

# VILLAGES AT WATerview NORTH

## CONCEPT PLAN

### MAY 2023

**SITE DATA**

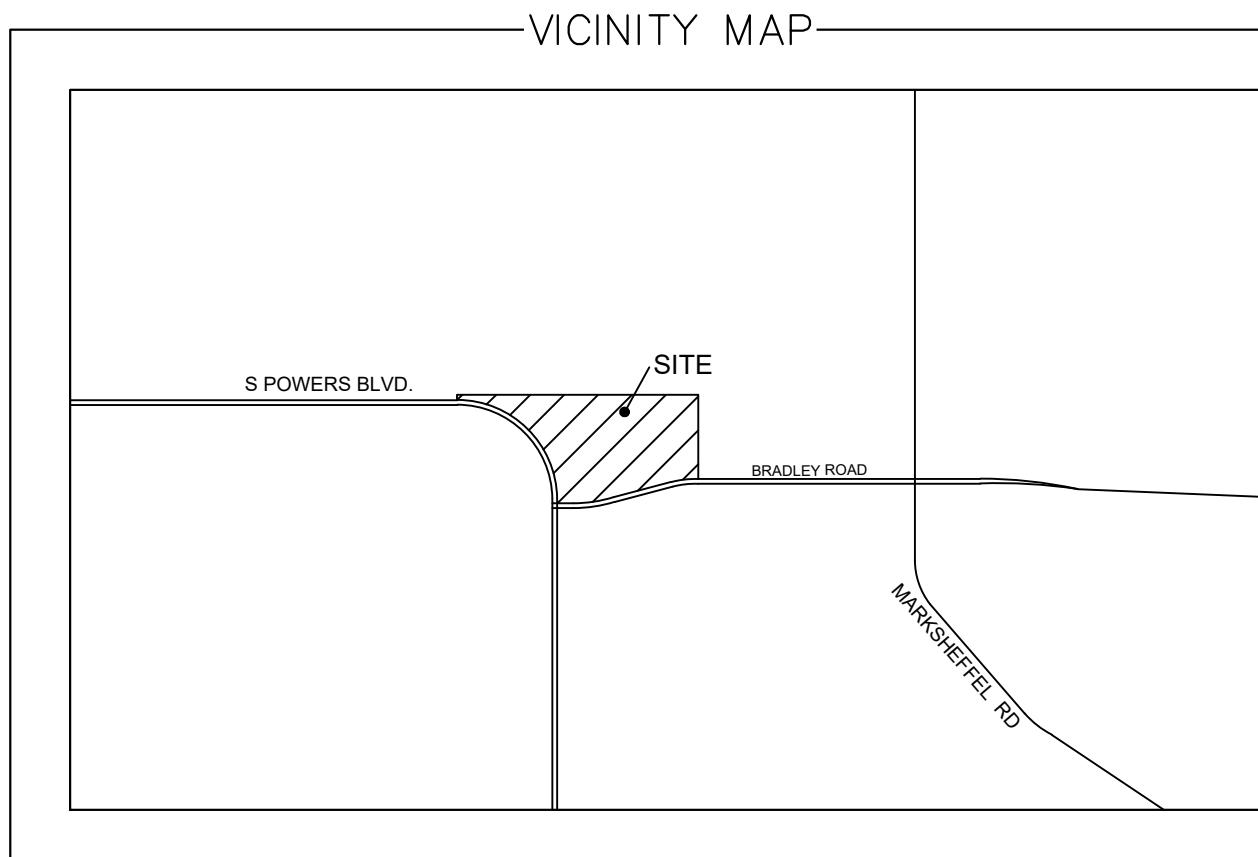
OWNER: BLH NO. 2 LLC, CITY OF COLORADO SPRINGS & AE BARNES III LLC  
TAX ID NO.: 5300000632, 5300000533, 5300000629, 5300000734  
CURRENT ZONING: R1-6000/CR/R5/CR/PBC/CR/PUD/SS/AO  
TOTAL ACRES: 116.528 AC±  
EXISTING LAND USE: AGRICULTURAL, GRAZING LAND

