

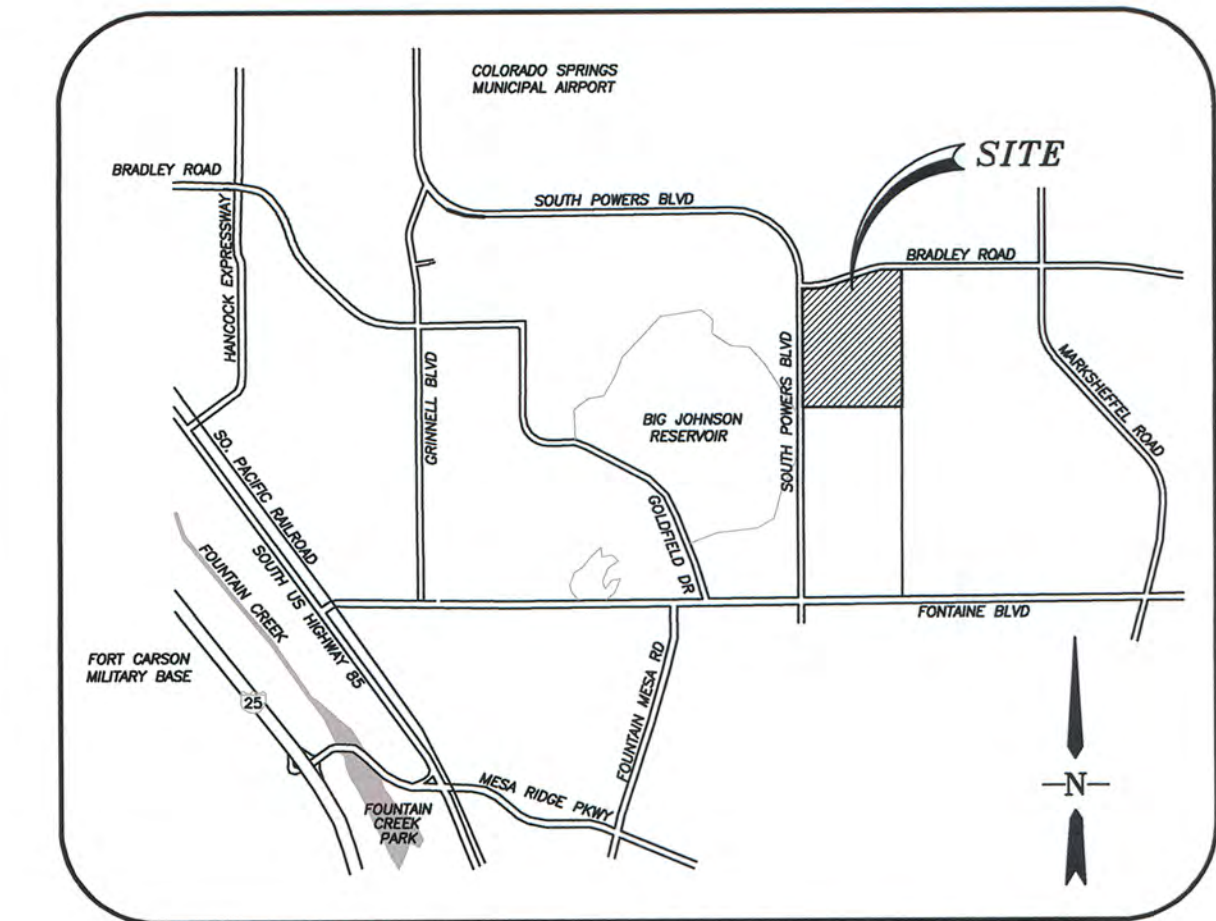
TOTAL RESIDENTIAL LOTS: 713
 TOTAL COMMERCIAL LOTS: 9
 TOTAL TRACTS: 12

WATERVIEW EAST PRELIMINARY PLAN

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

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 XERISCAPE AND EVERGREEN TREES.
- ANCILLARY ACCESS TO THE COMMERCIAL LOTS WILL BE DETERMINED AT FINAL PLAT.

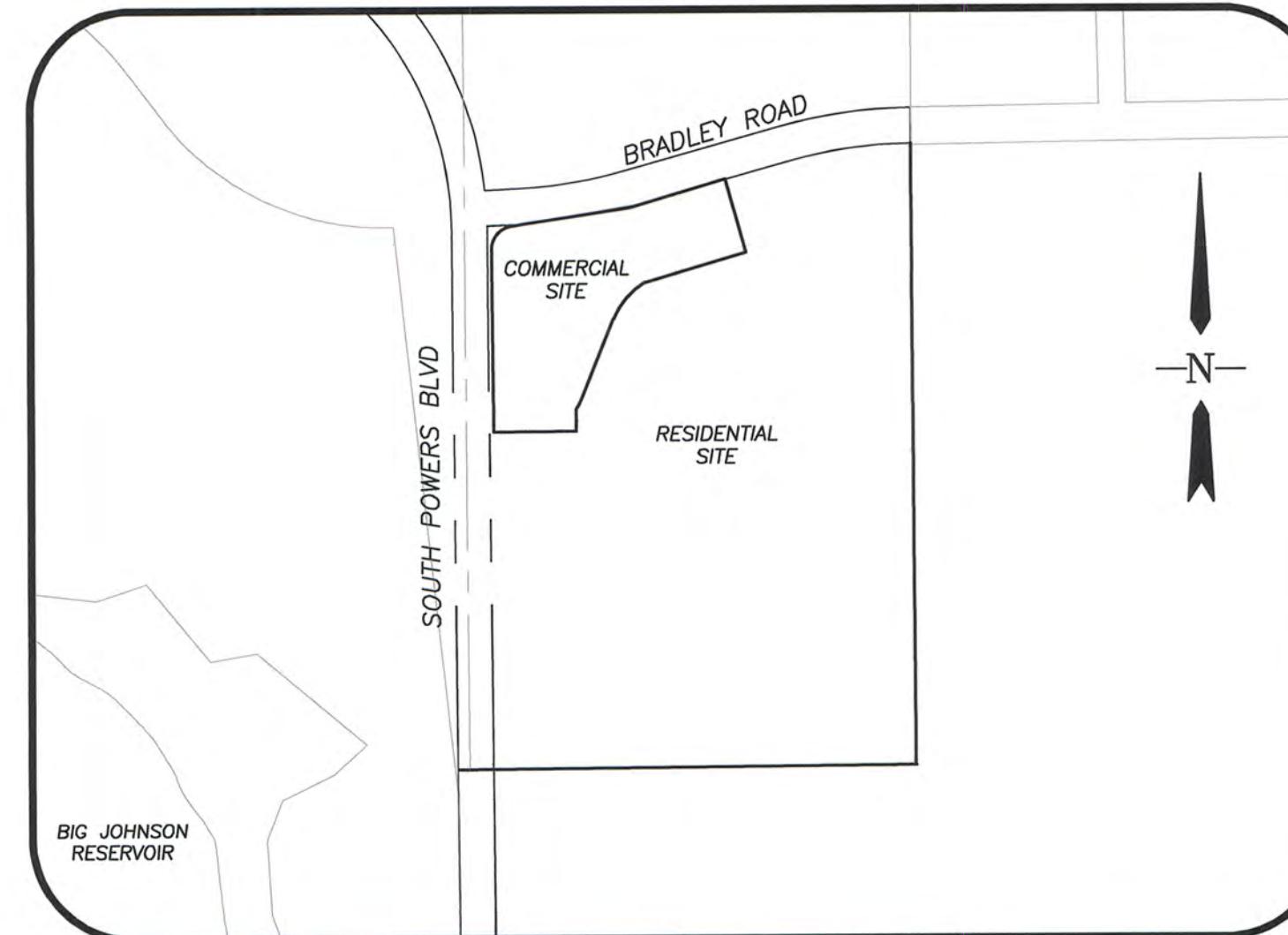


VICINITY MAP
 N.T.S.

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

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

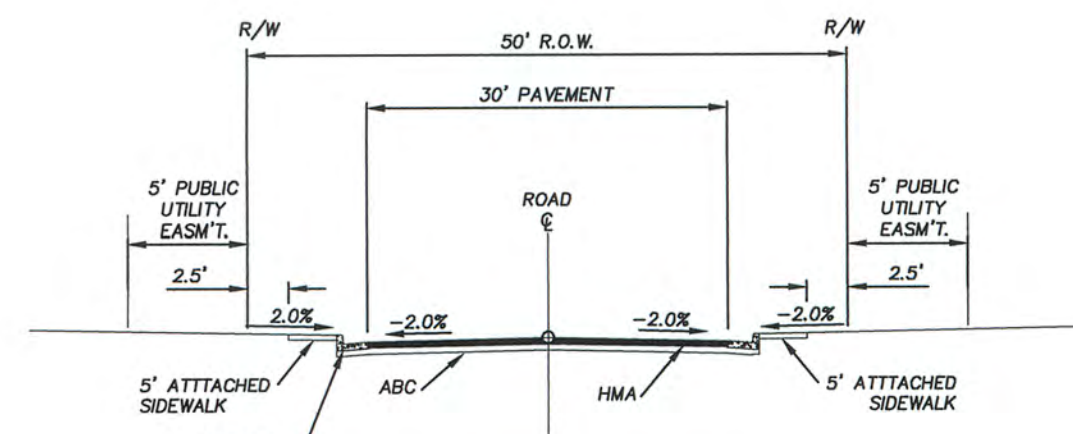
PLAN PREPARED BY:
 STANTEC
 1110 ELKTON DRIVE, SUITE B
 COLORADO SPRINGS, CO 80907



