



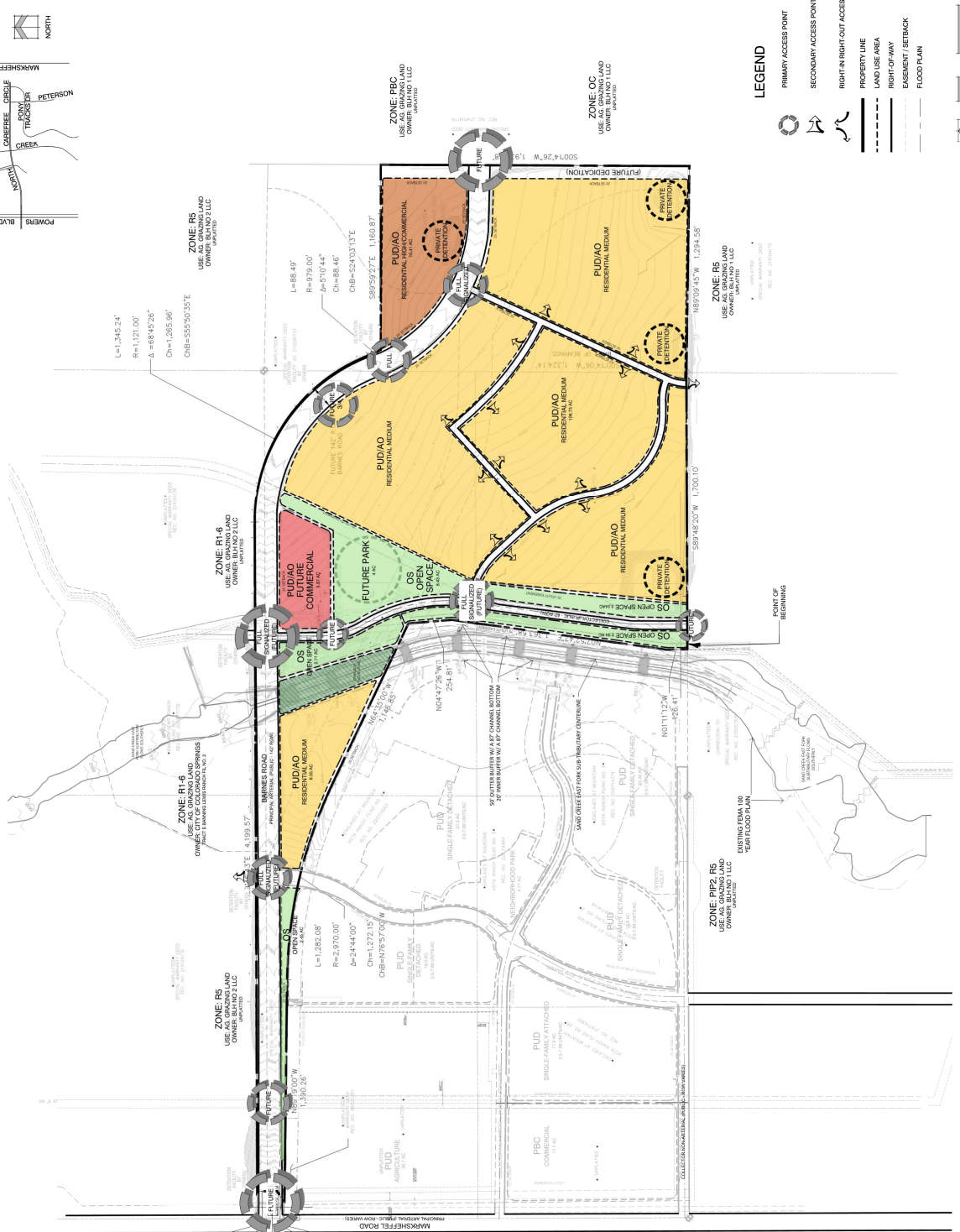
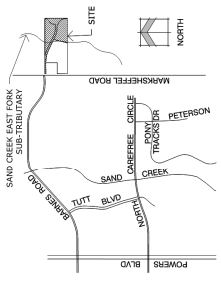
# ENCLAVES AT MOUNTAIN VISTA RANCH

## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### MAJOR CONCEPT PLAN AMENDMENT



N.E.S. Inc.  
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Colorado Springs, CO 80903  
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**ENCLAVES AT MOUNTAIN VISTA RANCH EAST**  
MAJOR CONCEPT PLAN AMENDMENT  
BARNES ROAD

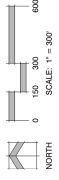
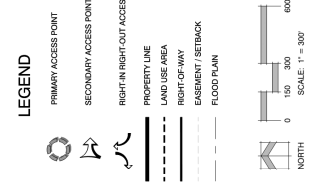
DATE: 02.23.12  
DRAWN BY: J. FRANK  
PREPARED BY: J. FRANK

ENTITLEMENT

DATE	BY	COMMENTS
02.23.12	J. FRANK	PREPARED FOR CITY REVIEW
02.23.12	J. FRANK	PREPARED FOR CITY REVIEW

**CONCEPT PLAN**

2 OF 6  
CRC PLAN  
16-00013-A441022



C:\Users\jfrank\Documents\Projects\16-00013-A441022\16-00013-A441022.dwg (2/23/2012 9:11:37 AM)



# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

## CONCEPT PRELIMINARY GRADING PLAN

MAY 2022

### STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ANY VIOLATIONS OF THESE REGULATIONS SHALL BE SUBJECT TO THE PENALTIES AND PROHIBITIONS NOTED IN THE DAMAGE-CRIBEL MANUAL.
- NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SLOTTED AND FILTERED SAND BAGS, Silt Fences, and Stormwater Quality Control Plan is received from EROD.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING OR EXCAVATION. INSPECTIONS BY CITY STORMWATER INSPECTORS, 719-385-5900, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, HIGHWAY, OR WATERWAY SHALL BE STOPPED IMMEDIATELY. THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- STORMWATER QUALITY CONTROL MEASURES SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN AND MULCHED WITH TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO THE FOLLOWING: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE DATE OF APPROVAL OF THE PLAN. ANY CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE APPLICANT. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE APPLICANT. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE APPLICANT. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE APPLICANT.



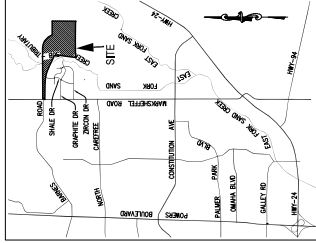
1" = 200'

Scale in Feet

### LEGEND

- 6920 --- EXISTING MAJOR CONTOUR
- 6918 --- EXISTING MINOR CONTOUR
- 6920 --- PROPOSED MAJOR CONTOUR
- 6918 --- PROPOSED MINOR CONTOUR
- 6918 --- FILING BOUNDARY LINE
- 6918 --- RIGHT-OF-WAY LINE
- 6918 --- PROPOSED PROPERTY LINE
- 6918 --- SILT FENCE

- [Symbol] VEHICLE TRACKING CONTROL
- [Symbol] STRAW BALE BIRTH CHECK
- [Symbol] SILT FENCE
- [Symbol] VEHICLE TRACKING CONTROL
- [Symbol] LOW POINT/HIGH POINT
- [Symbol] FLOW DIRECTION ARROW/EMERGENCY OVERFLOW
- [Symbol] CONCRETE WASHOUT AREA
- [Symbol] INLET PROTECTION
- [Symbol] TEMPORARY SEDIMENT BASIN
- [Symbol] PROPOSED FEMA FLOODPLAIN ELEVATION
- [Symbol] EXISTING FEMA FLOODPLAIN ELEVATION
- [Symbol] EMERGENCY OVERFLOW DIRECTION



VICINITY MAP  
N.T.S.



2124 N. INDEPENDENCE AVE. STE 305  
COLUMBIANA, OH 43082  
PHONE: 614.891.4448

CIVIL CONSULTANTS, INC.

