

SITE DATA:

OWNERS/ DEVELOPER:	ER: APPLICANT:	CIVIL ENGINEER:
2424 GOTG LLC 2424 GARDEN OF THE GODS RD COLORADO SPRINGS, CO 80919	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903	E 200 TERRA NOVA ENGINEERING 200 721 S 23rd ST 903 COLORADO SPRINGS, CO 80904
MASTER PLAN: MOUNTAIN SHADOWS MASTER PLAN CPC PARCEL #: 7300000458, 7322400004, 7322400021, 732 PARCEL #: 7300000458, 7322400004, 7322400021, 732 PARCEL ADDRESSE: 2324 AGNENO FT THE GODS ROAD PARCHARE ADDRESSE: 2324 AGNENO FT THE GODS ROAD PROPOSED ZONE: PUD/HS (ORDINANCE # 81-97), A/HS, PROPOSED ZONE: PUD/HS (ORDINANCE # 81-97), A/HS,	MASTER PLAN: MOUNTAIN SHADOWS MASTER PLAN CPC MP 06-00065-A1N20 MASTER PLAN: MOUNTAIN SHADOWS MASTER PLAN CPC MP 06-00065-A1N20 PARCEL #7: 710004543, 732-430004, 772-2400201, 732-440022 PARCEL CORRESSES: 2424 GARDEN OF THE GOOS ROAD PARCEL FUDIESSES: 2424 GARDEN OF THE GOOS ROAD PARCEL FUDIESSES: 2424 GARDEN OF THE GOOS ROAD PARCEL FUDIESSES: 2424 GARDEN OF THE GOOS ROAD	20 22 PUD (ORDINANCE #)
CONCEPT PLAN ACREAGE:	125.34 ACRES	
MAXIMUM BUILDING HEIGHT:	45' OR 3 STORIES WHICHEVER II	45' OR 3 STORIES WHICHEVER IS LESS, UNLESS OTHERWISE LIMITED TO 2 9
MAXIMUM NON-RESIDENTIAL SF:	950,000 SF	
MAXIMUM NUMBER DWELLING UNITS:	S: 420	
MAXIMUM RESIDENTIAL DENSITY ACROSS AREAS B & C COMBINED:	16 DU/AC	
MAXIMUM LOT COVERAGE:	40%	
ZONE <u>DISTRICT SETBACKS</u> FRONT: REAR: SIDE:	50' 50' 30' (100' NORTH SIDE)	

TO 2 STORY

	Area C Area D															×		×	×	×														_
	Area B A		×	×	×	×	×		×	×	×	×	×	×	×			×	×	×		×	×	×	×	×	×	×	×	×	×	x	×	
PUD Permitted Uses By Area	Area A		×	×	x	×			×	×	x	×	×	×	×							x	x	×	x	x		×	x	×	x	x	×	
PUD Permitte		Office use types:	Call center	Financial services	General offices	Medical offices, labs and/or clinics	Mixed office/residential use	Civic use types:	Club (membership, social, and recreational)	Cultural services	Daycare services	Public/private school, college or university	Hospital	Religious institution	Semipublic community recreation	Open Space	Residential use types:	Multi-family dwelling	Retirement home	Single-family detached or attached dwelling	Commercial use types:	Business office support services	Communication services	Data Center	Funeral services	Hotel/motel	Mixed commercial-residential	Miniwarehouses	Personal consumer services	Pharmacy	Indoor Entertainment	Indoor Sports and Recreation	Restaurant (No Drive-in)	-

LEGAL DESCRIPTION

LOT 1 BLOCK 1, MOUNTAIN SHADOWS FILING NO. 1, ACCORDING TO THE PLAT COUNTY OF EL PASO, STATE OF COLORADO.

