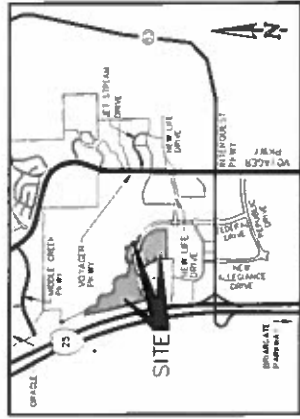


THE CAMPUS AT FOOTHILLS FARM

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

PUD CONCEPT PLAN



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

OWNER/DEVELOPER: ALLEGRO INVESTMENT COMPANY, LLC
1735 TELLAM DRIVE, SUITE 211
COLORADO SPRINGS, CO, 80920

TAX SCHEDULE NO.: 620000086 & 620000087

ADDRESS: TBD

AREA: 28,389 AC.

EXISTING ZONING: PUD/A CITY FILE CPC ZC 04-00253, ORD. NO. 08-141, CPC FILE 08-00116, ORD. NO. 07-111

PROPOSED ZONING: UNDEVELOPED

EXISTING LAND USE: PER NOTE 3 BELOW

PROPOSED LAND USE: SEE NOTE 4 BELOW

MAXIMUM BUILDING HEIGHT ALLOWED: BLACK SQUIRREL CREEK AND ELUHORN

DRAINAGE BASIN:

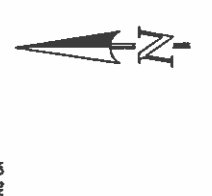
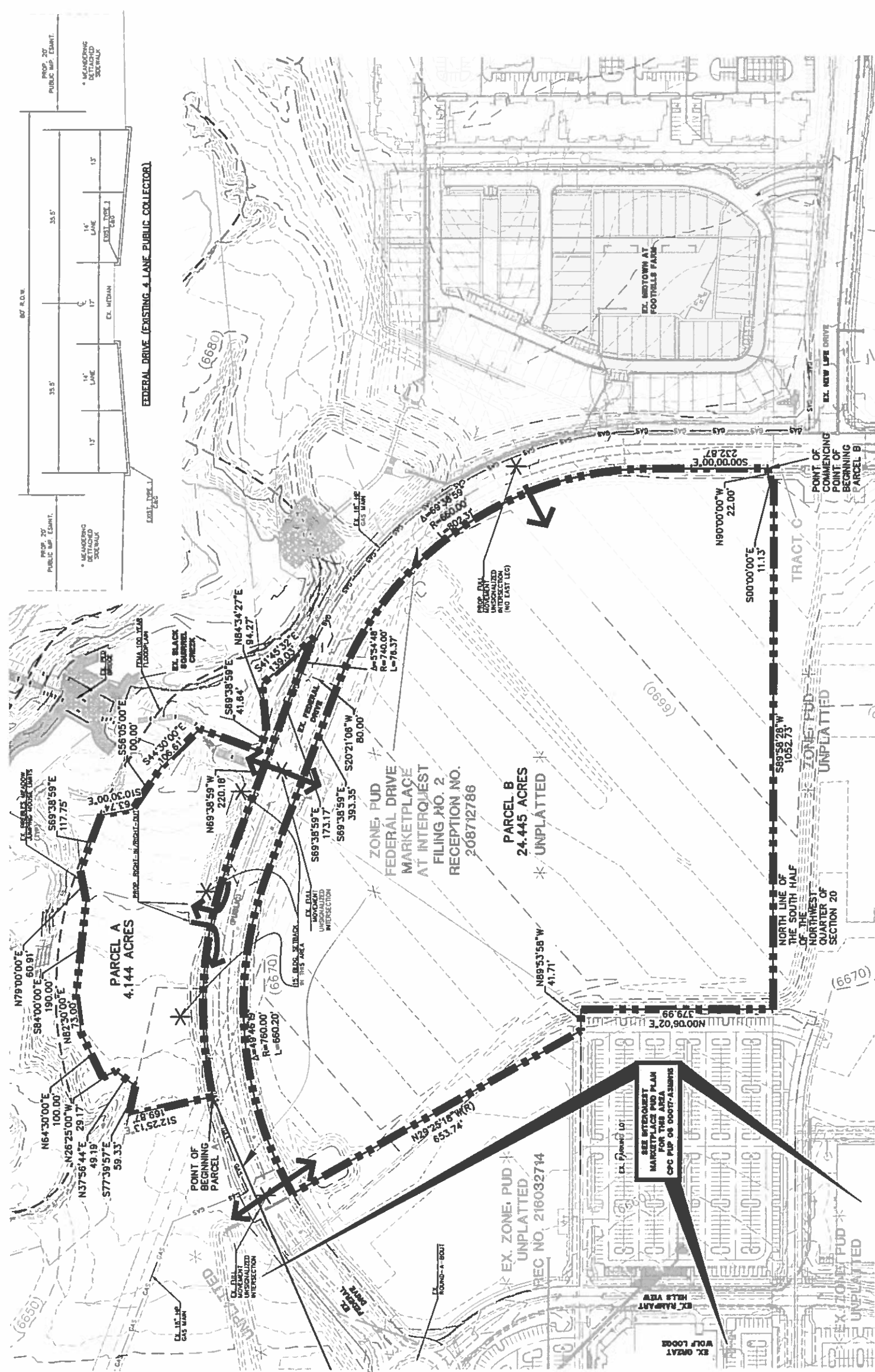
BUILDING SETBACKS: THE CAMPUS AT FOOTHILLS FARM PROJECT IS CONSIDERED A LIMITED COMMERCIAL DEVELOPMENT. THE MAXIMUM FRONT SETBACK WILL BE MEASURED FROM THE BUILDING FACE TO THE PROPERTY LINES AT THE PERIPHERY OF THE DEVELOPMENT. THE ESTABLISHED MAXIMUM SETBACKS SHALL BE: FRONT: 24 FEET; REAR: 15 FEET; SIDE: 15 FEET.