ENCLAVES AT MOUNTAIN VISTA RANCH EAST  
PROPOSED GRADING AND EROSION CONTROL

PROJECT NO. 24-010 SCALE: HORIZONTAL: 1"=200' VERTICAL: N/A  
DESIGNED BY: DMW  
CHECKED BY: MS

DATE: 05.12.22 SHEET 4 OF 6 GR01

FOR LOCATING & MARKING WATER & UTILITY LINES  
FOR BASED UTILITY INFORMATION  
CALL 1-800-922-1997

CPC MP 87-00381-A31M22

# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

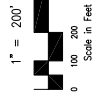
## CONCEPT PRELIMINARY GRADING PLAN MAY 2022

### STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS SHALL BE LIMITED TO THOSE SPECIFICALLY LISTED IN THE DAMAGE-CRITICAL MANUAL. ALL OTHER PROHIBITIONS NOTED IN THE DAMAGE-CRITICAL MANUAL SHALL APPLY TO ALL DISTURBED AREAS.
- NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SLOTTED AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED IMMEDIATELY UPON THE START OF ANY GRADING, EXCAVATION, OR STORMWATER CONSTRUCTION. CITY STORMWATER INSPECTIONS, 719-385-5890, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD) AND DIRT TRANSPORTED INTO A PUBLIC ROAD, IMMEDIATELY UPON THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUN OFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- STORMWATER QUALITY CONTROL MEASURES SHALL BE INSTALLED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN AND MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY STORMWATER DEPARTMENT. FOLLOWING OCCUR, GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE DATE OF APPROVAL. ANY CHANGES TO PROPERTY OWNERSHIP PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVERS NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. ANY CHANGES TO UTILITY LOCATIONS OR DEPTHS MUST BE APPROVED FROM THE UTILITY COMPANIES. ANY CHANGES TO UTILITY LOCATIONS OR DEPTHS MUST BE APPROVED BY THE UTILITY COMPANIES. ANY CHANGES TO UTILITY LOCATIONS OR DEPTHS MUST BE APPROVED BY THE UTILITY COMPANIES. ANY CHANGES TO UTILITY LOCATIONS OR DEPTHS MUST BE APPROVED BY THE UTILITY COMPANIES.

