

# THE FARM FILING NO. 4 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO PUD DEVELOPMENT PLAN TITLE SHEET

OCTOBER 2016

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 17 AND SECTION 18, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 218713819 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND A 1 1/2" ALUMINUM SURVEYORS CAP, STAMPED "CSES LLC PLS 20118" IS ASSUMED TO BEAR S13°54'50"W, A DISTANCE OF 417.28 FEET.

COMMENCING SOUTHWESTERLY CORNER OF THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 218713819 RECORDS OF EL PASO COUNTY, COLORADO, BEING THE SOUTHWESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN SAID THE FARM FILING NO. 2, SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING.  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°02'21"E, HAVING A DELTA OF 1128'44", A RADIUS OF 4633.50 FEET AND A DISTANCE OF 92.86 FEET TO A POINT OF TANGENT;  
THENCE N50°28'55"W, A DISTANCE OF 246.44 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 84°30'38", A RADIUS OF 306.50 FEET AND A DISTANCE OF 345.10 FEET TO A POINT ON CURVE;  
THENCE N18°06'00"W, A DISTANCE OF 276.73 FEET TO A POINT OF TANGENT;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°35'00", A RADIUS OF 1033.00 FEET AND A DISTANCE OF 280.96 FEET TO A POINT OF TANGENT;  
THENCE N00°31'00"W, A DISTANCE OF 625.78 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°25'02", A RADIUS OF 557.00 FEET AND A DISTANCE OF 211.85 FEET TO A POINT OF TANGENT;  
THENCE S01°15'00"E, A DISTANCE OF 76.07 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°15'50", A RADIUS OF 306.50 FEET AND A DISTANCE OF 139.61 FEET TO A POINT ON CURVE. SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COMPASSION DRIVE AS PLATTED IN COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 1 RECORDED UNDER RECEPTION NO. 099142814;  
THENCE N89°54'40"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COMPASSION DRIVE, A DISTANCE OF 78.13 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S51°09'08"W, HAVING A DELTA OF 18°54'50", A RADIUS OF 383.50 FEET AND A DISTANCE OF 107.31 FEET TO A POINT OF TANGENT;  
THENCE S27°58'02"E, A DISTANCE OF 76.07 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°53'13", A RADIUS OF 624.00 FEET AND A DISTANCE OF 205.69 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°18'42", A RADIUS OF 187.50 FEET AND A DISTANCE OF 63.20 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°27'08", A RADIUS OF 227.50 FEET AND A DISTANCE OF 164.59 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°35'55", A RADIUS OF 272.50 FEET AND A DISTANCE OF 93.26 FEET TO A POINT OF TANGENT;  
THENCE S00°31'00"E, A DISTANCE OF 201.22 FEET;  
THENCE N88°52'38"E, A DISTANCE OF 188.04 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°59'28", A RADIUS OF 301.50 FEET AND A DISTANCE OF 242.01 FEET TO A POINT OF TANGENT;  
THENCE N42°53'10"E, A DISTANCE OF 316.62 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°56'57", A RADIUS OF 448.50 FEET AND A DISTANCE OF 70.05 FEET TO A POINT OF REVERSE CURVE;  
THENCE S38°09'53"E, A DISTANCE OF 195.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°09'53"E, HAVING A DELTA OF 38°09'53", A RADIUS OF 323.50 FEET AND A DISTANCE OF 215.48 FEET TO A POINT OF TANGENT;  
THENCE N90°00'00"E, A DISTANCE OF 151.10 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 47°12'05", A RADIUS OF 223.50 FEET AND A DISTANCE OF 184.12 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S31°13'02"E, HAVING A DELTA OF 39°09'33", A RADIUS OF 223.50 FEET AND A DISTANCE OF 152.75 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 25°16'39", A RADIUS OF 578.50 FEET AND A DISTANCE OF 254.34 FEET TO A POINT ON CURVE;  
THENCE S11°19'02"E, A DISTANCE OF 230.77 FEET;  
THENCE N89°35'14"E, A DISTANCE OF 20.26 FEET;  
THENCE S69°34'41"W, A DISTANCE OF 177.74 FEET;  
THENCE S83°26'57"W, A DISTANCE OF 150.78 FEET;  
THENCE S29°33'19"E, A DISTANCE OF 202.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID THE FARM FILING NO. 2;  
THENCE ON THE NORTHERLY BOUNDARY OF SAID THE FARM FILING NO. 2 THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27°32'27"W, HAVING A DELTA OF 06°28'37", A RADIUS OF 476.50 FEET AND A DISTANCE OF 53.59 FEET TO A POINT OF TANGENT;
2. S68°54'10"W, A DISTANCE OF 422.51 FEET;
3. N21°03'50"W, A DISTANCE OF 116.90 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°45'58", A RADIUS OF 223.50 FEET AND A DISTANCE OF 45.90 FEET TO A POINT OF TANGENT;
5. S28°18'12"W, A DISTANCE OF 22.08 FEET;
6. S67°08'42"W, A DISTANCE OF 47.00 FEET;
7. S68°54'10"W, A DISTANCE OF 222.32 FEET;
8. S13°54'50"W, A DISTANCE OF 417.28 FEET;
9. S28°02'21"W, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING

