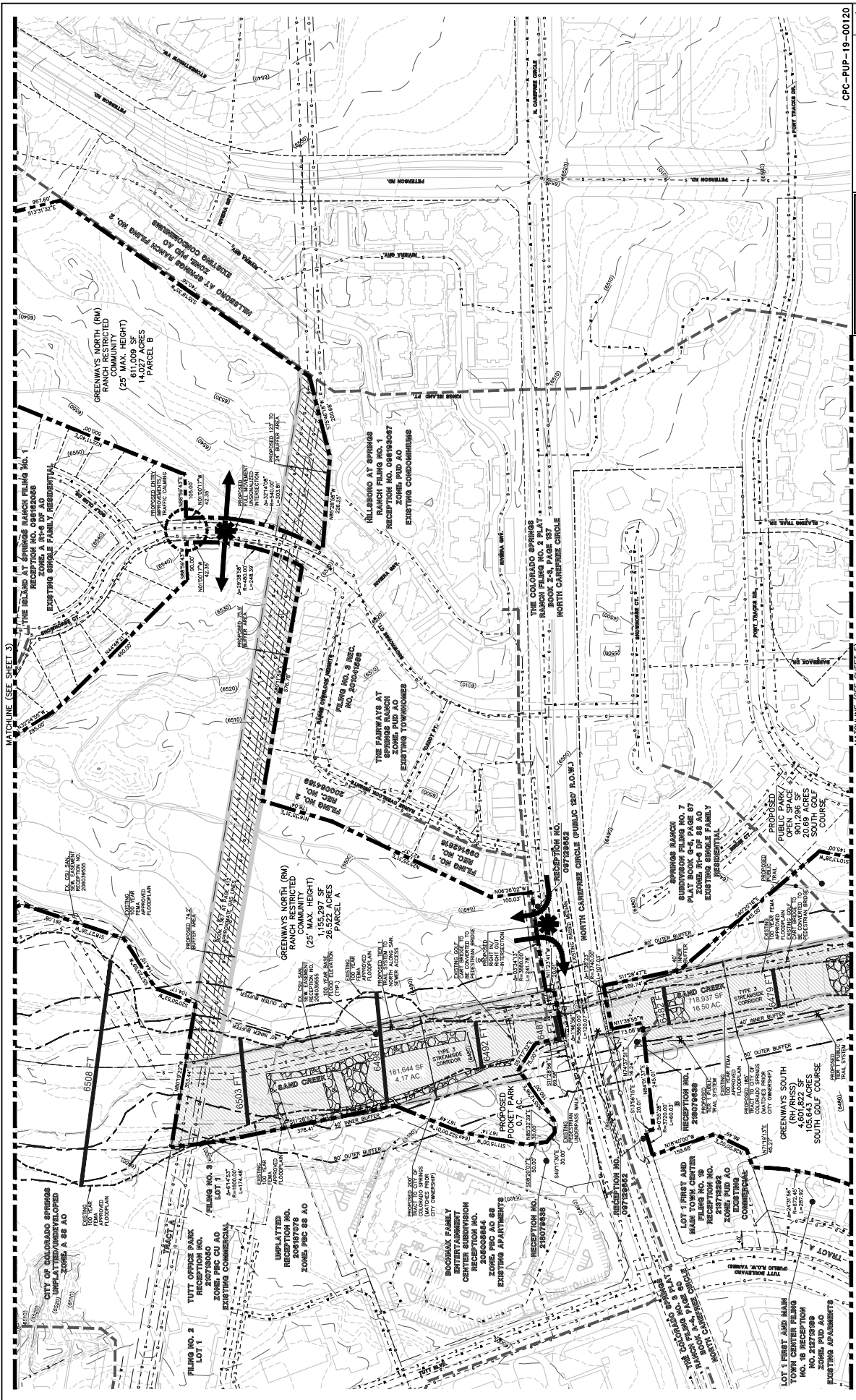


FIGURE 3



GREENWAYS AT SAND CREEK

PID CONCEPT PLAN

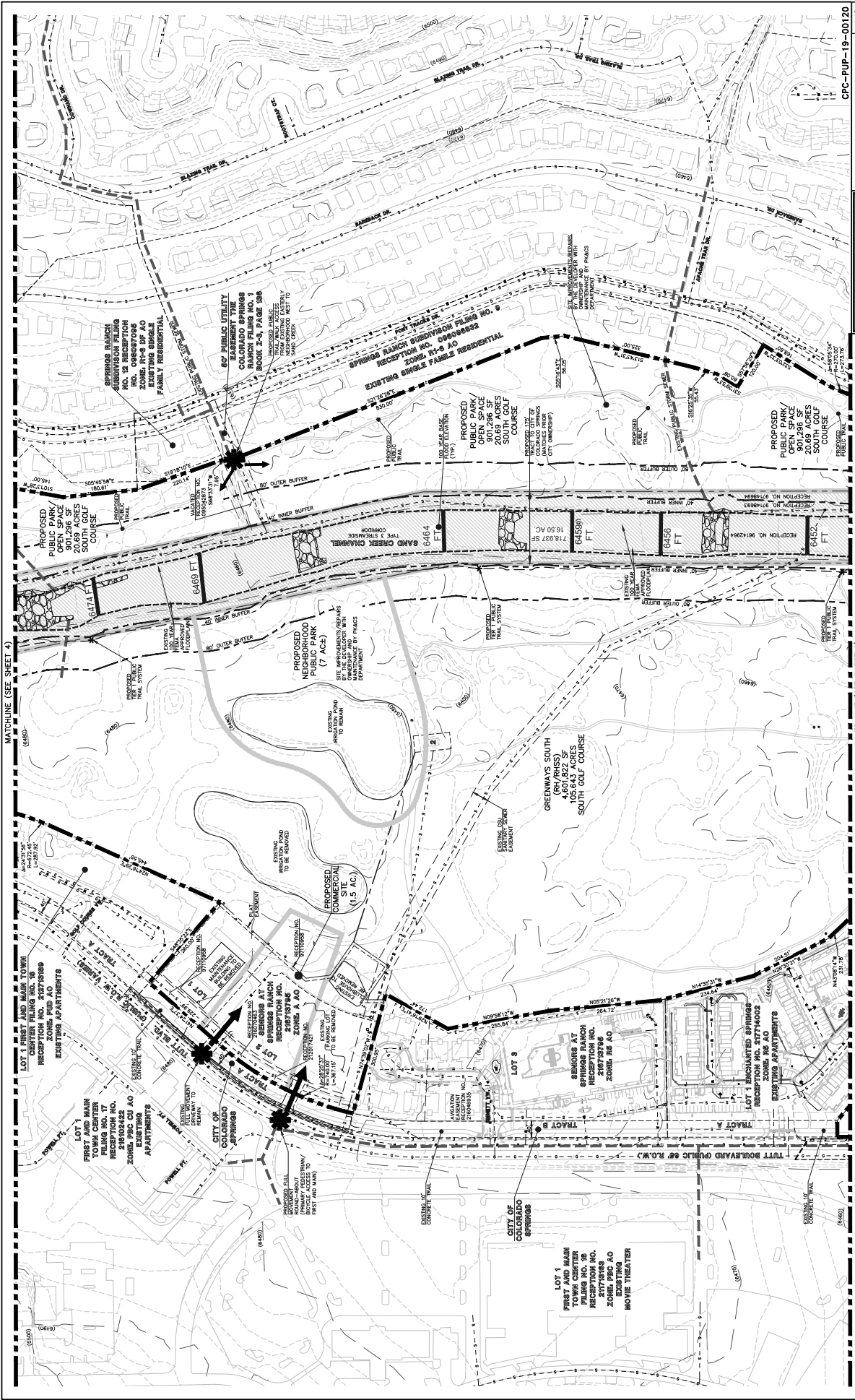
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1111 S. W. 10th Ave., Suite 200
 Coral Gables, Florida 33134
 Phone: (305) 441-1111
 Fax: (305) 441-1112

| | | |
|-------------|---------------|-----------------|
| DESIGNED BY | SCALE | DATE |
| DRAWN BY | (H) 1" = 100' | 1/20/20 |
| CHECKED BY | (V) 1" = N/A | SHEET 4 OF 10 |
| | | JOB NO. 1195-00 |

