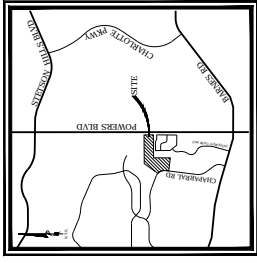


CHAPARRAL POINTE PUD DEVELOPMENT PLAN CHAPARRAL POINTE FILING NO. 1



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0297
www.nesofcolorado.com
© 2002 NES, Inc.

VICINITY MAP



OWNERS:
HARRY G. FRIES
LYNN M. FRIES
4709 CHAPARRAL ROAD,
COLORADO SPRINGS, CO 80917

CIVIL ENGINEER:
DREWEL BARRELL & CO
3 S. 7TH STREET
COLORADO SPRINGS, CO 80905
719.260.0887

APPLICANT & LAND PLANNER / LANDSCAPE ARCHITECT:
NES, INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073

SITE DATA

MASTER PLAN: HIGH CHAPARRAL MASTER PLAN (CPC MAP 10.00089 ASM118)
A / U / V / AO: PUD / AO (ORDINANCE # _____)
EXISTING ZONING: _____
PROPOSED ZONING: _____
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (ESB LOTS)
PROPOSED LAND USE: SINGLE FAMILY ATTACHED RESIDENTIAL (SRA LOTS)
TAX SCHEDULE NUMBER: 6524601065
PROPERTY ADDRESS: 4709 CHAPARRAL ROAD
DRAWN BY: HARRY G. FRIES
DATE: 12-15-15
CONSTRUCTION SCHEDULE: Spring 2019
GROSS DENSITY: 5.59 DU/AC

DIMENSIONAL STANDARDS

SINGLE FAMILY ATTACHED MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM BUILDING SETBACKS: FRONT - 14 FEET (FROM 6' TO THE FRONT OF HOUSE)
REAR - 20 FEET MIN FROM BACK OF SUBPAVEMENT TO GARAGE DOOR
SIDE - 5 FEET (ON NON-ATTACHED SIDES)
MINIMUM LOT SIZE: 4500 SQUARE FEET
MINIMUM LOT COVERAGE: 50%
DRIVEWAY COVERAGE: 50%
MINIMUM BUILDING SETBACKS: FRONT - 20 FEET (FROM GARAGE FACE TO 9') (SEE NOTES 7 & 8)
REAR - 20 FEET
SIDE - 15 FEET
SINGLE FAMILY DETACHED MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM BUILDING SETBACKS: FRONT - 20 FEET (FROM GARAGE FACE TO 9') (SEE NOTES 7 & 8)
REAR - 20 FEET
SIDE - 15 FEET
MINIMUM LOT SIZE: 4500 SQUARE FEET
MINIMUM LOT COVERAGE: 40%
DRIVEWAY COVERAGE: 40%
MINIMUM BUILDING SETBACKS: FRONT - 20 FEET
REAR - 20 FEET
SIDE - 15 FEET

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, WHICH TRACT INCLUDES THOSE PARCELS DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION NO. 203 198409 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK, AND RECORDED TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, A TRACT OF LAND WITH CERTAIN EASEMENTS, ALL IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

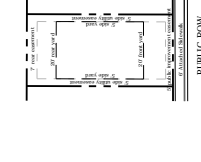
'BEGINNING AT THE NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084, SAID POINT BEING ALSO THE WEST CORNER AND CONSIDERING THE NORTH LINE OF SAID PARCEL TO BEAR NORTH 89°12' EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERE TO, THENCE NORTH 42°21' EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 606.97 FEET TO THE NORTH EAST CORNER OF SAID PARCEL, THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 203 198409, SOUTH, A DISTANCE OF 65.82 FEET TO THE NORTH EAST CORNER OF SAID PARCEL, THENCE SOUTH 10°23'50" WEST, ALONG THE EAST BERRY LINE OF SAID PARCEL AND ALONG THE WEST BERRY LINE OF POWERS BELIEVED, A DISTANCE OF 268.57 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, THENCE NORTH 84°51'7" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 245.06 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT RECEPTION NO. 203 198409, SOUTH, A DISTANCE OF 404.55 FEET TO THE EAST BERRY LINE OF SAID PARCEL, THENCE SOUTH 0°34'51" WEST, ALONG THE EAST LINE OF SAID PARCEL TO A DISTANCE OF 508.68 FEET TO THE SOUTH EAST CORNER THEREOF, THENCE NORTH 89°04'48" WEST, ALONG THE SOUTHLINE OF SAID TRACT TO A DISTANCE OF 413.00 FEET TO THE SOUTH WEST CORNER THEREOF, THENCE NORTH 10°55'12" EAST, ALONG THE WEST BERRY LINE OF SAID TRACT TO AND ALONG THE EAST BERRY LINE OF CHAPARRAL ROAD, 262.50 FEET EAST, ALONG THE WEST BERRY LINE OF SAID TRACT TO AND ALONG THE EAST BERRY LINE OF CHAPARRAL ROAD, 262.50 FEET WEST, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 69°04'41", A RADIUS OF 224.00 FEET AND A CHORD WHICH BEARS NORTH 24°34'48" WEST, A DISTANCE OF 200.35 FEET TO THE WEST WEST BERRY CORNER OF SAID TRACT, TO THENCE NORTH EASTERLY, ALONG THE NORTH WEST BERRY LINE OF SAID TRACT 10, THE NORTH WEST BERRY LINE OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084 AND THE SOUTH WEST BERRY LINE OF SAID PARCEL, A DISTANCE OF 308.45 FEET TO THE POINT OF BEGINNING'.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12.153 ACRES OR 526882 SQUARE FEET, MORE OR LESS.



