

ENCLAVES AT MOUNTAIN VISTA RANCH

CITY OF COLORADO SPRINGS, STATE OF COLORADO MAJOR PUD CONCEPT PLAN AMENDMENT

LEGAL DESCRIPTION

A parcel of land being a portion of sections 21 and 28, T.135S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

Basis of Bearing:
The South line of the Southwest Quarter of Section 21, T.135S., R.65W., of the 6th P.M., Being monument a on the west by a 2.5" aluminum cap "Stamped PLS 22095" and on the east by a 2.5" aluminum cap "Stamped PLS 22095" and considered to bear N89°48'29"E.

Commencing at the Southwest Quarter corner of said section 21;

Thence S00°14'48"E along the west line of the Northwest Quarter of said section 28, a distance of 104.20 feet and S89°18'49"E, a distance of 105.47 feet to the Point of Beginning;

Thence S89°18'49"E, a distance of 1244.15 feet;

Thence N00°02'33"W, a distance of 1320.13 feet to a point on the south line of an ingress and egress easement as recorded at the El Paso County Clerk and Records Office in Book 5563 at Page 571;

Thence along said south line the following three (3) courses;

1. Thence along said south line S89°18'51"E, a distance of 152.88 feet to a point of curvature;
2. Thence along said curve to the right, having a radius of 2970.00 feet, a central angle of 24°43'46", a distance of 1281.88 feet, a chord bearing of S89°18'49"E, a distance of 1060.08 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Records Office at Reception Number 206178643;
3. Thence S64°35'02"E, a distance of 1060.08 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Records Office at Reception Number 206178643;

Thence along said west line the following three (3) courses;

1. Thence S04°42'25"W, a distance of 290.13 feet;
2. Thence S07°52'47"W, a distance of 1361.20 feet;
3. Thence S01°11'12"E, a distance of 131.04 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'20"W along said south line, a distance of 879.06 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'15"W along the south line of the north half of the northwest quarter of said section 28, a distance of 254.43 feet;

Thence N00°35'00"W parallel to the west line of the northwest quarter of said section 28, a distance of 1219.00 feet to the Point of Beginning.

Parcel Contains 6.679,255,43 Square Feet or 153.34 Acres more or less.

Prepared for and on behalf of Galloway & Company

By Lyle G. Bissegger, FLS# 38038

ZONE DESCRIPTION

COMMERCIAL/LEGAL DESCRIPTION:

A parcel of land being a portion of Section 28, T.135S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

Basis of Bearing:
The South line of the Southwest Quarter of Section 21, T.135S., R.65W., of the 6th P.M., Being monument a on the west by a 2.5" aluminum cap "Stamped PLS 22095" and on the east by a 2.5" aluminum cap "Stamped PLS 22095" and considered to bear N89°48'29"E.

Commencing at the Southwest Quarter corner of said section 21;

Thence S00°14'48"E along the west line of the Northwest Quarter of said section 28, a distance of 104.20 feet and S89°18'49"E, a distance of 105.47 feet to the Point of Beginning;

Thence S89°18'49"E, a distance of 641.72 feet to a point on the east line of a 50.00 foot Colorado Interstate Gas right of way easement as recorded at the El Paso County Clerk and Records Office in Book 1981 at Page 9 and Amended in Book 2115 at Pages 142 and 144;

Thence S00°01'38"W along said west line, a distance of 1209.10 feet to a point on the south line of the north half of the northwest quarter of said section 28;

Thence S89°48'15"W along the south line of the north half of the northwest quarter of said section 28, a distance of 628.70 feet;

Thence N00°35'00"W parallel to the west line of the northwest quarter of said section 28, a distance of 1219.00 feet to the Point of Beginning.

Parcel Contains 771,114.30 Square Feet or 17.702 Acres more or less.

