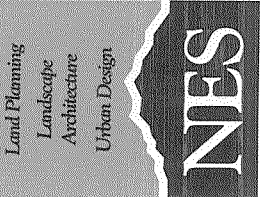


ENCLAVES AT MOUNTAIN VISTA RANCH

CITY OF COLORADO SPRINGS, STATE OF COLORADO

CONCEPT PLAN



N.E.S. Inc.
288 Clayton St Ste 203
Denver, CO 80206
Tel: 719-471-0073
Fax: 719-471-0267
www.nbscolorado.com
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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

Proposed Land Use:
COMMERCIAL, 15.5 AC
PARK, 6.3 AC
SCHOOL, 13.7 AC
OPEN SPACE, 9.4 AC
PUD PBC PK AO SS

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'

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 monuments 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 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 124.4, 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;

Block of Beginning:
1. 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°43'45", 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 254.143 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 monument 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 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°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 monuments 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 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 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°19'15"W along said west line, a distance of 1200.10 feet to a point on the south line of the north half of the northeast quarter of said section 28;

Thence S89°48'15"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 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.

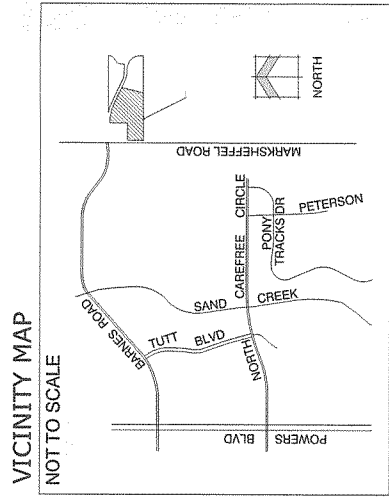
Prepared for and on behalf of Calloway & Company
By: Lyle G. Blassegger, PLS# 39038

GENERAL NOTES

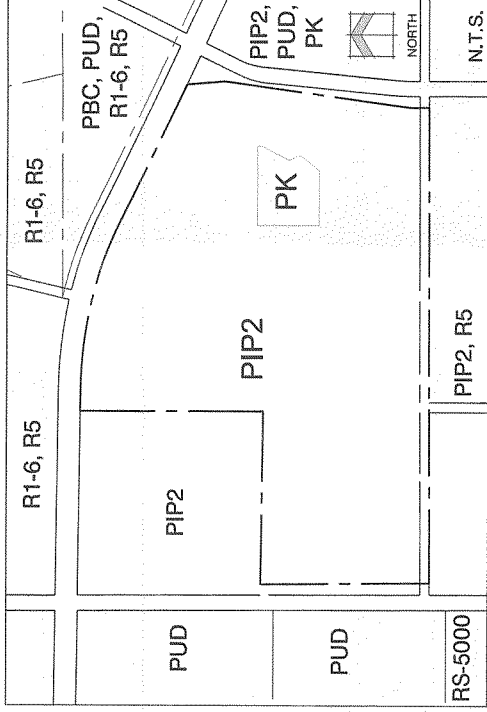
1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA RANCH METROPOLITAN DISTRICT.
3. ALL LANDSCAPE TRACTS AND PRIVATE PARKS WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
4. 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.
5. THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE SAND CREEK. THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE SAND CREEK. THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. STREAM SIDE OVERLAY REQUIREMENTS WILL BE APPLIED WITH THE SAND CREEK.
6. THE SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 880402043F, EFFECTIVE MARCH 17, 1991.
7. A FEMA APPROVED (ORAL LETTERS OF MAP REVISION) WILL BE REQUIRED IN ORDER TO OBTAIN A FLOODPLAIN DEVELOPMENT PERMIT FOR FUTURE CREEK IMPROVEMENTS.
8. 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 DEVELOPMENT PERMIT PROCESS.
9. AN ATTENTION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
10. 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