TRACT C, A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE COLORADO SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:

Bechnike in the sommer connect own with works about we have on a secondop wir 22, 1999 AT RECENTON NO. 1 WIN EXONG AT THE SOUTHER FORMER OF WALL MAD COUNTY. THERE CONTIN 1999007 WET, ADISTANCE OF 313,0 FET. THERE CONTIN 1999007 WET, ADISTANCE OF 323,30 FET. TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTIN 4972007 WET, ADISTANCE OF 323,30 FET. TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTI 4972007 WET, ADISTANCE OF 323,30 FET. TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTIN 4972007 WET, ADISTANCE TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTIN 4972007 WET, ADISTANCE TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTIN 4972007 WET, ADISTANCE TO ADVIN ON THE WEST LINE OF LOT 37, OF SUD MONTANI SHUD WICK I MONTING THE WEST LINE OF WEST, A DISTANCE OF 395,45 FET TO THE POINT OF REGIMANCE.

PARCEL 3:

TRACT 8, A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY COLORADO SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS POLLONS:

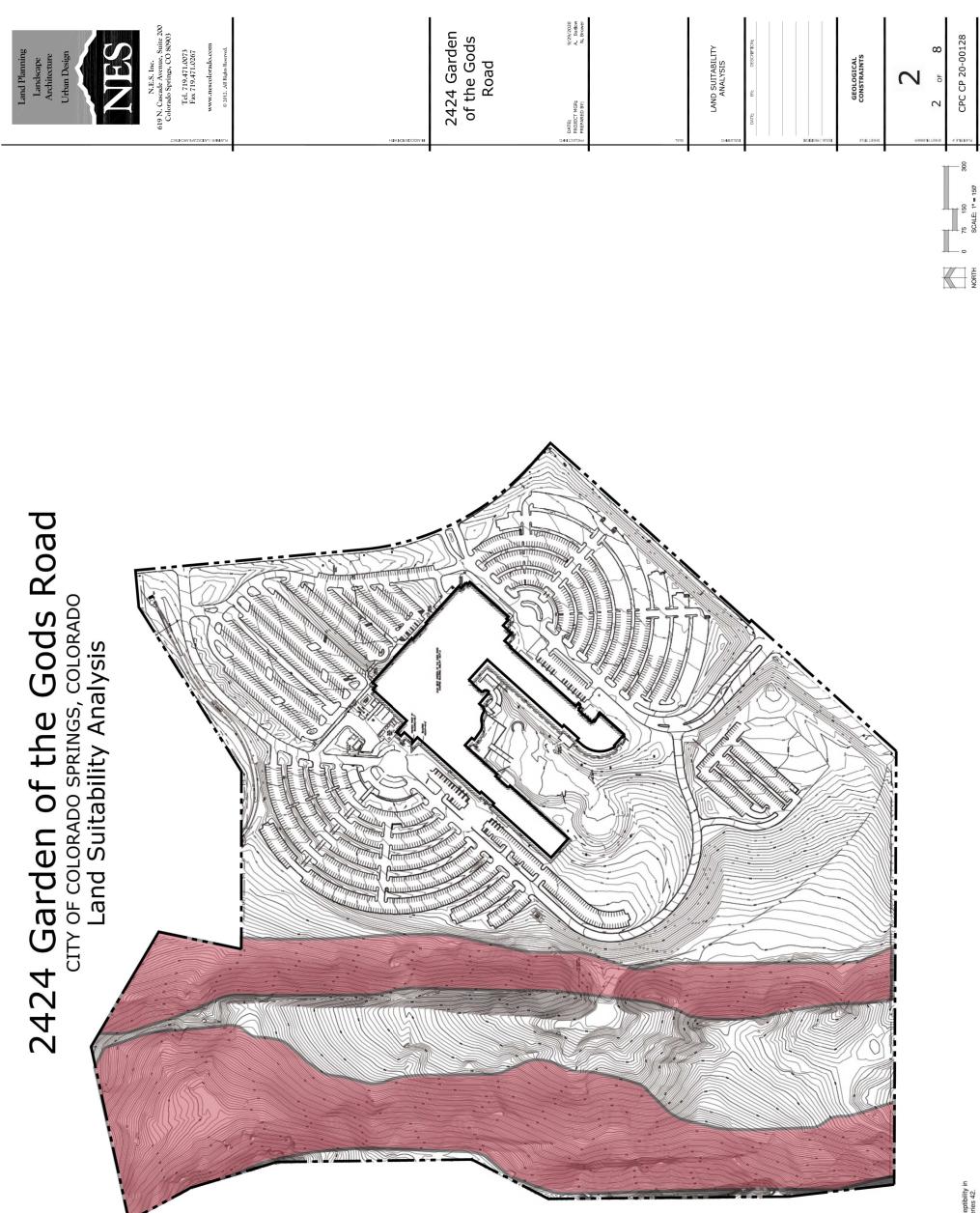
BEGINNING AT THE SOLTHEAST COMBRE OF SECTION 4.2, THERE WESTERLY ALONG THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPEARAD AND THE APOINT REPEARED FROM THE MORTH PAVALE THERE REPEARAD AND THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPORT THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPEARED TO THE APOINT REPEARED FROM THE SOLTH LINE OF SECTION 22 MORTH 199-471/6" WEST THERE REPORTING TO THE APOINT REPEARED TO THE APOINT REPEARED FROM THE REPORT OF SALE TO THE THE APOINT AND THE APOINT