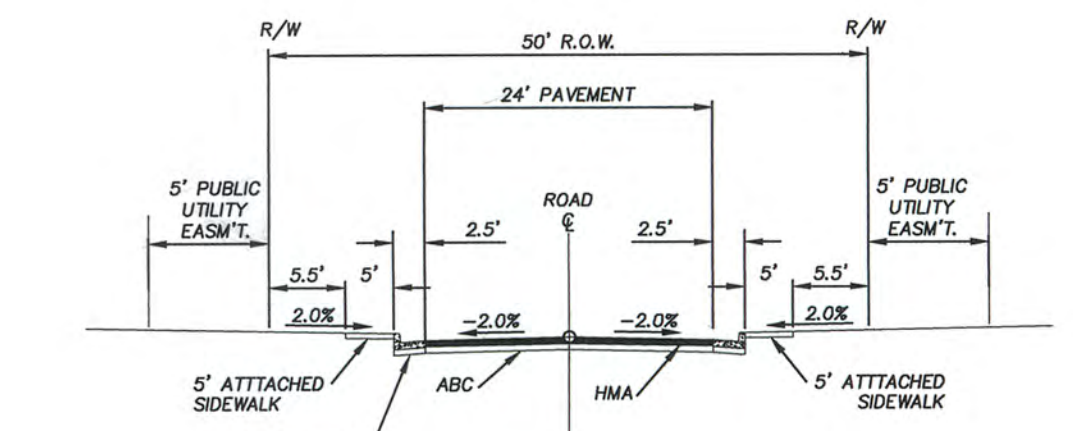
LOCATION MAP
 SCALE: 1"=1000'

SHEET INDEX

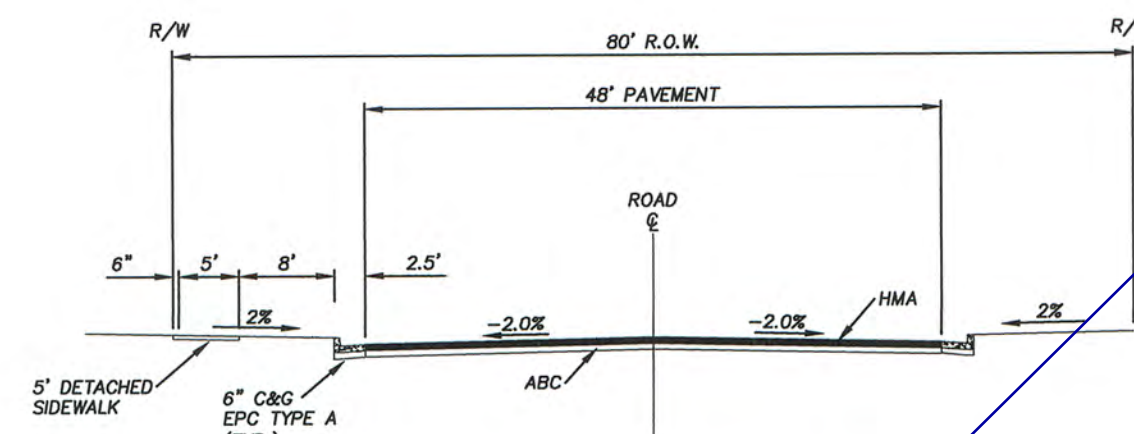
- TITLE SHEET
- SHEET INDEX
- 8. PRELIMINARY PLAN



TYPICAL SECTION
 (URBAN LOCAL ROADWAY)
 'B' STREET THROUGH 'H' STREET AND
 'L' STREET THROUGH 'U' STREET
 SCALE: N.T.S.



TYPICAL SECTION
 (URBAN LOCAL LOW VOLUME ROADWAY,
 RESIDENTIAL CUL-DE-SACS)
 'T', 'J', 'V', 'W', 'X', 'Y', & 'Z' STREETS
 SCALE: N.T.S.



TYPICAL SECTION
 (URBAN NON-RESIDENTIAL COLLECTOR)
 'K' & PART OF 'A' & 'C' STREETS
 SCALE: N.T.S.

please show.

Part of C (from F St to eastern property line)

Part of C St (from A St to F St)

Please ensure all items as required in the preliminary plan checklist are included. The following were not included:
 -contours (often these are in the GEC, which is uploaded as part of the preliminary plan)
 -address of the adjacent property owners

Revise. The entire A street is Urban Non-Residential.

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 3636.37 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;
 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 228.91 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 TO THE LEFT:
 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).

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

COMMERCIAL SITE DATA:

NAME OF SUBDIVISION: WATERVIEW EAST
 EXISTING ZONING: A-5
 PROPOSED ZONING: CS
 PROPOSED USE: COMMERCIAL AND OPEN SPACE
 AREA (GROSS): 28.36 ac. (28.36 Commercial)
 AREA (NET): 26.66 ac. (26.66 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:

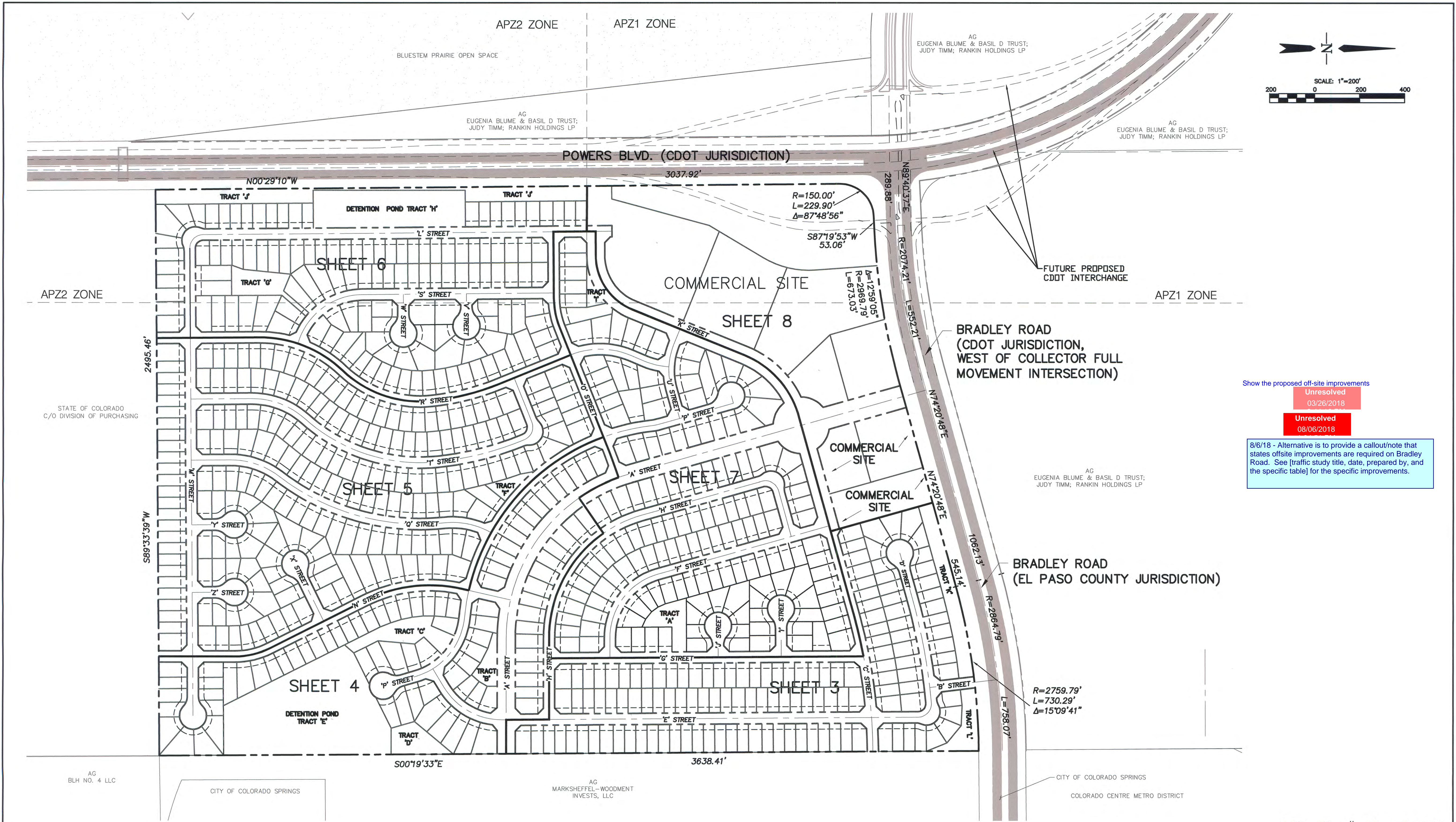
NAME OF SUBDIVISION: WATERVIEW EAST
 EXISTING ZONING: A-5
 PROPOSED ZONING: RS-5000
 PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
 AREA (GROSS): 166.89 ac. (166.89 Residential)
 AREA (NET): 134.27 ac. (134.27 Residential)
 STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL 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: 30' MAX.
 USES: ALL RS5000 ZONE USES ARE PERMITTED.

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		<p>Stantec Stantec Consulting Inc. 1110 Elkton Drive Suite B Colorado Springs, CO 80907 Tel. (719) 432-6889 Fax. www.stantec.com</p>	WATERVIEW EAST PRELIMINARY PLAN		Project No./Code
Creation Date: 2-27-17	Initials: CMD	<input type="checkbox"/>			Designer: BG	Structure Numbers	181710214
Last Modification Date: 7-7-18	Initials: JM <i>JM 7/1/18</i>	<input type="checkbox"/>		Detailer: PF			
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Preliminary Plan\01-Prelim Plan Title Sheet.dwg		<input type="checkbox"/>		Sheet Subset:		Sheet Number 1 of 8	
Acad Ver. 2014	Scale: see plan	Units: Feet					



Show the proposed off-site improvements

Unresolved
03/26/2018

Unresolved
08/06/2018

8/6/18 - Alternative is to provide a callout/note that states offsite improvements are required on Bradley Road. See [traffic study title, date, prepared by, and the specific table] for the specific improvements.