#### 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

- BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE
- ALL MAJOR ARTERIAL, COLLECTOR AND RESIDENTIAL STREETS ARE LISTED AS PUBLIC STREETS
- THE DESIGN OF COLLECTOR STREET INTERSECTIONS ARE CONCEPTUAL ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLANS AFFECTING THOSE STREETS.
- LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL ROADWAYS, OPEN SPACE, AND LOT SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAT SUBMITTALS.
- STORMWATER DRAINAGE AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
- PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
- ALL FUTURE PARKS THAT ARE LESS THAN 3.5 ACRES WILL BE INSTALLED AND MAINTAINED BY THE WATerview NORTH METRO DISTRICT NO. 2
- THE PARKLAND OBLIGATION DEDICATION SHALL BE PARTIALLY SATISFIED THROUGH 3.5 ACRES OF LAND DEDICATION TO THE CITY OF COLORADO SPRINGS FOR A PUBLIC NEIGHBORHOOD PARK, MINUS PARCEL 3, DURING PLAT RECORDING AND PARK LOCATIONS WILL BE SATISFIED BY FEES IN LIEU OF LAND. PARK LOCATION AND DEDICATION TIMING WILL BE MADE WITH FUTURE DEVELOPMENT PLAN APPLICATIONS. SHOULD THIS DIRECTION CHANGE AFTER MASTER PLAN AND CONCEPT PLAN APPROVAL, THIS OBLIGATION CAN BE EVALUATED ADMINISTRATIVELY.
- ALL PARKLAND WHICH MEETS A PLDO OBLIGATION MUST BE ZONED PK BY THE APPLICANT IN CONJUNCTION WITH THE PARK PLAT AND IS DONE SO THROUGH A CITY ZONING APPLICATION.
- 3.5 ACRES OF LAND DEDICATION ARE TO MEET THE OBLIGATIONS ORIGINATED BY PARCEL 4 AND 9.55 ACRES OF PARCEL 3 AS MARKED BY AREA IDENTIFIED "PARK LOCATION MAP". THE DEVELOPMENT PLAN FOR EACH DEVELOPMENT WITHIN THE REFERENCED PARCEL/AREA SHALL IDENTIFY THE NUMBER OF UNITS MET BY LAND DEDICATION OR, IF REMAINDER, TO BE PAID AS FEES IN LIEU. ALL OTHER PARCELS/AREAS SHALL BE SUBJECT TO FEES IN LIEU OF LAND DEDICATION. FEES WILL BE ASSESSED AT TIME OF PLAT RECORDATION AND PAID AT THE TIME OF BUILDING PERMIT.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTION ZONING CODE FOR EACH TYPE OF USE.
- FLOODPLAIN STATEMENT: THIS PROPERTY AMENDED AS PART OF THE CONCEPT PLAN IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 12/7/2018.



