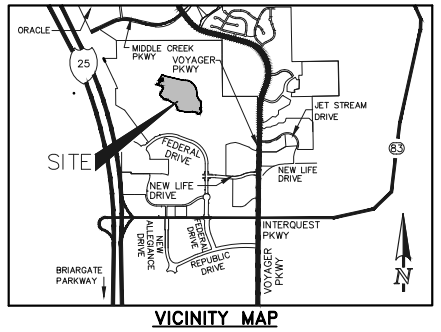
THE FARM FILING NO. 7

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PUD CONCEPT PLAN



VICINITY MAP
N.T.S.

SITE DATA:

APPLICANT:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. KYLE CAMPBELL P.E. (719) 785–0790
DEVELOPER:	ALLISON VALLEY DEVELOPMENT COMPANY, LLC 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO, 80920
OWNERS:	GINGER | LLC C/O LA PLATA COMMUNITIES 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO 80920
	DOUG QUIMBY 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO 80920
	ALLISON VALLEY DEVELOPMENT COMPANY, LLC 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO, 80920

TAX SCHEDULE NO.:	62000–00–705, 62173–00–004, 005
ADDRESS:	TBD
AREA:	29.917 Ac.
EXISTING ZONING:	A/CR/PUD (CITY FILE #CPC ZC 04–00255, ORD. NO. 05–132; CPC PUZ 06–00098, ORD. NO. 06–183)
PROPOSED ZONING:	PUD
PROPOSED DENSITY:	2–3.49 DU/AC
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE–FAMILY DETACHED RESIDENTIAL
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
DRAINAGE BASIN:	BLACK SQUIRREL CREEK

MINIMUM BUIDING & LANDSCAPE SETBACKS:

FRONT SETBACK:	18' (SEE GENERAL NOTE #4)
REAR SETBACK:	25'
SIDE SETBACK	5'
CORNER LOT SIDEYARD SETBACK	15'

LOT PARAMETERS
MAXIMUM LOT COVERAGE

– ONE STORY RESIDENCE (INCLUDING WALK OUTS)	45%
– TWO STORY RESIDENCE	40%

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF THE GATHERING PLACE AT THE FARM FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714206, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1 ½" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N30°31'35"E, A DISTANCE OF 206.79 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 216713819 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 4 RECORDED UNDER RECEPTION NO. 217713987, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE GATHERING PLACE AT THE FARM FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714206, SAID POINT ALSO BEING A POINT ON CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN SAID THE FARM FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°02'21"E, HAVING A DELTA OF 14°07'31", A RADIUS OF 463.50 FEET AND A DISTANCE OF 114.27 FEET TO A POINT OF TANGENT;
2. S76°05'10"E, A DISTANCE OF 607.42 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°47'36", A RADIUS OF 363.50 FEET AND A DISTANCE OF 119.23 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34°39'07", A RADIUS OF 306.50 FEET AND A DISTANCE OF 185.37 FEET TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°08'40", A RADIUS OF 471.50 FEET AND A DISTANCE OF 190.46 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 2, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A RECORDED UNDER RECEPTION NO. 214713494;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 1A AND THE SOUTHWESTERLY BOUNDARY OF SAID THE FARM 1A, THE FOLLOWING (6) SIX COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°55'00"W, HAVING A DELTA OF 31°52'37", A RADIUS OF 471.50 FEET AND A DISTANCE OF 262.32 FEET TO A POINT OF TANGENT;
2. THENCE S05°12'23"E, A DISTANCE OF 87.39 FEET TO A POINT OF CURVE;
3. THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49°14'02", A RADIUS OF 363.50 FEET AND A DISTANCE OF 312.35 FEET TO A POINT ON CURVE;
4. S00°00'00"E, A DISTANCE OF 199.83 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S16°24'37"E, HAVING A DELTA OF 147°10'46", A RADIUS OF 50.00 FEET AND A DISTANCE OF 128.44 FEET TO A POINT ON CURVE;
6. S00°00'00"E, A DISTANCE OF 22.59 FEET TO THE MOST NORTHERLY CORNER OF A PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213152280;

THENCE S20°21'01"W, ON THE NORTHWESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AS THE PEDESTRIAN BRIDGE, A DISTANCE OF 70.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100431;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. S41°00'00"W, A DISTANCE OF 34.20 FEET;
2. S71°00'00"W, A DISTANCE OF 41.00 FEET;
3. N90°00'00"W, A DISTANCE OF 35.00 FEET;
4. N63°20'00"W, A DISTANCE OF 137.00 FEET;
5. N81°50'00"W, A DISTANCE OF 68.00 FEET;
6. S84°20'00"W, A DISTANCE OF 122.00 FEET;
7. S88°40'00"W, A DISTANCE OF 77.00 FEET;
8. N82°30'00"W, A DISTANCE OF 83.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 217062420;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. N79°21'00"W, A DISTANCE OF 156.84 FEET;
2. N68°26'00"W, A DISTANCE OF 49.96 FEET;
3. N50°23'00"W, A DISTANCE OF 38.00 FEET;
4. N32°07'00"W, A DISTANCE OF 47.00 FEET;
5. N19°40'00"W, A DISTANCE OF 65.00 FEET;
6. N22°52'00"W, A DISTANCE OF 61.00 FEET;
7. N43°22'00"W, A DISTANCE OF 68.00 FEET;
8. N60°37'00"W, A DISTANCE OF 169.55 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218083226;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (28) TWENTY–EIGHT COURSES:

