ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CITY OF COLORADO SPRINGS, STATE OF COLORADO
MAJOR CONCEPT PLAN AMENDMENT

LEGAL DESCRIPTION

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 METROPOLITAN DISTRICT.

A PARCEL OF LAND IN THE SOUTH HALF (S 1/2) OF SECTION 21, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 22, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4, NW 1/4) OF SECTION 27, AND THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2, NE 1/4) OF SECTION 28, T13S, R65W, OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7" RECORDED UNDER RECEPTION NO. 22__________ OF THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 7", AND ALONG THE NORTHERLY BOUNDARY LINES OF "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 6" RECORDED UNDER RECEPTION NO. 220714553 OF THE EL PASO COUNTY, COLORADO RECORDS, AND ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 96020361 OF THE EL PASO COUNTY, COLORADO RECORDS THE FOLLOWING SIX (6) COURSES:

1. THENCE N01°11'12"W A DISTANCE OF 126.41 FEET;
2. THENCE N07°52'47"E A DISTANCE OF 1,363.58 FEET;
3. THENCE N04°47'26"W A DISTANCE OF 254.81 FEET;
4. THENCE N64°35'00"W A DISTANCE OF 1,146.85 FEET TO A POINT OF CURVE;
5. THENCE 1,282.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,970.00 FEET, A CENTRAL ANGLE OF 24°44'00", THE CHORD OF 1,272.15 FEET WHICH BEARS N76°57'00"W TO A POINT OF TANGENT;
6. THENCE N89°19'00"W A DISTANCE OF 1,390.26 FEET TO THE EASTERLY RIGHT-OF-WAY LINES OF MARKSHEFFEL ROAD AS DESCRIBED BY WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 210092953 AND 210093624 OF THE EL PASO COUNTY, COLORADO RECORDS ;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING FIVE (5) COURSES:

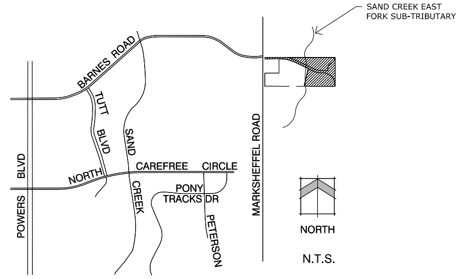
1. THENCE N26°43'51"E A DISTANCE OF 8.33 FEET;
2. THENCE N58°28'47"E A DISTANCE OF 73.22 FEET;
3. THENCE N00°53'44"W A DISTANCE OF 61.26 FEET;
4. THENCE N00°53'44"W A DISTANCE OF 62.14 FEET;
5. THENCE N61°09'32"W A DISTANCE OF 3.85 FEET;

THENCE N89°46'43"E A DISTANCE OF 4,199.57 FEET TO A POINT OF CURVE;
THENCE 1,345.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,121.00 FEET, A CENTRAL ANGLE OF 68°45'26", THE CHORD OF 1,265.96 FEET WHICH BEARS S55°50'35"E TO A POINT OF REVERSE CURVE;
THENCE 88.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 979.00 FEET, A CENTRAL ANGLE OF 5°10'44", THE CHORD OF 88.46 FEET WHICH BEARS S24°03'13"E;
THENCE S89°59'27"E, NON-TANGENT TO THE PREVIOUS COURSE, A DISTANCE OF 1,160.87 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214104174 IN THE RECORDS OF EL PASO COUNTY, COLORADO,
THENCE S00°14'26"W ALONG SAID WEST LINE, 1,935.68 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, NW 1/4) OF SECTION 27;
THENCE N89°09'45"W ALONG THE NORTH LINE THEREOF, 1,294.58 FEET TO THE NORTH 1/16TH CORNER COMMON TO SECTIONS 27 AND 28;
THENCE S89°48'20"W ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S 1/2, NE 1/4) OF SECTION 28, A DISTANCE OF 1,700.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,027,779 SQUARE FEET (184.292 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE SECTION LINE COMMON TO SECTIONS 27 AND 28, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MONUMENTED AT THE SECTION CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED
"LS 22095", FROM WHICH THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 27 AND 28, MONUMENTED WITH A 1-1/2" ALUMINUM COLLAR STAMPED "LS 17664", BEARS S00°14'06"W, A DISTANCE OF 1,324.14 FEET.