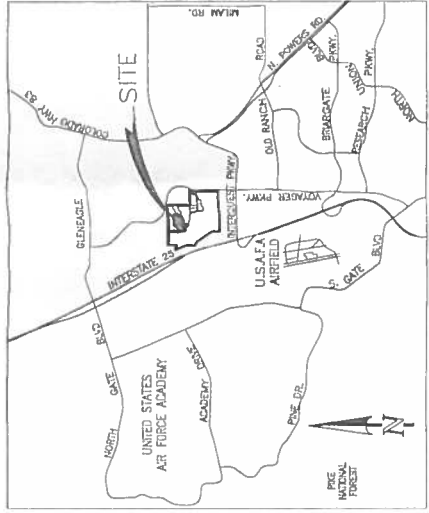
CONTAINING A CALCULATED AREA OF 32.021 ACRES

TOGETHER WITH

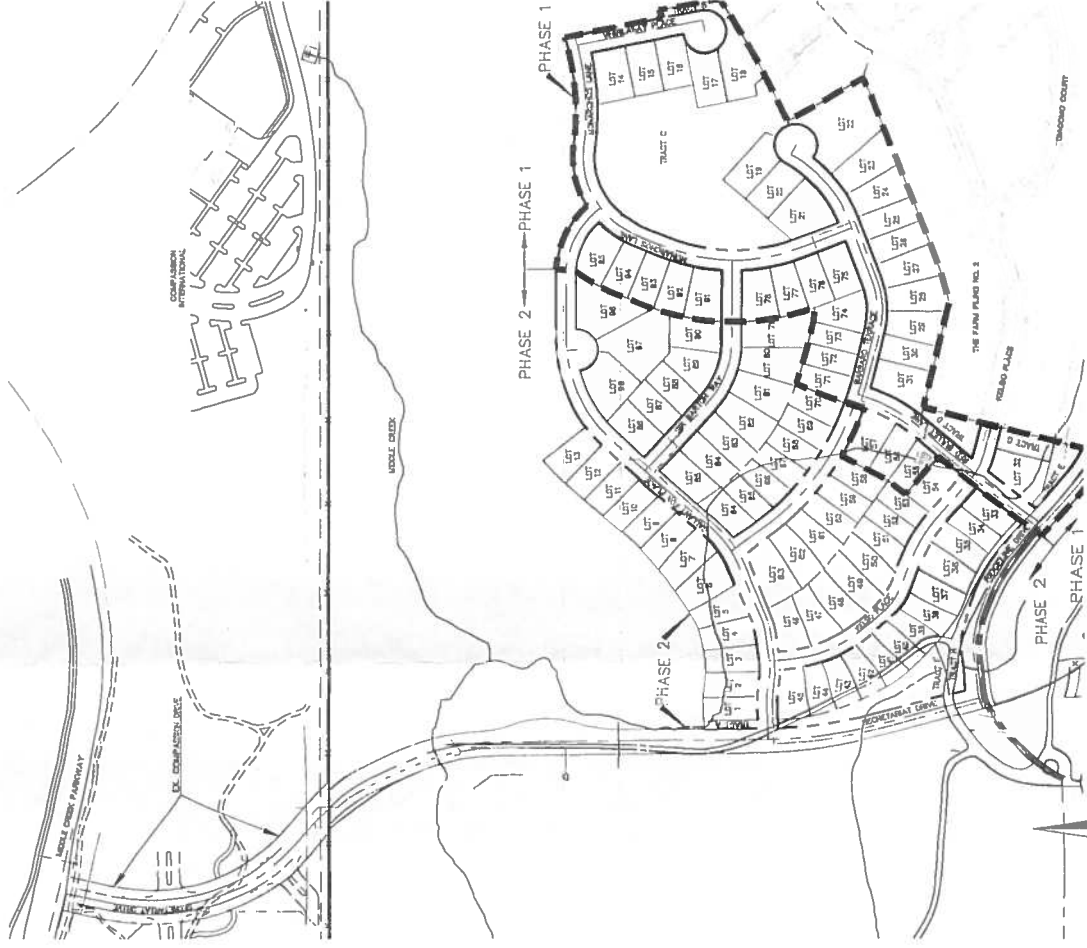
TRACT D, AS PLATTED IN THE FARM FILING NO. 2, RECORDED UNDER RECEPTION NO. 218713819 RECORDS OF EL PASO COUNTY, COLORADO,