#### 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):

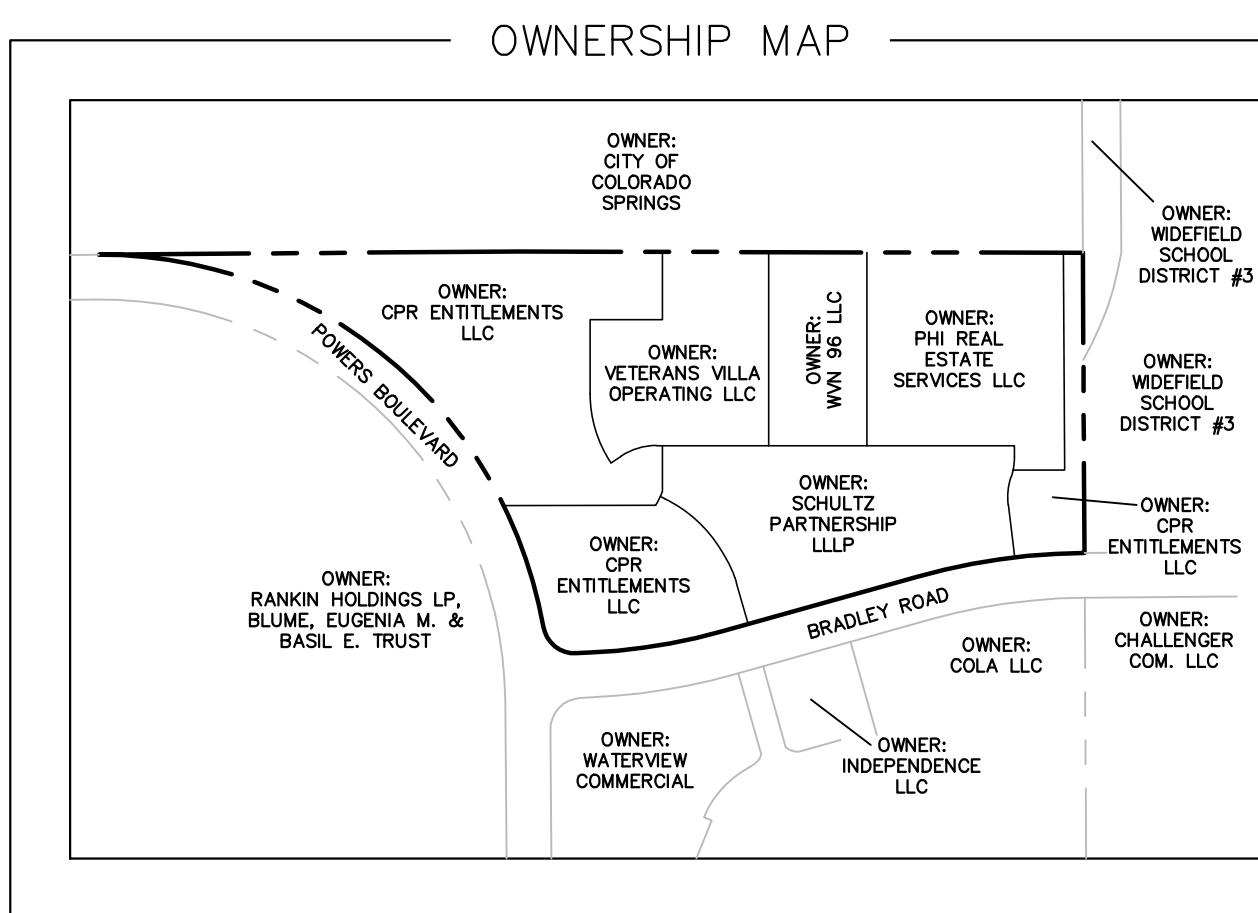
- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 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 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE 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 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28"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 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 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;