VICINITY MAP

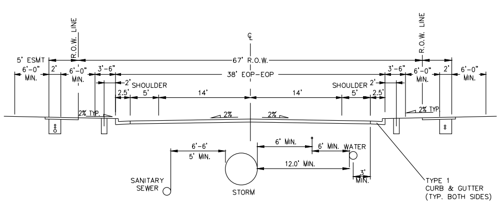


GENERAL NOTES

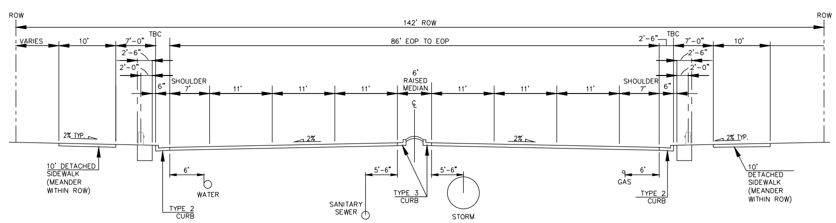
1. ALL PROPOSED ACCESS POINTS ARE CONCEPTUAL IN NATURE. FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
2. THE SUBJECT PROPERTY IS TO BE INCLUDED IN THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
3. ALL LANDSCAPE TRACTS AND PUBLIC NEIGHBORHOOD PARK (WHICH MEETS THE PLDO PARKLAND OBLIGATION) WITHIN THE ENCLAVES AT MOUNTAIN VISTA DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
4. THE PROPOSED 4AC NEIGHBORHOOD PARK IS INTENDED TO MEET THE CITY PLDO LAND DEDICATION REQUEST AND IS NOT A REQUIREMENT OF THE LARGER BANNING LEWIS RANCH ANNEXATION AGREEMENT AND MASTER PLAN. THE PARK WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
5. MOUNTAIN VISTA RANCH IS SUBJECT TO THE BANNING-LEWIS RANCH ANNEXOR 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-1944.
6. THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543G, EFFECTIVE DECEMBER 7, 2018.
7. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
8. THIS PROPERTY IS SUBJECT TO THE FINDINGS AND SUMMARY OF A PRELIMINARY GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 26, 2022 (ENTECH JOB NO. 221187). A COPY OF SAID REPORT HAS BEEN INCLUDED WITH INITIAL DEVELOPMENT PLAN SUBMITTAL OF DATE APRIL 4, 2016 TO DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO.
9. THE PROPOSED DEVELOPMENT WILL REQUIRE FULL SPECTRUM DETENTION.
10. ALL PROPOSED STREET TREES AND STREETSCAPE IMPROVEMENTS WILL BE MAINTAINED BY THE MOUNTAIN VISTA METROPOLITAN DISTRICT.
11. A TRAFFIC STUDY IS REQUIRED AT THE TIME OF DEVELOPMENT PLAN(S) AND/OR SUBDIVISION FINAL PLAT(S) WITHIN ENCLAVES AT MOUNTAIN VISTA EAST. THE TRAFFIC STUDY SHALL INCLUDE RECOMMENDATIONS FOR NECESSARY STREET IMPROVEMENTS FOR BARNES ROAD AND MARKSHEFFEL ROAD.
12. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC MP 87-00381. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
13. THE DEVELOPER WILL BE REQUIRED TO CONSTRUCT A TEMPORARY SIGNAL AT THE INTERSECTION OF MARKSHEFFEL ROAD WITH ZIRCON DRIVE UNTIL DEVELOPMENT PROVIDES ACCESS POINTS OFF OF BARNES ROAD.
14. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES: FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP)
15. BARNES ROAD CONSTRUCTION, INCLUDING RIGHT-OF-WAY DEDICATION, FROM MARKSHEFFEL RD TO BANNING LEWIS PARKWAY SHALL BE DETERMINED, EITHER IN FULL OR IN PART, AT THE TIME OF DEVELOPMENT PLAN AND/OR SUBDIVISION FINAL PLAT.
16. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS WITHIN THE STREAMSIDE OVERLAY AREA, A DEVELOPMENT PLAN MUST BE APPROVED, AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
17. FUTURE OPEN SPACE AREAS TO BE UTILIZED FOR COMMON OPEN SPACE, LANDSCAPING, PARKS AND TRAILS. FUTURE DEVELOPMENT APPLICATIONS TO ADDRESS FINAL USES AND COMMON MAINTENANCE FOR SUCH AREAS AND PROPOSED IMPROVEMENTS.

SITE DATA

OWNER:	AE BARNES III LLC 288 CLAYTON ST STE 203 DENVER, CO 80206
Tax ID Number:	5300000714 (PARCEL NO. 1) PUD PK SS AO 5300000629 (PARCEL NO. 2) PUD R5/CR R1-6 SS AO 5300000735 (PARCEL NO. 3) R5/CR PBC/CR R1-6/PUD
Concept Plan Area:	184.29 AC
Master Plan:	BANNING LEWIS RANCH MASTER PLAN, CPC MP 87-381
Existing Land Use:	AGRICULTURAL
Existing Site Zoning:	PIP2 PK AO SS
Proposed Land Use:	TOTAL: 184.29 AC RESIDENTIAL MEDIUM-HIGH DENSITY(3.5-7.99 D/U): 115.29 AC COMMERCIAL: 5.57 AC COMMERCIAL/RESIDENTIAL HIGH (12-24.99 D/U): 10.41 AC OPEN SPACE: 19.17 AC R.O.W.: 29.74 AC
Proposed Site Zoning:	PUD AO
Building Setbacks:	
RESIDENTIAL:	Front: 20' Minimum Side: 5' Minimum Rear: 15' Minimum Max building height: 35'
COMMERCIAL/MULTI-FAMILY:	Front: 25' Side: 25' Rear: 25' Max building height: 45'
Landscape Setbacks:	Principal arterial: 25' Minor arterial: 20' Non-arterial: 10'



TYPICAL COLLECTOR STREET 67' R.O.W.
ENCLAVES AT MOUNTAIN VISTA
N.T.S.



TYPICAL PRINCIPAL ARTERIAL 142' R.O.W.
ENCLAVES AT MOUNTAIN VISTA
N.T.S.

