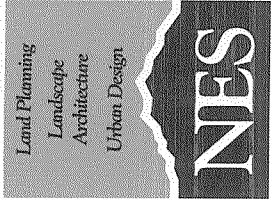


# ENCLAVES AT MOUNTAIN VISTA RANCH

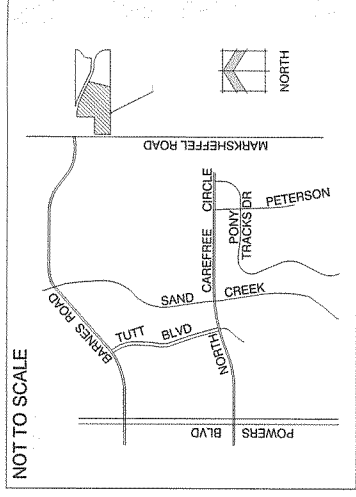
## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### CONCEPT PLAN

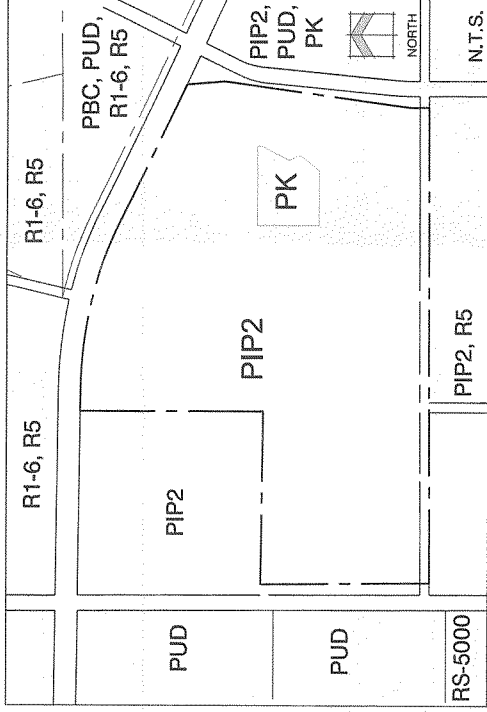


N.E.S. Inc.  
288 Clayton St Ste 203  
Colorado Springs, CO 80903  
Tel. 719-471-0073  
Fax 719-471-0267  
www.nescolorado.com  
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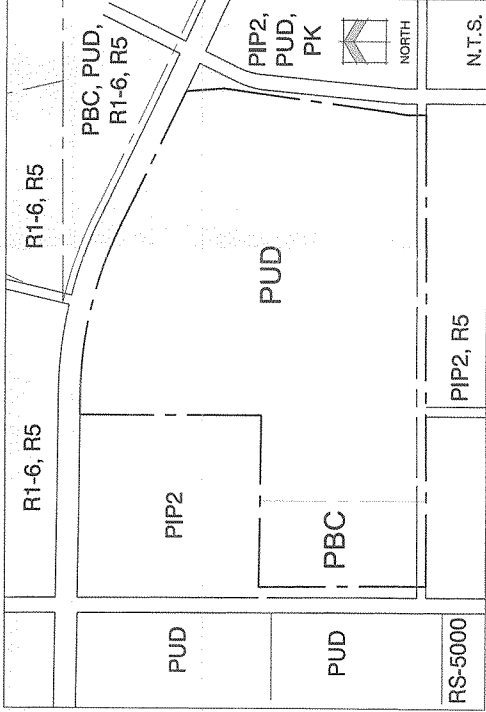
#### VICINITY MAP



#### EXISTING ZONING



#### PROPOSED ZONING



#### SITE DATA

**OWNER:**  
AE BARNES III LLC  
288 CLAYTON ST STE 203  
DENVER, CO 80206

**Tax ID Number:**  
5300000628

**Site Acreage:**  
137.4 AC

**Master Plan:**  
BANNING LEWIS RANCH  
MASTER PLAN, CPC MP 87-381

**Existing Land Use:**  
AGRICULTURAL  
PIP2 PK AO SS

**Existing Site Zoning:**  
RESIDENTIAL, 96.6 AC  
SINGLE-FAMILY ATTACHED:  
3.5-7.99 DU: 33.9 AC  
PHASE 1: 17.9 AC  
SINGLE-FAMILY DETACHED:  
3.5-7.99 DU: 62.7 AC  
PHASE 1: 12.7 AC  
COMMERCIAL, 15.5 AC  
PARK, 6.3 AC  
SCHOOL, 13.7 AC  
OPEN SPACE, 9.4 AC  
PUD PBC PK AO SS