Prepared for and on behalf of Galloway & Company

By Lyle G. Bissegger, FLS# 38038

RESIDENTIAL LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 21 and 28, T.135S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

Basis of Bearing:
The South line of the Southwest Quarter of Section 21, T.135S., R.65W., of the 6th P.M., Being monument a on the west by a 2.5" aluminum cap "Stamped PLS 22095" and on the east by a 2.5" aluminum cap "Stamped PLS 22095" and considered to bear N89°48'29"E.

Commencing at the Southwest Quarter corner of said section 21;

Thence S00°14'48"E along the west line of the Northwest Quarter of said section 28, a distance of 104.20 feet and S89°18'49"E, a distance of 747.19 feet to a point on the east line of a 50.00 foot Colorado Interstate Gas right of way easement as recorded at the El Paso County Clerk and Records Office in Book 1981 at Page 9 and Amended in Book 2115 at Pages 142 and 144, being the Point of Beginning.

Thence S89°18'49"E, a distance of 602.48 feet;

Thence N00°02'33"W, a distance of 1320.13 feet to a point on the south line of an ingress and egress easement as recorded at the El Paso County Clerk and Records Office in Book 5563 at Page 571;

Thence along said south line the following three (3) courses;

1. Thence along said south line S89°18'51"E, a distance of 152.88 feet to a point of curvature;
2. Thence along said curve to the right, having a radius of 2970.00 feet, a central angle of 24°43'46", a distance of 1281.88 feet, a chord bearing of S89°18'49"E, a distance of 1060.08 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Records Office at Reception Number 206178643;
3. Thence S64°35'02"E, a distance of 1060.08 feet to a point on the west line of a 75.00 foot easement as recorded at the El Paso County Clerk and Records Office at Reception Number 206178643;

Thence along said west line the following three (3) courses;

1. Thence S04°42'25"W, a distance of 290.13 feet;
2. Thence S07°52'47"W, a distance of 1361.20 feet;
3. Thence S01°11'12"E, a distance of 131.04 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'20"W along said south line, a distance of 879.06 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'15"W along the south line of the north half of the northwest quarter of said section 28, a distance of 1912.73 feet to a point on the east line of said Colorado Interstate Gas right of way easement;

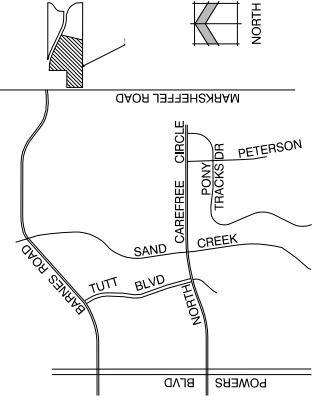
Thence N00°01'38"E along said Colorado Interstate Gas right of way easement, a distance of 1209.10 feet to the Point of Beginning.

Parcel Contains 5,908,141.13 Square Feet or 135.633 Acres more or less.

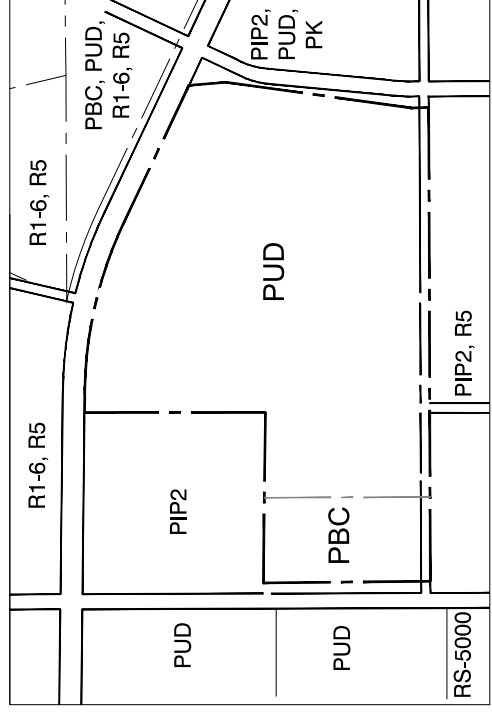
Prepared for and on behalf of Galloway & Company

By Lyle G. Bissegger, FLS# 38038

VICINITY MAP N.T.S.