SHEET INDEX

Land Planning
Landscape Architecture
Urban Design
NES
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

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

DATE: 02.25.22
PROJECT MGR: J. ROMERO
PREPARED BY: T.KNAB

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05.12.22	TK	PER CITY REVIEW COMMENTS
06.29.22	TK	PER CITY REVIEW COMMENTS

COVER SHEET

1

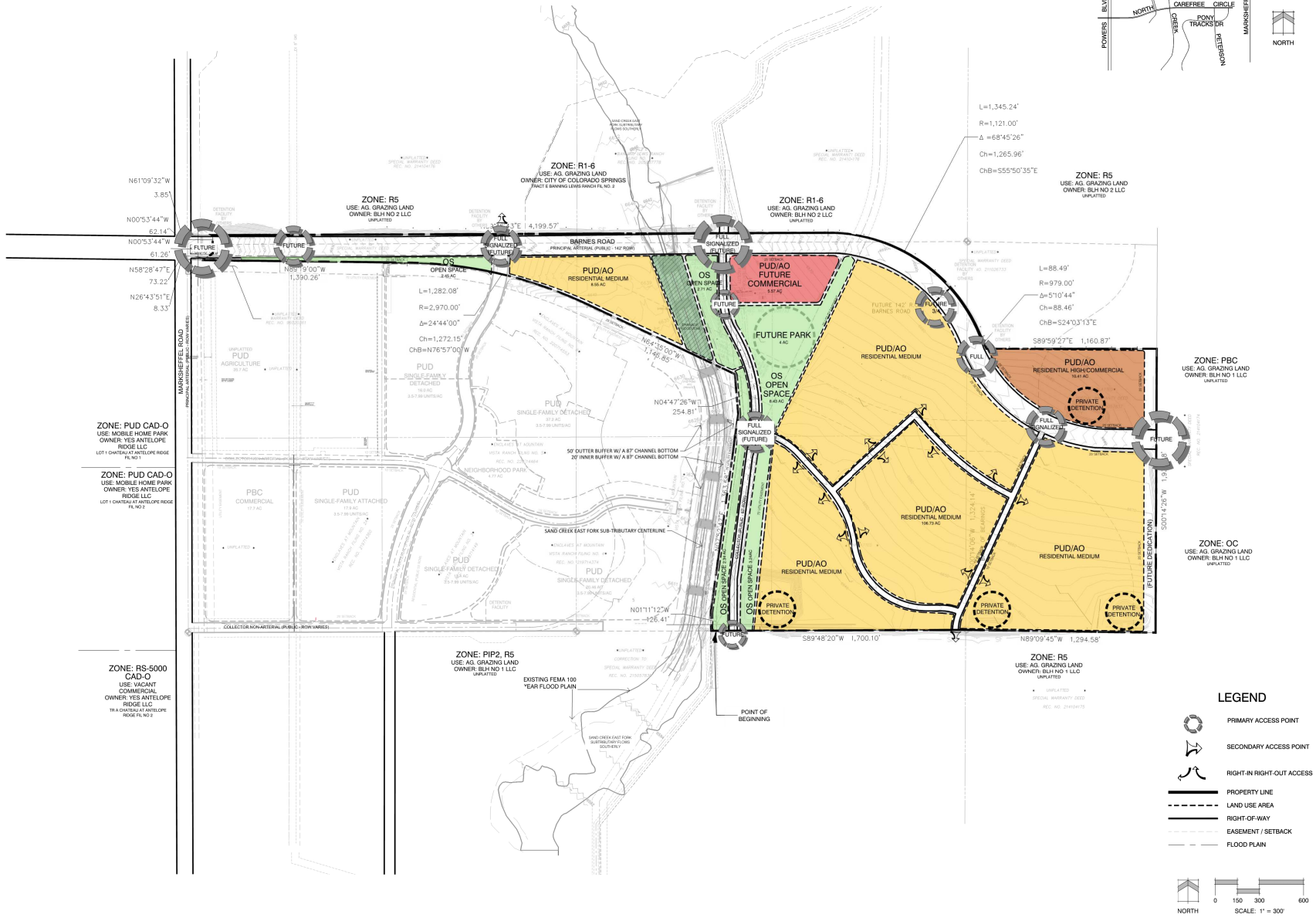
1 OF 6

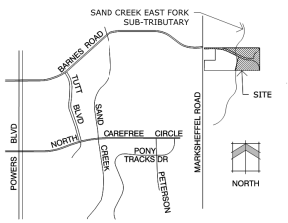
CPC PUP
16-00013-A4MJ22

ENCLAVES AT MOUNTAIN VISTA RANCH

CITY OF COLORADO SPRINGS, STATE OF COLORADO

MAJOR CONCEPT PLAN AMENDMENT





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CONCEPT PLAN

2

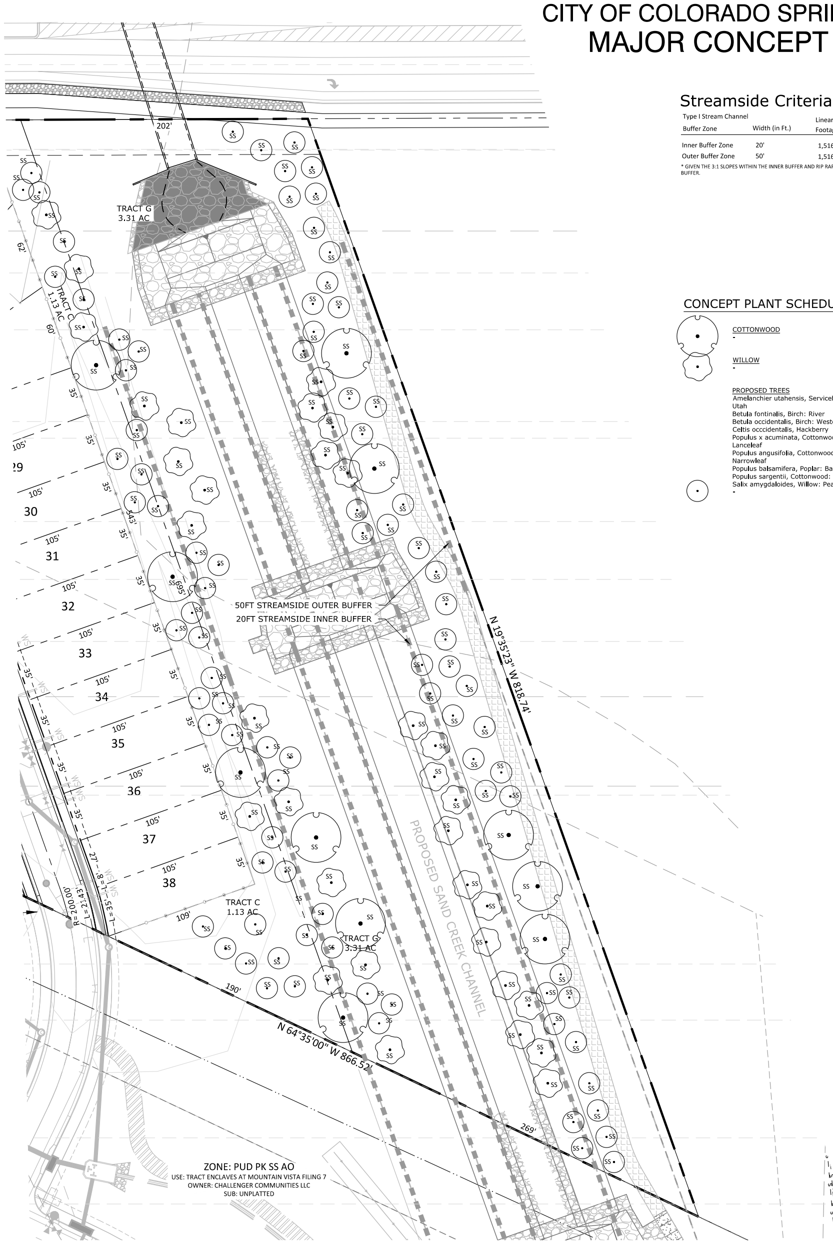
2 OF 6

CPC PUP
16-00013-A4MJ22

P:\Challenger\Enclaves at Mountain Vista East\Drawings\Planning\CP\MTN_VISTA-CP East(06.27.22).dwg (CP_2) 6/29/2022 8:11:47 AM tknab

ENCLAVES AT MOUNTAIN VISTA RANCH

CITY OF COLORADO SPRINGS, STATE OF COLORADO
MAJOR CONCEPT PLAN AMENDMENT



Streamside Criteria

Type I Stream Channel Buffer Zone	Width (in Ft.)	Linear Footage	Streamside Trees Required / Provided	Area	Total Inner & Outer Buffer Area	Impervious Area Provided*
Inner Buffer Zone	20'	1,516'	(1/20) 76 / 76	35,331 SF	142,507 SF	0% (0 SF)
Outer Buffer Zone	50'	1,516'	(1/30) 62 / 62	68,290 SF		0% (0 SF)