1. CONTINUING N60°37'00"W, A DISTANCE OF 92.01 FEET;
2. N71°00'00"W, A DISTANCE OF 24.58 FEET;
3. N83°00'00"W, A DISTANCE OF 15.00 FEET;
4. N63°00'00"W, A DISTANCE OF 19.50 FEET;
5. N67°30'00"W, A DISTANCE OF 25.00 FEET;
6. N89°00'00"W, A DISTANCE OF 45.00 FEET;
7. N78°00'00"W, A DISTANCE OF 21.00 FEET;
8. N50°30'00"W, A DISTANCE OF 51.50 FEET;
9. N33°00'00"W, A DISTANCE OF 67.00 FEET;
10. N49°30'00"W, A DISTANCE OF 82.00 FEET;
11. N01°00'00"E, A DISTANCE OF 53.00 FEET;
12. N16°00'00"E, A DISTANCE OF 43.00 FEET;
13. N37°30'00"E, A DISTANCE OF 55.50 FEET;
14. N26°00'00"E, A DISTANCE OF 85.00 FEET;
15. N10°30'00"W, A DISTANCE OF 92.00 FEET;
16. N48°00'00"W, A DISTANCE OF 45.00 FEET;
17. N79°00'00"W, A DISTANCE OF 66.00 FEET;
18. N52°00'00"W, A DISTANCE OF 27.00 FEET;
19. N70°30'00"W, A DISTANCE OF 57.00 FEET;
20. N82°00'00"W, A DISTANCE OF 15.00 FEET;
21. N39°00'00"E, A DISTANCE OF 20.00 FEET;
22. N53°45'00"E, A DISTANCE OF 122.00 FEET;
23. N46°00'00"E, A DISTANCE OF 33.00 FEET;
24. N66°30'00"E, A DISTANCE OF 58.00 FEET;
25. N49°15'00"E, A DISTANCE OF 35.00 FEET;
26. N11°15'00"W, A DISTANCE OF 44.00 FEET;
27. S75°00'00"W, A DISTANCE OF 81.00 FEET;
28. S70°00'00"W, A DISTANCE OF 52.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE GATHERING PLACE AT THE FARM FILING NO. 1;

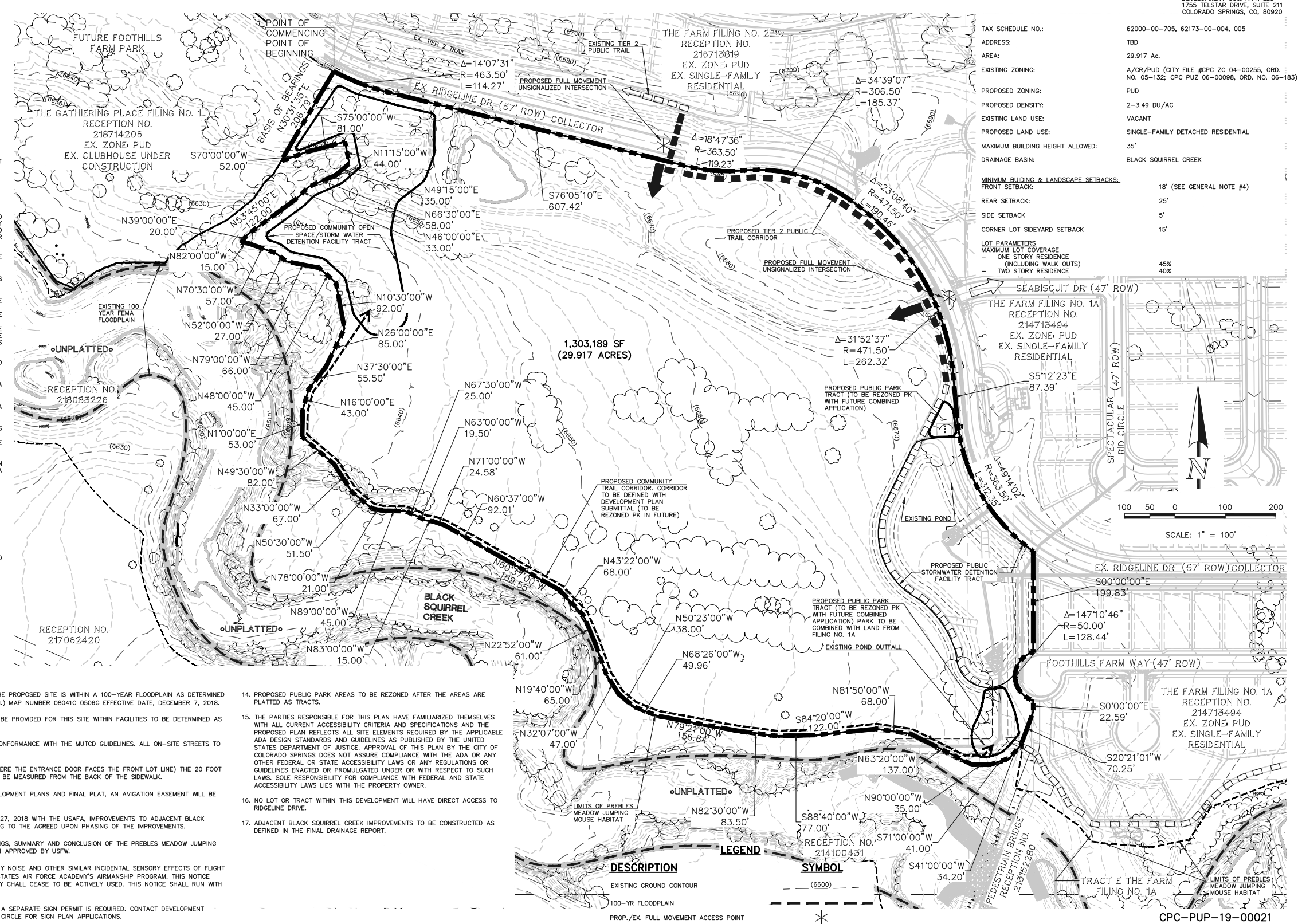
THENCE N30°31'35"E, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 206.79 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29.917 ACRES

