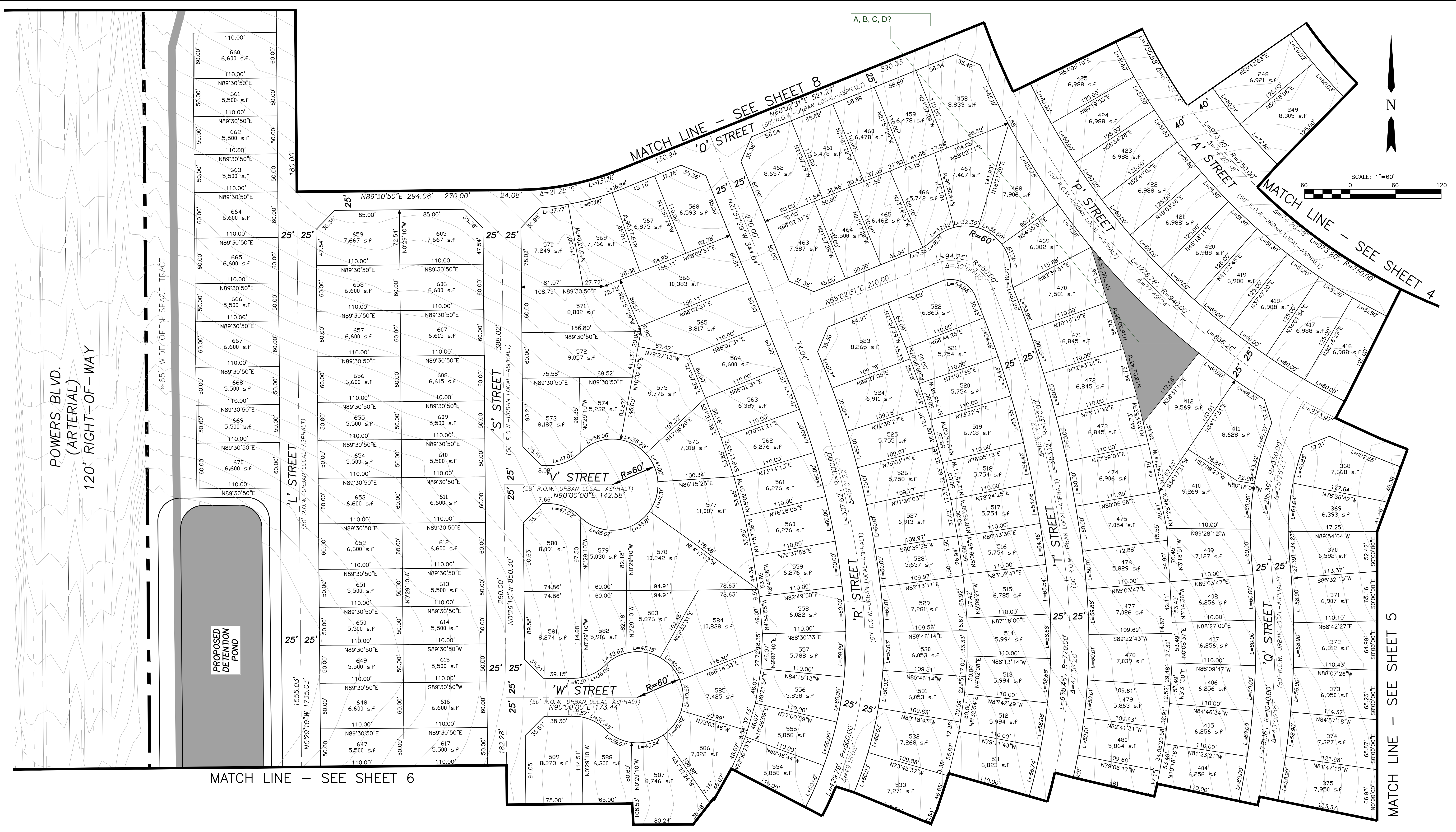
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Designer: CMD/BG	Structure Numbers
Sheet Subset:	