* GIVEN THE 3:1 SLOPES WITHIN THE INNER BUFFER AND RIP RAP BANK STABILIZATION, TREES COUNTING TOWARDS THE INNER BUFFER TREE REQUIREMENT MAY BE LOCATED IN THE OUTER BUFFER.

CONCEPT PLANT SCHEDULE SS- EAST

COTTONWOOD -	11
WILLOW -	33
PROPOSED TREES Amelanchier utahensis, Serviceberry: Utah Betula fontinalis, Birch: River Betula occidentalis, Birch: Western Celtis occcidentalis, Hackberry Populus x acuminata, Cottonwood: Lanceleaf Populus angusifolia, Cottonwood: Narrowleaf Populus balsamifera, Poplar: Balsam Populus sargentii, Cottonwood: Plains Salix amygdaloides, Willow: Peach-leaved -	90

STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?
THE STREAMSIDE AREA IS RETAINED AS OPEN SPACE. THE GRADING WITHIN THE STREAMSIDE IS ASSOCIATED WITH THE PROPOSED CHANNEL IMPROVEMENTS. A GRADING AND EROSION CONTROL PLAN IS PART OF THIS SUBMITTAL PER THE STREAMSIDE REQUIREMENTS AND INCLUDES REVEGETATION OF THE GRADED AREAS.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
THE MAJORITY OF THE STREAMSIDE AREA OUTSIDE MAINTENANCE ROAD IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM ECOSYSTEM. THE MAINTENANCE ROAD ALONG THE EAST SIDE OF SAND CREEK ALLOWS VISITORS TO ENJOY THE NATURAL STREAMSIDE SETTING. LANDSCAPING AND THE MAINTENANCE ROAD ALONG THE STREAMSIDE HELPS TO INCLUDE THE STREAM AS AN AMENITY.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
THERE ARE NO KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN ON THIS PROPERTY.