#### Proposed Land Use:

**Proposed Site Zoning:**  
RESIDENTIAL:  
FRONT: 20' MINIMUM  
SIDE: 5'  
REAR: 15' MINIMUM  
COMMERCIAL:  
FRONT: 25'  
SIDE: 25'  
REAR: 25'  
PRINCIPAL ARTERIAL: 25'  
MINOR ARTERIAL: 20'  
NON-ARTERIAL: 10'

#### Building Setbacks:

**Building Setbacks:**  
FRONT: 20' MINIMUM  
SIDE: 5'  
REAR: 15' MINIMUM

#### Landscape Setbacks:

**Landscape Setbacks:**  
FRONT: 25'  
SIDE: 25'  
REAR: 25'  
PRINCIPAL ARTERIAL: 25'  
MINOR ARTERIAL: 20'  
NON-ARTERIAL: 10'

#### GENERAL NOTES

- ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
- THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA RANCH METROPOLITAN DISTRICT.
- ALL LANDSCAPE TRACTS AND PRIVATE PARKS WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
- MOUNTAIN VISTA RANCH IS SUBJECT TO THE BANNING LEWIS RANCH ANNEOR 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-5344.
- THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE ANNEOR AGREEMENT. SAND CREEK IS A TIER 3 STREAM. THE STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE ANNEOR AGREEMENT. SAND CREEK IS A TIER 3 STREAM. THE STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE ANNEOR AGREEMENT.
- THE SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 8804020401, EFFECTIVE MARCH 17, 1991.
- A FEMA APPROVED (ORAN LETTERS OF MAP REVISION) WILL BE REQUIRED IN ORDER TO OBTAIN A FLOODPLAIN DEVELOPMENT PERMIT FOR FUTURE CREEK IMPROVEMENTS.
- THE PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE THEMSELVES WITH THE POTENTIAL NOISE IMPACTS THROUGH THE AIRPORT NOISE ABATEMENT STUDY.
- AN AVIATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
- THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENT BY COLORADO INTERSTATE GAS COMPANY, BOOK 882, PAGE 178.

#### SHEET INDEX

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

#### LEGAL DESCRIPTION

A parcel of land being a portion of Sections 21 and 28, T.13S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

**Block of Beginning:**  
The Southwest Quarter of Section 21, T.13S., R.65W., of the 6th P.M., Being monumented as 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 S89°18'49"E, a distance of 124.15 feet;  
Thence N00°02'33"W, a distance of 1202.13 feet to a point on the south line of an Egress and Egress easement as recorded at the El Paso County Clerk and Records Office in Book 5953 at Page 571;

**Point of Beginning:**  
1. Thence along said south line the following three (3) courses:  
1. Thence along said south line S89°18'49"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°43'45", a distance of 1281.08 feet, a chord bearing of S76°56'58"E and a chord distance of 1271.95 feet;  
3. Thence S84°35'05"E, a distance of 1660.08 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 200179643;

**Thence along said west line the following three (3) courses:**  
1. Thence S04°47'26"W, a distance of 230.13 feet;  
2. Thence S07°52'47"W, a distance of 1361.20 feet;  
3. Thence S01°11'12"E, a distance of 151.04 feet to a point on the south line of the north half of the northeast quarter of said section 28;

Thence S89°48'20"W, along said south line, a distance of 875.06 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 northeast quarter of said section 28, a distance of 2541.43 feet;

Thence N00°35'00"W parallel to the west line of the northwest quarter of said section 28, a distance of 1215.00 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 Calloway & Company  
By: Lyle G. Blassegger, PLS# 39038

#### ZONE DESCRIPTION

**COMMERCIAL LEGAL DESCRIPTIONS:**  
A parcel of land being a portion of Section 28, T.13S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