TO BE PLATTED AS THE FARM FILING NO. 7

PROJECT NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A 100–YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0506G EFFECTIVE DATE, DECEMBER 7, 2018.
2. STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETERMINED AS DEVELOPMENT TAKES PLACE.
3. ALL STREETS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE MUTCD GUIDELINES. ALL ON–SITE STREETS TO BE PUBLIC.
4. FOR FRONT–LOADING GARAGES (GARAGES WHERE THE ENTRANCE DOOR FACES THE FRONT LOT LINE) THE 20 FOOT FRONT SETBACK TO THE GARAGE DOOR, WILL BE MEASURED FROM THE BACK OF THE SIDEWALK.
5. IN CONJUNCTION WITH INDIVIDUAL USER DEVELOPMENT PLANS AND FINAL PLAT, AN AVIGATION EASEMENT WILL BE PROVIDED TO BENEFIT USAFA.
6. IN ACCORDANCE WITH THE MOU DATED JULY 27, 2018 WITH THE USAFA, IMPROVEMENTS TO ADJACENT BLACK SQUIRREL CREEK WILL TAKE PLACE ACCORDING TO THE AGREED UPON PHASING OF THE IMPROVEMENTS.
7. NOTICE: THIS SITE IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSION OF THE PREBLES MEADOW JUMPING MOUSE DOCUMENTS AND CONSERVATION PLAN APPROVED BY USFW.
8. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY CHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
9. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
10. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT–OFF SHIELDING OR FIXTURES TO REDUCE OFF–SITE LIGHTING IMPACTS."
11. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL/THOMPSON, INC. DATED 11–02–04. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: CPC MP 04–00254–A3MJ14 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 30 COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
12. THIS PROPERTY IS WITHIN THE ALLISON VALLEY METROPOLITAN DISTRICT NO. 2 PER RECORDATION NO. 215136563.
13. THIS PROPERTY IS SUBJECT TO THE CCR's OF THE FARM HOA PER RECORDATION NO. 215042669.
14. PROPOSED PUBLIC PARK AREAS TO BE REZONED AFTER THE AREAS ARE PLATTED AS TRACTS.
15. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN 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 LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
16. NO LOT OR TRACT WITHIN THIS DEVELOPMENT WILL HAVE DIRECT ACCESS TO RIDGELINE DRIVE.
17. ADJACENT BLACK SQUIRREL CREEK IMPROVEMENTS TO BE CONSTRUCTED AS DEFINED IN THE FINAL DRAINAGE REPORT.



LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
100–YR FLOODPLAIN	
PROP./EX. FULL MOVEMENT ACCESS POINT	
CONCEPT PLAN BOUNDARY	
PROP. COMMUNITY TRAIL CORRIDOR	
PROP. TIER 2 TRAIL CORRIDOR	
EXIST. TIER 2 TRAIL CORRIDOR	
PROP. PUBLIC ROAD ACCESS	
EXIST. PUBLIC ROAD ACCESS	

FIGURE 2

N:\239970\DRAWINGS\DEVELOPMENT\FARM 7 - PUD CONCEPT PLAN.dwg, 4/2/2019 3:46:10 PM, 1:1

CLASSIC SM
CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (719)785–0799 (Fax)

THE FARM FILING NO. 7

PUD CONCEPT PLAN

DESIGNED BY	KRC	SCALE	DATE	1/31/19	
DRAWN BY	LDB	(H) 1"= 100'	SHEET	1	OF 1
CHECKED BY		(V) 1"= N/A	JOB NO.	2399.70	