PCD File # SP-17-010

Computer File Information	
Creation Date: 2-27-17	Initials: CMD
Last Modification Date: 7-7-18	Initials: JM <i>JM 7/11/18</i>
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Preliminary Plan\02-Prelim Plan Index Map.dwg	
Acad Ver. 2014	Scale: see plan Units: Feet

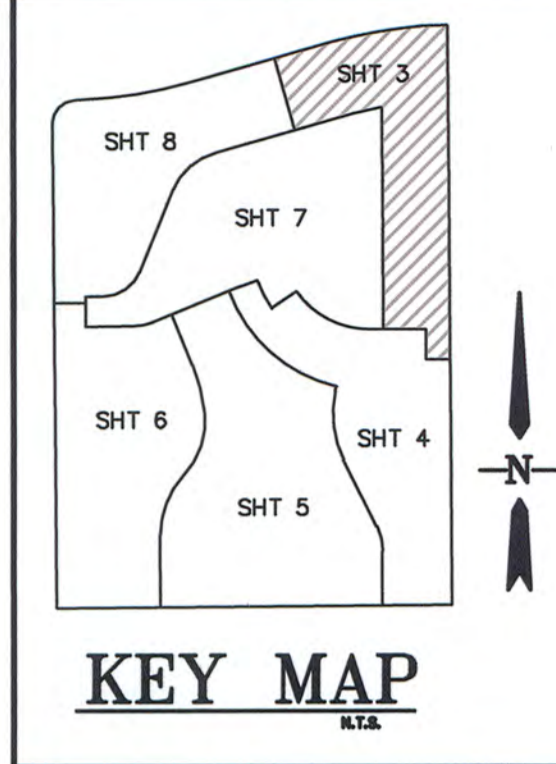
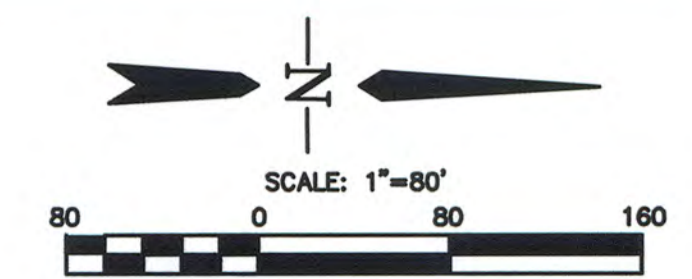
Index of Revisions	



Stantec
 Stantec Consulting Inc.
 1110 Elton Drive
 Suite B
 Colorado Springs, CO 80907
 Tel. (719) 432-6889
 Fax.
 www.stantec.com

WATERVIEW EAST PRELIMINARY PLAN INDEX MAP		
Designer: BG	Structure Numbers	
Detailer: PF		
Sheet Subset:		

Project No./Code	181710214
Sheet Number	2 of 8

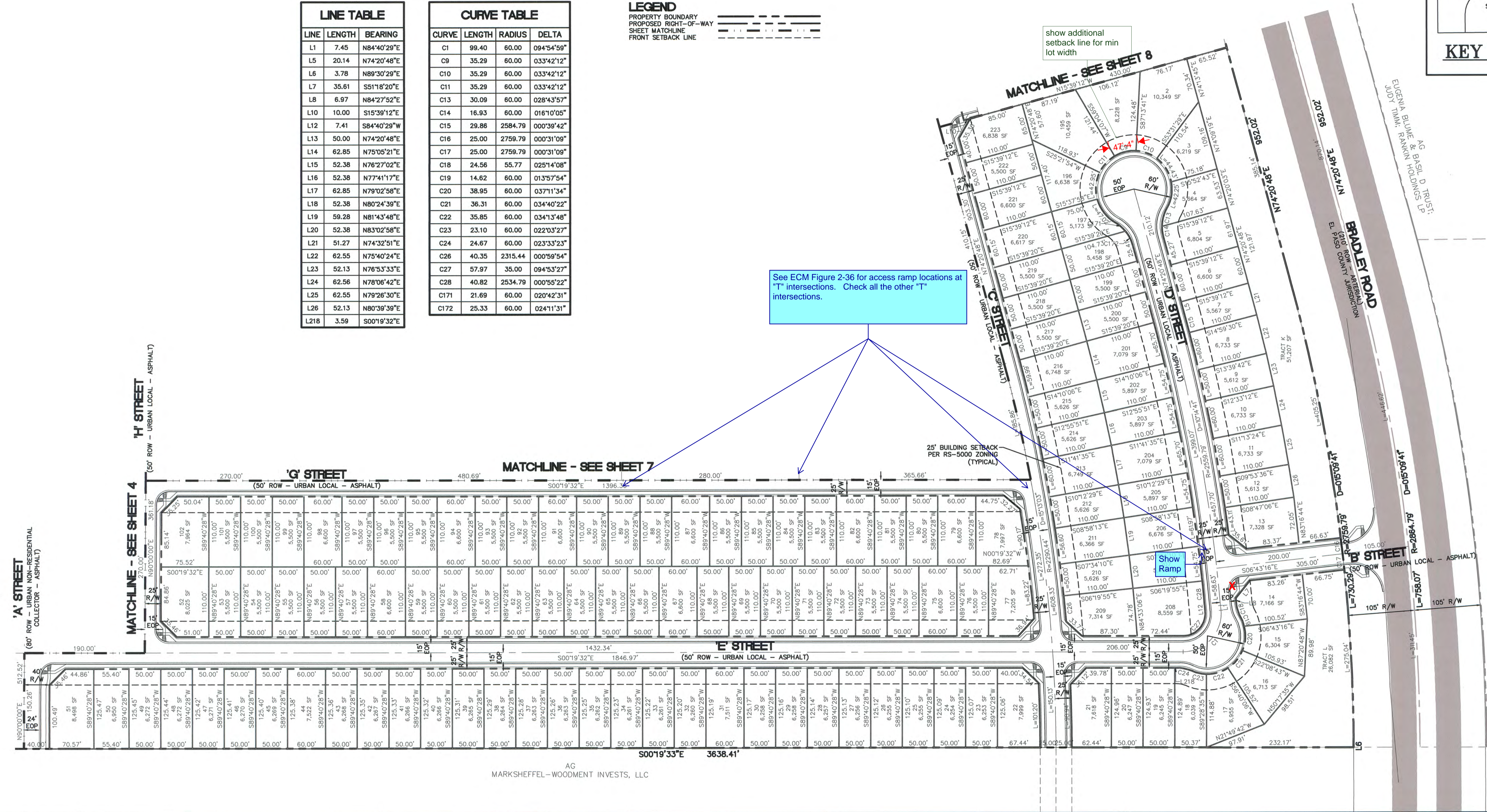


LINE TABLE		
LINE	LENGTH	BEARING
L1	7.45	N84°40'29"E
L5	20.14	N74°20'48"E
L6	3.78	N89°30'29"E
L7	35.61	S51°16'20"E
L8	6.97	N84°27'52"E
L10	10.00	S15°39'12"E
L12	7.41	S84°40'29"W
L13	50.00	N74°20'48"E
L14	62.85	N75°05'21"E
L15	52.38	N76°27'02"E
L16	52.38	N77°41'17"E
L17	62.85	N79°02'58"E
L18	52.38	N80°24'39"E
L19	59.28	N81°43'48"E
L20	52.38	N83°02'58"E
L21	51.27	N74°32'51"E
L22	62.55	N75°40'24"E
L23	52.13	N76°53'33"E
L24	62.56	N78°06'42"E
L25	62.55	N79°28'30"E
L26	52.13	N80°39'39"E
L28	3.59	S00°19'32"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	99.40	60.00	094°54'59"
C9	35.29	60.00	033°42'12"
C10	35.29	60.00	033°42'12"
C11	35.29	60.00	033°42'12"
C13	30.09	60.00	028°43'57"
C14	16.93	60.00	016°10'05"
C15	29.86	2584.79	009°39'42"
C16	25.00	2759.79	000°31'09"
C17	25.00	2759.79	000°31'09"
C18	24.56	55.77	025°14'08"
C19	14.62	60.00	013°57'54"
C20	38.95	60.00	037°11'34"
C21	36.31	60.00	034°40'22"
C22	35.85	60.00	034°13'48"
C23	23.10	60.00	022°03'27"
C24	24.67	60.00	023°33'23"
C26	40.35	2315.44	000°59'54"
C27	57.97	35.00	094°53'27"
C28	40.82	2534.79	000°55'22"
C171	21.69	60.00	020°42'31"
C172	25.33	60.00	024°11'31"

LEGEND
 PROPERTY BOUNDARY
 PROPOSED RIGHT-OF-WAY
 SHEET MATCHLINE
 FRONT SETBACK LINE

See ECM Figure 2-36 for access ramp locations at "T" intersections. Check all the other "T" intersections.



Computer File Information	
Creation Date: 4-3-17	Initials: CMD
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Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Preliminary Plan\03-09-Preliminary Plan.dwg	
Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