TRACT A, A TRACT OF LAND IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH FRINCIPAL MERIDIAN, CITY OF COLORAD SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERST CORRER OF SECTION 4.2, THENCE WESTERLY ALONG THE SOUTH LINE OF SALD SECTION 22, NORTH 1994-315° BEGINNING AT THE SOUTHERST CORRER OF SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF STATUS THE OF ALL OF THE SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF ALONG THE SOUTH OF THE STATUS OF OND, 70 THE SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF ALONG THE SOUTH OF THE STATUS OF ALONG THE SOUTH LINE OF SALD SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF ALONG THE SOUTH OF THE STATUS OF ALONG THE SOUTH LINE OF SALD SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF ALONG THE SOUTH OF ALONG THE SOUTH LINE OF SALD SECTION 22, NORTH 9974-315° THE CORRECT CORRECT OF ALONG THE SOUTH OF ALONG THE STATUS OF ALONG THE SOUTH ST REGIMING. RECENTION THE SOUTH LINE OF SAUD SECTION 22 NORTH 89-4316' WEST A DISTANCE OF 900.79 FEET, RECENTRATIVATION THE STATE STATE STATE AND STATE AND STATE STATE STATE OF 900.79 FEET, RECENTRATIVATION THE STATE STAT

V TOTAL OF 125.34 ACRES

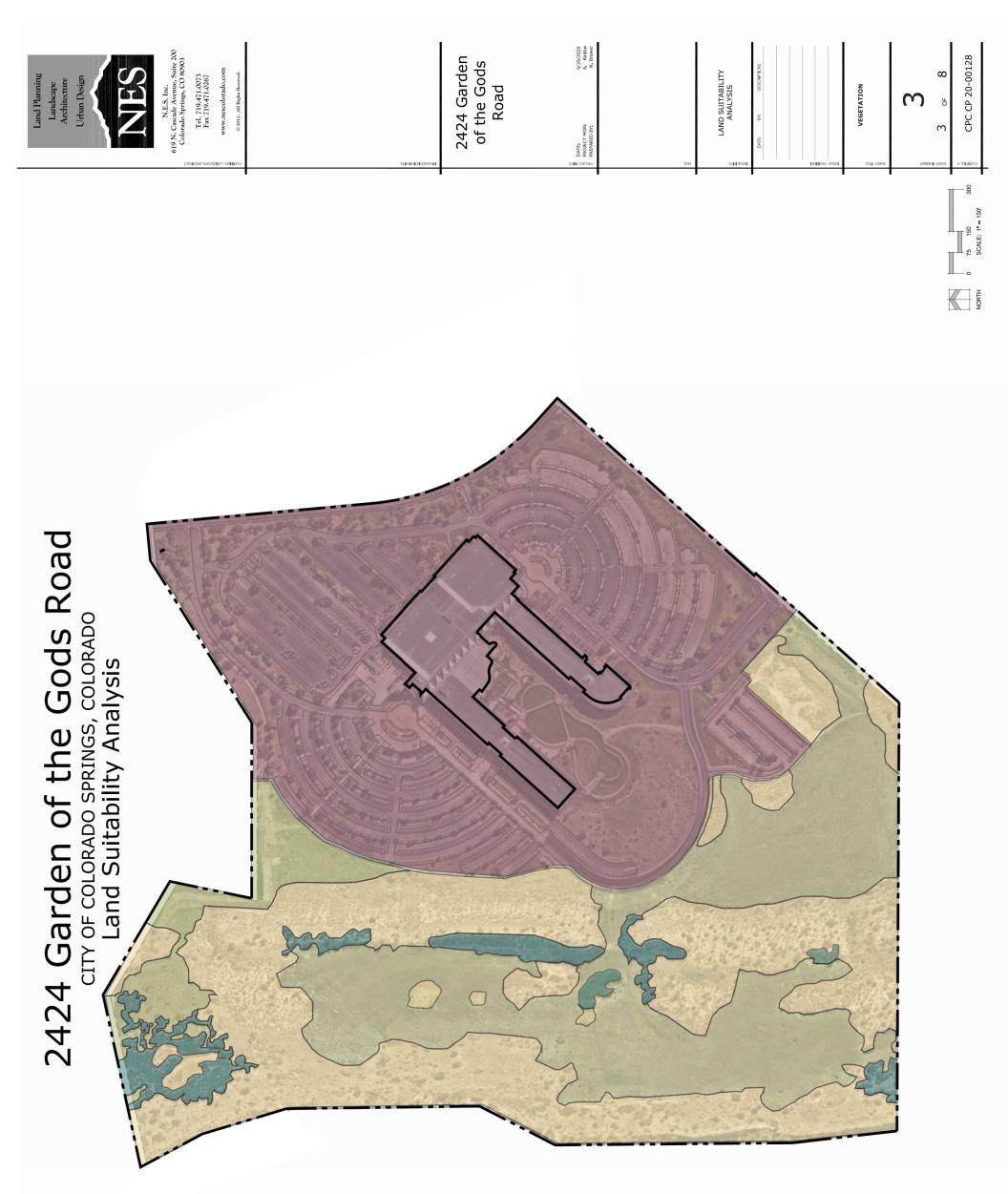
CONCEPT PLAN 03/21 REV



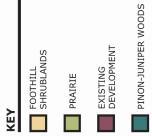
es05/projects/Vision Properdes/2424 Garden of the Gods Road/Drawings/Basedwg/hzdwg/180471.dwg [24x36] 9/29/2020 1:19:43 PM nbrower

Landslide Susceptibility Source: White, Jonathan, L. and Wait, T.C. 2003. Map of Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado. Colorado Geological Survey. Map Series 42.