CONTAINING A CALCULATED AREA OF 0.822 ACRES

CONTAINING A GROSS CALCULATED AREA OF 32.843 ACRES



VICINITY MAP



KEY MAP

SCALE: 1" = 200'

### PROJECT TEAM:

#### OWNER/DEVELOPER

ALISON VALLEY DEVELOPMENT COMPANY, LLC  
BY LA PLATA COMMUNITIES, INC.  
1400 S. SPRING ST., SUITE 200  
COLORADO SPRINGS, CO 80921  
MR. CODY HUMPHREY (719) 567-2256

#### CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, COLORADO 80919  
MR. KYLE CAMPBELL P.E. (719) 765-0790

#### LANDSCAPE ARCHITECT

DHM DESIGN  
3000 BRADLAW, SUITE 300  
DENVER, COLORADO 80209  
MR. BILL NEUMANN (303) 892-5565

#### SHEET INDEX

COVER SHEET	SHEET 1 OF 18
DEVELOPMENT PLAN	SHEET 2-3 OF 16
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PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN	SHEET 7-8 OF 16
DEVELOPMENT PLAN DETAIL SHEET	SHEET 9 OF 16
LANDSCAPE PLANS/DETAILS	SHEET 10-16 OF 16

#### TAX SCHEDULE NO.:

62000-00-668

#### ADDRESS:

NORTH OF RIDGELINE DRIVE AND  
SEABIRSCOUT DRIVE

#### AREA:

32.843 ACRES

#### EXISTING ZONING:

PUD (2.07 DU/AC, 35' MAX. BUILDING HEIGHT AND SINGLE FAMILY RESIDENTIAL)

#### MASTER PLAN:

THE FARM  
(GPC MP 04-00254-AJMU14)

#### EXISTING USE:

UNDEVELOPED

#### PROPOSED USE:

DETACHED SINGLE FAMILY RESIDENTIAL

#### EXISTING DENSITY:

2.07 DU/AC (GROSS OVER ZONE AREA)

#### PROPOSED DENSITY:

2.07 DU/AC (GROSS OVER ZONE AREA)

#### DEVELOPMENT SCHEDULE:

SPRING 2017

#### MAXIMUM BUILDING HEIGHT ALLOWED:

35'