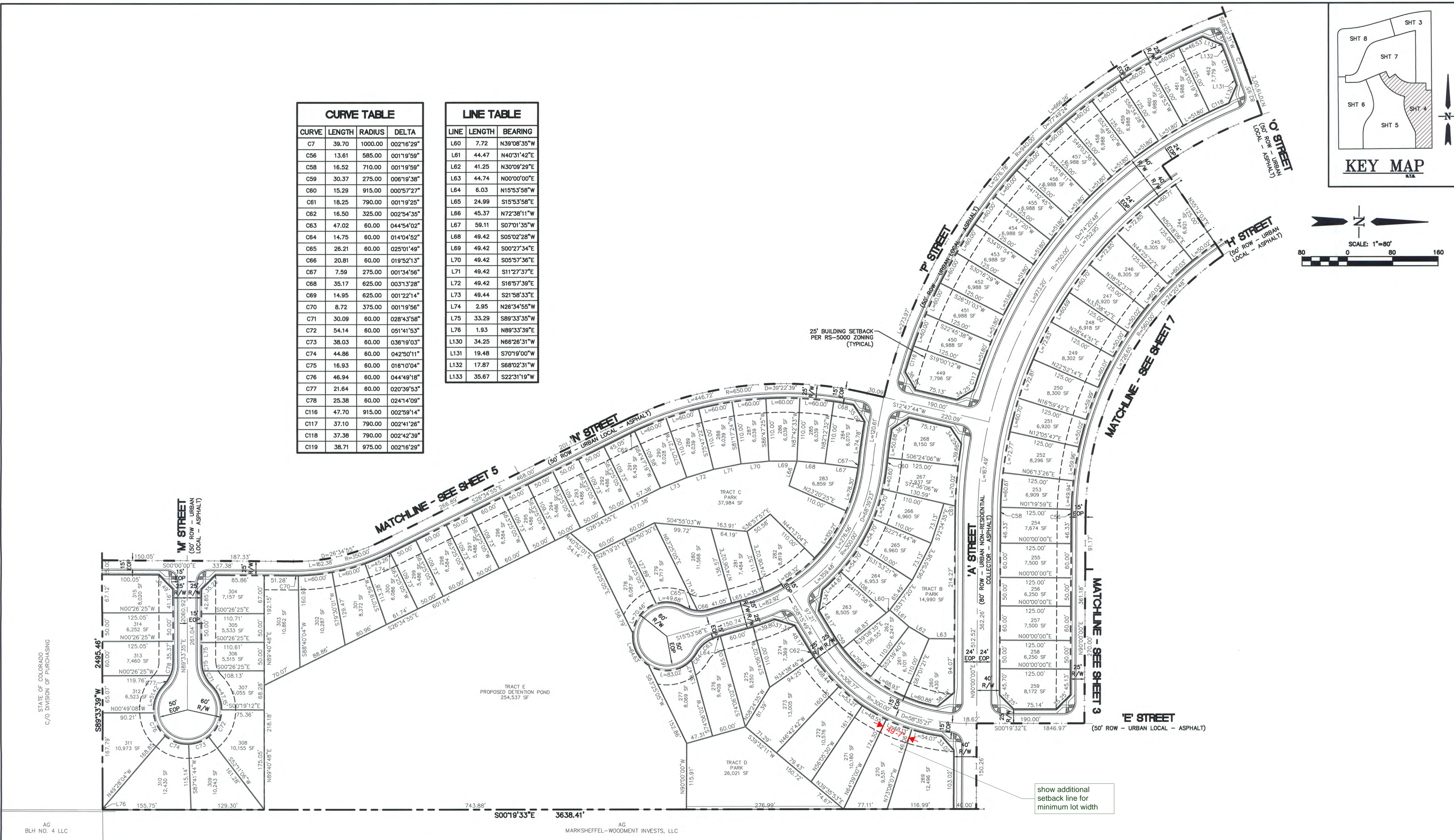
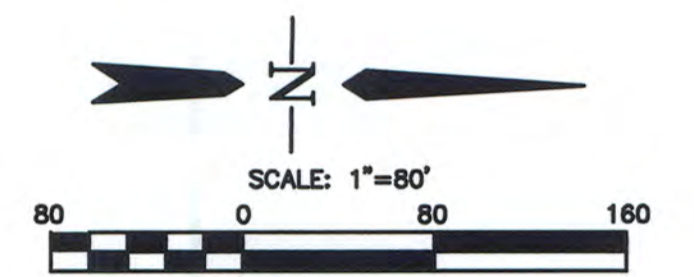
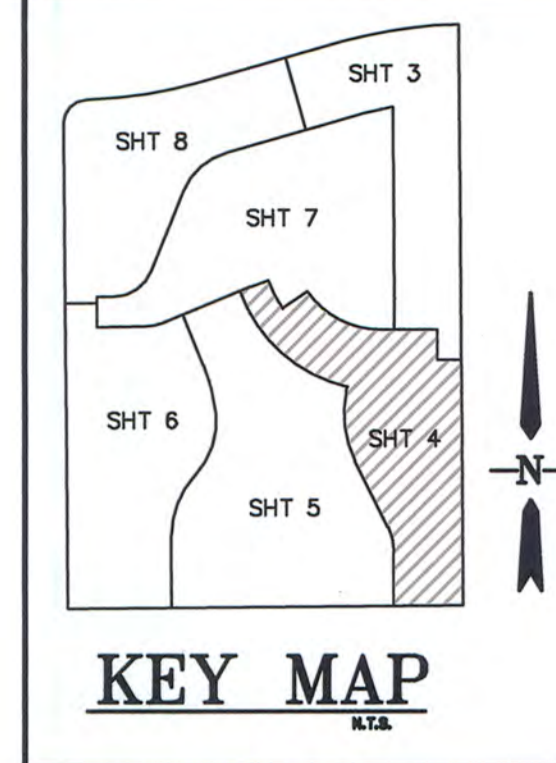
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 Colorado Springs, CO 80907
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WATERVIEW EAST PRELIMINARY PLAN	
Designer: CMD/BG	Structure Numbers
Sheet Subset:	

Project No./Code	181710214
Sheet Number	3 of 8

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	39.70	1000.00	002°16'29"
C56	13.61	585.00	001°19'59"
C58	16.52	710.00	001°19'59"
C59	30.37	275.00	006°19'38"
C60	15.29	915.00	000°57'27"
C61	18.25	790.00	001°19'25"
C62	16.50	325.00	002°54'35"
C63	47.02	60.00	044°54'02"
C64	14.75	60.00	014°04'52"
C65	26.21	60.00	025°01'49"
C66	20.81	60.00	019°52'13"
C67	7.59	275.00	001°34'56"
C68	35.17	625.00	003°13'28"
C69	14.95	625.00	001°22'14"
C70	8.72	375.00	001°19'56"
C71	30.09	60.00	028°43'58"
C72	54.14	60.00	051°41'53"
C73	38.03	60.00	036°19'03"
C74	44.86	60.00	042°50'11"
C75	16.93	60.00	016°10'04"
C76	46.84	60.00	044°49'18"
C77	21.64	60.00	020°39'53"
C78	25.38	60.00	024°14'09"
C116	47.70	915.00	002°59'14"
C117	37.10	790.00	002°41'26"
C118	37.38	790.00	002°42'39"
C119	38.71	975.00	002°16'29"

LINE TABLE		
LINE	LENGTH	BEARING
L60	7.72	N39°08'35"W
L61	44.47	N40°31'42"E
L62	41.25	N30°09'29"E
L63	44.74	N00°00'00"E
L64	6.03	N15°53'58"W
L65	24.99	S15°53'58"E
L66	45.37	N72°38'11"W
L67	59.11	S07°01'35"W
L68	49.42	S05°02'28"W
L69	49.42	S00°27'34"E
L70	49.42	S05°57'36"E
L71	49.42	S11°27'37"E
L72	49.42	S16°57'39"E
L73	49.44	S21°58'33"E
L74	2.95	N26°34'55"W
L75	33.29	S89°33'35"W
L76	1.93	N89°33'39"E
L130	34.25	N66°26'31"W
L131	19.48	S70°19'00"W
L132	17.87	S68°02'31"W
L133	35.67	S22°31'19"W

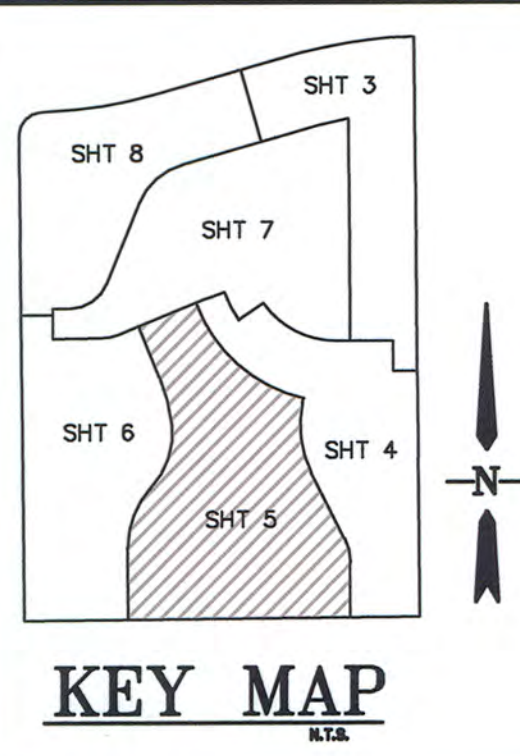
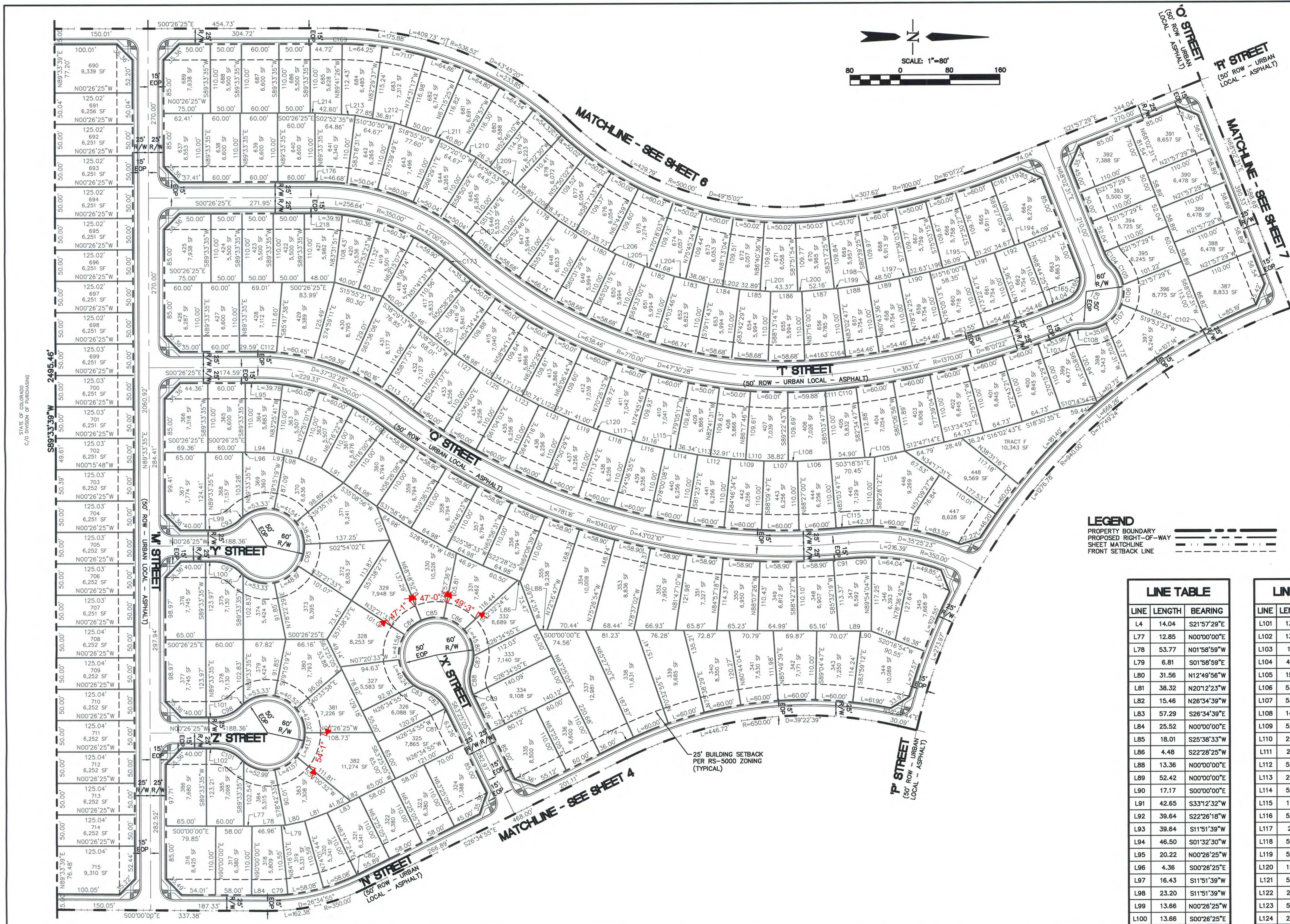