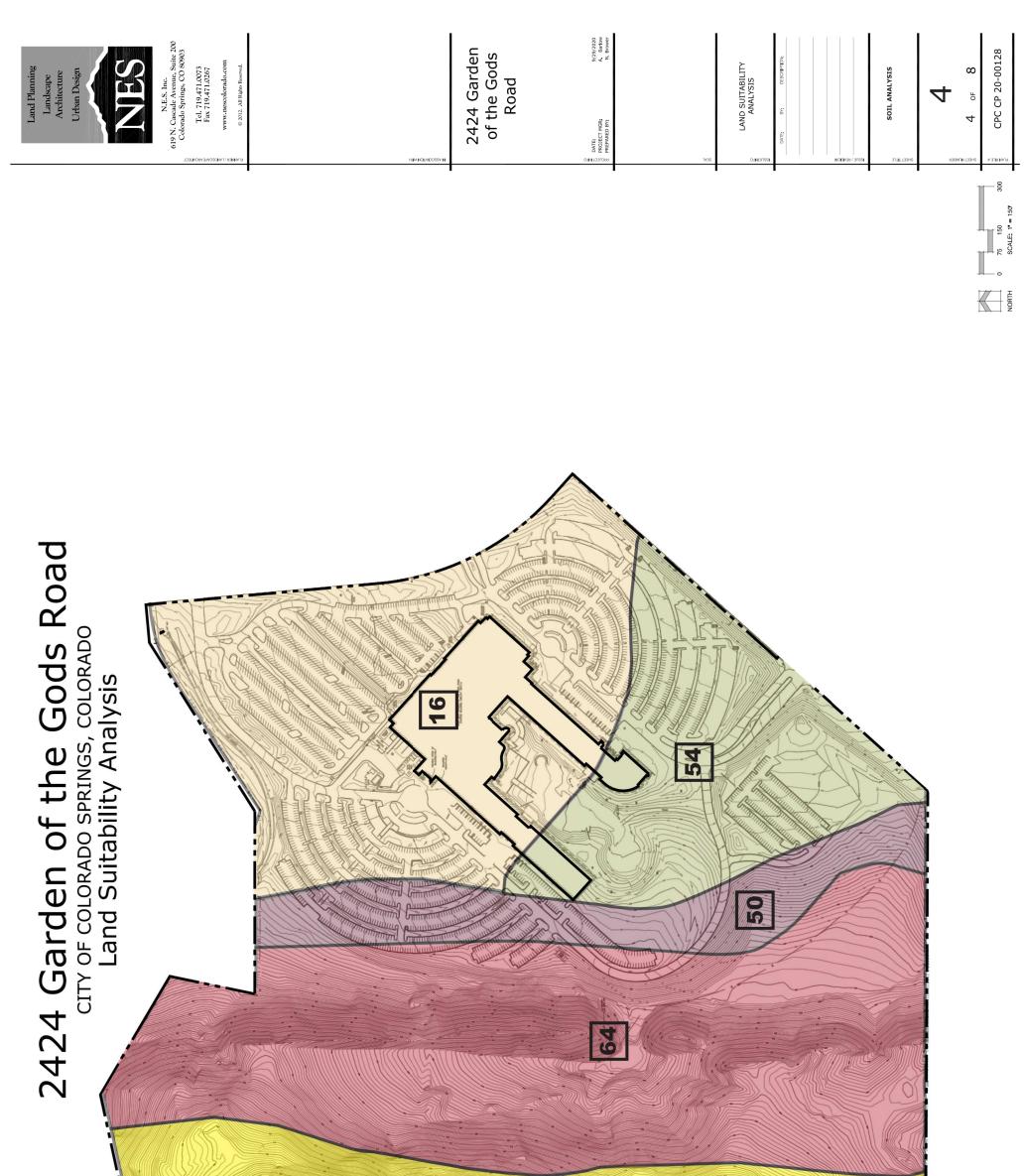
KEY Landslide Susceptibility Zone



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Vegetation Analysis Source: Aerial photography showing existing vegetation. Google Earth, earth.google.com/w



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Razor stony clay loam, 5 to 15 percent slopes 11.5% AOI

74

16 Chaseville gravelly sandy loam, 29.2% AOI

KΕΥ

Midway clau loam, 3 to 25 percent slopes 16.6% AOI

54

Manvel Loam, 3 to 9 percent 8.2% AOI

50

Penrose-Manvel complex, 3 to 45 percent slopes 34.5% AOI

64

Solis Analysis Source: Natural Resource Conservation Service. September 23, 2016. Web Soil Survey. United States Department of Agriculture. http://websoilsurvey.sc.egov.usda.gov



es02/projects/Malon Properties/2424 Garden of the Gods Road/Drawings/Basedwg/hzdwg/180471.dwg [24x36] 9/29/2020 1:19:43 PM nbrower