#### DRAINAGE BASIN:

BLACK SQUIRREL CREEK/ MIDDLE CREEK

#### MINIMUM BUILDING & LANDSCAPE SETBACKS:

16' (SEE GENERAL NOTE #8)

#### REAR SETBACK:

25'

#### SIDE SETBACK:

5'

#### CORNER LOT SIDEYARD SETBACK

15'

#### LOT PARAMETERS:

MINIMUM LOT SIZE

6,314 SF

#### AVERAGE LOT SIZE

6,516 SF

#### MAXIMUM LOT COVERAGE

45%

#### (INCLUDING WALK-OUTS)

40%

#### 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 0508F EFFECTIVE DATE, MARCH 17, 1997.

DISTRICT REFERS TO THE "ALISON VALLEY METRO DISTRICT NO. 2."

#### 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 0508F EFFECTIVE DATE, MARCH 17, 1997.

TRACT	PEDESTRIAN ACCESS	PUBLIC UTILITIES	LANDSCAPE SIGNAGE	IMPROVED DRIVEWAYS	LANDSCAPE SCAFFOLDING	NEW 1/2" OWNED AND BY LA FOREST CONTAINED BY THE CITY
TRACT NO. 4	X	X	X	X	X	X
A- 2,625 SF	X	X	X	X	X	X
B- 3,787 SF	X	X	X	X	X	X
C- 126,189 SF	X	X	X	X	X	X
D- 7,273 SF	X	X	X	X	X	X
E- 6,283 SF	X	X	X	X	X	X
F- 21,609 SF	X	X	X	X	X	X
G- 6,500 SF	X	X	X	X	X	X
H- 15,078 SF	X	X	X	X	X	X

DISTRICT REFERS TO THE "ALISON VALLEY METRO DISTRICT NO. 2."

0. REFERS TO SURFACE MAINTENANCE OF TIER 2 TRAIL

AR PUD 16-XXXXX

#### THE FARM FILING NO. 4

DEVELOPMENT PLAN

TITLE SHEET

DESIGNED BY: KRC SCALE: DATE: 10/17/16  
DRAWN BY: KC (H) 1" = 1/4" SHEET 1 OF 16  
CHECKED BY: (V) 1" = N/A JOB NO. 2395-42



CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, COLORADO 80919  
(719) 765-0790  
(719) 765-0798 (fax)