**Block of Beginning:**  
The South line of the Southwest Quarter of Section 21, T.13S., R.65W., of the 6th P.M., Being monumented as 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 S89°18'49"E, a distance of 124.15 feet to the Point of Beginning;

Thence S89°48'15"W along the south line of the north half of the northeast quarter of said section 28, a distance of 626.70 feet;

Thence N00°35'00"W parallel to the west line of the northwest quarter of said section 28, a distance of 1215.00 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 Calloway & Company  
By: Lyle G. Blassegger, PLS# 39038

**RESIDENTIAL LEGAL DESCRIPTIONS:**  
A parcel of land being a portion of Sections 21 and 28, T.13S., R.65W., of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado and more particularly described as follows:

**Block of Beginning:**  
The Southwest Quarter of Section 21, T.13S., R.65W., of the 6th P.M., Being monumented as 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 S89°18'49"E, a distance of 602.43 feet;

Thence N00°02'33"W, a distance of 1202.13 feet to a point on the south line of an Egress and Egress easement as recorded at the El Paso County Clerk and Records Office in Book 5953 at Page 571;

**Point of Beginning:**  
1. Thence along said south line the following three (3) courses:  
1. Thence along said south line S89°18'49"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°43'45", a distance of 1281.08 feet, a chord bearing of S76°56'58"E and a chord distance of 1271.95 feet;  
3. Thence S84°35'05"E, a distance of 1660.08 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 200179643;

**Thence along said west line the following three (3) courses:**  
1. Thence S04°47'26"W, a distance of 230.13 feet;  
2. Thence S07°52'47"W, a distance of 1361.20 feet;  
3. Thence S01°11'12"E, a distance of 151.04 feet to a point on the south line of the north half of the northeast quarter of said section 28;

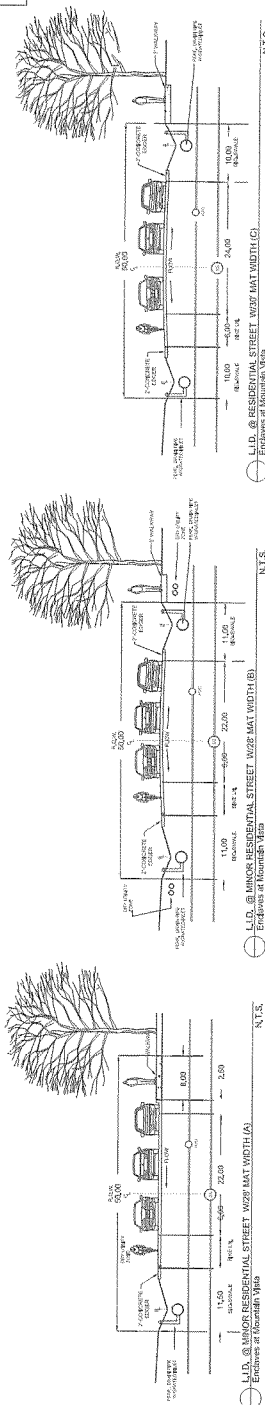
Thence S89°48'20"W along said south line, a distance of 875.06 feet to the southwest corner of the north half of the northeast quarter of said section 28;

Thence S89°48'15"W along the south line of the north half of the northeast quarter of said section 28, a distance of 1972.75 feet to a point on the east line of said Colorado Interstate Gas right of way easement.

Thence N00°01'28"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 Calloway & Company  
By: Lyle G. Blassegger, PLS# 39038

FIGURE 2



# ENCLAVES AT MOUNTAIN VISTA RANCH

## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### CONCEPT PLAN

Land Planning  
Landscape  
Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax. 719.471.0267  
www.nescolorado.com  
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## ENCLAVES AT MOUNTAIN VISTA