CPC-PUP-19-00120

FIGURE 3



CPC-PUP-19-00120
GREENWAYS AT SAND CREEK

RID CONCEPT PLAN

CLASSIC CONSULTING

11115 E. 15th Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 582-2335
(719) 582-2399 (fax)

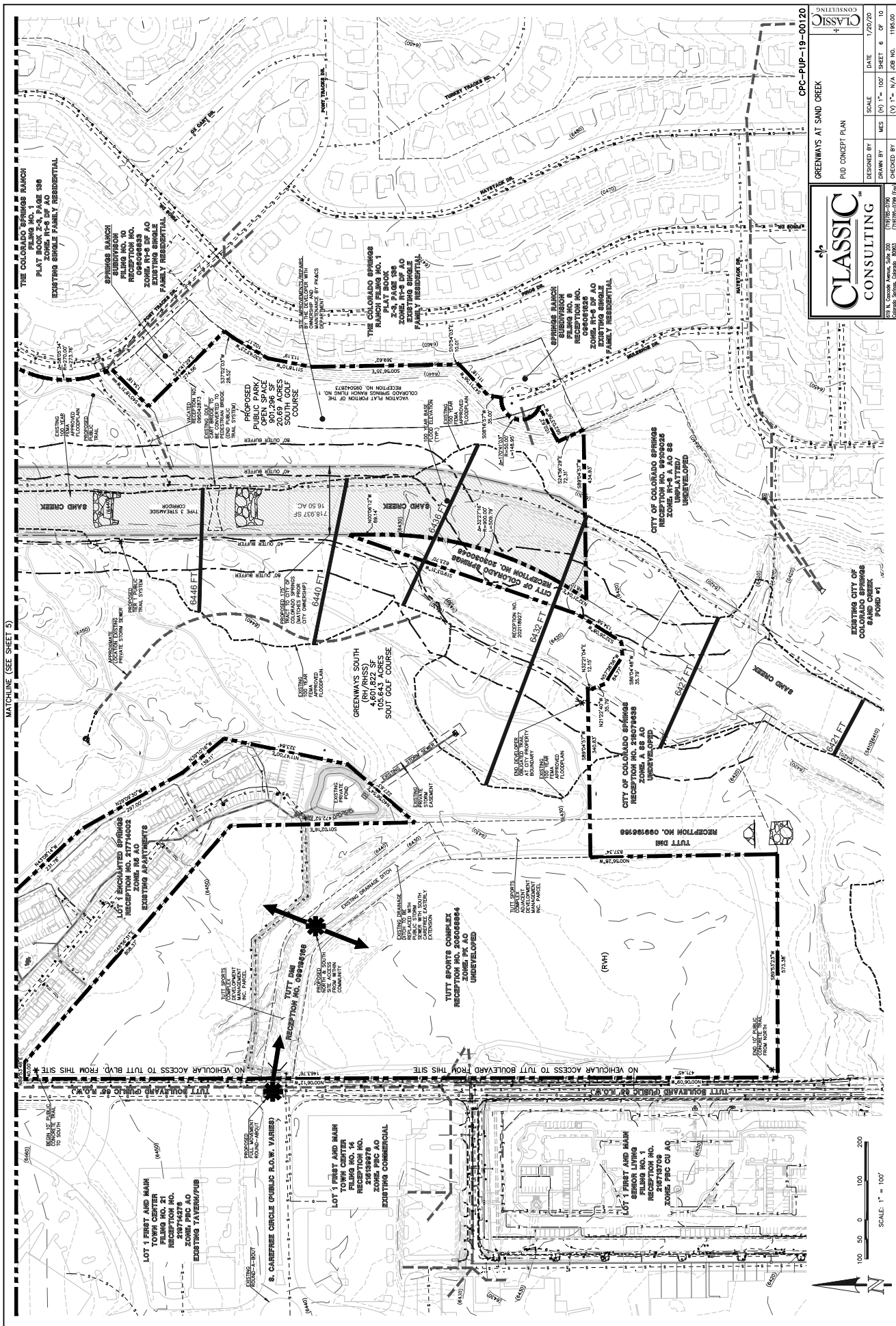
| | | |
|-------------|---------------|-----------------|
| DESIGNED BY | SCALE | DATE |
| DRAWN BY | (H) 1" = 100' | 1/20/20 |
| CHECKED BY | (V) 1" = 100' | SHEET 5 OF 10 |
| | | JOB NO. 1195-00 |

MATCHLINE (SEE SHEET 4) MATCHLINE (SEE SHEET 6)

SCALE: 1" = 100'

0 50 100 150 200

FIGURE 3



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1175 ROCKY MOUNTAIN BLVD. SUITE 200
 COLORADO SPRINGS, COLORADO 80903
 (719) 585-2799 (Fax)