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
BESIDES THE SAND CREEK MAINTENANCE ROAD NO RECREATIONAL OPPORTUNITIES ARE IDENTIFIED.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
STORMWATER DETENTION IS DESIGNED TO ACCOMMODATE THE 100 YEAR STORM EVENT. FLOOD PROTECTION MEASURES ARE INCORPORATED TO PROTECT THE RESIDENTIAL DEVELOPMENT FROM FLOOD DAMAGE.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
THERE ARE NO SIGNIFICANT NATURAL FEATURES IN THIS STREAMSIDE AREA. ADDITIONAL LANDSCAPING/TREE PLANTING IS PROPOSED TO ENHANCE THE EXISTING VEGETATION.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?
THE PROJECT IS WITHIN THE SAND CREEK DRAINAGE BASIN. THE SAND CREEK DRAINAGE BASIN PLAN IDENTIFIES A NEED FOR A 10 YEAR RIP RAP LINED CHANNEL, BENCHES AND SAND BARS ALONG A SEGMENT OF THE CREEK INCLUDING THIS AREA. NO SPECIFIC LOCATIONS OF THESE STRUCTURES ARE PROVIDED.

8. DOES THE PROJECT DESIGN:

A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
THE REQUIRED BUFFERS ARE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER OR OUTER STREAMSIDE BUFFER.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?
NO IMPERVIOUS SURFACES ARE PROPOSED IN THE INNER AND OUTER BUFFER ZONE.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
THE DRAINAGE REPORT IDENTIFIES ALL BMPS REQUIRED BY CITY ENGINEERING AND THESE WILL BE IMPLEMENTED WITH THE DEVELOPMENT. ON SITE DETENTION AND WATER QUALITY IS PROPOSED AND MEETS CITY ENGINEERING REQUIREMENTS.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?
ADDITIONAL LANDSCAPING IS PROPOSED ON THE WEST SIDE OF THE SAND CREEK MAINTENANCE ROAD WHICH WILL PROVIDE A BUFFER TO THE STREAM AND THE PROPERTIES ON THE OPPOSITE SIDE OF SAND CREEK.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?
PROPOSED TREES TO MEET THE INNER AND OUTER BUFFER ZONE TREE REQUIREMENTS ARE CONSISTENT WITH THE RIPARIAN PLANT COMMUNITIES IDENTIFIED IN THE LANDSCAPE POLICY MANUAL. THE PROPOSAL MEETS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?
THE SLOPES OVER 15% ARE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE AREA IN THE STREAMSIDE TO BE DISTURBED IS IN THE VICINITY OF THE PROPOSED DETENTION POND IN THE OUTER STREAMSIDE BUFFER. REVEGETATION AND BANK STABILIZATION MEASURES WILL BE IMPLEMENTED AS NEEDED IN THE INNER BUFFER. NATIVE PLANTINGS ARE PROPOSED FOR THE OUTER BUFFER AREA.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.
THE PROPOSED LANDSCAPING/TREES WITHIN THE OUTER BUFFER WILL IMPROVE THE VISUAL QUALITY OF THE CREEK.

NORTH
0 20 40 80
SCALE: 1" = 40'

PLANNER / LANDSCAPE ARCHITECT
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

IN ASSOCIATION WITH

PROJECT INFO

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

N. MARKSHEFFEL ROAD

DATE: 05.31.22
PROJECT MGR: J. ROMERO
PREPARED BY: B. HALSTEN & T. KNAB

STAMP

ISSUE INFO: ENTITLEMENT

DATE:	BY:	DESCRIPTION:
06.29.22	TK	PER CITY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE: CONCEPT STREAMSIDE PLAN