DESIGNED BY: KRC SCALE: DATE: 10/17/16

DRAWN BY: KC (H) 1" = 1/4" SHEET 1 OF 16

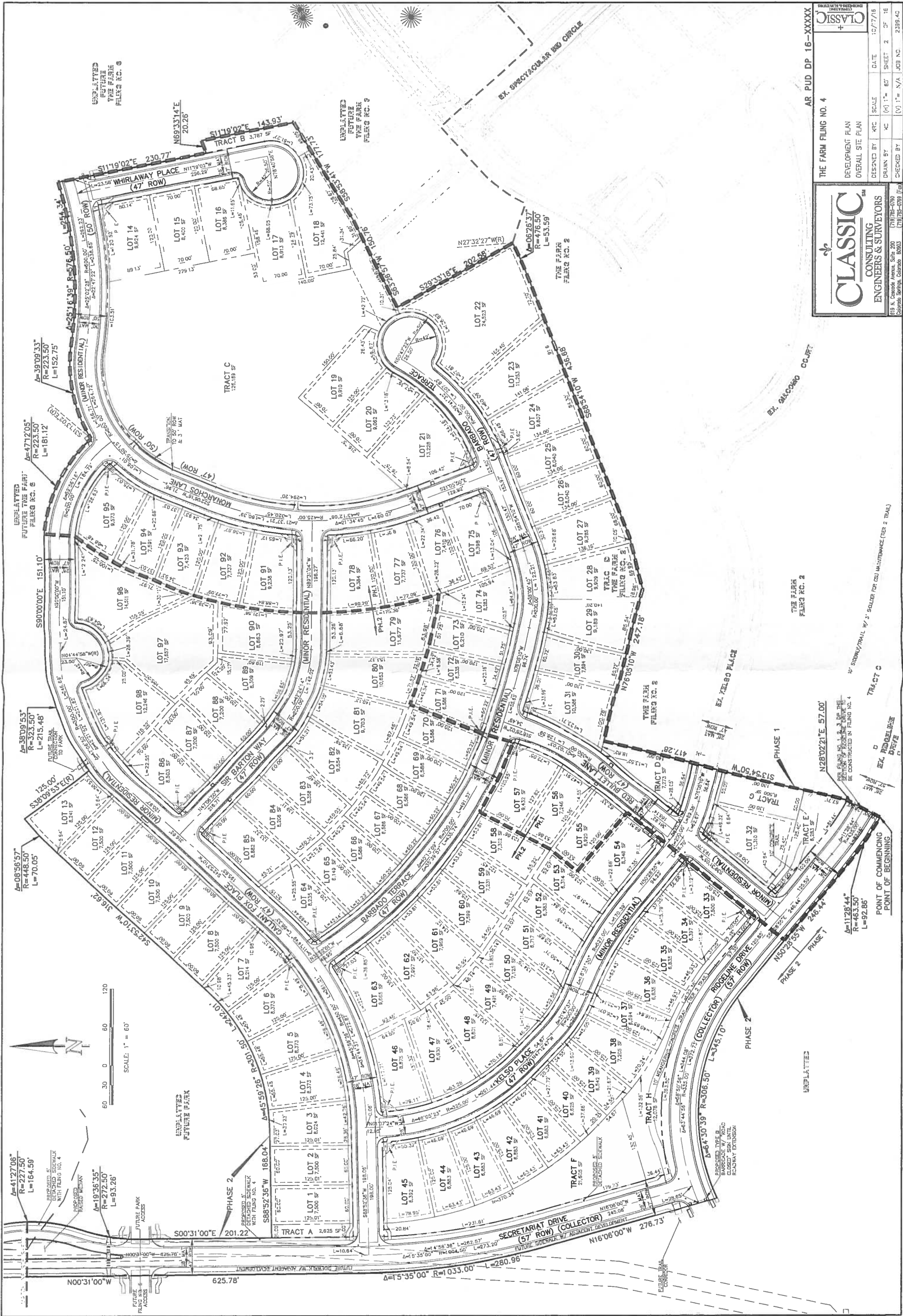
CHECKED BY: (V) 1" = N/A JOB NO. 2395-42