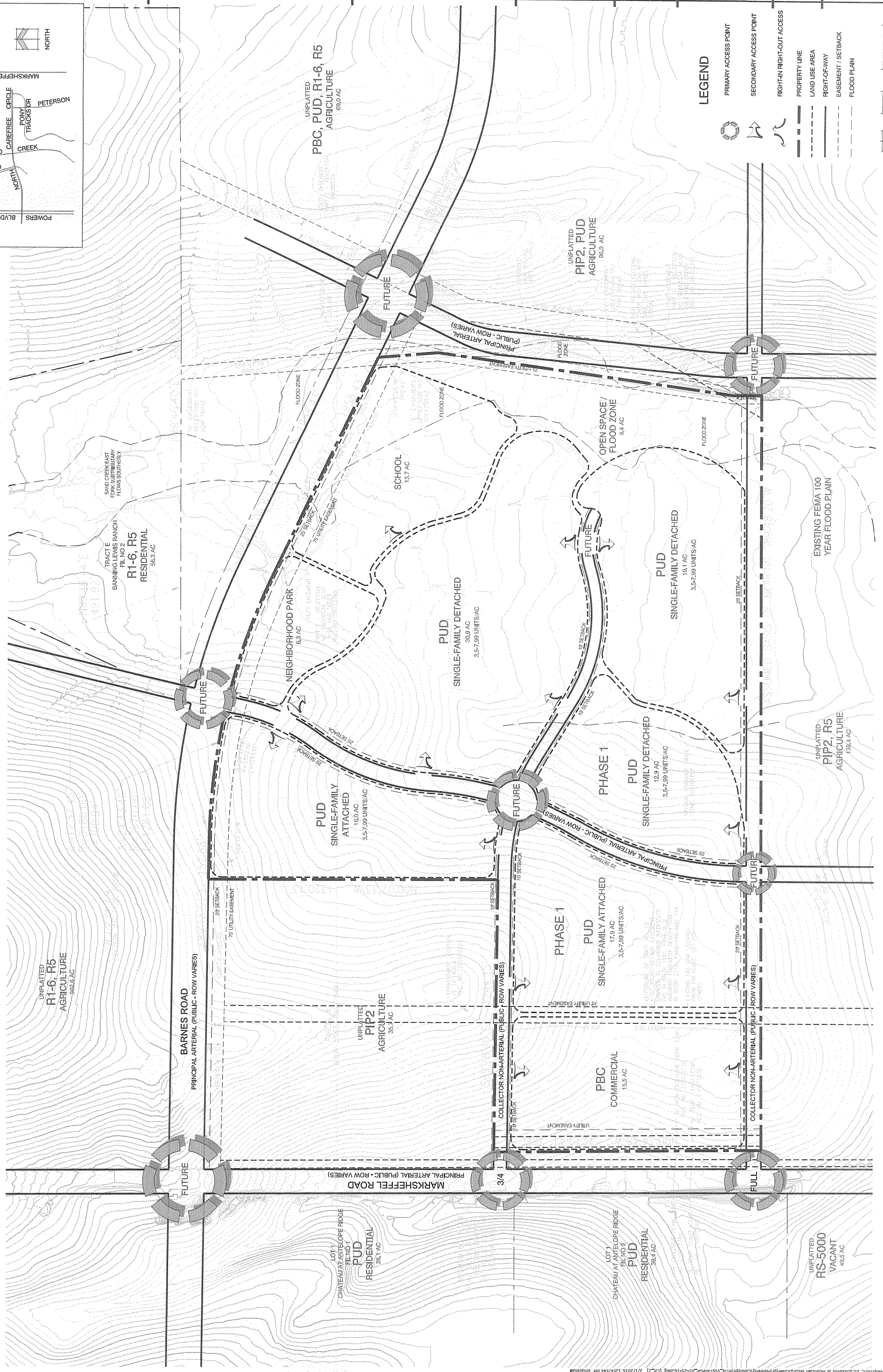
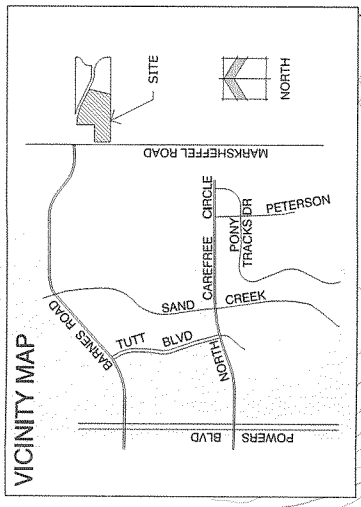
### CONCEPT PLAN