EXISTING ZONING



GENERAL NOTES

1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
3. ALL LANDSCAPE TRACTS AND 5.35 AC PUBLIC NEIGHBORHOOD PARK (WHICH MEETS THE PUDO PARKLAND OBLIGATION) WITHIN THE ENCLAVES AT MOUNTAIN VISTA DEVELOPMENT SHALL BE OWNED AND AGREED AND MASTER PLAN. THE PARK WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
4. THE PROPOSED SAC NEIGHBORHOOD PARK IS INTENDED TO MEET THE CITY ROAD LAND DEDICATION REQUEST AND IS NOT A REQUIREMENT OF THE LARGER BANNING LEWIS BRANCH ANNEXATION AGREEMENT AND MASTER PLAN. THE PARK WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
5. ALL ROADSIDE ROADWAY IMPROVEMENTS TO BE BUILT IN PHASE 1 AS NOTED IN THE INCLUDED TRAFFIC STUDY BY LSC.
6. MARKSHEFFEL ROADWAY IMPROVEMENTS TO BE BUILT IN PHASE 1 AS NOTED IN THE INCLUDED TRAFFIC STUDY BY LSC.
7. MOUNTAIN VISTA BRANCH IS SUBJECT TO THE BANNING LEWIS BRANCH ANNEXOR SHARED OBLIGATION STUDY AS APPROVED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM IS IN PLACE IN ACCORDANCE WITH THE TERMS OF THE SETTLEMENT AGREEMENT, ASSOCIATED WITH CASE NO. 99-CV-1944.
8. THE CONCEPT PLAN AREA IS AFFECTED BY THE STREAMBED OVERLAP OF SAND CREEK WHICH IS A TYPE 1 STREAM. A STREAMSIDE DEVELOPMENT PLAN SHALL BE SUBMITTED MEETING ZONING CODE REQUIREMENTS AND SHALL BE APPROVED BY THE CITY AND AN APPROPRIATE COST SHARED / REIMBURSEMENT PROGRAM.
9. THIS SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN (ZONE AE & ZONE X) AS DETERMINED BY THE FOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804105646, EFFECTIVE DECEMBER 7, 2018.
10. A FEMA APPROVED LOWR (LETTER OF MAP REVISION) WILL BE REQUIRED IN ORDER TO OBTAIN A FLOODPLAIN DEVELOPMENT PERMIT FOR FUTURE CREEK IMPROVEMENTS.
11. THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. FLIERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIAL IMPLICATIONS THEREOF.
12. AN AVIATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
13. THIS PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT BY COLORADO INTERSTATE GAS COMPANY, BOOK 882, PAGE 178.
14. THIS PROPERTY IS SUBJECT TO THE FINDINGS AND SUMMARY OF A PRELIMINARY GEOLOGIC HAZARD REPORT PREPARED BY CILTHOMPSON INC. DATED MARCH 9, 2016 (CILTP PROJECT NO. C31854-105). THIS REPORT IS INCLUDED WITH INITIAL DEVELOPMENT PLAN SUBMITTAL OF DATE APRIL 4, 2016 TO DEVELOPMENT SERVICES DIVISION, 30.500 SOUTH TEJADA AVENUE, SUITE 301, COLORADO SPRINGS, CO.
15. THE REQUIREMENT FOR FUTURE BARNES ROAD IMPROVEMENTS SHALL BE EVALUATED AT THE TIME OF APPLICATION FOR ANY FUTURE FININGS, ENCLAVES AT MOUNTAIN VISTA OR OTHER, LOCATED ALONG THE FUTURE BARNES ROAD CORRIDOR. THE BARNES ROAD R.O.W. DEDICATIONS SHALL BE REQUIRED AND EACH ADJACENT DEVELOPER, TO INCLUDE THE ENCLAVES AT MOUNTAIN VISTA, IS RESPONSIBLE FOR THE SHARING OF THE BARNES ROAD CORRIDOR. VEGETATION REMOVAL OR ANY OTHER IMPROVEMENTS WITHIN THE STREAMBED OVERLAP AREA, A STREAMSIDE DEVELOPMENT PLAN MUST BE APPROVED AND THE INNER BUFFER MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
16. FUTURE DEVELOPMENT REQUIRING CHANGES TO THE FLOODWAY/FLOODPLAIN WILL REQUIRE A CLAIM/R/COMR.
17. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM DETENTION.
18. ALL PROPOSED STREET TREES AND STREETSCAPE IMPROVEMENTS WILL BE MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
19. THE SAND CREEK EAST FORK CHANNEL IMPROVEMENTS SHALL BE FULLY CONSTRUCTED AND ACCEPTED FOR THE PROBATIONARY PERIOD BY THE CITY'S PUBLIC WORKS DEPARTMENT OR ASSURANCES NOTED FLOODPLAIN. THE PUBLIC IMPROVEMENT COST PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THE ENCLAVES AT MOUNTAIN VISTA BRANCH DEVELOPMENT PROJECT WITHIN THE NOTED FLOODPLAIN.