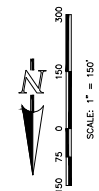
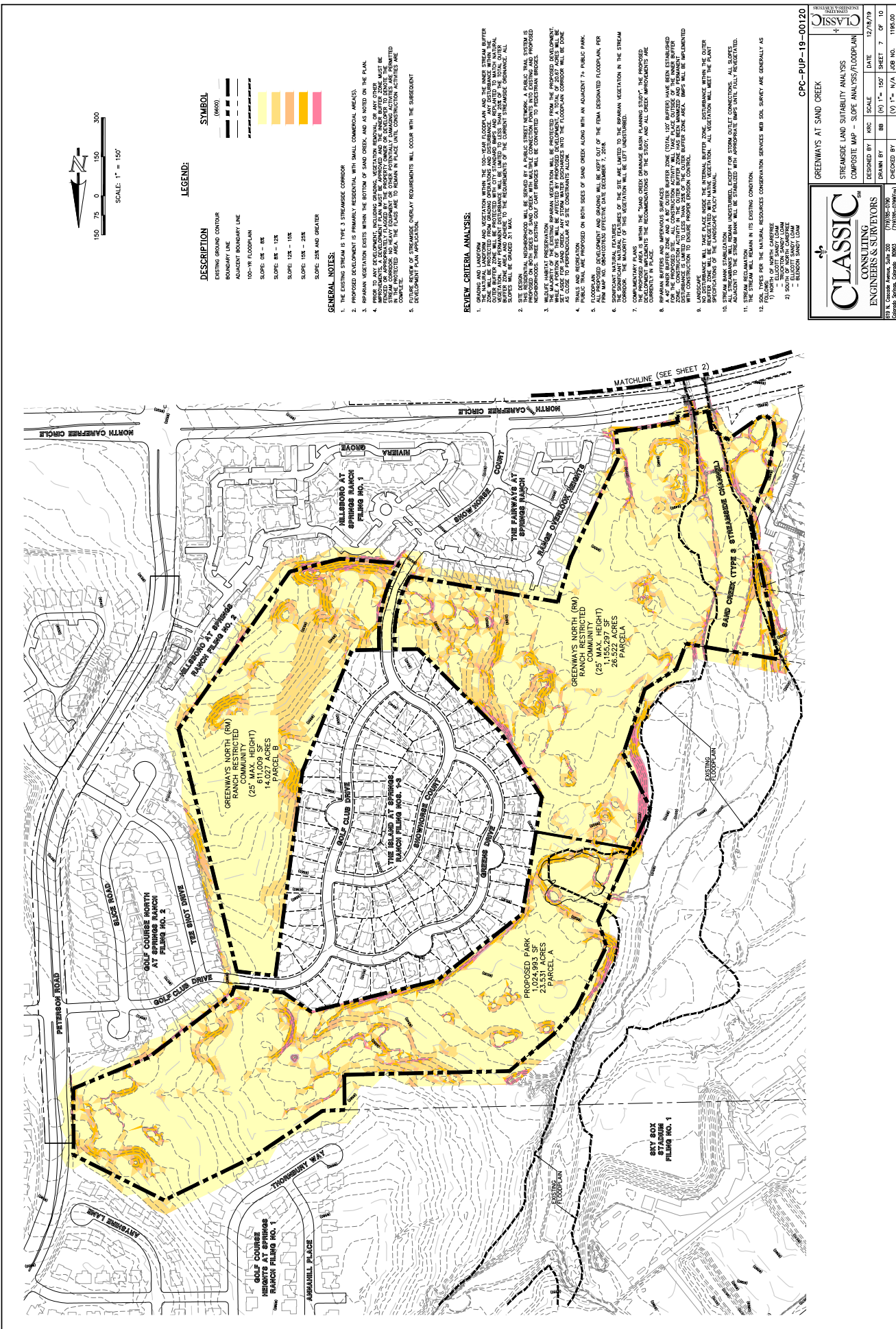
GREENWAYS AT SAND CREEK

P10 CONCEPT PLAN

| | | |
|-------------|---------------|---------|
| DESIGNED BY | SCALE | DATE |
| MES | (H) 1" = 100' | 1/20/20 |
| CHECKED BY | MES | 1/20/20 |
| | (V) 1" = N/A | 1195.00 |

CPC-PUP-19-00120

FIGURE 3



LEGEND:

| DESCRIPTION | SYMBOL |
|--------------------------------|-------------------|
| EXISTING GROUND CONTOUR (6600) | (Dashed line) |
| BOUNDARY LINE | (Solid line) |
| ADJACENT BOUNDARY LINE | (Dashed line) |
| 100-YR FLOODPLAIN | (Lightest yellow) |
| SLOPE 0% - 5% | (Light yellow) |
| SLOPE 5% - 12% | (Yellow) |
| SLOPE 12% - 15% | (Light orange) |
| SLOPE 15% - 20% | (Orange) |
| SLOPE 20% AND GREATER | (Darkest orange) |

GENERAL NOTES:

1. THE EXISTING STREAM IS TYPE 3 STREAMSIDE CORRIDOR.
2. PROPOSED DEVELOPMENT IS PRIMARILY RESIDENTIAL WITH SMALL COMMERCIAL AREAS.
3. BRUSH VEGETATION EXISTS WITHIN THE BOTTOM OF SAND CREEK, AND IS NOTED ON THE PLAN.
4. BRUSH VEGETATION IS TO BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION IS TO BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION IS TO BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
5. FUTURE REVIEW OF STREAMSIDE OVERLAY REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.