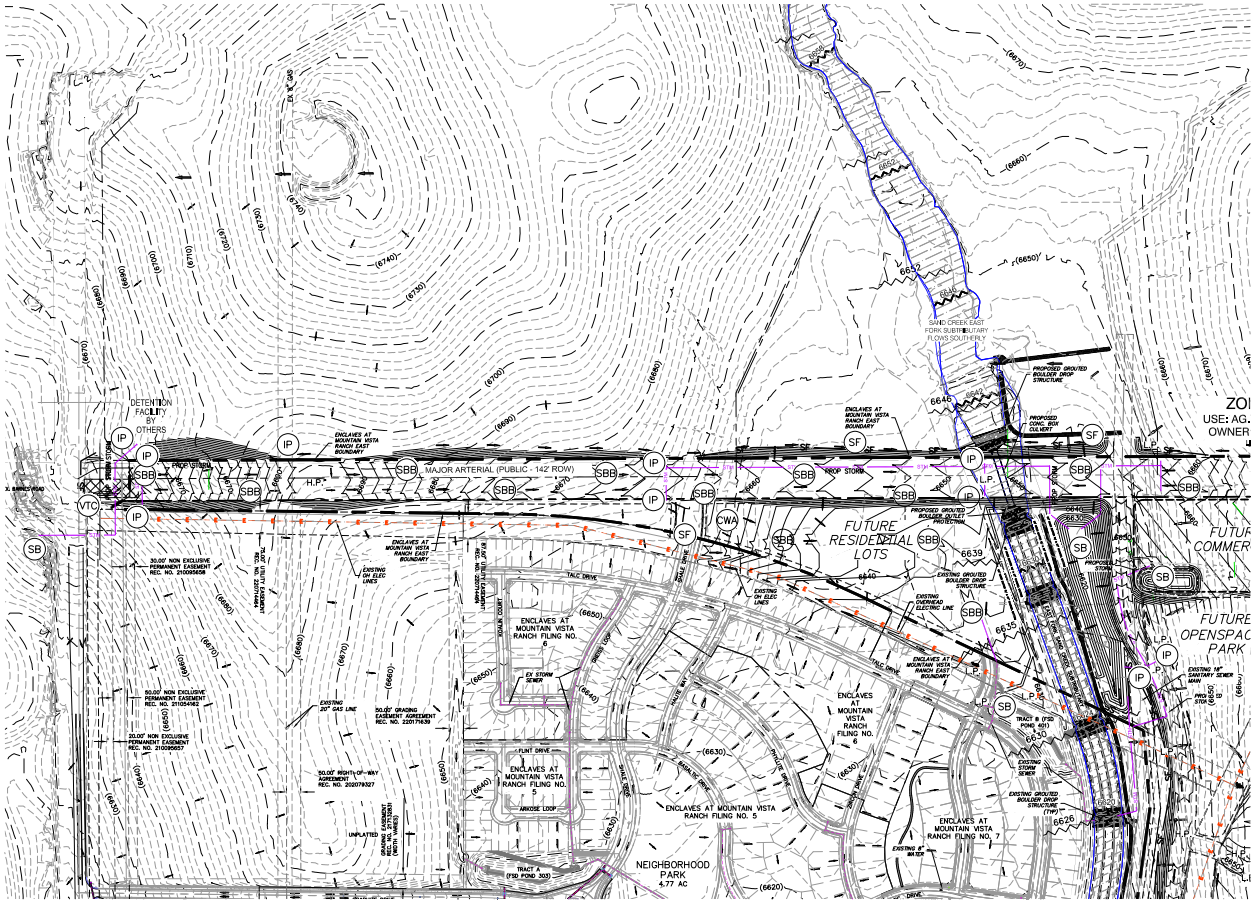
SHEET NUMBER: 3

PLAN FILE #: CPC PUP 16-00013-A4MJ22

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CONCEPT PRELIMINARY GRADING PLAN

MAY 2022



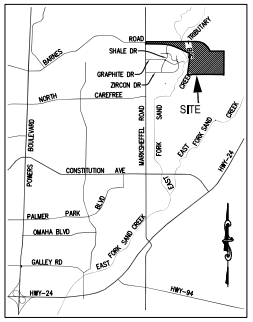
1" = 200'

0 100 200 400

Scale in Feet

LEGEND

- 6920 — EXISTING MAJOR CONTOUR
- 6918 — EXISTING MINOR CONTOUR
- 6920 — PROPOSED MAJOR CONTOUR
- 6918 — PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- SBB — STRAW BALE DITCH CHECK
- SF — SILT FENCE
- VTC — VEHICLE TRACKING CONTROL
- L.P./H.P. — LOW POINT/HIGH POINT
- FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW
- EXISTING FLOW DIRECTION ARROW
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- SB — TEMPORARY SEDIMENT BASIN
- 6630 — PROPOSED FEMA FLOODPLAIN ELEVATION
- 6500 — EXISTING FEMA FLOODPLAIN ELEVATION
- EMERGENCY OVERFLOW DIRECTION



VICINITY MAP

N.T.S.

STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD..
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

CPC MP 87-00381-A31MJ22

CIVIL CONSULTANTS, INC.