AMENDMENT HISTORY

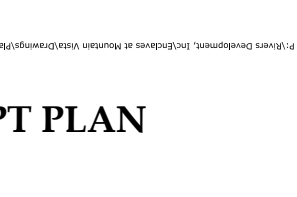
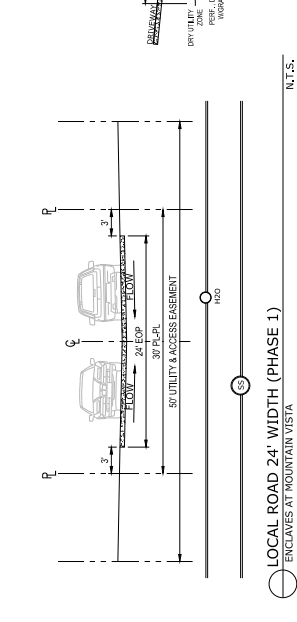
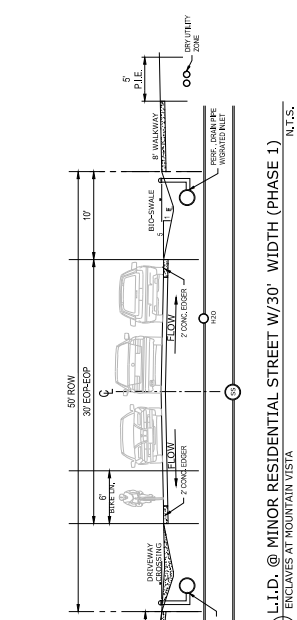
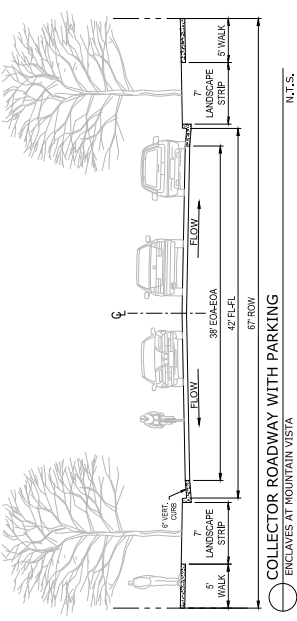
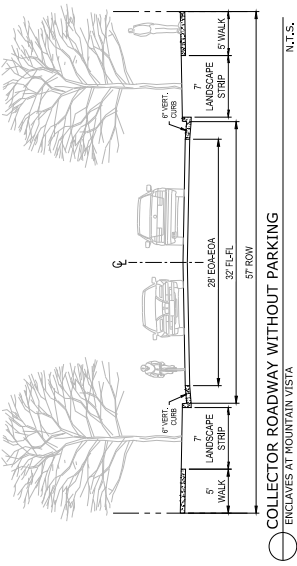
AUGUST 2019 - REVISED PARK LOCATION AND 15% SIZE REDUCTION - AR PUP 16-00015A-M1N19

DECEMBER - 2019 CPC PUP 16-00015-A2M20 - Request for removal of floodplain designations. No changes to land use, dedication or utility layout.