LANDSCAPE BUFFERS AND SETBACKS: ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY CODE SECTION 23.0.

PARKING REQUIREMENTS: THE MINIMUM PARKING SPACE PER 200 SQUARE FEET, ALL OTHER PARKING SHALL ADHERE TO CITY CODE 7.4.203.

PROJECT NOTES:

- FLOORPLAN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A FLOODPLAIN AS DETERMINED BY THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08047C001E DATE, MARCH 17, 1987.
- STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETERMINED AS DEVELOPMENT TAKES PLACE.
- ALL UTILITIES TO BE CONSTRUCTED IN CONFORMANCE WITH THE UNITED GUIDELINES.
- MAXIMUM BASE BUILDING HEIGHT: 45' - EXCEPT FOR BUILDING HEIGHT EXEMPTIONS. THE MAXIMUM BUILDING HEIGHT FOR OFFICE AND COMMERCIAL TYPE USES LOCATED IN PARCEL B (COMMERCIAL) IS 70 FEET.
- PERMITTED LAND USES: ALL PERMITTED AND CONDITIONAL RESIDENTIAL, COMMERCIAL, MANUFACTURING, LIGHT INDUSTRIAL, PUBLIC FACILITY AND RESEARCH AND DEVELOPMENT ARE PERMITTED LAND USES WITH A MAXIMUM GROSS RESIDENTIAL DENSITY OF 20 DU/AC AND MAXIMUM BUILDING HEIGHTS PER NOTE 4 ABOVE. MAXIMUM BUILDING SQUARE FEET PER ACRE SHALL BE 1,000,000.
- IN CONJUNCTION WITH INDIVIDUAL USER DEVELOPMENT PLANS AND FINAL PLAT, AN AVIGATION AGREEMENT WILL BE PROVIDED TO BENEFIT USAFA.
- IN ACCORDANCE WITH THE MOU DATED JULY 27, 2018 WITH THE USAFA, THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE PROVISIONS OF THE AGREEMENT UPON PHASING OF THE IMPROVEMENTS.
- ADHERENCE TO THE PREVIOUSLY APPROVED PRAIRIES MEADOW JUMPING HOUSE HABITAT CONSERVATION PLAN IS REQUIRED.
- INDIVIDUAL SENSORY IMPACTS OF LIGHT CAUSED BY ARCHITECTURE USED IN THE UNITED STATES AIR FORCE ACADEMY'S ARMAMENTS PROGRAM THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY CHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- RESTRICTIONS AND COVENANTS OF THE FEES, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE SHALL BE APPLIED TO THIS PLAN. A SEPARATE SOIL POINT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2080 INTERNATIONAL CIRCLE FOR SOIL PLAN APPLICATIONS.
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.



LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
100-YR FLOODPLAIN	---
PROP. EX. FULL MOVEMENT ACCESS POINT	*
CONCEPT PLAN BOUNDARY	---

CLASSIC CONSULTING ENGINEERS & SURVEYORS
119 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0798 (fax)

THE CAMPUS AT FOOTHILLS FARM
PUD CONCEPT PLAN

CPC-PUP-18-00071

DESIGNED BY	MRC	SCALE	(H) 1" = 200'	DATE	03/19/2018
DRAWN BY	EAS	(V) 1" = 200'	N/A	SHEET	1 OF 1
CHECKED BY	(V)	1" = 200'	N/A	JOB NO.	2399.80

FIGURE 3