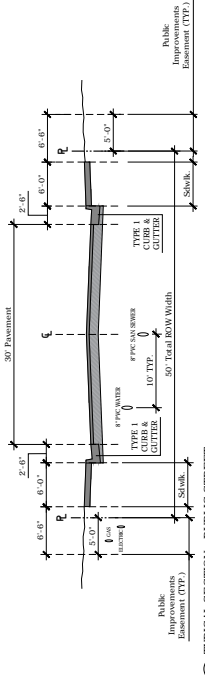
NOTES:
1. All front yard setbacks to be 14' minimum to the house / 20' minimum to the garage.
2. All rear yard setbacks to be 5' minimum.
3. All side yard setbacks to be 5' minimum.
4. Maximum lot coverage of the driveway within the front yard setback is 45%. This area is measured from the Front Property line to the Front Yard Setback.

1 SINGLE FAMILY ATTACHED LOT TYPICAL SCALE: 1" = 40'

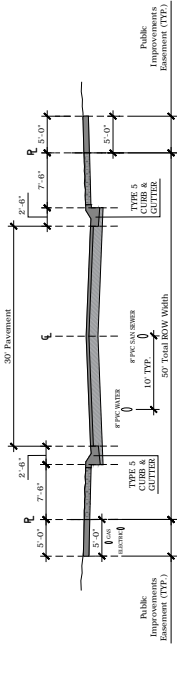


NOTES:
1. All front yard setbacks to be 20' minimum to the house / 20' minimum to the garage.
2. All rear yard setbacks to be 5' minimum.
3. All side yard setbacks to be 5' minimum.
4. Maximum lot coverage of the driveway within the front yard setback is 45%. This area is measured from the Front Property line to the Front Yard Setback.

2 SINGLE FAMILY DETACHED LOT TYPICAL SCALE: 1" = 40'



3 TYPICAL SECTION - PUBLIC STREET (RESIDENTIAL LOCAL - ATTACHED SIDEWALK) SCALE: NOT TO SCALE



4 TYPICAL SECTION - PUBLIC STREET (RESIDENTIAL LOCAL - DETACHED SIDEWALK) SCALE: NOT TO SCALE

GENERAL NOTES

- THERE SHALL BE NO VEHICULAR ACCESS FROM POWERS BOULEVARD OR CHAPARRAL ROAD.
- ALL TRACTS A, B, AND C TO BE OWNED AND MAINTAINED BY THE CHAPARRAL POINTE SUBDIVISION, BY SEPARATE DOCUMENT. TRACT D TO BE OWNED AND MAINTAINED BY THE COLORADO DEPARTMENT OF TRANSPORTATION.
- AN EASEMENT ERECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS ERECTED IN FAVOR OF THE CHAPARRAL POINTE METROPOLITAN DISTRICT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069877 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- CONTRACTS FOR INSTALLING IN CHAPARRAL POINT METRO DISTRICT TO BE FILED WITH FINAL PLAN RECORDINGS.
- SCHOOL, AND PARK FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT THE DISCRETION OF THE CHAPARRAL POINTE METROPOLITAN DISTRICT.
- OWNERS ASSOCIATION WILL BE OWNED AND MAINTAINED BY THE BARNES CENTER ASSOCIATION AND A FUNDING AGREEMENT WILL BE IN PLACE BETWEEN THE ASSOCIATION AND THE CHAPARRAL POINTE METROPOLITAN DISTRICT TO COVER THE 480' SHED LINE OF SIGHT FROM INTEGRITY CENTER POINT LOOKING WEST DOWN HIGHLAND TERRACE WILL IMPACT THE FRONT BUILDING SETBACKS OF LOTS 96-98.
- THE BUILDING SETBACKS FOR THE FRONT BUILDING SETBACKS OF LOTS 96-98 RENEWED TO 15 PER PLAN.