QCS - (COLLUVIUM and SHEETWASH DEPOSITS) Weathered bedrock fragments that have been transported downslope primarily by gravity and sheetwash. Ranges from unsorted, clast-supported, pebble to boulder gravel in a sandy silt matrix to matrix-supported gravelly clayey, sandy silt. **KGGG** - (CARLILE SHALE, GREENHORN LIMESTONE, and GRA-

KΕΥ

KGGG - (CARLILE SHALE, GREENHORN LIMESTONE, and GRA-I NEROS SHALE, UNDIVIDED) Soft, poorly exposed marine units. Codell member reach a combined thickness of approximately 220 ft. Greenhorn Limestone is approximately 50 ft. in thickness, and Graneros Shale is approximately 250 ft. in thickness. **KN** - (NIOBRARA FORMATION) Consists of two members of marine origin, the smoky hill shale member and the underlying fort hayes limestone member

AF - (ARTIFICAL FILL) Rip rap, engineered fill, and refuse placed during construction. Generally consists of unsorted silt, sand, clay, and rock fragments. KP - (PIERE SHALE) Medium to dark gray to black shale beds containing rare thin beds of tan siltstone and neds of finegrained sandstone. Commonly weathers to soft, friable clay

QG1 - (PEDIMENT GRAVEL ONE) Light-red to brown, porrly sorted, moderately to poorly stratified pebble and cobble gravel primarily derived from granitic bedrock, as well as layers of clay, silt, sand and clay clasts derived from shaly bedrock

QFV - (YOUNG ALLUVIAL FAN DEPOSITS) Poorly sorted to moderately sorted, matrix suppported, gravelly, sandy silt, to clast-supported, pebble, cobble, and boulder gravel in sandy silt or silty sand matri

KD - (DAKOTA SANDSTONE) Interbedded buff, yellow gray quartz sandstone and gray shale beds, approxim ft thick **QAC** - (ALLUVIUM and COLLUVIUM) Stream channel, terrace, and flood-plain deposits along valley floors of ephemeral. Typically composed of poorly to well sorted, stratified, interbedded, pebbly sand, sandy silt, and sandy gravel.