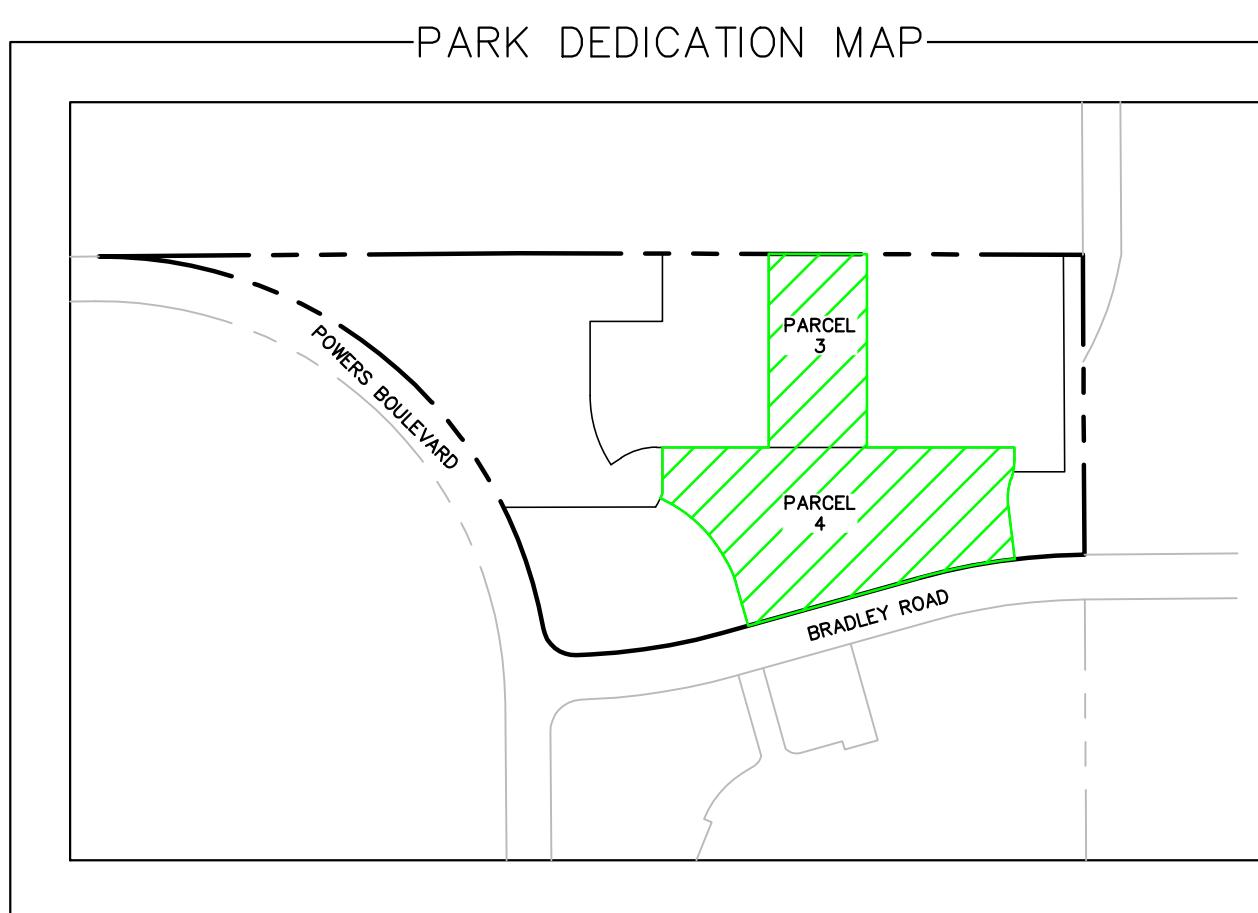
THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS

OVERALL SITE DATA	
ACREAGE	116.528AC±
TAX SCHEDULE NUMBER	5500000441, 5500000452, 5500000453, 5500000454, 5500000455, 5500000456 & 5500000457
EXISTING ZONE(S)	I-2 CS, CS RM-30 RS-5000, RM-12, AO
PROPOSED ZONE	R-5, R-FLEX-MED, LI-AO, MX-L SS/AO/APZ1
MAX. DENSITY RANGE	2.0-24.99DU/AC
PARCEL OVERALL	101.998AC±
PUBLIC PARKS	3.51AC±
OPEN SPACE/PONDS	4.28AC±
MAJOR/MINOR ARTERIAL	6.82AC±



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



#### FLOODPLAIN NOTES

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', 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 ENTECH ENGINEERING, INC. (ENR) IN MAY 2012. THIS REPORT IDENTIFIED AND ASSESSED THE HAZARD AND VULNERABILITY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY. HYDROCOMPACTION, COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SEASIDE, SHALLOW GROUNDWATER, AND SHALLOW BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # COPN-22-002 OR WITHIN THE SUBDIVISION FILE: VILLAGES AT WATerview OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

OWNERS:  
CPR ENTITLEMENTS LLC  
1510 TEXON STREET, SUITE 500  
31 N. TEJON STREET, SUITE 510  
COLORADO SPRINGS, CO 80903

PH REAL ESTATE SERVICES LLC  
TSN: 5500000441  
200 W. CITY CENTER DRIVE, SUITE 200  
PUEBLO, CO 81003

WWN 89 LLC  
TSN: 5500000454  
17 W. SAWATCH AVENUE  
COLORADO SPRINGS, CO 80903

VEREANAH VILLA OPERATING LLC  
TSN: 5500000453  
17320 SAWATCH AVENUE  
OMAHA NE, 68136

SCHULZ PARTNERSHIP LLP  
TSN: 5500000456  
301 SNOWCREST ROAD  
WESTCLIFFE, CO 80125

APPLICANT/OWNER/DEVELOPER:  
DAKOTA SPRINGS ENGINEERING  
C/O PAKOSCILSKI  
21 N. NEVADA AVENUE, SUITE 512  
COLORADO SPRINGS, CO 80903