FEMA FLOODPLAIN NOTE:

NO PORTION OF THIS SITE, CHAPARRAL POINT, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041HCO338R, EFFECTIVE MARCH 17, 1997, AND IS SHOWN HEREIN BY GRAPHIC INTERPRETATION.

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LEGISLATION OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED STANDARD ELEMENTS, SEE 2000 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)

TRACT TABLE

TRACT	USCS	SIZE	OWNERSHIP/MAINTENANCE
A	LANDSCAPE, PUBLIC PRIVATE UTILITIES, PERIMETER IMPROVEMENTS	6,028 SF 0.21 AC	CHAPARRAL POINTE METRO DISTRICT
B	PUBLIC TRANGLE UTILITIES, PERIMETER ENCIN WALL, PUBLIC IMPROVEMENTS	58,793 SF 0.81 AC	CHAPARRAL POINTE METRO DISTRICT
C	PUBLIC IMPROVEMENTS PRIVATE TRAIL W/ PUBLIC ACCESS, LANDSCAPE	4,486 SF 0.08 AC	CHAPARRAL POINTE METRO DISTRICT
D	PRIVATE YARD FOR LOT 22 OF THE RIDGE SUBDIVISION	1,076 SF 0.02 AC	FILES UNDER REVIEW TO BE SET ASIDE FOR LOT 22 OF THE RIDGE SUBDIVISION
E	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE AND UTILITIES	13,658 SF 0.339 AC	COLORADO DEPARTMENT OF TRANSPORTATION

CONTENTS:

- SHEET 1 OF 13: COVER SHEET
- SHEET 2 OF 13: DEVELOPMENT PLAN
- SHEET 3 OF 13: PRELIMINARY GRADING
- SHEET 4 OF 13: UTILITY EASEMENT PLAN
- SHEET 5 OF 13: FINAL LANDSCAPE PLAN
- SHEET 6 OF 13: LANDSCAPE DETAILS & NOTES
- SHEET 7 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 8 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 9 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 10 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 11 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 12 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 13 OF 13: TYPE 2 PATIO HOME ELEVATIONS

COVER

1 OF 13

CPC PUD 18-000055

DATE	BY	DESCRIPTION
4/22/14	JRS	RF
7/12/14	JRS	PER CITY COMMENTS
8/21/14	JRS	PER CITY COMMENTS
9/27/14	JRS	PER CITY COMMENTS