N MARKSHEFFEL RD

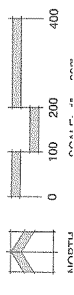
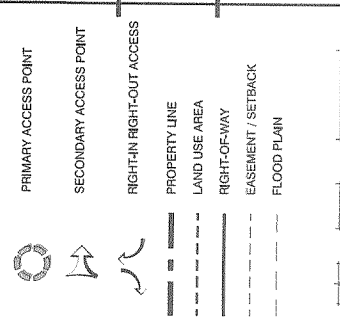
DATE: 02-01-2016  
PROJECT MGR: J. ROHEBO  
PREPARED BY: K. MARSHALL

### CONCEPT PLAN

2 OF 3  
CPC #

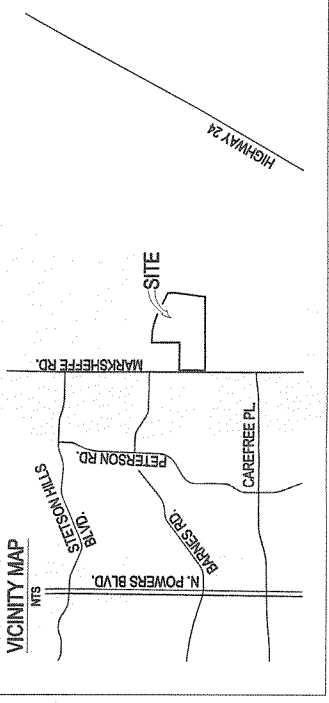


### LEGEND



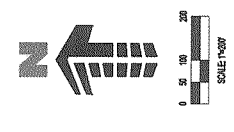
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FIGURE 2