DECEMBER - 2020 CPC PUP 16-00015-A3M21 - Under Review - Request to remove proposed school dedication area and reconfigure residential area boundary.

SHEET INDEX

- Sheet 1 of 3: Cover Sheet
- Sheet 2 of 3: Concept Plan
- Sheet 3 of 3: Preliminary Utilities Plan

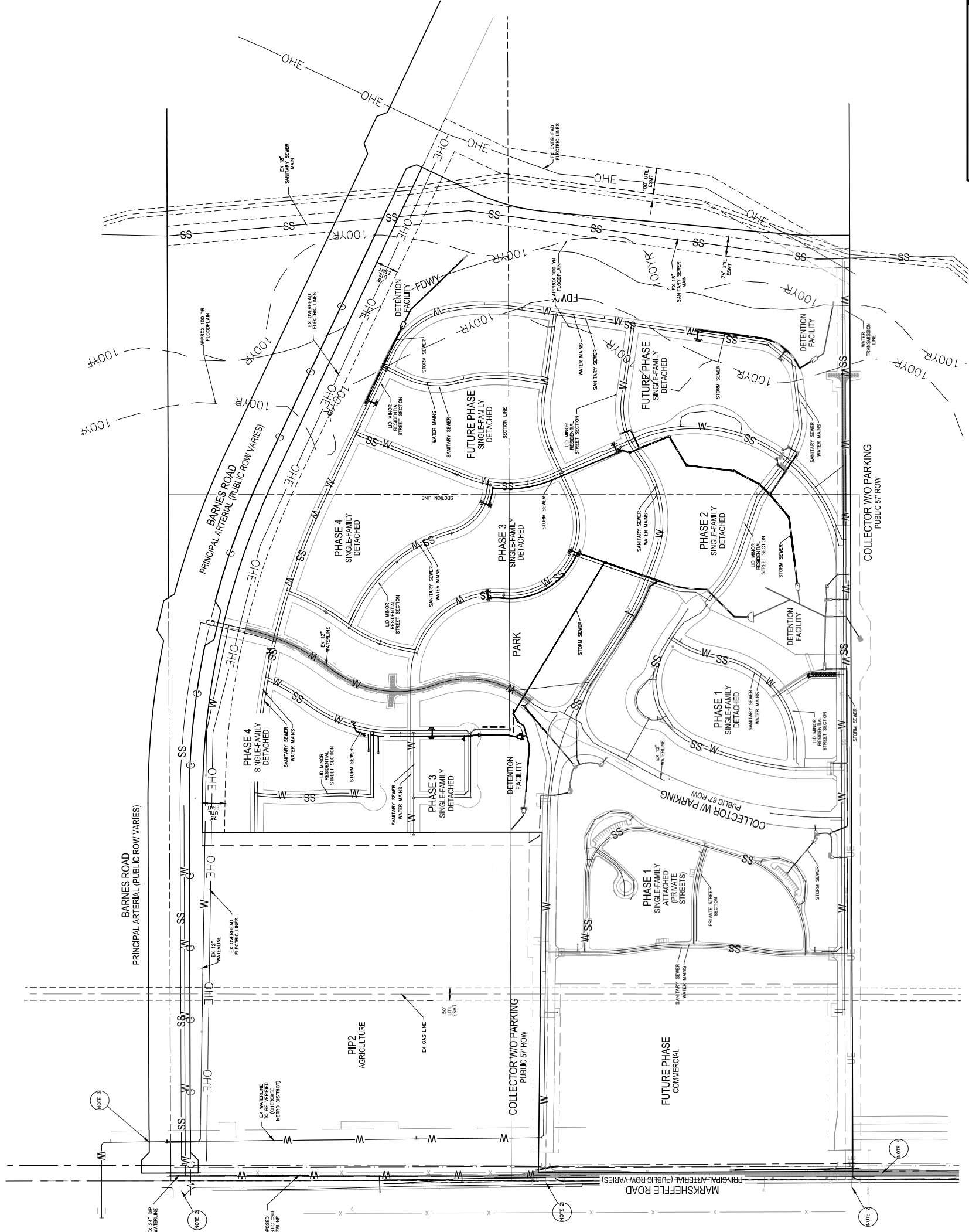


ENCLAVES AT MOUNTAIN VISTA

CONCEPT PLAN

UTILITY AND PUBLIC FACILITY PLAN

- NOTES:
- UNDERGROUND GAS PRIMARY TO BE EXTENDED FROM THE INTERSECTION OF ANTELOPE RIDGE DRIVE AND BARNES ROAD.
 - UNDERGROUND ELECTRIC PROPOSED EXTENSION FROM MARKSHEFFEL ROAD.
 - WATER MAIN EXTENSION FROM THE INTERSECTION OF BARNES ROAD & ANTELOPE RIDGE DRIVE TO THE INTERSECTION OF MARKSHEFFEL ROAD & ANTELOPE RIDGE DRIVE.
 - EXTEND WATER MAIN IN MARKSHEFFEL ROAD TO CASPEREE CIRCLE INTERSECTION. CONNECT TO EXISTING 24" WATERLINE.



UTILITY LEGEND

---	WATERLINE BY OVERALL DEVELOPER
---	PROPOSED WATER LINE
---	SANITARY SEWER BY OVERALL DEVELOPER
---	PROPOSED SANITARY SEWER
---	STORM SEWER BY OVERALL DEVELOPER
---	EXISTING STORM SEWER (LESS THAN 12")
---	PROPOSED STORM SEWER
---	PROPOSED STORM SEWER (LESS THAN 12")