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Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

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

Project No./Code	181710214
Sheet Number	4 of 8



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	94.25	60.00	090°00'00"
C79	32.52	325.00	005°43'57"
C80	2.11	325.00	000°22'20"
C81	1.74	60.00	001°39'38"
C82	45.28	60.00	043°14'24"
C83	17.93	60.00	017°07'06"
C84	35.26	60.00	033°40'03"
C85	36.67	60.00	035°00'49"
C86	38.14	60.00	036°25'12"
C87	17.93	60.00	017°07'06"
C88	45.28	60.00	043°14'24"
C89	1.74	60.00	001°39'38"
C90	34.23	325.00	006°02'02"
C91	27.39	1065.00	001°28'25"
C92	6.83	1065.00	000°22'03"
C93	47.02	60.00	044°54'02"
C94	5.40	60.00	005°09'24"
C95	36.92	60.00	035°15'34"
C96	5.40	60.00	005°09'24"
C97	47.02	60.00	044°54'02"
C98	47.02	60.00	044°54'02"
C99	5.40	60.00	005°09'24"
C100	5.40	60.00	005°09'08"
C101	47.02	60.00	044°54'02"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C102	18.19	965.00	001°04'47"
C104	24.67	60.00	023°33'23"
C105	36.79	60.00	035°08'03"
C106	31.70	60.00	030°16'12"
C107	39.40	60.00	037°37'34"
C108	24.67	60.00	023°33'23"
C110	36.16	1395.00	001°29'06"
C111	13.85	795.00	000°59'54"
C112	30.41	375.00	004°38'47"
C113	35.30	375.00	005°23'34"
C114	24.70	1015.00	001°23'40"
C115	17.69	1015.00	000°59'54"
C116	18.12	375.00	002°46'07"
C117	31.88	745.00	002°27'07"
C118	23.91	1345.00	001°01'06"
C119	16.39	1345.00	000°41'54"
C120	54.98	35.00	090°00'00"
C121	27.67	1125.00	001°24'34"
C122	6.33	525.00	000°41'26"
C123	6.69	511.52	000°44'59"
C124	18.52	325.00	003°15'52"
C125	24.00	675.00	002°02'15"

LEGEND
 PROPERTY BOUNDARY
 PROPOSED RIGHT-OF-WAY
 SHEET MATCHLINE
 FRONT SETBACK LINE

LINE TABLE		
LINE	LENGTH	BEARING
L4	14.04	S21°57'29"E
L77	12.85	N00°00'00"E
L78	53.77	N01°58'59"W
L79	6.81	S01°58'59"E
L80	31.56	N12°49'56"W
L81	38.32	N20°12'23"W
L82	15.46	N26°34'39"W
L83	57.29	S26°34'39"E
L84	25.52	N00°00'00"E
L85	18.01	S25°38'33"W
L86	4.48	S22°28'25"W
L88	13.36	N00°00'00"E
L89	52.42	N00°00'00"E
L90	17.17	S00°00'00"E
L91	42.65	S33°12'32"W
L93	39.64	S11°51'39"W
L94	46.50	S01°32'30"W
L95	20.22	N00°26'25"W
L96	4.36	N00°26'25"E
L97	16.43	S11°51'39"W
L98	23.20	S11°51'39"W
L99	13.66	N00°26'25"W
L100	13.66	S00°26'25"E

LINE TABLE		
LINE	LENGTH	BEARING
L101	13.66	N00°26'25"W
L102	13.66	S00°26'25"E
L103	1.08	N21°57'29"W
L104	49.41	S11°28'46"E
L105	15.55	N03°18'51"W
L106	53.49	S03°14'36"E
L107	53.49	S00°08'37"W
L108	14.67	N00°08'37"E
L109	53.49	S03°31'50"W
L110	29.48	N03°31'50"E
L111	24.01	N03°31'50"E
L112	53.49	S06°55'03"W
L113	20.58	N06°55'03"E
L114	53.49	S10°18'16"W
L115	17.15	N10°18'16"E
L116	53.49	S13°41'29"W
L117	2.33	N11°51'39"W
L118	53.49	S17°04'42"W
L119	53.49	S20°27'55"W
L120	12.49	N20°27'55"E
L121	53.49	S23°51'07"W
L122	26.18	N23°51'07"E
L123	53.49	S27°14'20"W
L124	22.75	N27°14'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L125	53.49	S30°37'33"W
L126	19.32	N30°37'33"E
L127	53.49	S34°00'46"W
L128	4.50	N34°00'46"E
L129	22.90	S08°18'09"E
L176	4.54	N00°26'25"W
L177	50.61	S40°16'24"W
L178	50.00	S36°51'51"W
L179	56.87	S32°02'30"W
L180	50.00	S27°13'08"W
L181	50.00	S22°42'23"W
L182	50.00	S18°11'37"W
L183	56.87	S13°22'16"W
L184	50.00	S08°32'54"W
L185	50.00	S04°02'08"W
L186	50.00	S00°28'37"E
L187	57.42	S05°08'27"E
L188	50.00	S08°06'48"E
L189	50.00	S10°26'00"E
L190	50.00	S12°45'11"E
L191	50.00	S17°46'48"E
L192	50.00	S20°06'00"E
L193	24.04	S21°57'29"E
L194	15.33	N20°06'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L195	18.80	N17°46'48"W
L196	22.26	N15°16'00"W
L197	17.37	N12°45'11"W
L198	1.50	N10°26'00"W
L199	5.26	N05°08'27"W
L200	6.63	N00°28'37"W
L201	17.11	N04°02'08"E
L202	27.59	N08°32'54"E
L203	22.41	N08°32'54"E
L204	18.80	N13°22'16"E
L205	8.32	N18°11'37"E
L206	14.27	N27°13'08"E
L207	24.73	N32°02'30"E
L208	21.66	N36°51'51"E
L209	11.76	N40°16'24"E
L210	23.87	N27°20'10"E
L211	9.28	N18°55'30"E
L212	18.32	N18°55'30"E
L213	22.26	N02°52'35"E
L214	7.41	N00°26'25"W
L215	57.97	N68°18'52"E
L218	21.95	N00°26'25"W