DESIGNED BY: KRC SCALE: DATE: 10/17/16

DRAWN BY: KC (H) 1" = 1/4" SHEET 1 OF 16

CHECKED BY: (V) 1" = N/A JOB NO. 2395-42

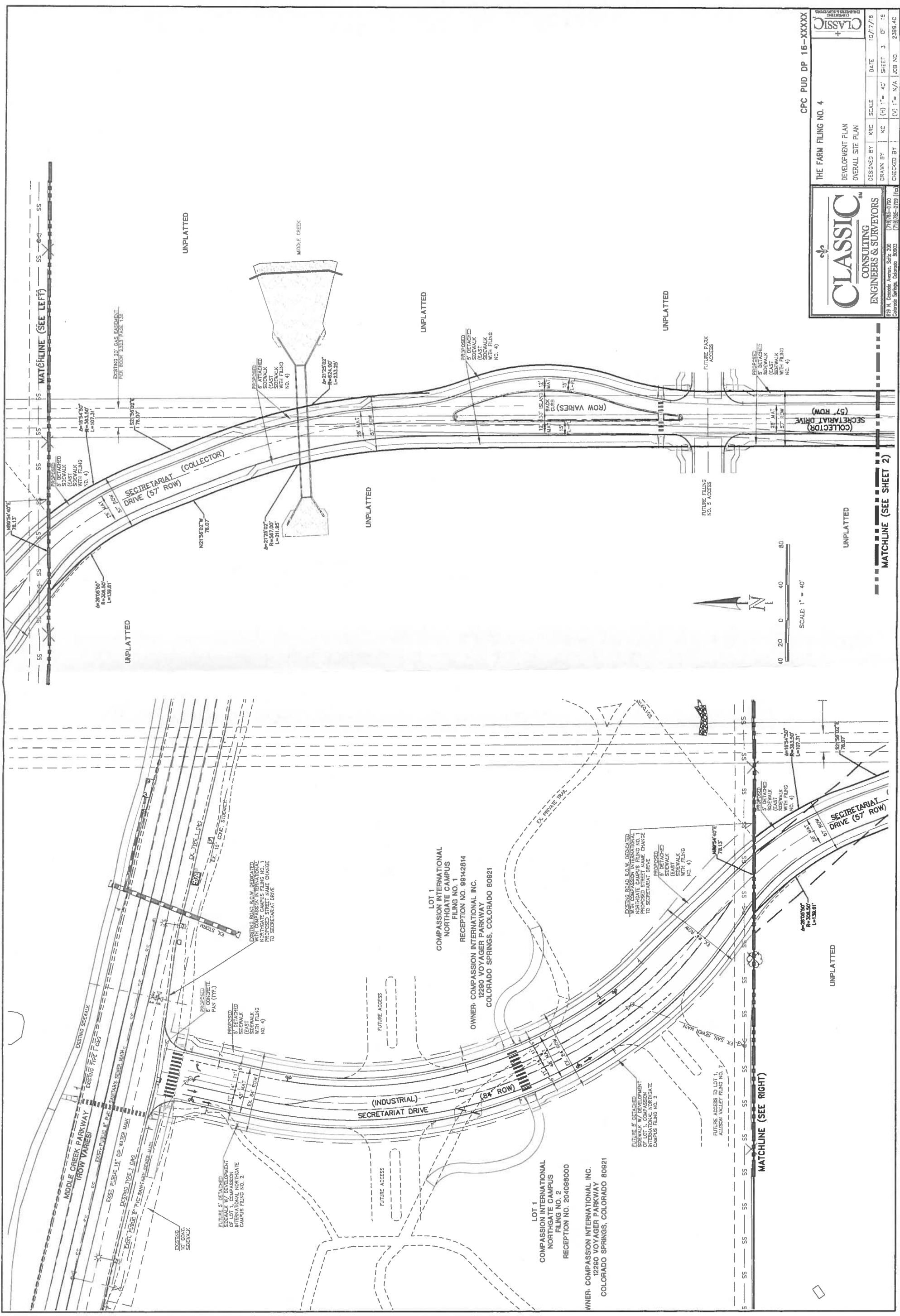
FIGURE 2



AR PUD DP 16-XXXXX  
 THE FARM FILING NO. 4  
 DEVELOPMENT PLAN  
 OVERALL SITE PLAN  
 DESIGNED BY: KFC SCALE: 1" = 60'  
 DRAWN BY: KC (6) 1" = 60' SHEET 2 OF 16  
 CHECKED BY: (U) 1" = 60' JOB NO. 2399-40  
 DATE: 10/17/16

**CLASSIC**  
 CONSULTING  
 ENGINEERS & SURVEYORS  
 819 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 595-0790  
 (719) 595-0799 (fax)

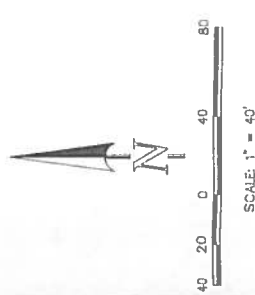
FIGURE 2



**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

515 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 585-0789 (fax)  
(719) 585-0788 (cell)

THE FARM FILING NO. 4	CPC PUD DP 16-XXXXX
DESIGNED BY KRC	SCALE 10/7/16
DRAWN BY KC	(H) 1" = 40'
CHECKED BY (V)	1" = 40'
SHEET 3	OF 16
JOB NO.	2399.4C



**FIGURE 2**