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING UNDERGROUND ELECTRICAL
---	PROPOSED UNDERGROUND ELECTRICAL
---	EXISTING OVERHEAD ELECTRICAL
---	PROPOSED OVERHEAD ELECTRICAL
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING FIBER OPTIC LINE
---	PROPOSED FIBER OPTIC LINE
---	EXISTING UNDERGROUND CABLE TV
---	PROPOSED UNDERGROUND CABLE TV

SITE LEGEND

---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED CONTOUR (BY OTHERS)
---	RIGHT-OF-WAY LINE
---	ZONELOT BOUNDARY LINE
---	SECTION LINE
---	EXISTING FENCE TO REMAIN
---	EXISTING EASEMENT LINE
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	EXISTING FLOODPLAIN

ENCLAVES AT MOUNTAIN VISTA

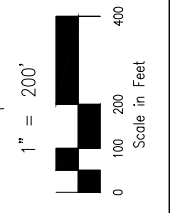
UTILITY AND PUBLIC FACILITY PLAN

PROJECT NO.	29-004	FILE:	\\ng\Dev\Plan\Preliminary Utility Plan\Master Facility Plan Update
DESIGNED BY:	DLM	SCALE	DATE: 12.22.20
DRAWN BY:	CLP	HORIZ:	1"=100'
CHECKED BY:	WAS	VERT:	N/A
		SHEET 1 OF 1	
		PU01	

102 E PINE PEAK AVE. 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.553.5465

A&S
 CIVIL CONSULTANTS, INC.

CONCEPT PLAN



File: 0:\29004 - Enclaves - Enclaves Master Facility Plan Update.dwg PlotStamp: 11/13/2020 9:44 AM