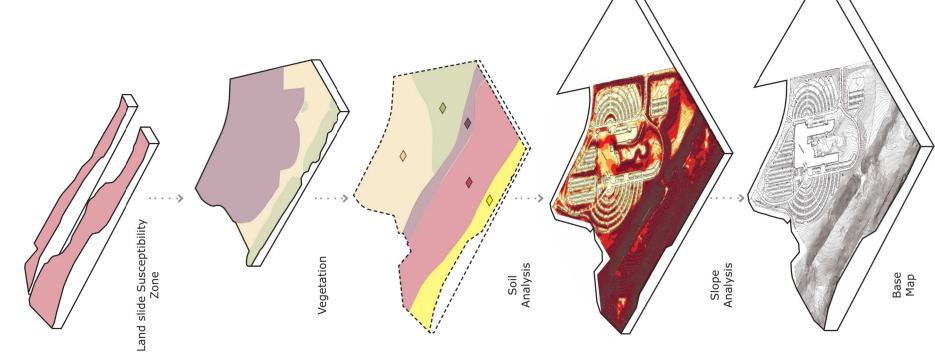
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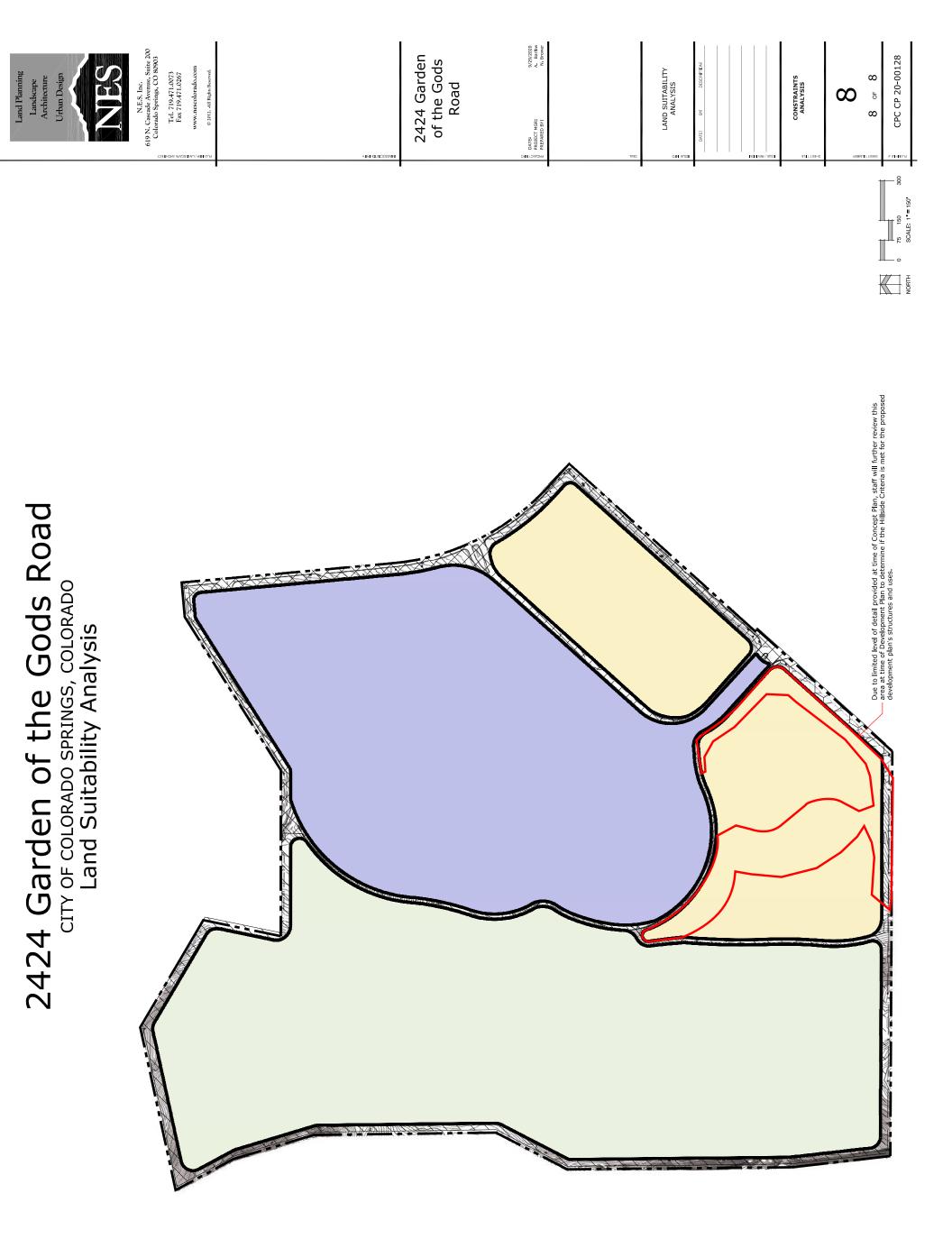
SLOPE PERCENTAGE 15-25% 12-15% 8-12% %8-0 25%+ KEY

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 Slope Analysis Source: NES Inc. 2424 Garden of the Gods Slope Analysis, [Esri ArcGIS®, AutoCAD 2018 Topographic Survey provided by Clark Land Surveying Inc., 1"=150°, Colorado Springs, CO, October 5th, 2020



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