REVIEW CRITERIA ANALYSIS:

1. GRADING AND LANDFORM: GRADING SHALL BE LIMITED TO THE SAND CREEK CORRIDOR AND THE BRUSH VEGETATION ZONE. GRADING SHALL BE LIMITED TO THE SAND CREEK CORRIDOR AND THE BRUSH VEGETATION ZONE. GRADING SHALL BE LIMITED TO THE SAND CREEK CORRIDOR AND THE BRUSH VEGETATION ZONE.
2. SITE DESIGN: BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
3. WETLANDS: BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
4. TRAILS AND RECREATION: TRAILS AND RECREATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. TRAILS AND RECREATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
5. PUBLIC TRAIL: PUBLIC TRAIL SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. PUBLIC TRAIL SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
6. FLOODPLAIN: FLOODPLAIN SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. FLOODPLAIN SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
7. STREAM CORRIDOR: STREAM CORRIDOR SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. STREAM CORRIDOR SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
8. BRUSH VEGETATION: BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
9. LANDSCAPE: LANDSCAPE SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. LANDSCAPE SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
10. BRUSH VEGETATION: BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. BRUSH VEGETATION SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
11. STREAM CORRIDOR: STREAM CORRIDOR SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. STREAM CORRIDOR SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.
12. SOIL TYPES: SOIL TYPES SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS. SOIL TYPES SHALL BE MAINTAINED WITHIN THE STREAM CORRIDOR AND FLOODPLAIN AREAS.

GREENWAYS AT SAND CREEK

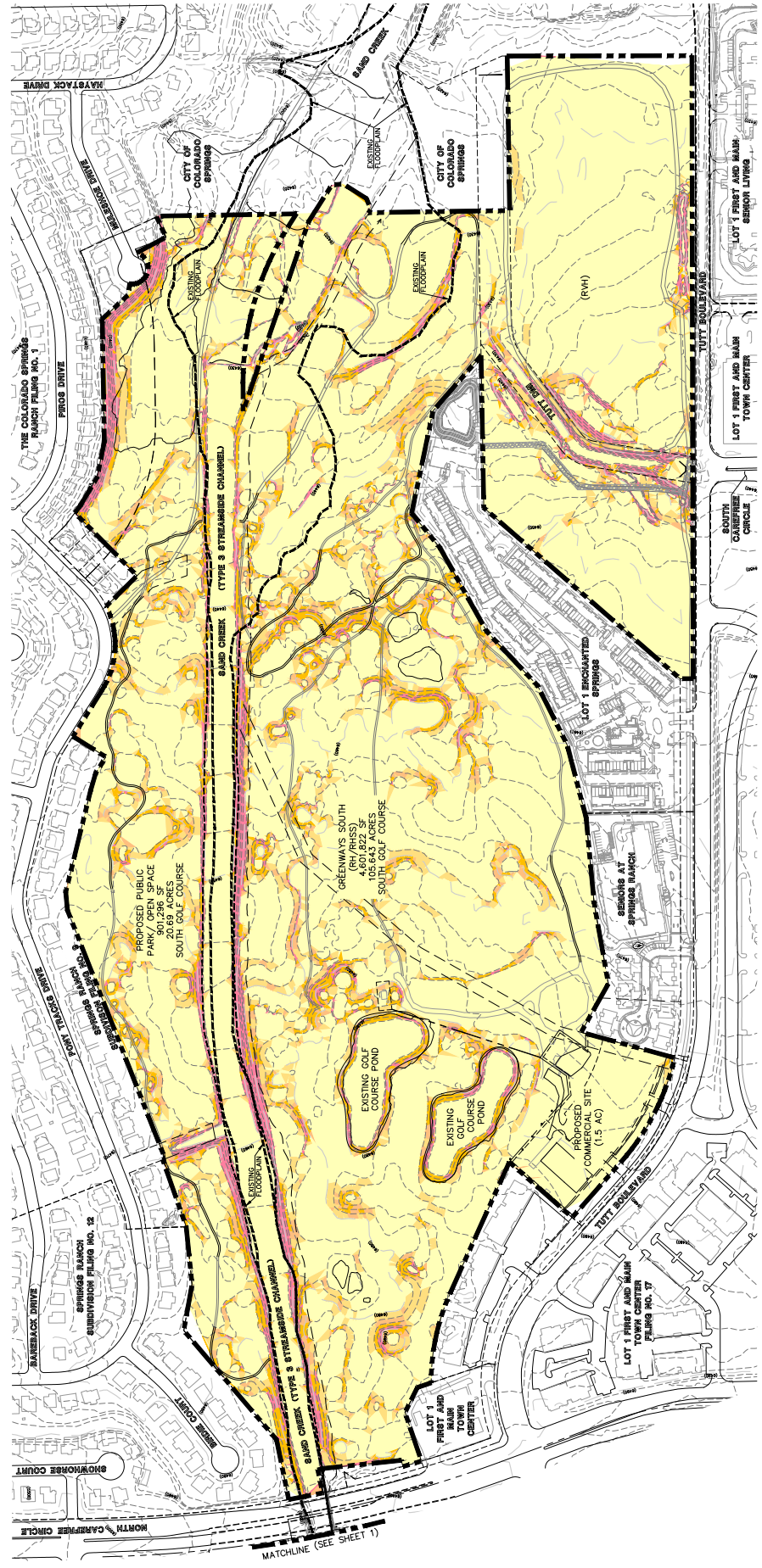
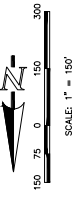
STREAMSIDE LAND SUITABILITY ANALYSIS
COMPOSITE MAP - SORE ANALYSIS/FLOODPLAIN

