

# VILLAGES AT WATERVIEW NORTH

## ZONE CHANGE

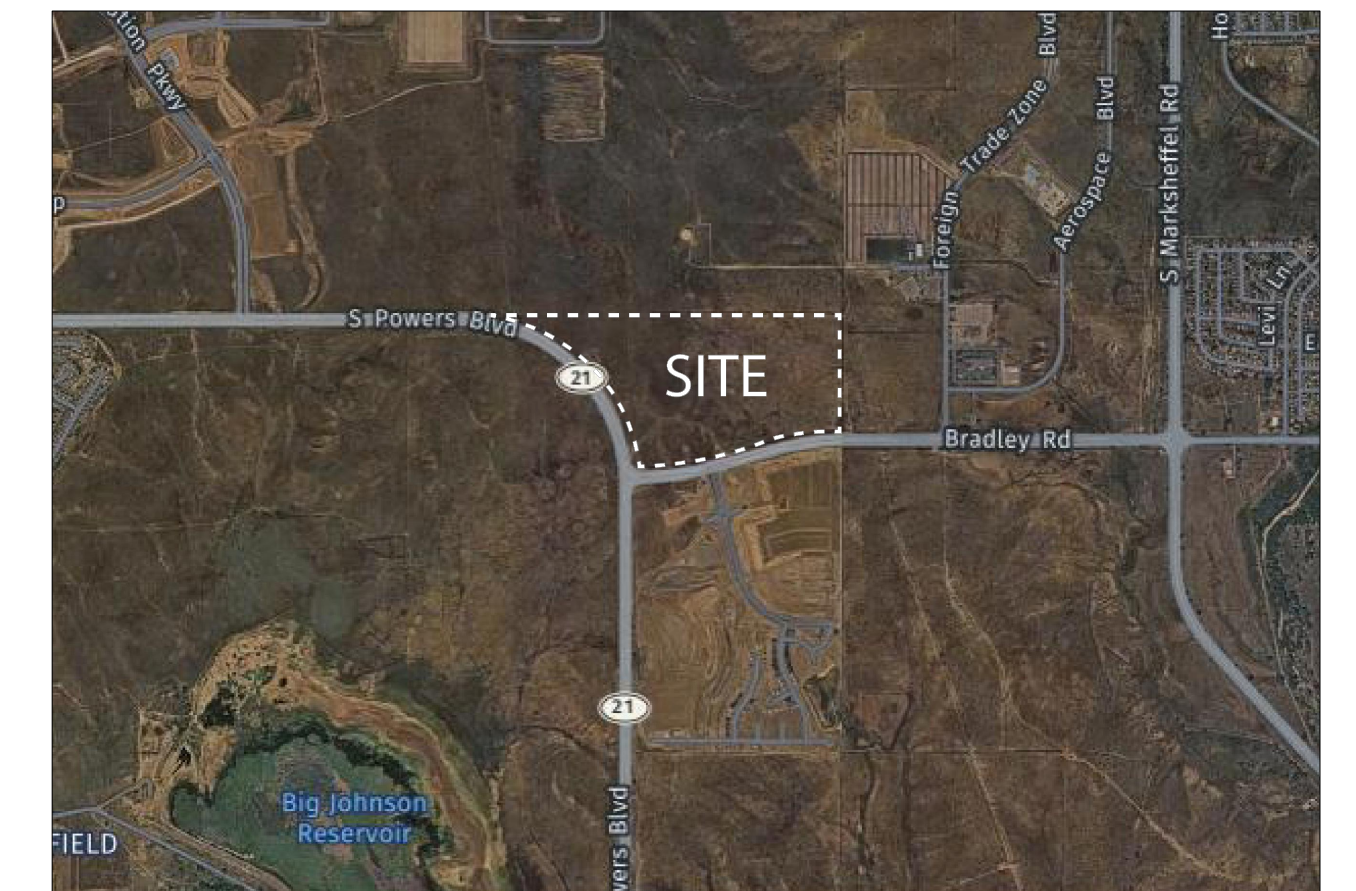
### MAY 2023

#### LEGEND

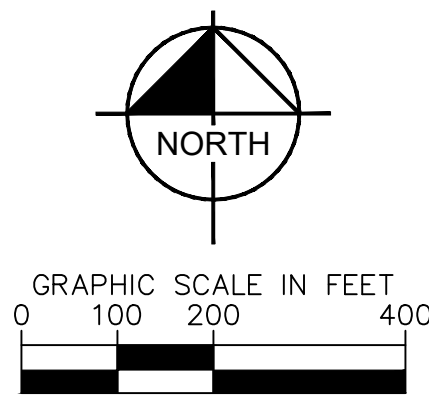
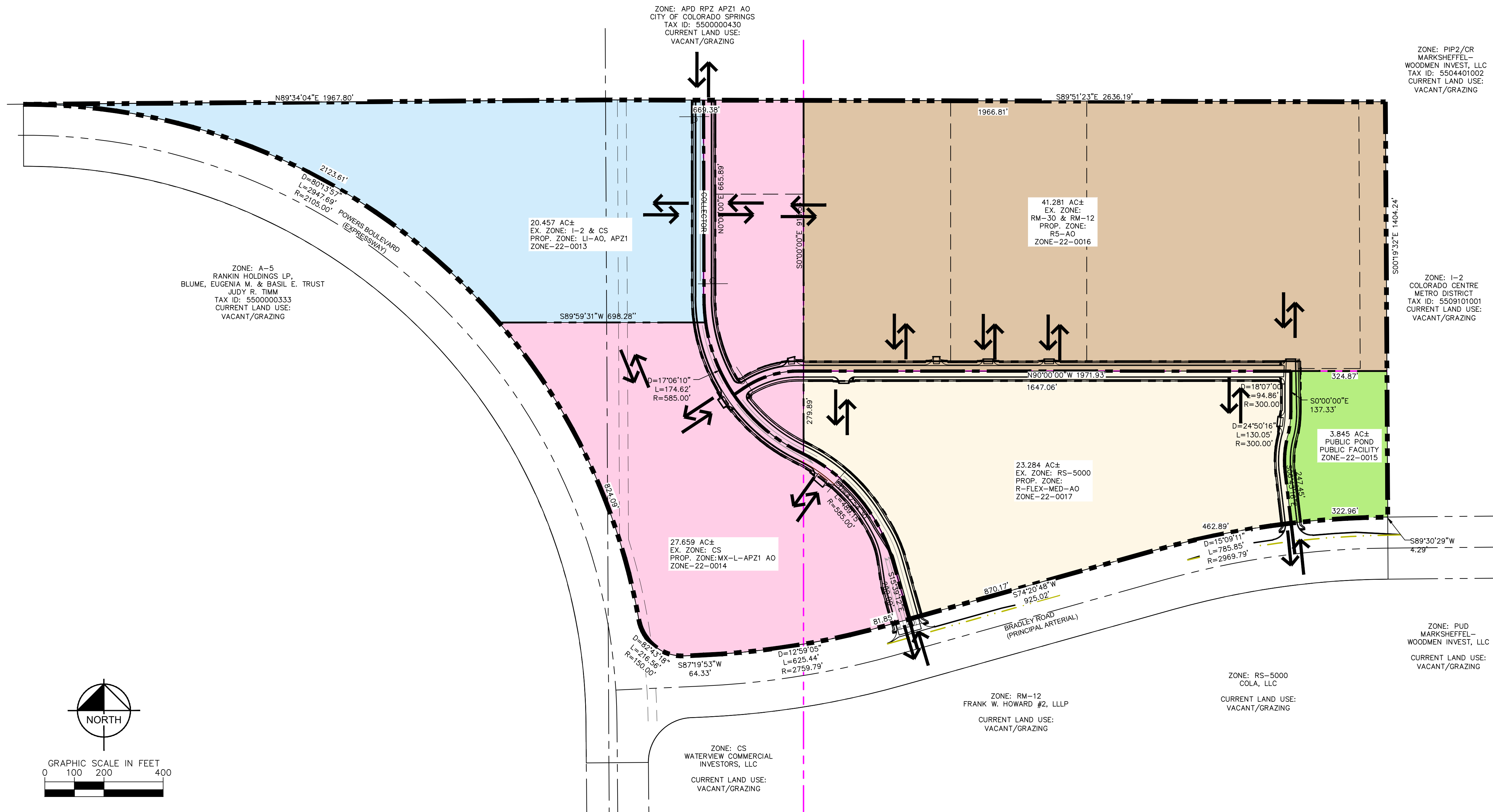
- PROPERTY BOUNDARY
- CENTERLINE R.O.W.
- EXISTING EASEMENT LINE
- PARCEL LINE
- DISTRICT BOUNDARY LINE
- ACCESS
- DRAINAGE
- COMMERCIAL (MX-L)
- LIGHT INDUSTRIAL (LI)
- FLEX MEDIUM RESIDENTIAL (R-FLEX-M)
- MULTI-FAMILY HIGH RESIDENTIAL (R5)

#### GENERAL NOTES

- 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.
- FULL SPECTRUM DETENTION WILL BE REQUIRED FOR THE ENTIRE AMENDED AREA WITHIN THE CONCEPT PLAN. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT.



VICINITY MAP (NTS)



#### 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 ¼ 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 ¼ 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

#### OWNERS:

CPR ENTITLEMENTS LLC  
TSN: 5500000452, 5500000455, 5500000457  
31 N. TEJON STREET, SUITE 518  
COLORADO SPRINGS, CO 80903

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

WN 96 LLC  
TSN: 5500000454  
17 S WAHSATCH AVENUE  
COLORADO SPRINGS, CO 80903

VETERANS VILLA OPERATING LLC  
TSN: 5500000453  
17332 EDNA STREET  
OMAHA NE, 68136

SCHULZ PARTNERSHIP LLLP  
TSN: 5500000456  
301 SNOWCREST ROAD  
WESTLOUFFE, CO 81252

#### APPLICANT/OWNER/DEVELOPER:

DAKOTA SPRINGS ENGINEERING  
C/O PAKOSCIELSKI  
31 N. TEJON STREET, SUITE 512  
COLORADO SPRINGS, CO 80903

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

Dakota Springs Engineering  
Engineering Consultants  
31 N. Tejon, Suite 500 Colorado Springs, CO 80903

**Kimley»Horn**

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