EXISTING ZONING



PROPOSED ZONING

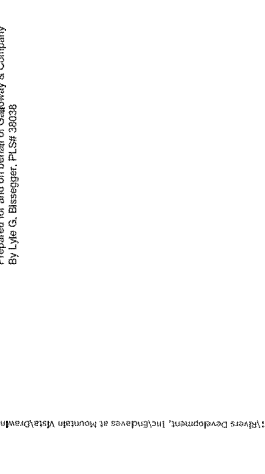
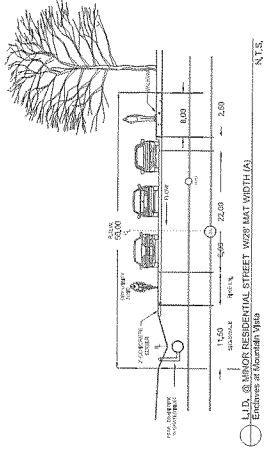
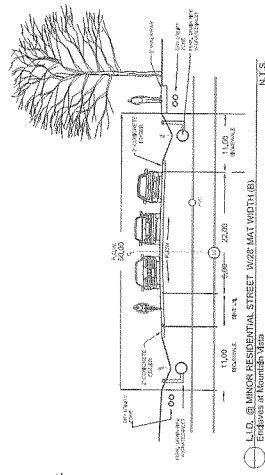
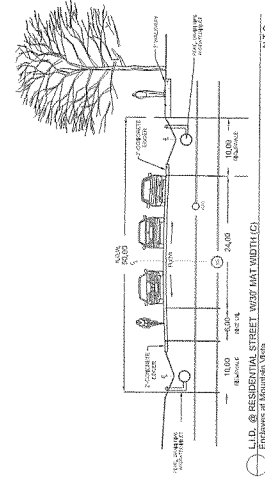
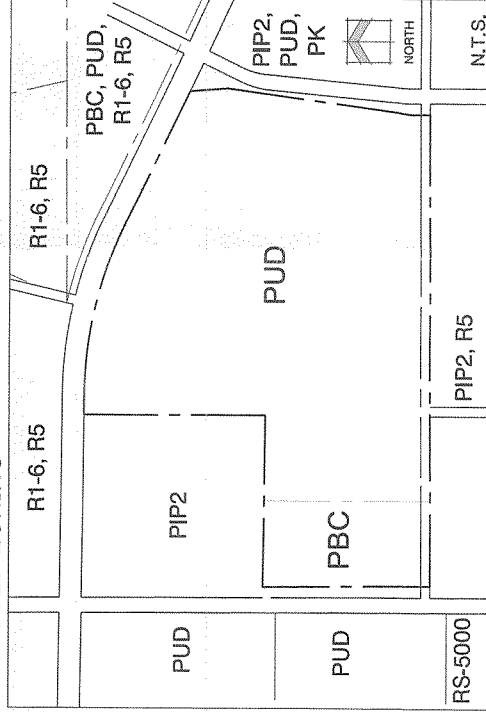


FIGURE 2

ENCLAVES AT MOUNTAIN VISTA

CONCEPT PLAN

N MARKSHEFFEL RD

DATE: 09-01-2016
DRAWN BY: K. HANCOCK
PREPARED BY: K. HANCOCK

DATE: _____
DRAWN BY: _____
PREPARED BY: _____

COVER SHEET

1 OF 3

CPC #

ENCLAVES AT MOUNTAIN VISTA RANCH

CITY OF COLORADO SPRINGS, STATE OF COLORADO

CONCEPT PLAN

Land Planning
 Landscape Architecture
 Urban Design
NES
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 Tel. 719.471.0073
 Fax. 719.471.0267
 www.nescolorado.com
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ENCLAVES AT MOUNTAIN VISTA