Project No./Code	181710214
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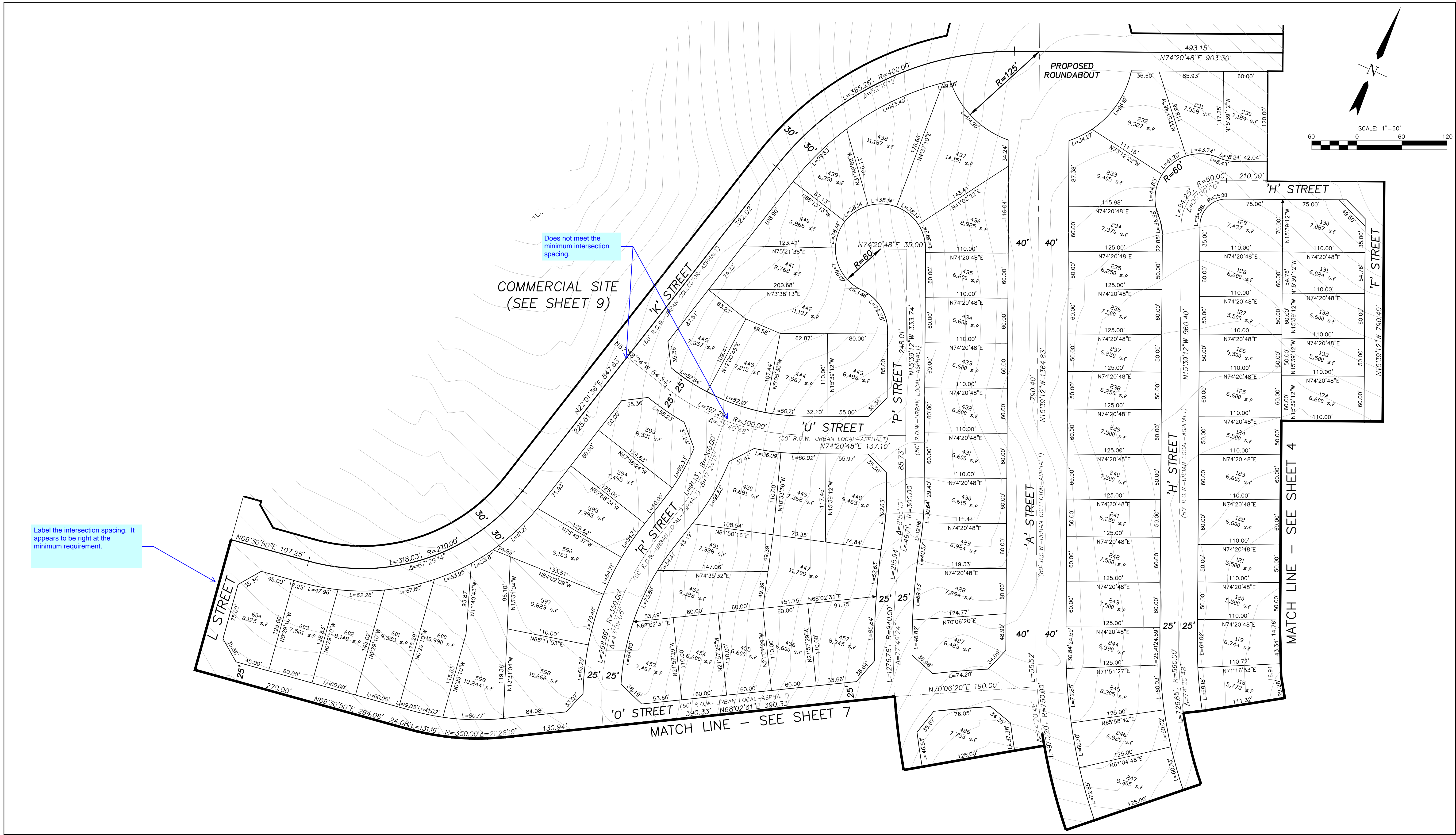
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WATERVIEW EAST PRELIMINARY PLAN			Project No./Code
Designer: CMD/BG	Structure Numbers		181710214
Detailer: PF/BG			
Sheet Subset:			Sheet Number 7 of 9



Does not meet the minimum intersection spacing.