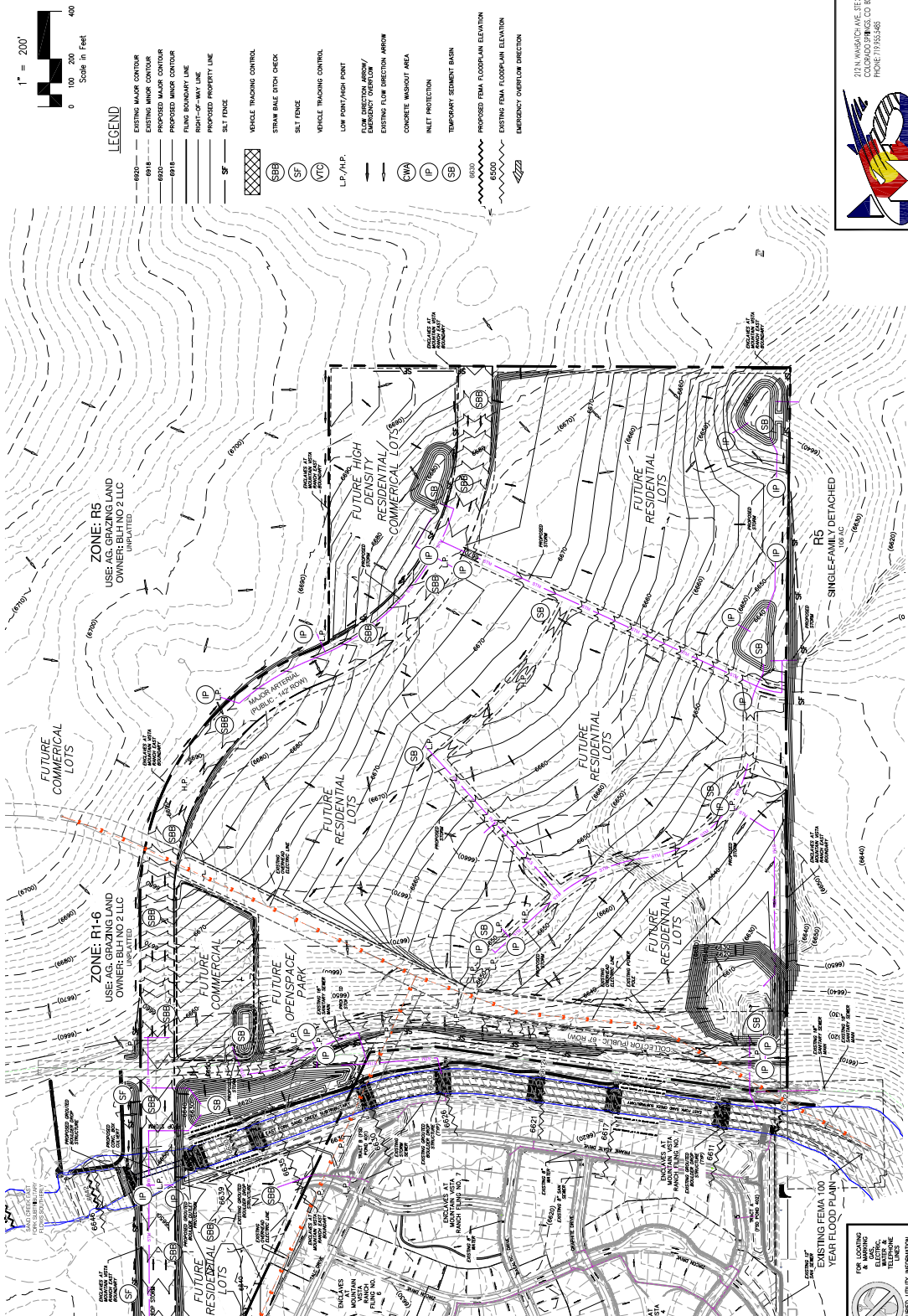
### EROSION CONTROL NOTES

- AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT SITE EROSION. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF TOPSOIL. CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTROL SYSTEMS SHALL INCLUDE AS A MINIMUM STRAIN BALE SEDIMENT TRAPS (OR EDDs) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND CONSTRUCTION. SEDIMENT TRAPS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SEDIMENT TRAPS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SEDIMENT TRAPS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL SEDIMENT TRAPS SHALL BE CLEANED AND MAINTAINED TO PREVENT ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
- WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (LONGER THAN 30 DAYS), EROSION CONTROL MEASURES SHALL BE INSTALLED. EROSION CONTROL MEASURES SHALL BE INSTALLED. EROSION CONTROL MEASURES SHALL BE INSTALLED. EROSION CONTROL MEASURES SHALL BE INSTALLED.
- VEGETATION TO BE LEFT TO REMAIN SHALL BE MAINTAINED AND PROTECTED. VEGETATION TO BE LEFT TO REMAIN SHALL BE MAINTAINED AND PROTECTED. VEGETATION TO BE LEFT TO REMAIN SHALL BE MAINTAINED AND PROTECTED. VEGETATION TO BE LEFT TO REMAIN SHALL BE MAINTAINED AND PROTECTED.
- TEMPORARY STOCKPILES (IF MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE LEFT OPEN FOR 30 DAYS OR MORE OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION. SHALL BE SEED AND/OR MULCHED TO PREVENT EROSION OF DISTURBED SOIL BY WINDBORNE WINDS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