DEVELOPMENT
PLAN

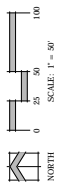
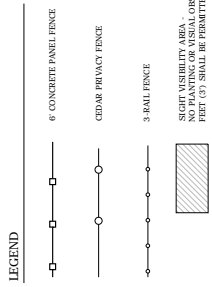
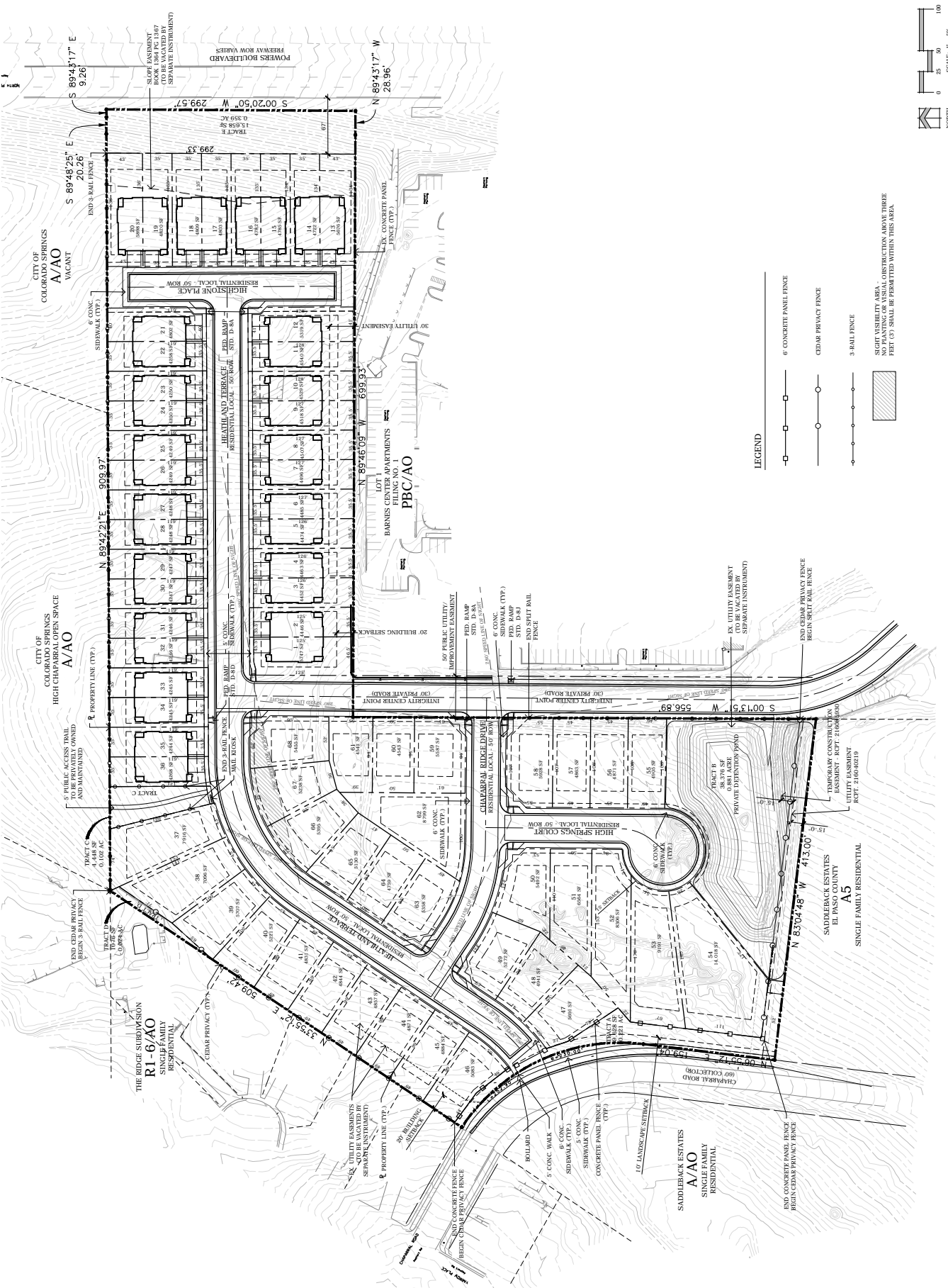