Label the intersection spacing. It appears to be right at the minimum requirement.

COMMERCIAL SITE
(SEE SHEET 9)

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 7

Computer File Information	
Creation Date: 2-27-17	Initials: CMD
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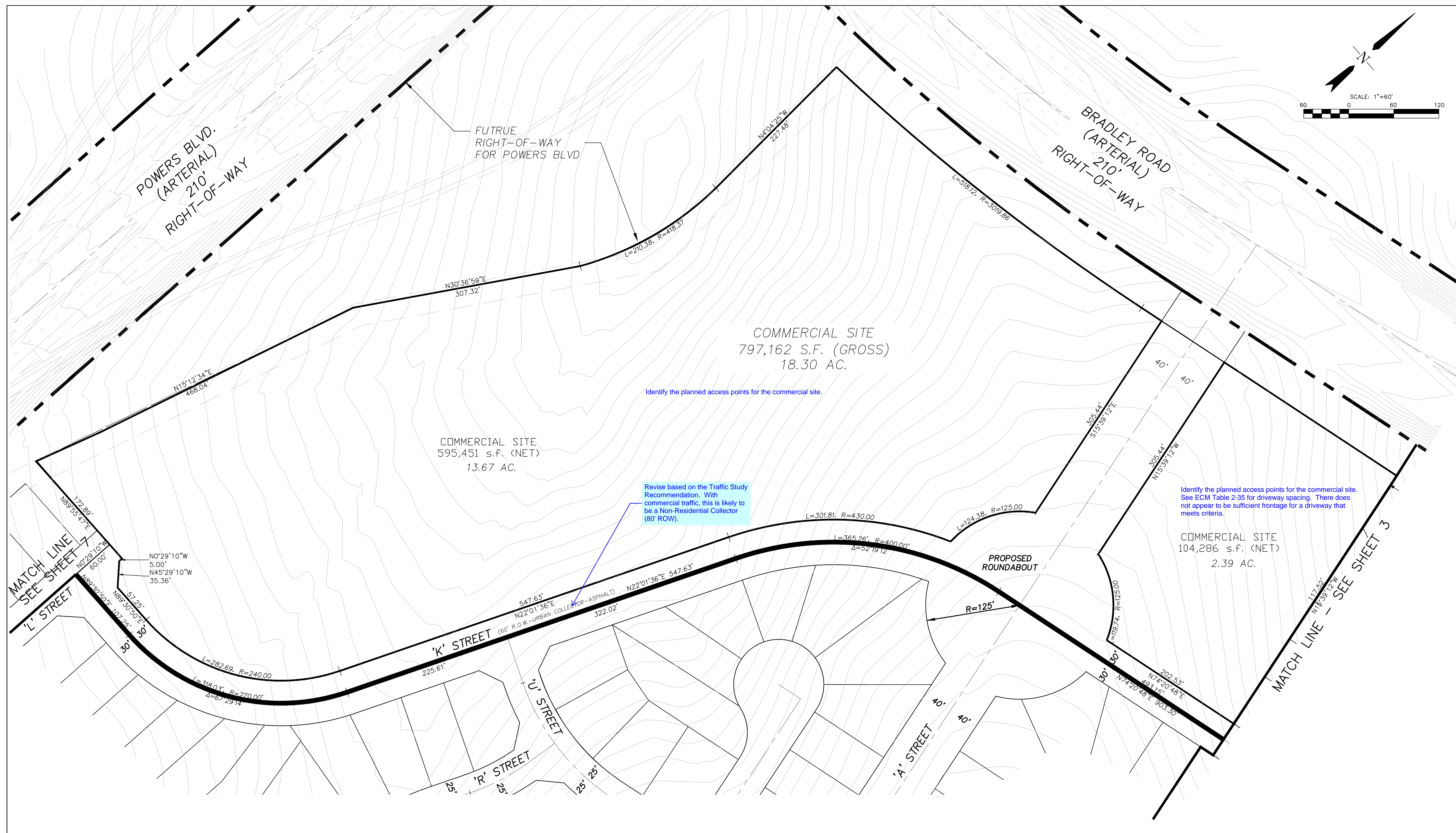
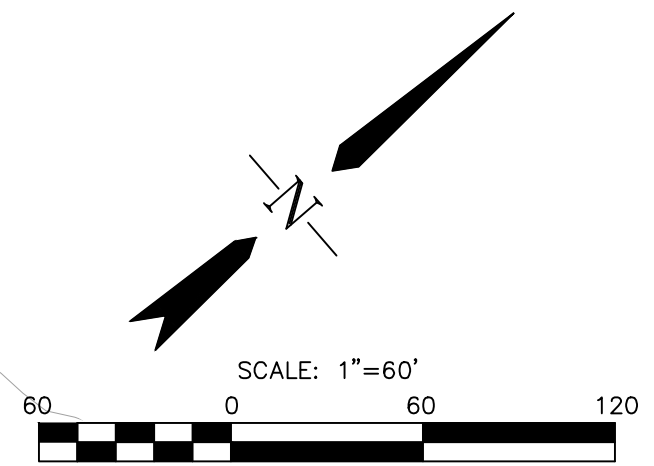
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WATERVIEW EAST PRELIMINARY PLAN	
Designer: CMD/BG	Structure Numbers
Sheet Subset:	