| | | | | |
|-------------|-----|---------------|---------|----------|
| DESIGNED BY | KAC | SCALE | DATE | 12/18/19 |
| DRAWN BY | BB | (0) 1" = 150' | SHEET | 7 OF 10 |
| CHECKED BY | (V) | 1" = N/A | JOB NO. | 1195-00 |

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11750 Rockwell Avenue, Suite 200
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FIGURE 3



LEGEND:

| DESCRIPTION | SYMBOL |
|-------------------------|--------------|
| EXISTING GROUND CONTOUR | (6650) |
| BOUNDARY LINE | --- |
| ADJACENT BOUNDARY LINE | --- |
| 100-YR FLOODPLAIN | --- |
| SLOPE 0% - 5% | Yellow |
| SLOPE 5% - 12% | Light Orange |
| SLOPE 12% - 15% | Orange |
| SLOPE 15% - 25% | Dark Orange |
| SLOPE 25% AND GREATER | Red |

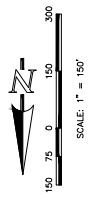
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GREENWAYS AT SAND CREEK
STEADSTATE LAND STABILITY ANALYSIS
COMPOSITE MAP - SLOPE ANALYSIS/FLOODPLAIN

| | | | | |
|-------------|--------------|---------------|---------|----------|
| DESIGNED BY | KRC | SCALE | DATE | 12/18/19 |
| DRAWN BY | BB | (0) 1" = 100' | SHEET | 8 OF 10 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 1195-00 | |