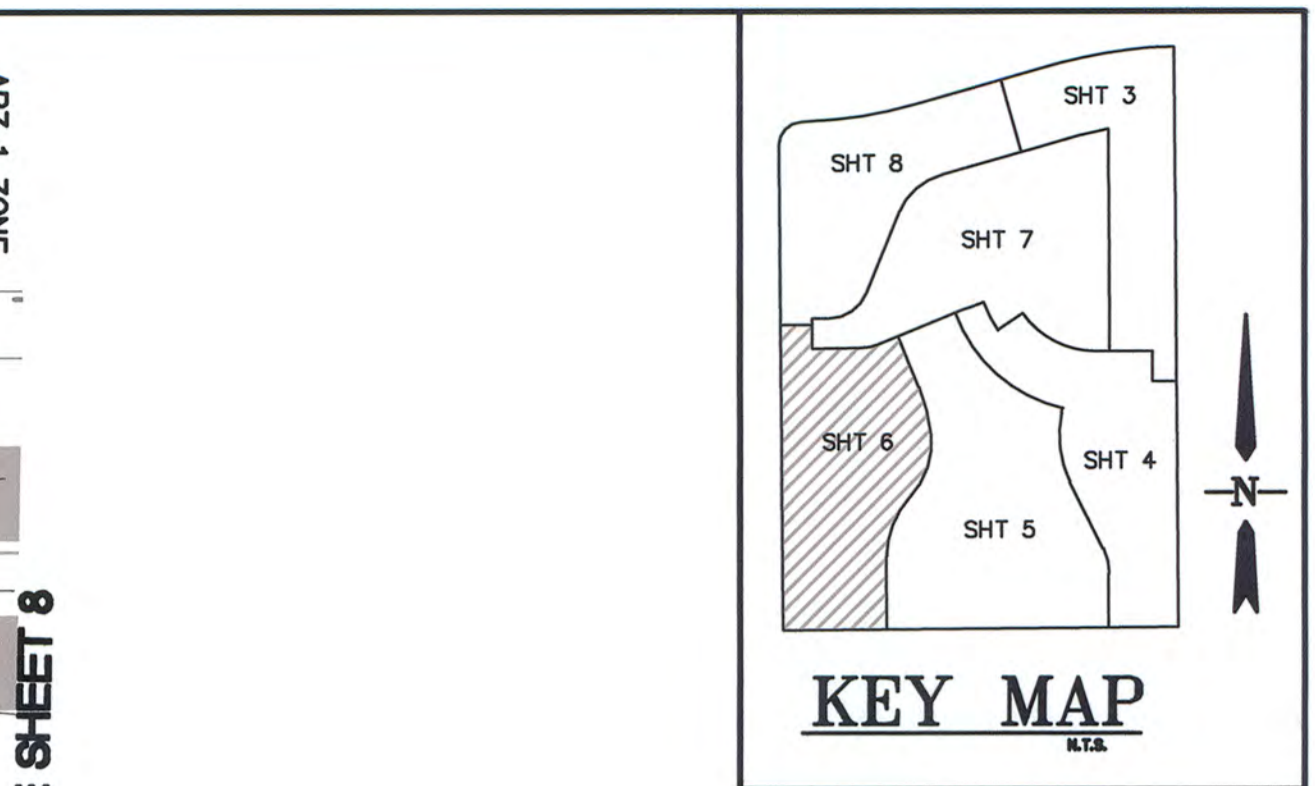
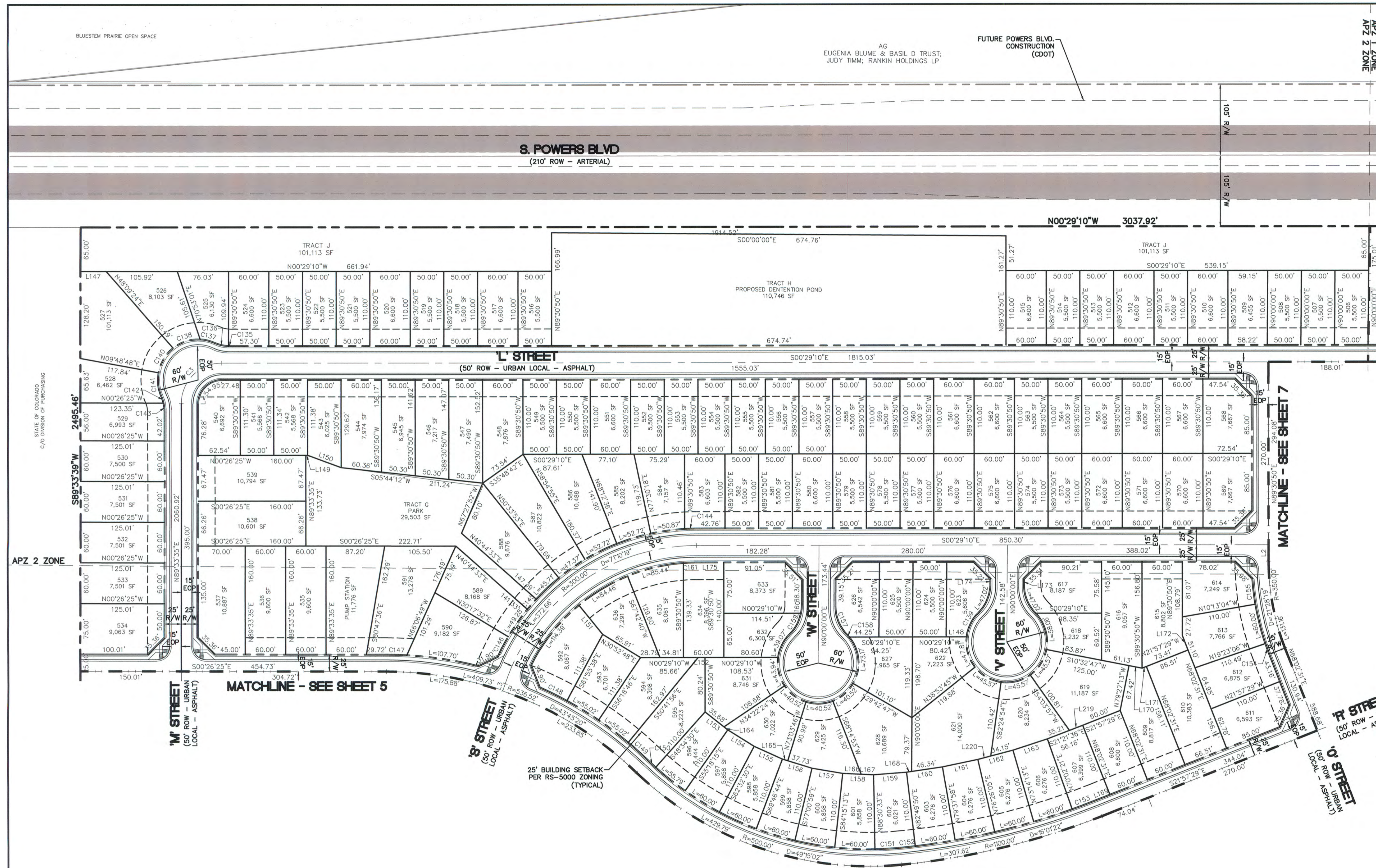
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Last Modification Date:	7-7-18 Initials: JM <i>1/4 7/1/18</i>
Full Path & Drawing File Name:	V:\1817\active\181710214\CAD\Plansheets Preliminary Plan\03-09-Preliminary Plan.dwg
Acad Ver.	2014 Scale: see plan Units: Feet

Index of Revisions	

Stantec Consulting Inc.
 1110 Elkton Drive
 Suite B
 Colorado Springs, CO 80907
 Tel. (719) 432-6889
 Fax.
 www.stantec.com

WATERVIEW EAST PRELIMINARY PLAN	
Designer: CMD/BG	Structure Numbers
Sheet Subst:	

Project No./Code	
181710214	
Sheet Number 5 of 8	



LINE TABLE

LINE	LENGTH	BEARING
L2	24.08	S89°30'50"W
L147	38.19	N00°29'10"W
L148	30.41	N00°29'10"W
L149	2.55	N00°26'25"W
L150	53.22	S19°33'37"W
L151	55.90	S50°08'52"W
L152	10.00	N00°29'10"W
L153	42.84	S38°03'37"W
L154	46.07	S31°04'38"W
L155	46.07	S23°50'23"W
L156	46.07	S16°36'09"W
L157	46.07	S09°21'54"W
L158	46.07	S02°07'40"W
L159	49.08	S04°54'55"E
L160	53.85	S08°46'06"E
L161	53.85	S11°57'58"E

LINE TABLE

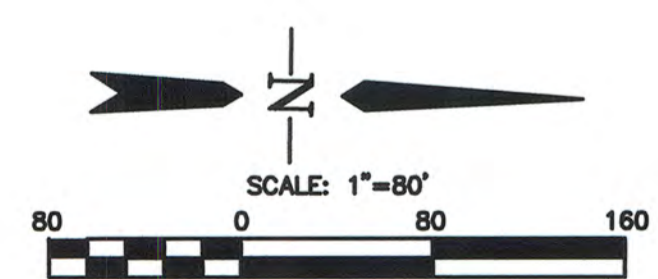
LINE	LENGTH	BEARING
L162	53.85	S15°09'51"E
L163	53.85	S18°21'43"E
L164	7.16	N38°03'37"E
L165	8.34	N16°36'09"E
L166	27.72	N02°07'40"E
L167	18.35	N02°07'40"E
L168	7.51	N08°46'06"W
L169	22.53	N21°57'29"W
L170	20.00	N10°32'47"E
L171	6.90	S21°57'29"E
L172	22.72	N68°02'31"E
L173	8.08	N90°00'00"E
L174	7.66	N90°00'00"E
L175	40.81	S00°29'10"E
L176	20.95	N21°21'36"W
L220	19.70	N15°09'51"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	94.20	60.00	089°57'15"
C135	2.70	60.00	002°34'44"
C136	21.97	60.00	020°58'39"
C137	21.70	60.00	020°43'10"
C138	43.15	60.00	041°12'35"
C139	39.94	60.00	038°08'18"
C140	43.28	60.00	041°19'40"
C141	35.41	60.00	033°48'36"
C142	10.55	60.00	010°04'30"
C143	14.12	60.00	013°28'53"
C144	17.25	325.00	003°02'30"
C145	20.00	325.00	003°31'35"
C146	33.65	325.00	005°55'56"
C147	30.30	561.52	003°05'29"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C148	45.04	561.52	004°35'46"
C149	39.34	561.52	004°00'52"
C150	15.67	475.00	001°53'26"
C151	36.84	475.00	004°26'39"
C152	23.16	1075.00	001°14'03"
C153	37.47	1075.00	001°59'50"
C154	16.84	375.00	002°34'23"
C155	37.77	375.00	005°46'18"
C157	47.02	60.00	044°54'02"
C158	4.80	60.00	004°35'07"
C159	35.45	60.00	033°51'22"
C160	11.57	60.00	011°02'40"
C161	19.21	275.00	004°00'08"



LEGEND
 PROPERTY BOUNDARY
 PROPOSED RIGHT-OF-WAY
 SHEET MATCHLINE
 FRONT SETBACK LINE

Computer File Information

Creation Date: 4-3-17	Initials: CMD
Last Modification Date: 7-7-18	Initials: JM
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Preliminary Plan\03-09-Preliminary Plan.dwg	
Acad Ver. 2014	Scale: see plan Units: Feet