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WATERVIEW EAST PRELIMINARY PLAN	
Designer: CMD/BG	Structure Numbers
Detailer: PF/BG	
Sheet Subset:	

Project No./Code	181710214
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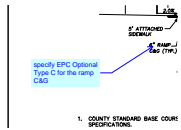
Markup Summary

dsdlaforce (22)



Subject: Text Box
Page Label: 1
Lock: Unlocked
Author: dsdlaforce

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.



Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdlaforce

specify EPC Optional Type C for the ramp C&G



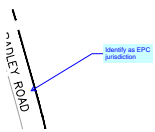
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Page Label: 1
Lock: Unlocked
Author: dsdlaforce

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



Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdlaforce

Provide a ROW Stub for a second connection to the property to the east.



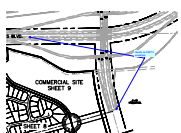
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Page Label: 2
Lock: Unlocked
Author: dsdlaforce

Identify as EPC jurisdiction



Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdlaforce

Identify as within the City of Colorado Springs boundary



Subject: Callout
Page Label: 2
Lock: Unlocked
Author: dsdlaforce

Identify as CDOT's jurisdiction



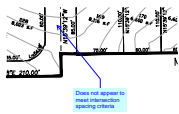
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Show the proposed off-site improvements

Add a key map on sheet 3 to 9

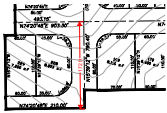
Subject: Text Box
Page Label: 3
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Author: dsdlaforce

Add a key map on sheet 3 to 9



Subject: Callout
Page Label: 3
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Author: dsdlaforce

Does not appear to meet intersection spacing criteria



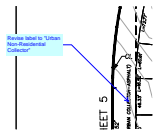
Subject: Length Measurement
Page Label: 3
Lock: Unlocked
Author: dsdlaforce

172 ft

Show the roadway geometry (on and off site)

Subject: Text Box
Page Label: 3
Lock: Unlocked
Author: dsdlaforce

Show the roadway geometry (on and off site)



Subject: Callout
Page Label: 4
Lock: Unlocked
Author: dsdlaforce

Revise label to "Urban Non-Residential Collector"



Subject: PolyLine
Page Label: 5
Lock: Unlocked
Author: dsdlaforce



Subject: Callout
Page Label: 5
Lock: Unlocked
Author: dsdlaforce

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.