### LEGEND

---	EXISTING MAJOR CONTOUR	---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR	---	PROPOSED MINOR CONTOUR
---	FILED BOUNDARY LINE	---	RIGHT-OF-WAY LINE
---	PROPOSED PROPERTY LINE	---	SILT FENCE
---	VEHICLE TRACKING CONTROL	---	STRAW BALE BIRTH CHECK
---	SILT FENCE	---	VEHICLE TRACKING CONTROL
---	LOW POINT/HIGH POINT	---	FLOW DIRECTION ARROW/EMERGENCY OVERTURN
---	EXISTING FLOW DIRECTION ARROW	---	CONCRETE WASHOUT AREA
---	INLET PROTECTION	---	TEMPORARY SEDIMENT BASIN
---	PROPOSED FEMA FLOODPLAIN ELEVATION	---	EXISTING FEMA FLOODPLAIN ELEVATION
---	EMERGENCY OVERTURN DIRECTION	---	



ENCLAVES AT MOUNTAIN VISTA RANCH EAST			
PROPOSED GRADING AND EROSION CONTROL			
PROJECT NO. 29-010	SCALE: HORIZONTAL 1"=200'	DATE: 05.12.22	SHEET 5 OF 6
DESIGNED BY: DLM	VERTICAL: N/A	CHECKED BY: MS	GR02



CPC WP 87-00381-A31M22

FOR LOCATING AND INSTALLING WATER & UTILITY UTILITIES  
FOR BASED UTILITY INFORMATION  
CALL 1-800-922-1987

# ENCLAVES AT MOUNTAIN VISTA RANCH EAST

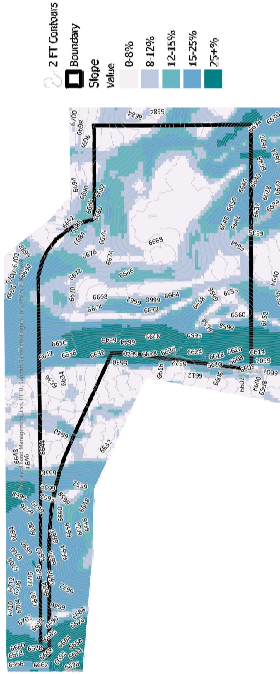
## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### MAJOR CONCEPT PLAN AMENDMENT



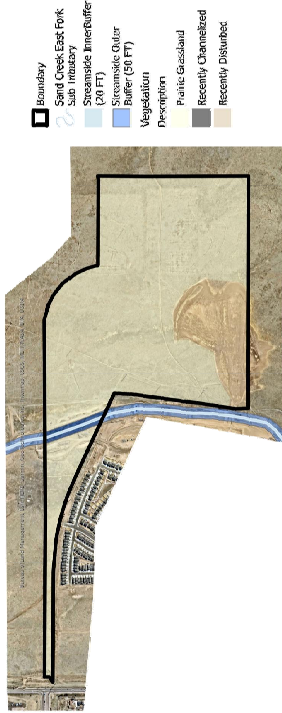
N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nescolombus.com  
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### SLOPE



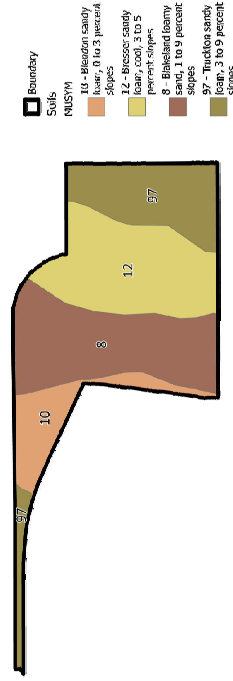
**Slope Analysis:**  
N.E.S. Inc. 650 East Slope Analysis [Eva Archibisi, AutoCAD 2018] Topographic Survey provided by N.E.S. Inc., Colorado Springs, CO, June 2022.  
Map prepared by N.E.S. Inc. using ArcGIS Pro 2.9.1. All rights reserved. For more information about GIS software, please visit www.esri.com.  
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### VEGETATION



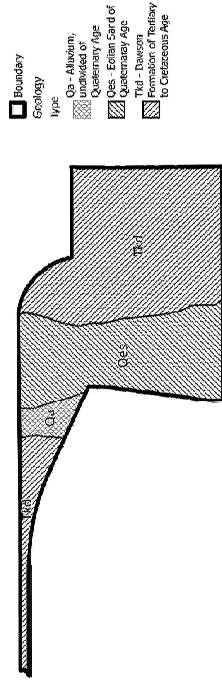
**Groundcover Analysis:**  
Aerial photography showing existing vegetation. Photo: Mapbox April 2022.