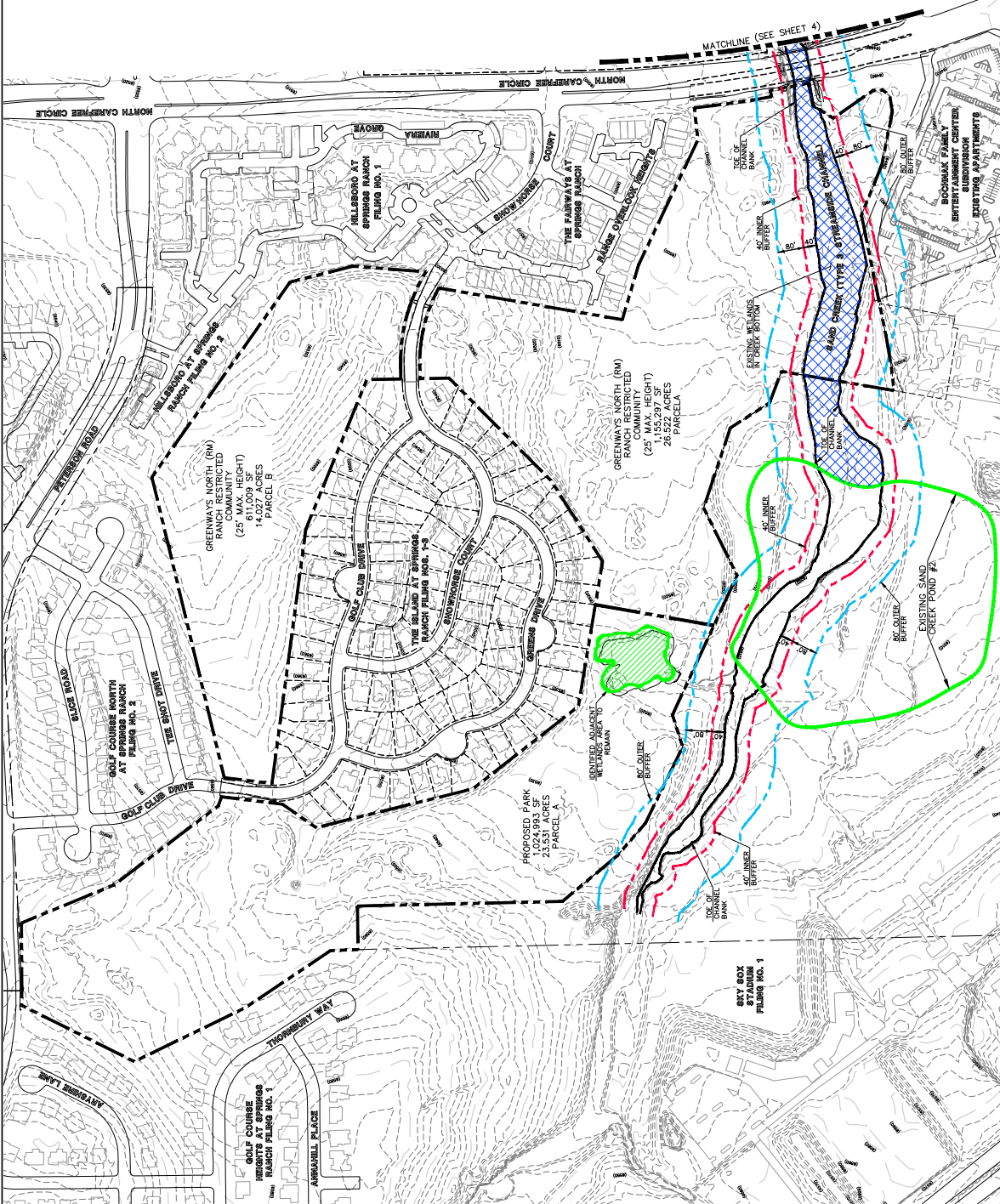
CPC-PUP-19-00120

FIGURE 3



LEGEND:

| DESCRIPTION | SYMBOL |
|--------------------------------|----------------------|
| EXISTING GROUND CONTOUR (6600) | (Dashed line) |
| BOUNDARY LINE | (Solid line) |
| ADJACENT BOUNDARY LINE | (Dashed line) |
| STREAM BUFFER - INNER (40') | (Red dashed line) |
| STREAM BUFFER - OUTER (80') | (Blue dashed line) |
| TIE UP CHANNEL BANK | (Green hatched area) |
| EDIFIED WETLANDS | (Blue hatched area) |
| CREEK BOTTOM WETLANDS | (Green hatched area) |