FIGURE 4

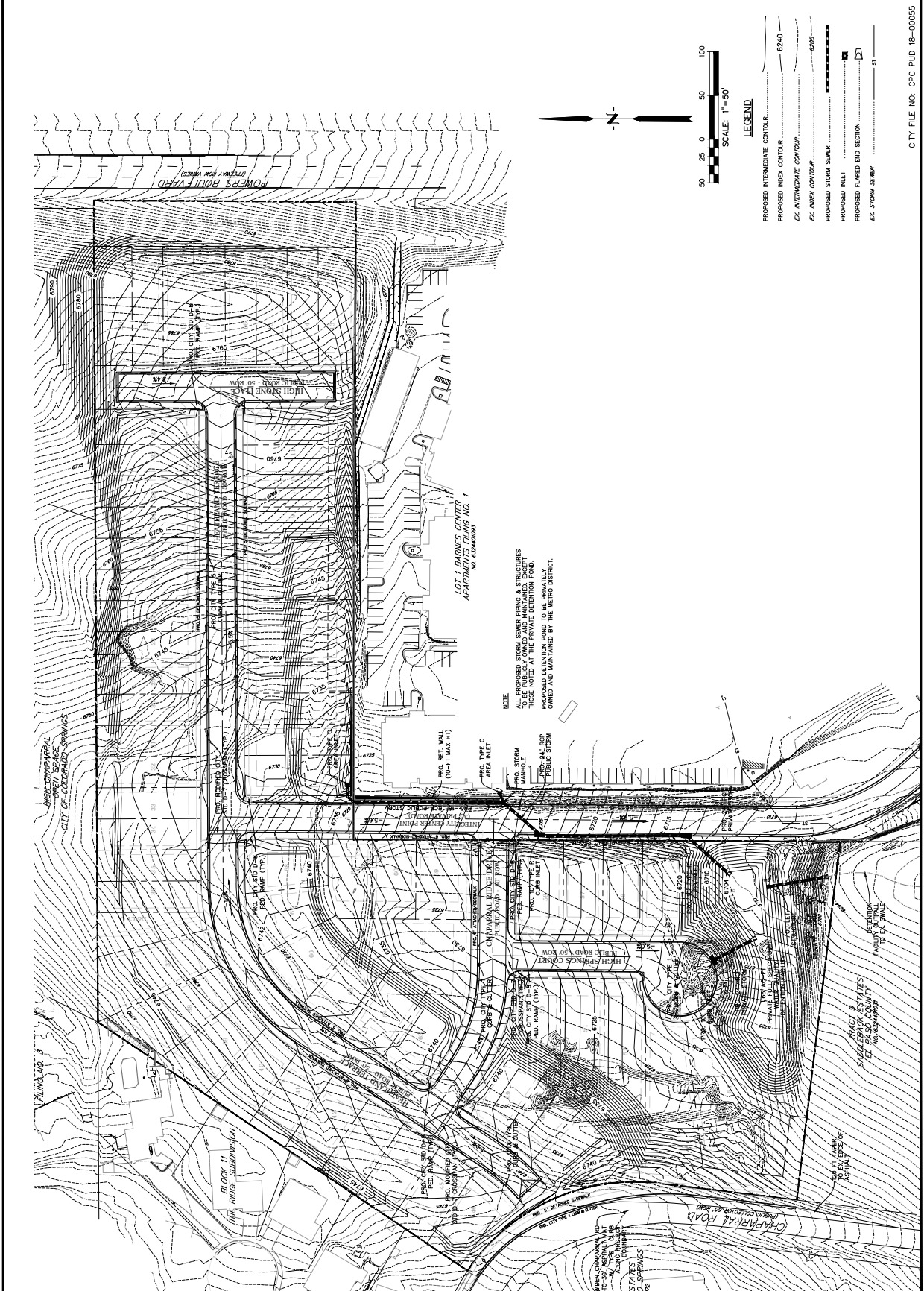



FIGURE 4

PREPARED BY:



DREXEL BARRELL & CO.
 Engineers-Surveyors
 CONTACT: TIM D. MACDONELL, P.E.
 10000 S. WILLOW BLVD., SUITE 100
 BOULDER, COLORADO SPRINGS-ARLITY

CLIENT:



CENTURY COMMUNITIES
 1975 BRIMLEY VALLEY POINT
 COLORADO SPRINGS, CO 80902

DEVELOPMENT PLAN
CHAPARRAL POINT
 FILING NO. 1
 INTERITY CENTER POINT
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	4-23-18
RESUBMITTAL	10-2-18
DESIGNED BY:	DM
DRAWN BY:	WCV
CHECKED BY:	DM
FILE NAME:	2102-UT

PREPARED UNDER MY DIRECT SUPERVISION FOR AID OR BONDUP

DRAWING SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: N/A

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PROJECT NO. 2102-0255A
 DRAWING NO.