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

PROPOSED GRADING AND EROSION CONTROL

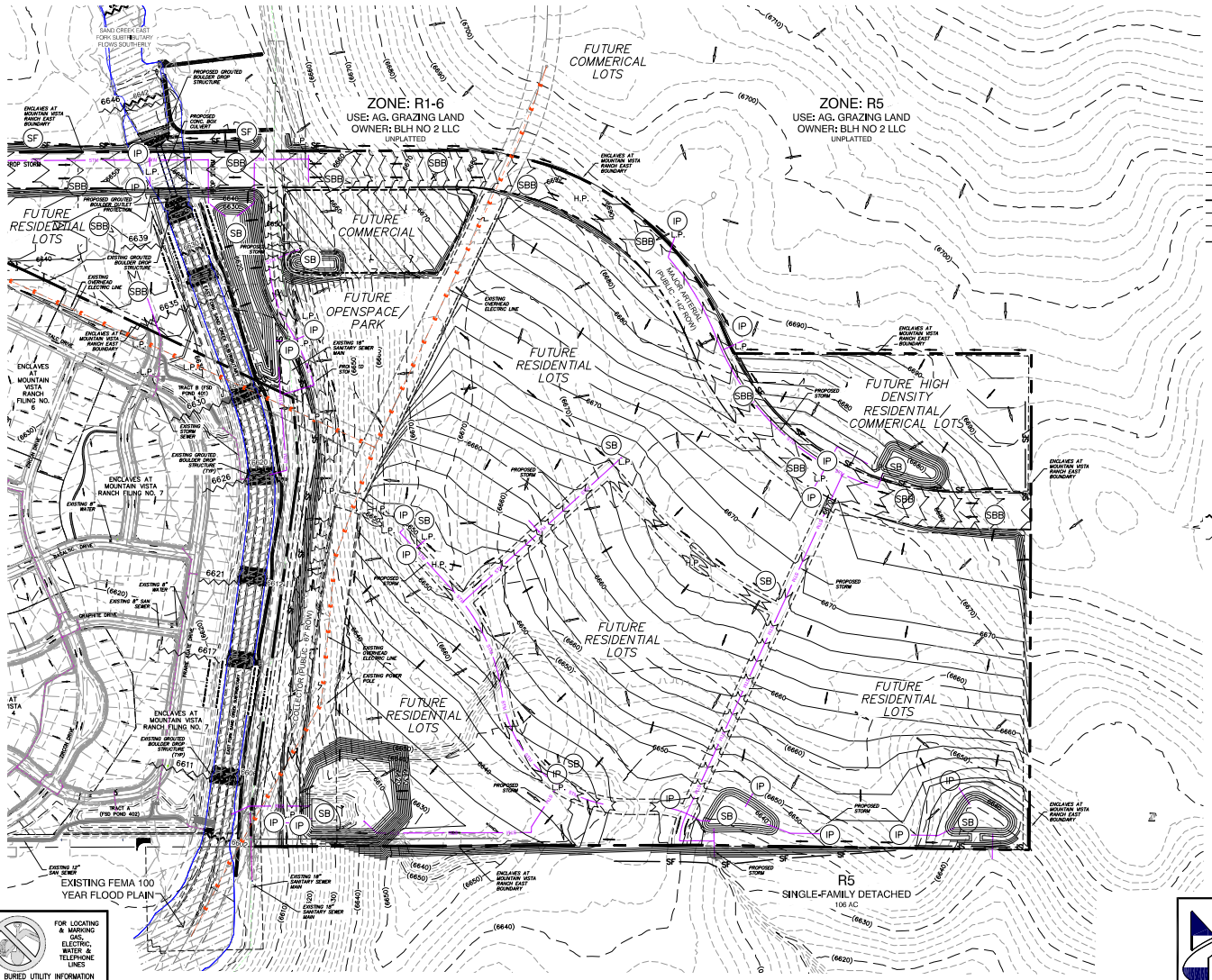
PROJECT NO. 29-010	SCALE: HORIZONTAL: 1"=200' VERTICAL: N/A	DATE: 05.12.22	
DESIGNED BY: DLM DRAWN BY: DLM CHECKED BY: VAS		SHEET 4 OF 6	GR01

File: O:\29010A-Enclaves East (PP\Challenger Building\Dwg\Concept Plan\Preliminary Grading Plan.dwg Plotstamp: 5/11/2022 10:43 AM

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CONCEPT PRELIMINARY GRADING PLAN

MAY 2022



1" = 200'

0 100 200 400

Scale in Feet

LEGEND

- 6920 — EXISTING MAJOR CONTOUR
- 6918 — EXISTING MINOR CONTOUR
- 6920 — PROPOSED MAJOR CONTOUR
- 6918 — PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- SF — SILT FENCE
- VEHICLE TRACKING CONTROL
- SBB — STRAW BALE DITCH CHECK
- SF — SILT FENCE
- VTC — VEHICLE TRACKING CONTROL
- L.P./H.P. — LOW POINT/HIGH POINT
- FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW
- EXISTING FLOW DIRECTION ARROW
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- SB — TEMPORARY SEDIMENT BASIN
- 6630 — PROPOSED FEMA FLOODPLAIN ELEVATION
- 6500 — EXISTING FEMA FLOODPLAIN ELEVATION
- EMERGENCY OVERFLOW DIRECTION

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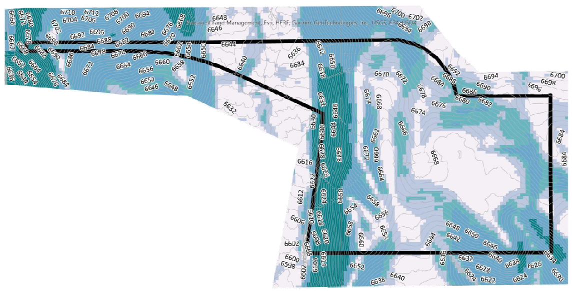
PROJECT NO. 29-010	SCALE: HORIZONTAL: 1"=200' VERTICAL: N/A	DATE: 05.12.22		
DESIGNED BY: DLM		SHEET 5 OF 6	GR02	
DRAWN BY: DLM				
CHECKED BY: VAS				

File: O:\29010A-Enclaves East 3P\Challenger Building\Dwg\Concept Plan\Preliminary Grading Plan.dwg Plotstamp: 5/11/2022 10:41 AM

ENCLAVES AT MOUNTAIN VISTA RANCH EAST

CITY OF COLORADO SPRINGS, STATE OF COLORADO
MAJOR CONCEPT PLAN AMENDMENT

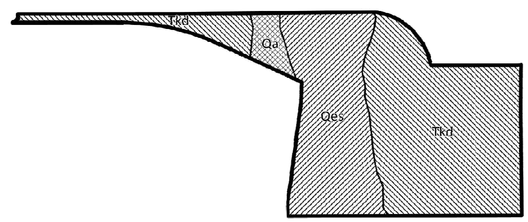
SLOPE



2 FT Contours
Boundary
Slope
Value
0-8%
8-12%
12-15%
15-25%
25+%

Slope Analysis:
NES Inc., EMV East Slope Analysis, [Esri ArcGIS®, AutoCAD 2018 Topographic Survey provided by M&S Civil, Colorado Springs, CO, June 2022. Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri. ArcGIS® and is the intellectual property of Esri and is used herein under license. Copyright © Esri. All rights reserved. For more information about Esri® software, please visit www.esri.com.