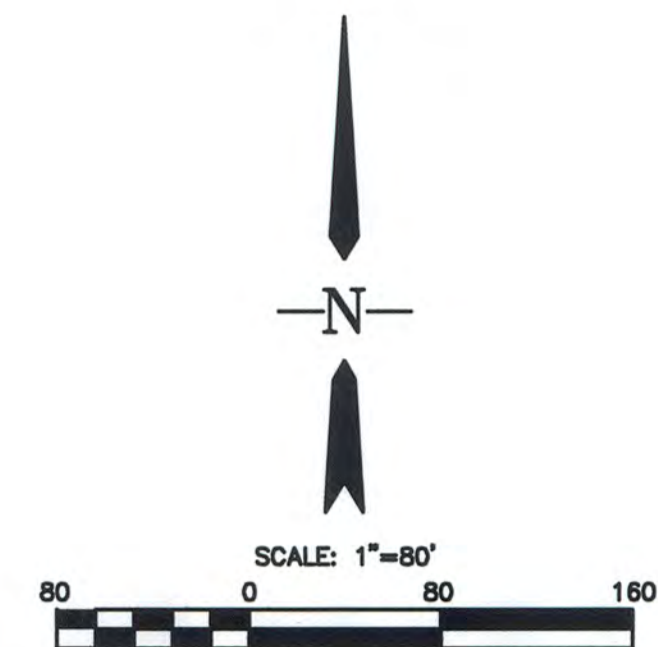
Index of Revisions

WATERVIEW EAST PRELIMINARY PLAN

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

Project No./Code
181710214

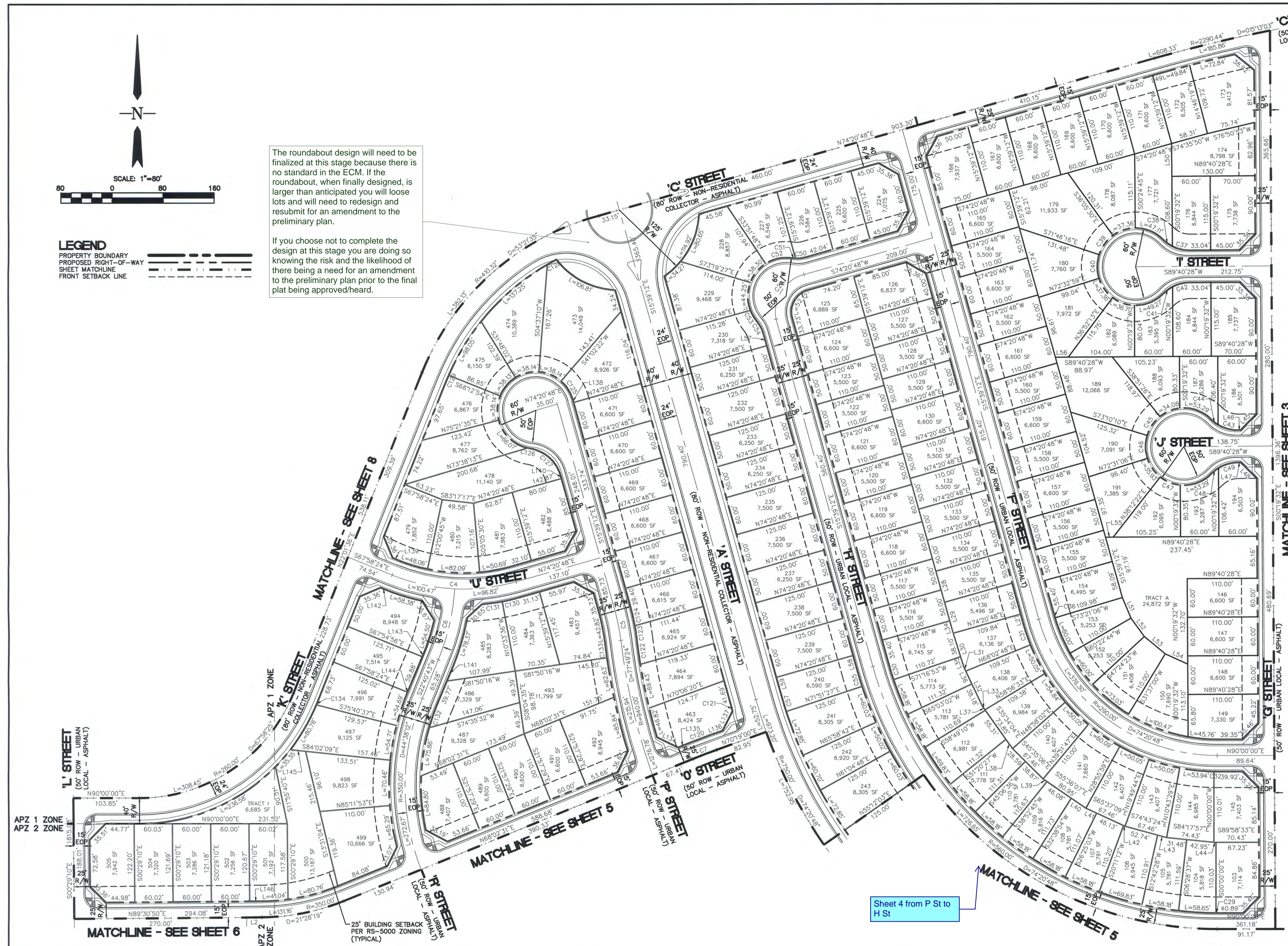
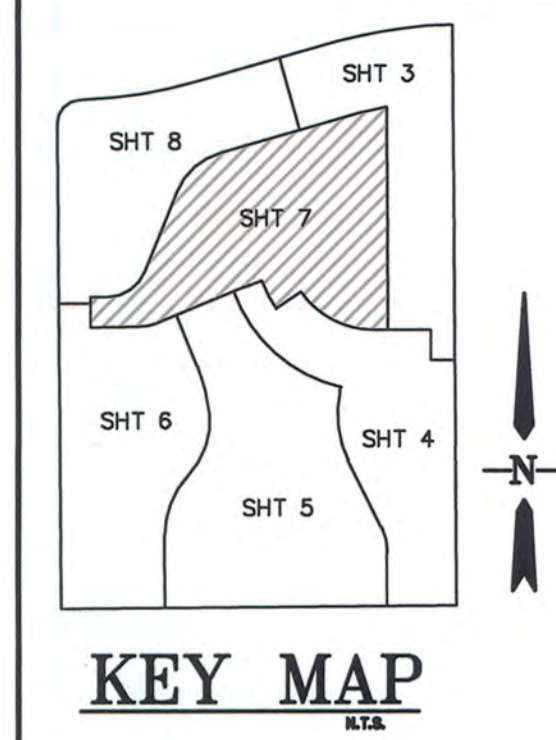
Sheet Number 6 of 8



LEGEND
 PROPERTY BOUNDARY
 PROPOSED RIGHT-OF-WAY
 SHEET MATCHLINE
 FRONT SETBACK LINE

The roundabout design will need to be finalized at this stage because there is no standard in the ECM. If the roundabout, when finally designed, is larger than anticipated you will lose lots and will need to redesign and resubmit for an amendment to the preliminary plan.

If you choose not to complete the design at this stage you are doing so knowing the risk and the likelihood of there being a need for an amendment to the preliminary plan prior to the final plat being approved/heard.



LINE TABLE

LINE	LENGTH	BEARING
L2	24.08	N89°30'50"E
L27	15.40	N15°39'12"W
L28	50.00	S15°39'12"E
L29	50.00	S15°50'15"E
L30	55.02	S17°24'40"E
L31	7.09	S25°33'03"E
L32	60.37	S25°33'03"E
L33	7.10	S35°34'04"E
L34	20.00	N16°06'50"W
L35	16.91	N17°24'40"W
L36	29.28	N25°33'03"W
L37	8.02	N35°34'04"W
L38	17.63	N35°34'04"W
L39	7.32	N55°36'07"W
L40	27.55	N55°36'07"W
L41	18.67	N65°37'09"W
L42	2.66	N65°37'09"W
L43	14.72	N74°43'24"W
L44	3.20	N90°00'00"W
L45	35.36	N44°40'28"E
L46	4.04	N89°40'28"E
L47	4.04	S89°40'28"W
L48	35.36	N45°19'32"W
L49	10.15	S74°20'48"W

LINE TABLE

LINE	LENGTH	BEARING
L50	50.97	N00°29'41"W
L21	35.02	S23°10'22"E
L52	35.02	S36°06'26"E
L53	42.58	S50°29'18"E
L54	38.55	S65°31'35"E
L55	12.20	N89°40'28"E
L56	20.21	N89°40'28"E
L57	17.85	N15°39'12"W
L58	24.59	N15°39'12"W
L59	24.59	S15°39'12"E
L34	36.98	S64°15'18"E
L135	14.06	N68°02'31"E
L136	19.45	N70°19'00"E
L137	34.14	N27°19'54"E
L138	4.34	N15°39'12"W
L139	9.54	S67°58'24"E
L140	3.93	N15°39'12"W
L141	25.52	S22°40'43"W
L142	9.54	N67°58'24"W
L143	5.38	N22°40'43"E
L144	0.02	N22°40'43"E
L145	23.95	N84°02'09"W
L146	19.08	N89°30'50"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C2	90.32	60.40	085°41'07"
C4	197.29	300.00	037°40'48"
C5	46.71	300.00	008°55'15"
C6	113.61	338.36	019°14'16"
C7	39.70	1000.00	002°16'29"
C29	1.83	535.00	000°11'44"
C30	28.82	535.00	003°03'55"
C31	34.64	315.00	008°18'00"
C32	5.02	315.00	000°54'50"
C36	4.60	285.00	000°59'42"
C37	27.96	60.00	026°41'44"
C38	19.08	60.00	018°12'18"
C39	37.36	60.00	035°40'45"
C40	37.36	60.00	035°40'45"
C41	19.08	60.00	018°12'18"
C42	27.96	60.00	026°41'44"
C43	32.53	60.00	031°03'49"
C44	14.49	60.00	013°50'13"
C45	35.93	60.00	034°18'44"
C46	35.93	60.00	034°18'44"
C47	34.08	60.00	032°32'55"
C48	14.49	60.00	013°50'13"
C49	32.53	60.00	031°03'49"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C50	18.24	60.00	017°24'57"
C51	6.43	60.00	006°08'26"
C52	42.18	60.00	040°16'27"
C53	18.85	60.00	018°00'08"
C54	24.67	60.00	023°33'23"
C55	25.41	585.00	002°29'21"
C57	30.84	710.00	002°29'21"
C120	40.69	1025.00	002°16'29"
C121	7.26	790.00	000°31'36"
C122	40.57	915.00	002°32'25"
C123	19.96	325.00	003°31'06"
C124	30.64	325.00	005°24'09"
C125	34.88	60.00	033°18'26"
C126	3.46	60.00	003°17'59"
C127	68.46	60.00	065°22'32"
C128	16.08	370.31	002°29'16"
C129	11.26	370.31	001°44'33"
C130	28.89	325.00	005°03'36"
C131	32.30	325.00	005°41'37"
C132	38.11	325.00	006°43'08"
C133	24.08	965.00	001°25'48"
C134	3.20	300.00	000°36'37"