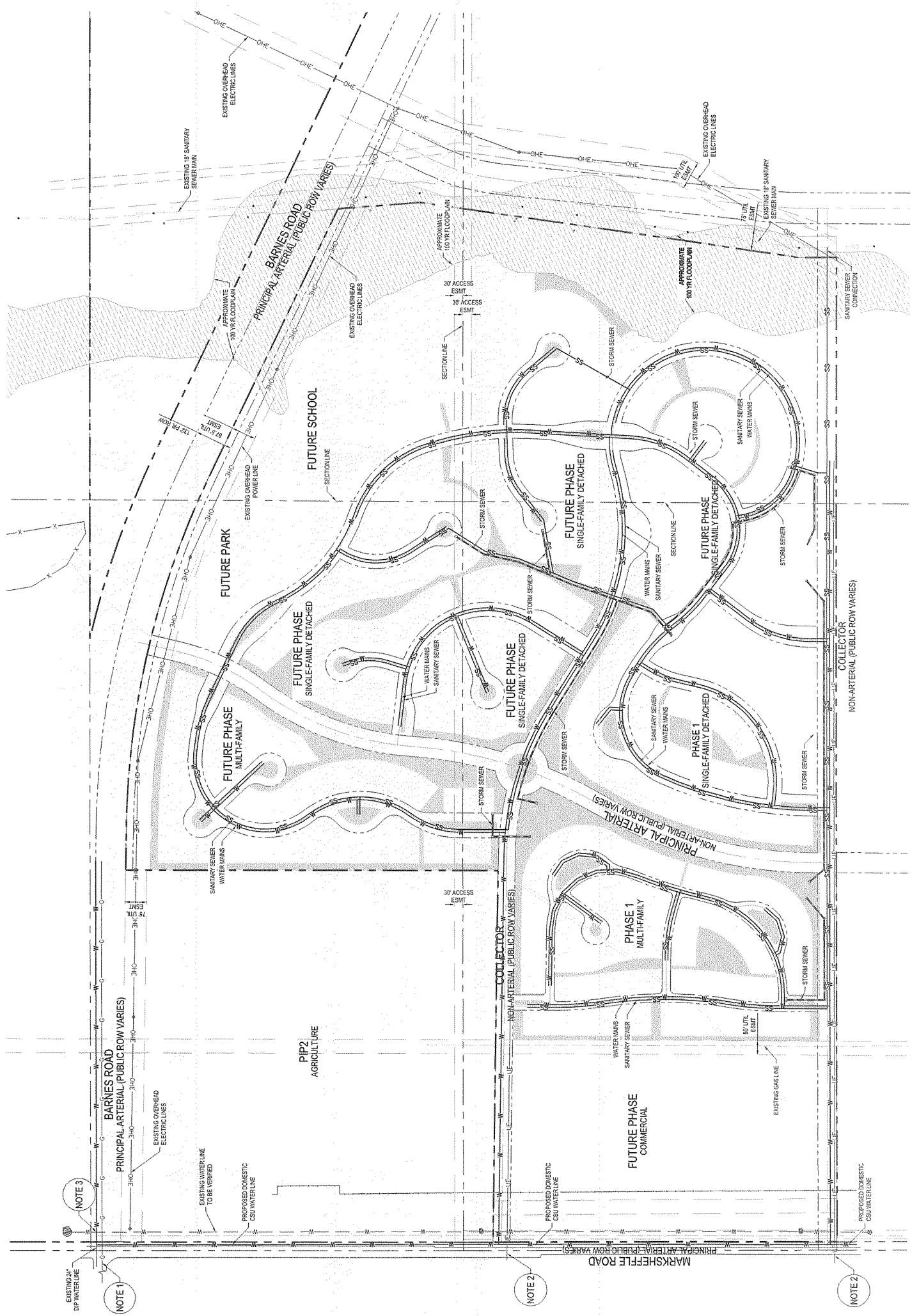
# ENCLAVES AT MOUNTAIN VISTA RANCH

## CITY OF COLORADO SPRINGS, STATE OF COLORADO



UTILITY LEGEND		SITE LEGEND	
—	WATER LINE BY OVERALL DEVELOPER	——	PROPOSED MAJOR CONTOUR
—	PROPOSED WATER LINE	——	PROPOSED MINOR CONTOUR
—	SANITARY SEWER BY OVERALL DEVELOPER	---	EXISTING MAJOR CONTOUR
—	PROPOSED SANITARY SEWER	---	EXISTING MINOR CONTOUR
—	STORM SEWER BY OVERALL DEVELOPER	---	PROPOSED CONTOUR (BY OTHERS)
—	EXISTING STORM SEWER (LESS THAN 12")		
—	PROPOSED STORM SEWER (LESS THAN 12")	---	RIGHT-OF-WAY LINE
—	EXISTING GAS LINE	---	ADJACENT BOUNDARY LINE
—	PROPOSED GAS LINE	---	SECTION LINE
—	EXISTING UNDERGROUND ELECTRICAL	---	EXISTING FENCE TO REMAIN
—	PROPOSED UNDERGROUND ELECTRICAL	---	EXISTING EASEMENT LINE
—	EXISTING OVERHEAD ELECTRICAL	---	EXISTING SPOT ELEVATION
—	PROPOSED OVERHEAD ELECTRICAL	---	PROPOSED SPOT ELEVATION
—	EXISTING UNDERGROUND TELEPHONE		
—	PROPOSED UNDERGROUND TELEPHONE		
—	EXISTING FIBER OPTIC LINE		
—	PROPOSED FIBER OPTIC LINE		
—	EXISTING UNDERGROUND CABLE TV		
—	PROPOSED UNDERGROUND CABLE TV		

- NOTES:**
- UNDERGROUND GAS PRIMARY TO BE EXTENDED FROM THE INTERSECTION OF ANTELOPE RIDGE DRIVE AND BARNES ROAD.
  - UNDERGROUND ELECTRICAL EXTENSION FROM MARKSHEFFEL ROAD.
  - WATER MAIN EXTENSION FROM THE INTERSECTION OF BARNES ROAD & MARKSHEFFEL ROAD.



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ENCLAVES AT MOUNTAIN VISTA  
 CONCEPT PLAN  
 COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	CLH000097.01
Drawn By:	
Checked By:	
Date:	01/31/2016

UTILITY & PUBLIC FACILITY PLAN

FIGURE 2