UT-1

SHEET: 4 OF 14

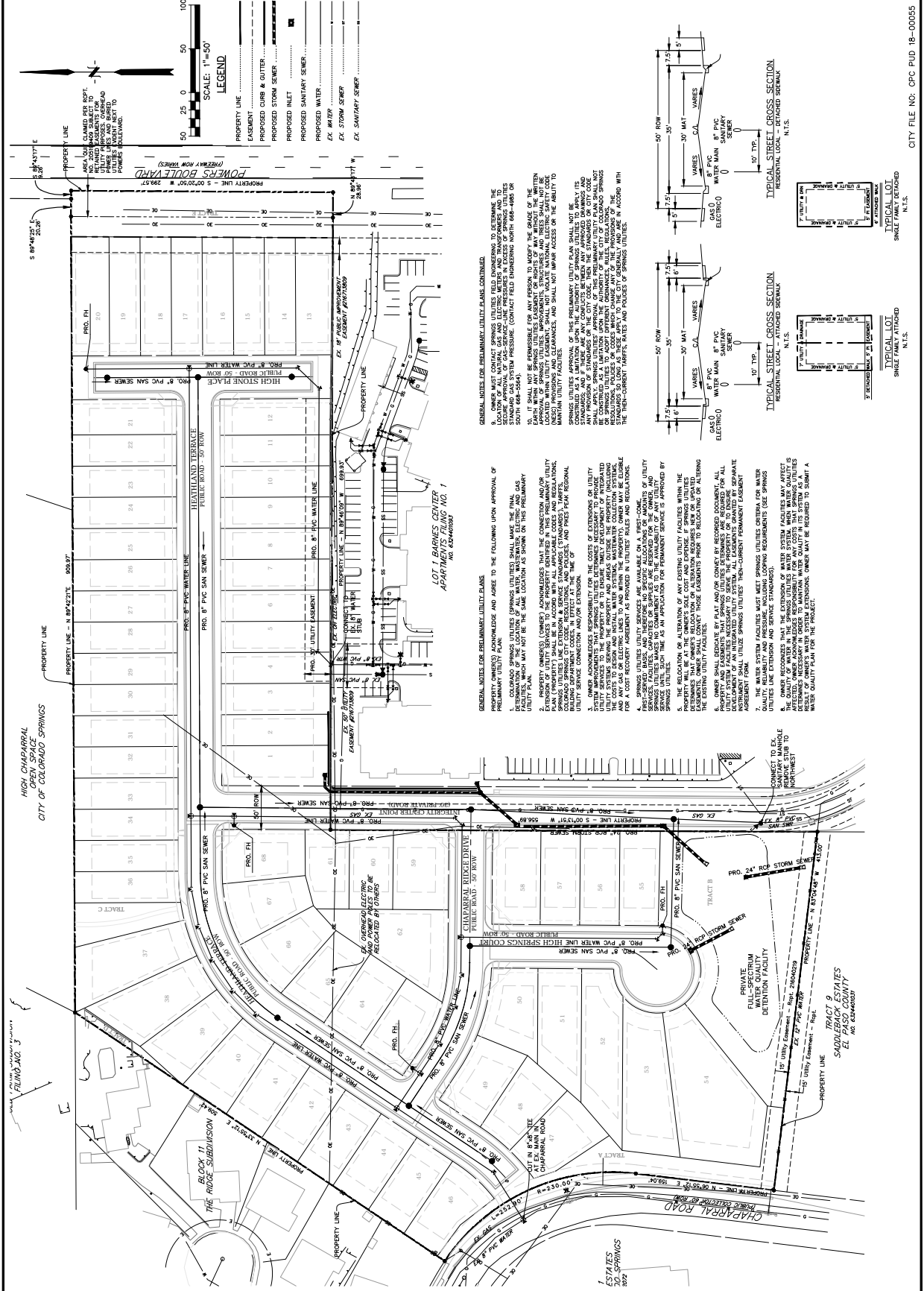


FIGURE 4

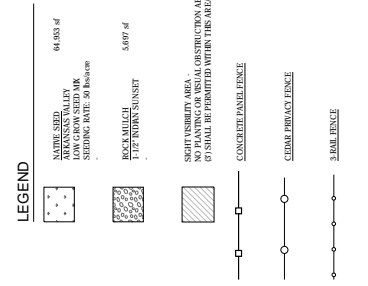
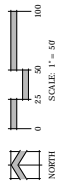
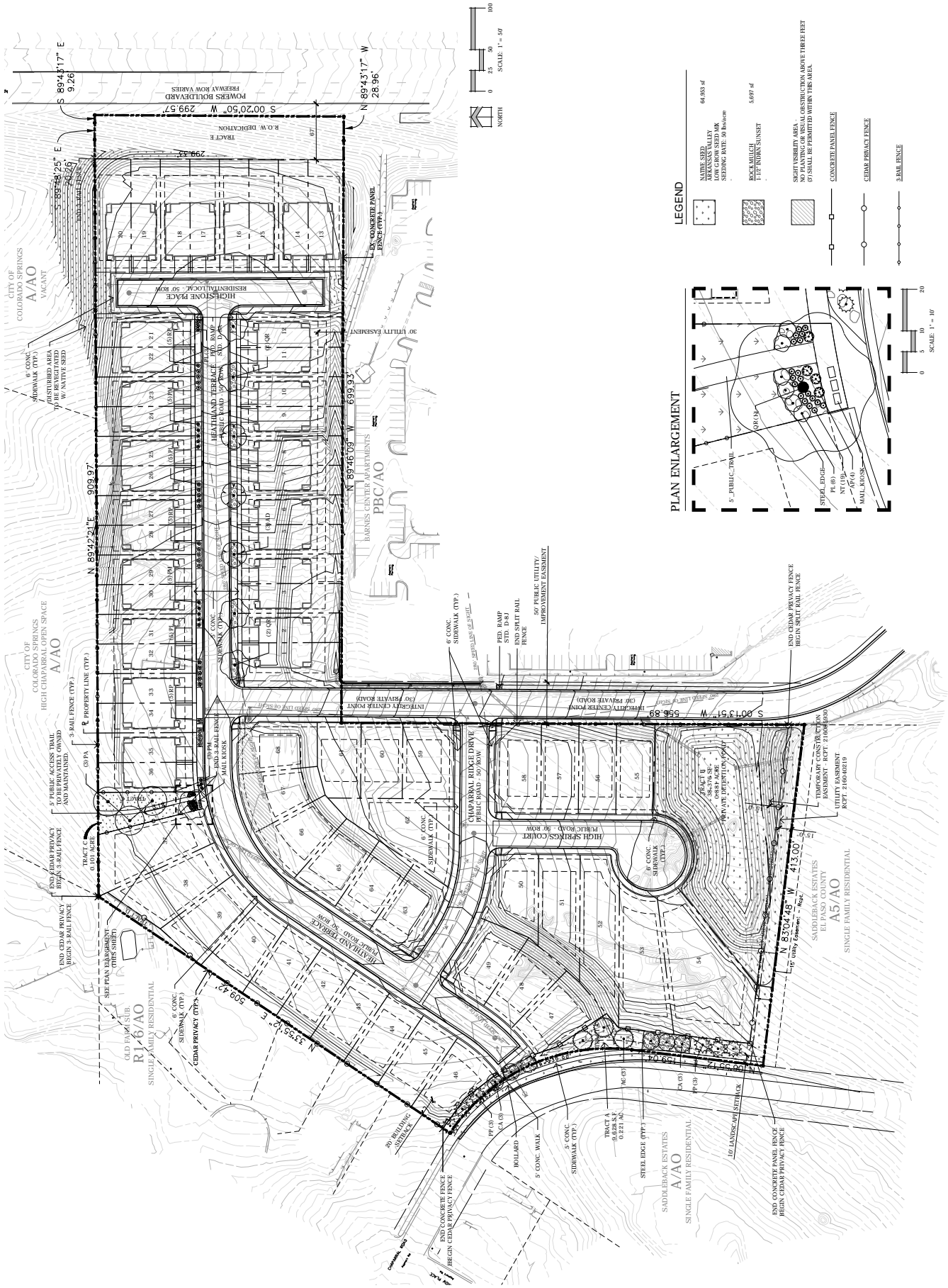


FIGURE 4

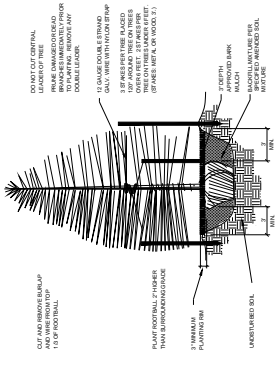
CHAPARRAL POINTE

FILING No. 1 FINAL LANDSCAPE PLAN

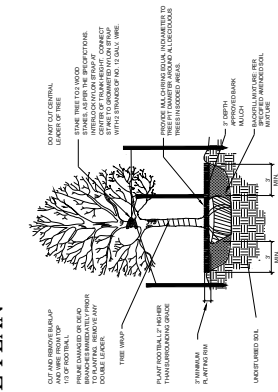
Land Planning
Landscape
Architecture
Urban Design

NES

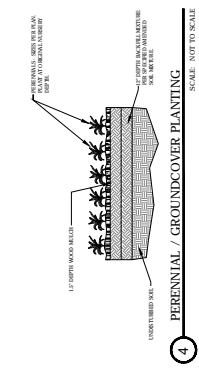
NES, Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nesofcolorado.com
© 2022 NES/Highland



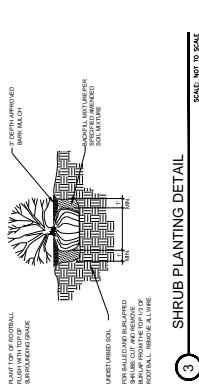
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



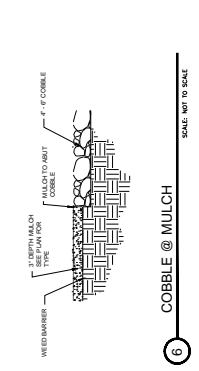
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



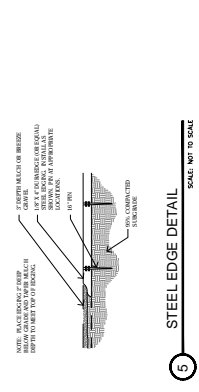
4 PERENNIAL / GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