CONCEPT PLAN

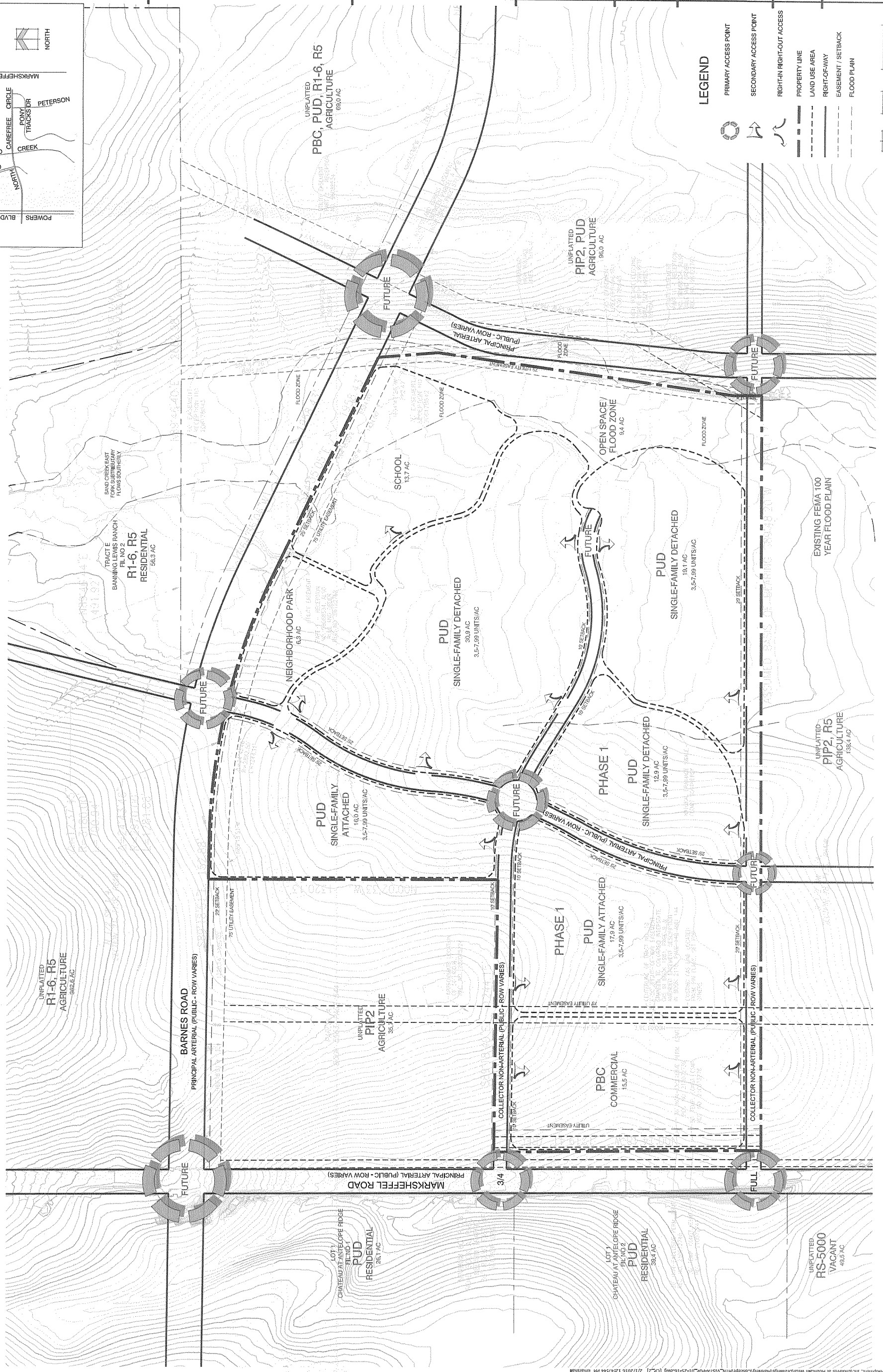
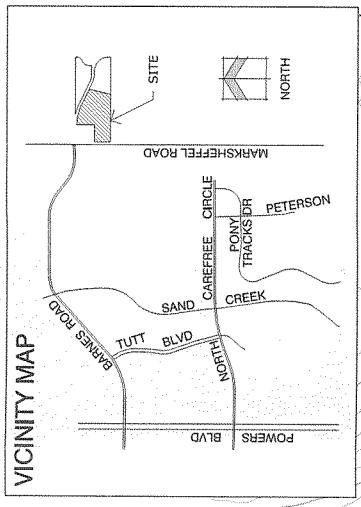
N MARKSHEFFEL RD

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

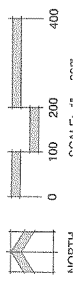
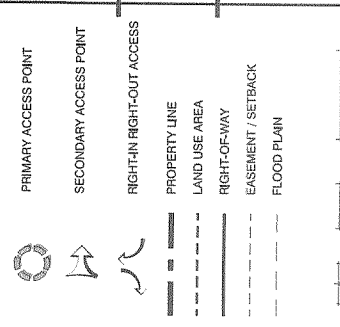
CONCEPT PLAN

2 OF 3

CPC #



LEGEND



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FIGURE 2