CPC-PUP-19-00120
GREENWAYS AT SAND CREEK

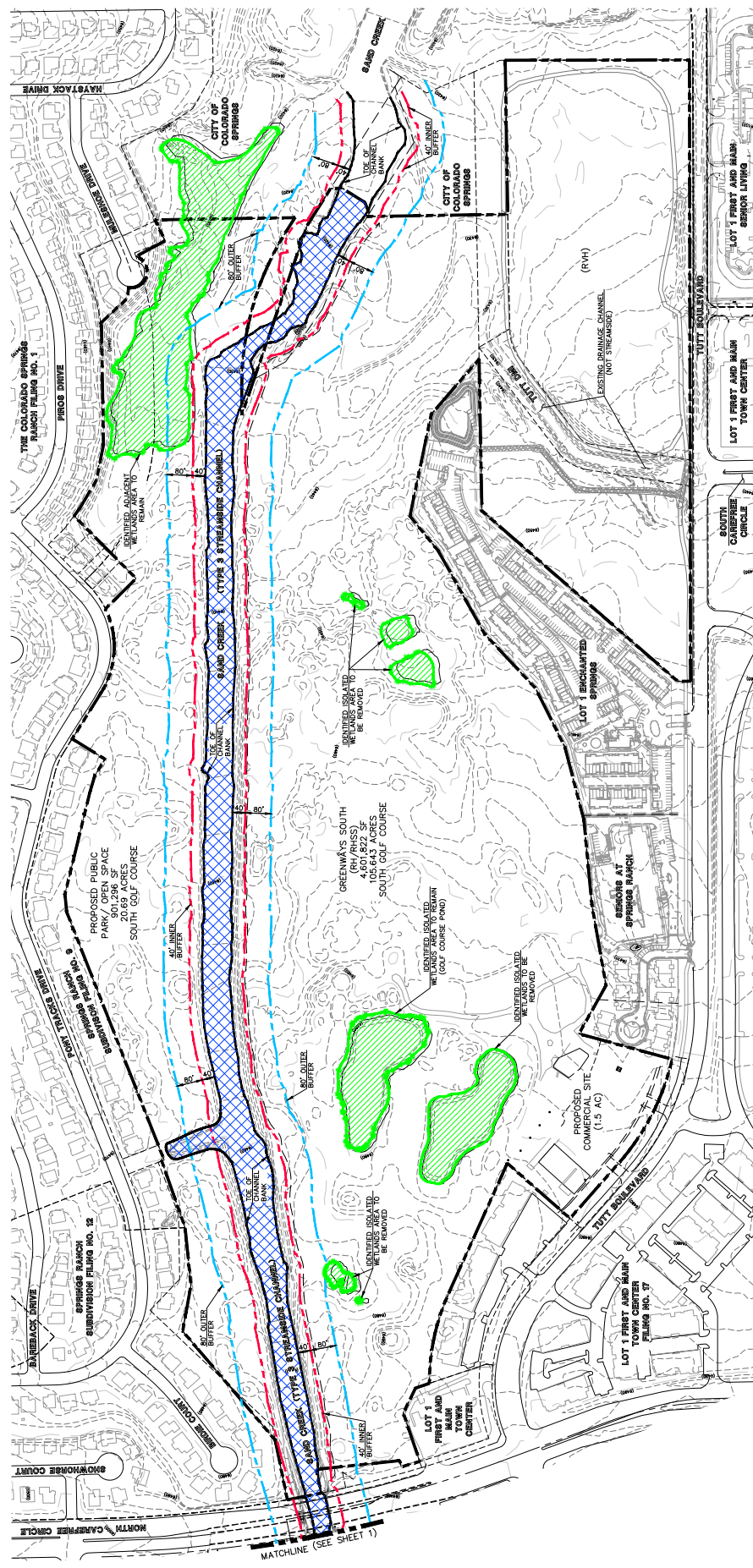
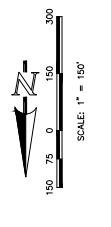
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STREAMSIDE LAND SUITABILITY ANALYSIS
COMPOSITE MAP - STREAMSIDE/WETLANDS

| | | | | |
|-------------|--------------|---------------|---------|----------|
| DESIGNED BY | KSC | SCALE | DATE | 12/19/19 |
| DRAWN BY | BB | (4) 1" = 150' | SHEET | 9 OF 10 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 1195.00 | |

8111 S. Orchard Avenue, Suite 300
Colorado Springs, Colorado 80903
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(719) 532-0399(fax)

FIGURE 3



LEGEND:

| DESCRIPTION | SYMBOL |
|---------------------------------|-----------------------|
| EXISTING GROUND CONTOUR (6'600) | --- (dashed line) |
| BOUNDARY LINE | --- |
| ADJACENT BOUNDARY LINE | --- |
| STREAM BUFFER - INNER (40') | --- (dashed line) |
| STREAM BUFFER - OUTER (60') | --- |
| TOP OF CHANNEL BANK | --- |
| IDENTIFIED WETLANDS | Green hatched pattern |
| CREEK BOTTOM WETLANDS | Blue hatched pattern |

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GREENWAYS AT SAND CREEK
STREAMSIDE LAND SUITABILITY ANALYSIS
COMPOSITE MAP - STREAMSIDE/WETLANDS

| | | | | |
|-------------|---------------|---------------|---------|----------|
| DESIGNED BY | MSC | SCALE | DATE | 12/19/19 |
| DRAWN BY | BB | (H) 1" = 150' | SHEET | 10 OF 10 |
| CHECKED BY | (V) 1" = 150' | N/A | JOB NO. | 1195-00 |

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FIGURE 3