PLANNER:  
KIMLEY-HORN AND ASSOCIATES INC.  
2 N. NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, 80903

01-COVER SHEET  
02-CONCEPT PLAN  
03-DETAIL SHEET



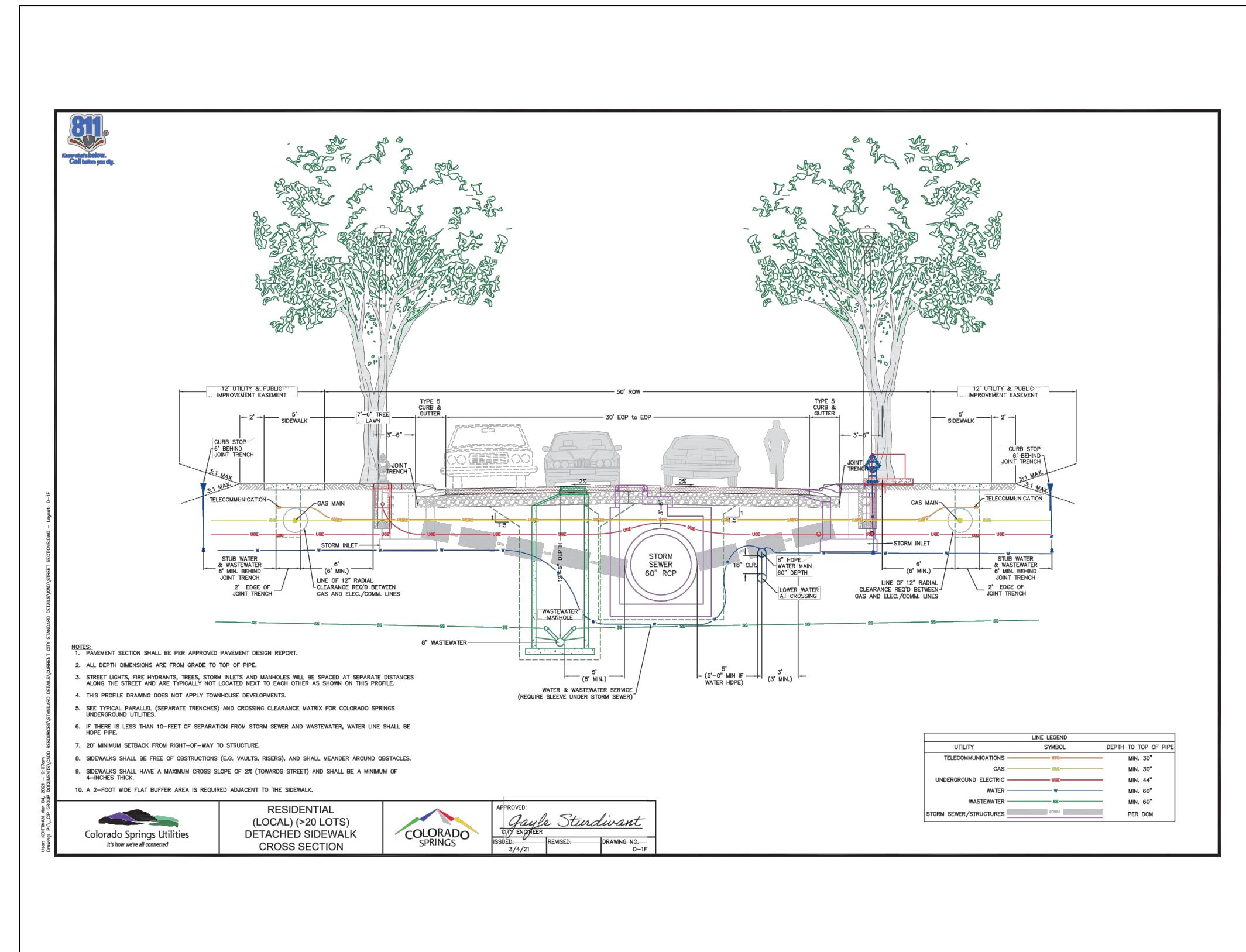