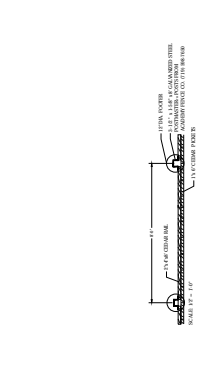
3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



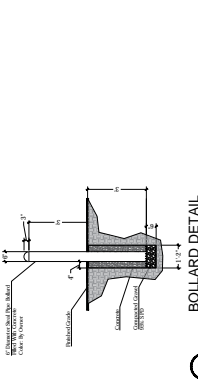
6 COBBLE @ MULCH
SCALE: NOT TO SCALE



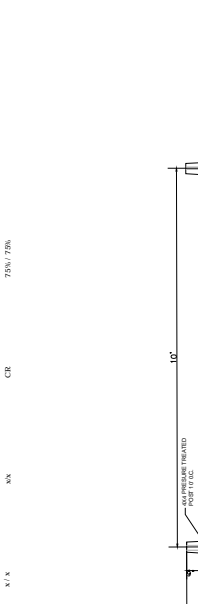
5 STEEL EDGE DETAIL
SCALE: NOT TO SCALE



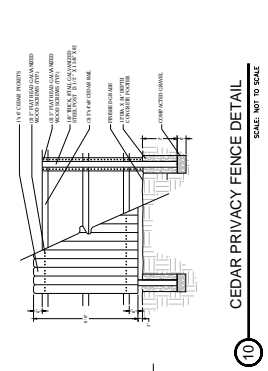
7 BOLLARD DETAIL
SCALE: NOT TO SCALE



9 CONCRETE PANEL FENCE DETAIL
SCALE: NOT TO SCALE



10 CEDAR PRIVACY FENCE DETAIL
SCALE: NOT TO SCALE



8 3-RAIL FENCE DETAIL
SCALE: NOT TO SCALE

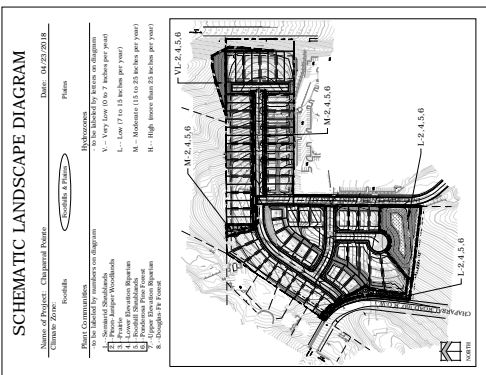
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AD	3	Aver pif ardeus / Deborah Maple	50'	35'	2' Gal	B&B
	CA	6	Cornegias ambigua / Russian Hawthorn	20'	2'	Gal	B&B
	PA	3	Populus x. acuminate / Lancesoot Poplar	50'	35'	2' Gal	B&B
	QR	5	Quercus ruber / Red Oak	45'	35'	2' Gal	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AC	3	Abies concolor / White Fir	50'	25'	6" HT	B&B
	PF	6	Pinus edulis / Pison Pine	20'	20'	8" HT	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AP	4	Arcostaphylos x. Fanchino / Fanchito Manzanita	1.5'	2.5'	5 GAL	COND
	NT	19	Nassella tenuissima / Texas Needle-Grass	1.5'	1.5'	5 GAL	COND
	PL	19	Pterocarya x. Little Spire / Russian Sage	4'	4'	5 GAL	COND
	PM	13	Pinus mugo 'Mops' / Mugo Pine	3'	3'	5 GAL	COND
	BP	15	Bux x. Pink Knockout / Pink Knockout Bush	3.5'	3.5'	5 GAL	COND

6 045 of
NATIVE SEED
ARAZACOS VALLEY
LOW GROW SEED MIX
- SEEING RATE: 50 lbs/acre



LANDSCAPE NOTES

1. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN SOIL ANALYSIS FROM A QUALIFIED LABORATORY. CONTRACTOR SHALL PROVIDE THE ANALYSIS TO THE ARCHITECT AND ENGINEER. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY SOIL AMENDMENTS OR FERTILIZATION ARE APPLIED TO THE SITE.
2. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
3. FOR GRASS: CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY SEEDING IS DONE.
4. FOR STABILIZED SOILS: CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
5. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
6. A. PRIOR TO INSTALLATION: CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE. B. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
7. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
8. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
9. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
10. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
11. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
12. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
13. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
14. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
15. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
16. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
17. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
18. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
19. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.
20. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY PLANTING IS DONE.

FIGURE 4