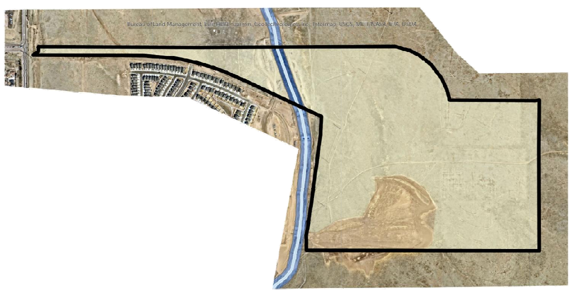
GEOLOGY



Boundary
Geology
Type
Qa - Alluvium, undivided of Quaternary Age
Qes - Eolian Sand of Quaternaray Age
Tkd - Dawson Formation of Tertiary to Cretaceous Age

Geological Analysis:
Entech Engineering Inc. "Soils, Geology and Hazard Study Enclaves at Mountain Vista." Entech Engineering Inc. (505 Elkton Drive Colorado Springs, CO 80907], May 26, 2022.

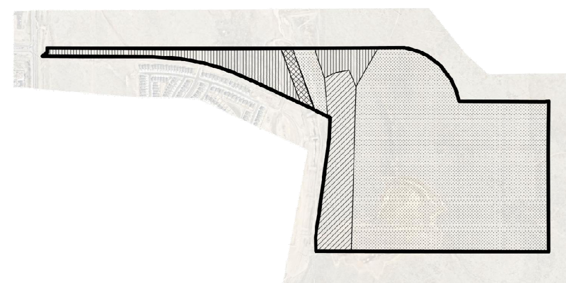
VEGETATION



Boundary
Sand Creek East Fork Sub Tributary
Streamside InnerBuffer (20 FT)
Streamside Outer Buffer (50 FT)
Vegetation
Description
Prairie Grassland
Recently Channelized
Recently Disturbed

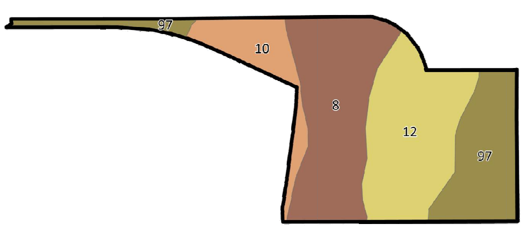
Groundcover Analysis:
Aerial photography showing existing vegetation. NearMap Aerial April 2022.

COMPOSITE



Boundary
Constraints
MINIMAL - Already disturbed/graded and no obstacles to development
SOME - Development is feasible if constraints are mitigated by proper engineering
SIGNIFICANT - Disturbance should be avoided and area preserved
NOT DEVELOPABLE

SOILS



Boundary
Soils
MUSYM
10 - Blendon sandy loam, 0 to 3 percent slopes
12 - Bresser sandy loam, cool, 3 to 5 percent slopes
8 - Blakeland loamy sand, 1 to 9 percent slopes
97 - Truckton sandy loam, 3 to 9 percent slopes

Soils Analysis:
Natural Resource Conservation Service. Soil Survey Area: El Paso County Area, Colorado Survey Area Data: Version 18, Jun 5, 2020 Web Soil Survey. United States, Department of Agriculture. http://websoilsurvey.sc.egov.usda.gov

Land Suitability Analysis (City Code Section 7.3.504.C)
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 the site. The required components of 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 other potentially unstable slopes will be regraded and stabilized with development.
B. Vegetation
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. There is no significant vegetation to be preserved. There are no significant wildlife habitat or migration corridors on the site.
C. Geology And Soils
The site primarily consists of gravely sandy loam. The four types of soil are Blendon sandy loam, Bresser sandy loam, Blakeland lomy sand, and Truckton sandy loam. These soils have slow permeabilities. The main limitations for construction are slope, depth to shale, slow permeability, and high shrink-swell potential. Per the Geologic Hazard Study by Entech Engineering, the site is suitable for the proposed residential development with proper engineering to include over excavation of 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.
E. Composite Analysis
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 conditions are properly mitigated. The geologic conditions on-site can be satisfactorily mitigates through proper engineering design and construction processes. The proposed development allows for the improvement of the condition of this area.

0 375 750 1,500 Feet
N

Land Planning
Landscape Architecture
Urban Design
NES
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

PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

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

PROJECT INFO
DATE: 02.25.22
PROJECT MGR: J. ROMERO
PREPARED BY: T.KNAB

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05.12.22	TK	PER CITY REVIEW COMMENTS
06.29.22	TK	PER CITY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE
LAND SUITABILITY ANALYSIS

SHEET NUMBER
6
6 OF 6

PLAN FILE #
CPC PUP
16-00013-A4MJ22