Computer File Information

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Last Modification Date:	7-7-18	Initials:	JM <i>JM 7/11/18</i>
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Acad Ver.	2014	Scale:	see plan
Units:	Feet		

Index of Revisions

NO.	DESCRIPTION	DATE	BY

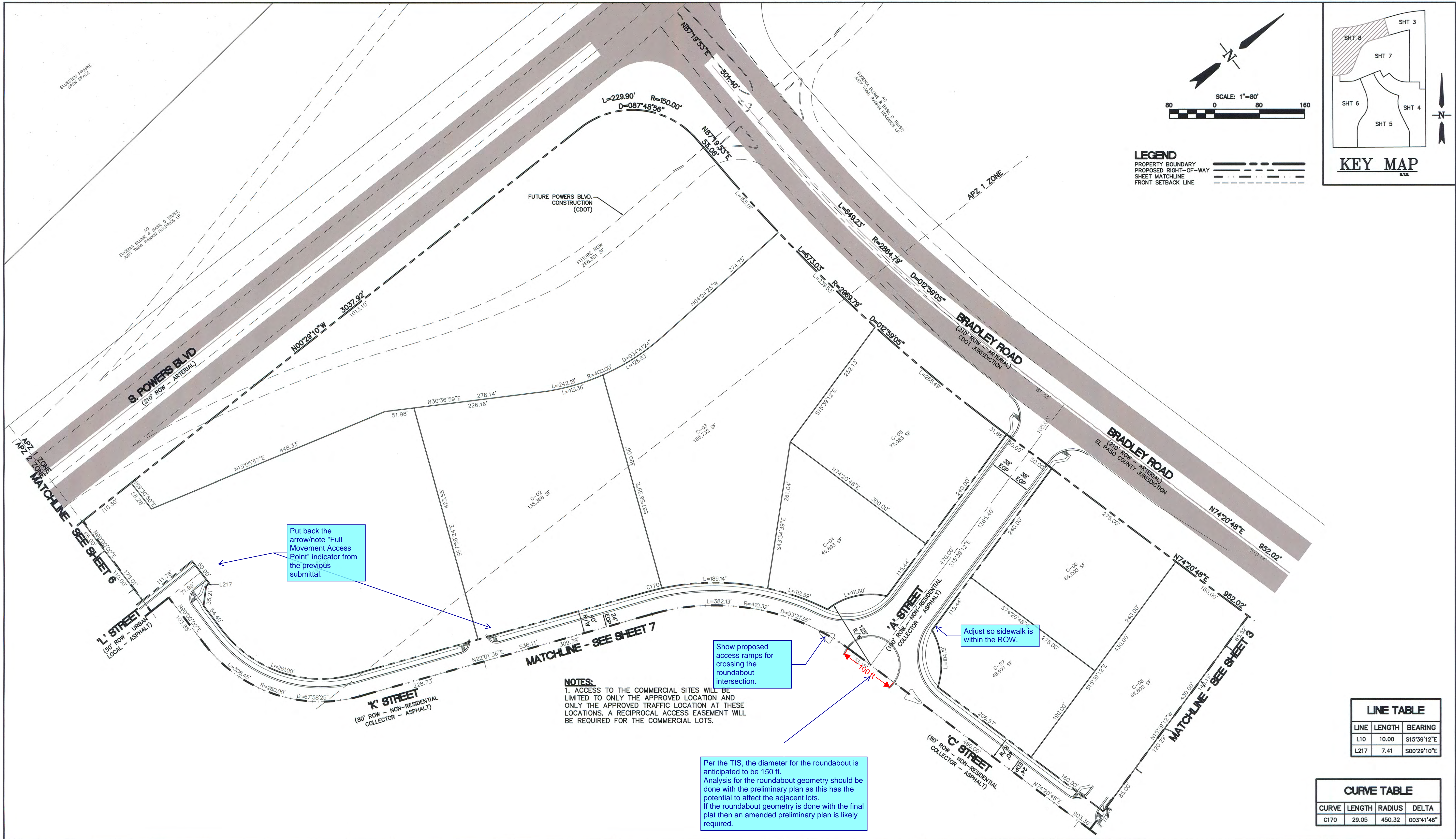
Stantec
 Stantec Consulting Inc.
 1110 Elkton Drive
 Suite B
 Colorado Springs, CO 80907
 Tel. (719) 432-6889
 Fax.
 www.stantec.com

**WATERVIEW EAST
 PRELIMINARY PLAN**

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

Project No./Code
 181710214

Sheet Number 7 of 8 :



Markup Summary

dsdruiz (11)



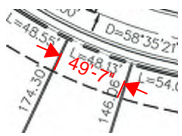
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Page Label: 3
Author: dsdruiz
Date: 7/30/2018 12:25:16 PM
Color: ■

47'-4"



Subject: Callout
Page Label: 3
Author: dsdruiz
Date: 7/30/2018 12:26:35 PM
Color: ■

show additional setback line for min lot width



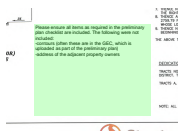
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49'-7"



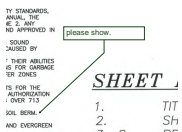
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Author: dsdruiz
Date: 7/30/2018 12:30:36 PM
Color: ■

show additional setback line for minimum lot width



Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 8/2/2018 1:26:21 PM
Color: ■

Please ensure all items as required in the preliminary plan checklist are included. The following were not included:
-contours (often these are in the GEC, which is uploaded as part of the preliminary plan)
-address of the adjacent property owners



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/2/2018 1:37:55 PM
Color: ■

please show.



Subject: Length Measurement
Page Label: 5
Author: dsdruiz
Date: 8/2/2018 1:41:05 PM
Color: ■

47'-0"



Subject: Length Measurement
Page Label: 5
Author: dsdruiz
Date: 8/2/2018 1:41:12 PM
Color: ■

49'-3"



Subject: Length Measurement
Page Label: 5
Author: dsdruiz
Date: 8/2/2018 1:41:21 PM
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47'-1"



Subject: Length Measurement
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Author: dsdruiz
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54'-1"

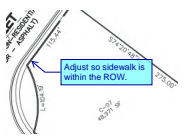


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Author: dsdruiz
Date: 8/6/2018 1:01:21 PM
Color: ■

The roundabout design will need to be finalized at this stage because there is no standard in the ECM. If the roundabout, when finally designed, is larger than anticipated you will lose lots and will need to redesign and resubmit for an amendment to the preliminary plan.

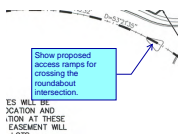
If you choose not to complete the design at this stage you are doing so knowing the risk and the likelihood of there being a need for an amendment to the preliminary plan prior to the final plat being approved/heard.

dsdlaforce (16)



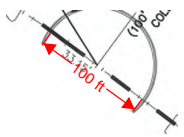
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Page Label: 8
Author: dsdlaforce
Date: 8/6/2018 1:07:34 PM
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Adjust so sidewalk is within the ROW.



Subject: Callout
Page Label: 8
Author: dsdlaforce
Date: 8/6/2018 1:08:31 PM
Color: ■

Show proposed access ramps for crossing the roundabout intersection.



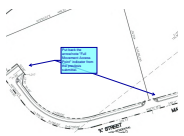
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Author: dsdlaforce
Date: 8/6/2018 1:08:40 PM
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100 ft



Subject: Callout
Page Label: 8
Author: dsdlaforce
Date: 8/6/2018 1:15:45 PM
Color: ■

Per the TIS, the diameter for the roundabout is anticipated to be 150 ft. Analysis for the roundabout geometry should be done with the preliminary plan as this has the potential to affect the adjacent lots. If the roundabout geometry is done with the final plat then an amended preliminary plan is likely required.



Subject: Callout
Page Label: 8
Author: dsdlaforce
Date: 8/6/2018 1:17:19 PM
Color: ■

Put back the arrow/note "Full Movement Access Point" indicator from the previous submittal.



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Page Label: 2
Author: dsdlaforce
Date: 8/6/2018 1:24:32 PM
Color: ■

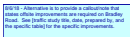
Show the proposed off-site improvements



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Date: 8/6/2018 1:24:32 PM
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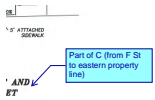


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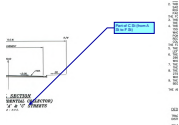
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Author: dsdlaforce
Date: 8/6/2018 1:39:10 PM
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8/6/18 - Alternative is to provide a callout/note that states offsite improvements are required on Bradley Road. See [traffic study title, date, prepared by, and the specific table] for the specific improvements.



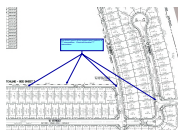
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Page Label: 1
Author: dsdlaforce
Date: 8/6/2018 10:35:54 AM
Color: ■

Part of C (from F St to eastern property line)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/6/2018 10:36:13 AM
Color: ■

Part of C St (from A St to F St)



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 8/6/2018 10:51:39 AM
Color: ■

See ECM Figure 2-36 for access ramp locations at "T" intersections. Check all the other "T" intersections.



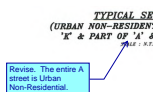
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Date: 8/6/2018 10:53:13 AM
Color: ■

X



Subject: Callout
Page Label: 3
Author: dsdlaforce
Date: 8/6/2018 10:58:43 AM
Color: ■

Show Ramp



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/6/2018 8:51:09 AM
Color: ■

Revise. The entire A street is Urban Non-Residential.

Sheet 4 from P St to
H St

MATC

Subject: Callout
Page Label: 7
Author: dsdlaforce
Date: 8/6/2018 9:12:45 AM
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Sheet 4 from P St to H St