Subject: Perimeter Measurement
Page Label: 5
Lock: Unlocked
Author: dsdlaforce

280 ft



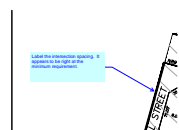
Subject: Perimeter Measurement
Page Label: 5
Lock: Unlocked
Author: dsdlaforce

280 ft



Subject: Callout
Page Label: 8
Lock: Unlocked
Author: dsdlaforce

Does not meet the minimum intersection spacing.



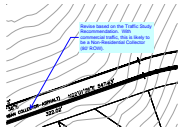
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Lock: Unlocked
Author: dsdlaforce

Label the intersection spacing. It appears to be right at the minimum requirement.



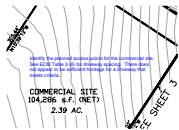
Subject: Text Box
Page Label: 9
Lock: Unlocked
Author: dsdlaforce

Identify the planned access points for the commercial site.



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Revise based on the Traffic Study Recommendation. With commercial traffic, this is likely to be a Non-Residential Collector (80' ROW).



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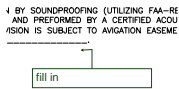
Identify the planned access points for the commercial site.
See ECM Table 2-35 for driveway spacing. There does not appear to be sufficient frontage for a driveway that meets criteria.

dsdruiz (15)



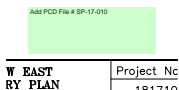
Subject: Cloud+
Page Label: 1
Lock: Unlocked
Author: dsdruiz

please review table 5-4



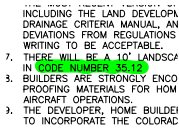
Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdruiz

fill in



Subject: Text Box
Page Label: 1
Lock: Unlocked
Author: dsdruiz

Add PCD File # SP-17-010



Subject: Highlight
Page Label: 1
Lock: Unlocked
Author: dsdruiz

Subject: Text Box
Page Label: 1
Lock: Unlocked
Author: dsdruiz

All lots that are not 50' in width at the front lot line should have a setback line to indicate where the 50' point is.



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Page Label: 1
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Author: dsdruiz

We are not a part of the request.



Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdruiz

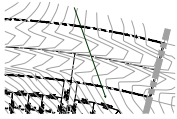
which one?

CHILDCARE FACILITIES 5

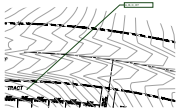
This is not a PUD so all uses allowed within the zone would also be allowed

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdruiz

This is not a PUD so all uses allowed within the zone would also be allowed



Subject: Arrow
Page Label: 3
Lock: Unlocked
Author: dsdruiz



Subject: Callout
Page Label: 3
Lock: Unlocked
Author: dsdruiz

A, B, C, D?



Subject: Callout
Page Label: 4
Lock: Unlocked
Author: dsdruiz

Please label. What is the purpose?

If your intent is plat these lots, do not show potential school site. You need to decide at this stage if the lots will be platted, or if they will become a school.

POTENTIAL SCHOOL

Subject: Callout
Page Label: 4
Lock: Unlocked
Author: dsdruiz

If you intend to plat these lots, do not show potential school site. You need to decide at this stage if the lots will be platted, or if they will become a school.

Label all tracts

Subject: Text Box
Page Label: 5
Lock: Unlocked
Author: dsdruiz

Label all tracts

label all tracts



Subject: Text Box
Page Label: 6
Lock: Unlocked
Author: dsdruiz

label all tracts



Subject: Callout
Page Label: 7
Lock: Unlocked
Author: dsdruiz

A, B, C, D?