### SOILS



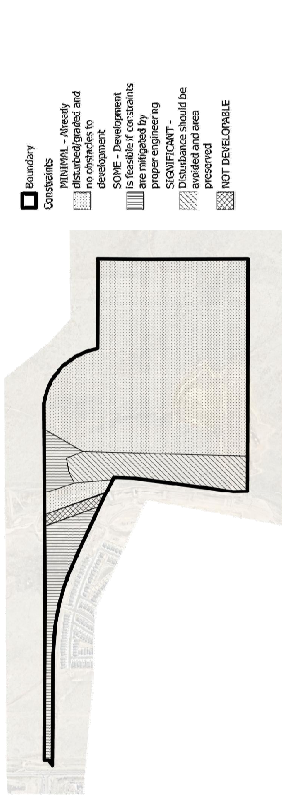
**Soils Analysis:**  
National Resources Conservation Service, Soil Survey Area of Paso County Area, Colorado Survey area (area), Version 208, June 5, 2020. Web Soil Survey, United States, Department of Agriculture. <http://websoilsurvey.sc.egov.usda.gov>

### GEOLOGY

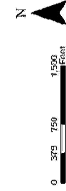


**Geological Analysis:**  
Enrich Engineering Inc. "Soils, Geology and Hazard Study Briches at Mountain Vista." Bruch Engineering Inc. 1995 Elkon Drive Colorado Springs, CO 80921, May 26, 2012.

### COMPOSITE



Land Suitability Analysis, City Code Section 7.0.6(d).  
A Land Suitability Analysis (LSA) is required in conjunction with a development plan for a property located in the Hillside Overlay. The purpose of the LSA is to provide the basic information about a site's physical characteristics and features and to assess the impact of proposed development across the entire project both on and off of the site. The required information for the LSA are as follows:  
A. Slope Analysis  
The topography varies from gradual to very steep slopes along a ridge in the central portion of the site. The steepest sloping areas (greater than 25%) are along the channel. The site contains field grasses, weeds and scattered shrubs. Some of the site has been denuded due to recent grading activities associated with the channel improvements.  
B. Vegetation Analysis  
The site contains field grasses, weeds and scattered shrubs. There are no significant wildlife habitat or migration corridors on the site.  
C. Soils Analysis  
The site primarily consists of gravelly sandy loam. The four types of soil are Bleached sandy loam, Bleached loamy sand, and Truckton sandy loam. These soils have low permeabilities. The main limitations for construction are slope depth to shallows, low permeability, and high shrink-swell potential. Per the Geologic Hazard Study Report, the site is not suitable for development without proper engineering to reduce over excavation or expansive soils.  
D. Natural and Manmade Features  
The stream through this site has recently been channelized. There are no other significant natural or manmade features.  
The Composite Analysis shows the overlays of the significant slope, geology, and soils existing on the site and represents the overall physical and environmental opportunities and constraints of the site. The primary constraints to development of the site are steep slopes and expansive soils. Construction and development are possible if the existing site conditions are addressed. The analysis provides the information needed to substantially mitigate through proper engineering design and construction processes. The proposed development allows for the improvement of the condition of this area.



ENCLAVES AT MOUNTAIN VISTA RANCH EAST  
MAJOR CONCEPT PLAN AMENDMENT  
BARNES ROAD

DATE: 02.24.22  
PROJECT NO: 16-00013-44M122  
PROJECT: ENCLAVES AT MOUNTAIN VISTA RANCH EAST

ENTITLEMENT

NO.	DATE	BY	DESCRIPTION
001	11/05/2021	TR	16-00013-44M122
002	11/05/2021	TR	16-00013-44M122
003	11/05/2021	TR	16-00013-44M122

LAND SUITABILITY ANALYSIS

6 OF 6  
CNC RUP  
16-00013-44M122