September 26, 2023



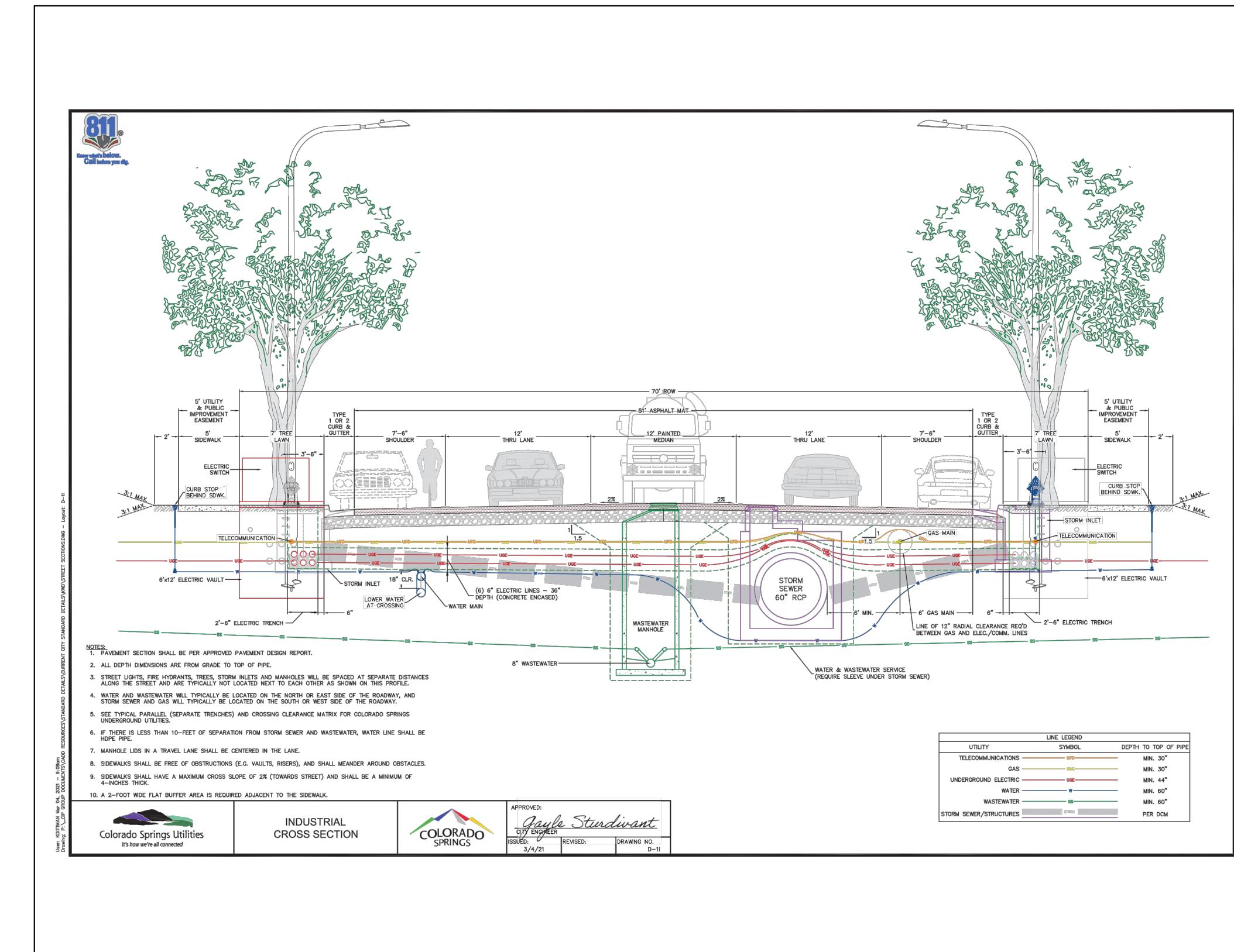
# VILLAGES AT WATerview NORTH

## CONCEPT PLAN

### MAY 2023



(A) MINOR COLLECTOR



(B) MAJOR COLLECTOR

