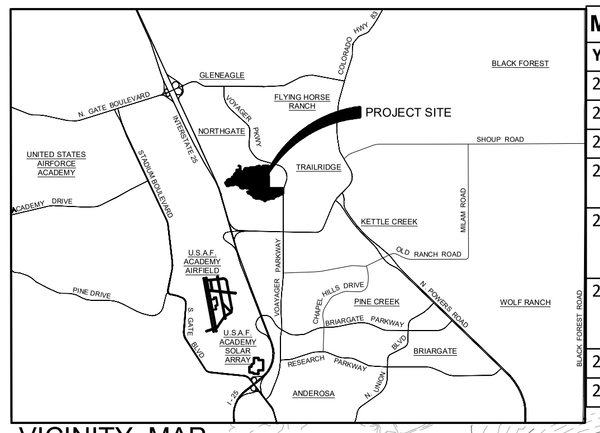


VICINITY MAP

MASTER PLAN HISTORY SUMMARY

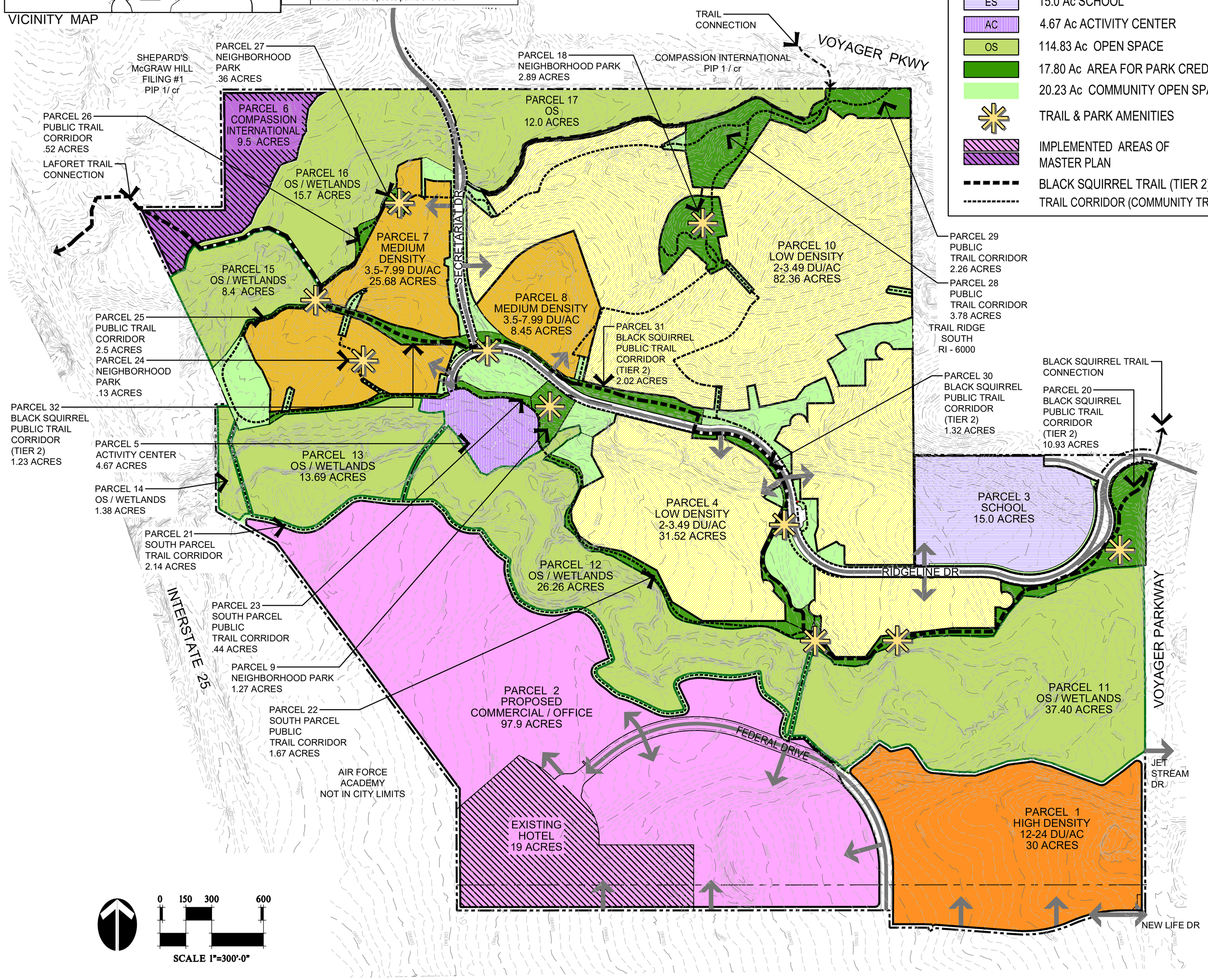
YEAR	APPROVED CHANGES TO MASTER PLAN
2004	Approval of first Master Plan
2006	A portion of the property was rezoned PUD
2008	Amendment to eliminate the school site
2011	Amendment to change the use of Parcel 6, Compassion International Site
2011	Amendment to reduce density, eliminate the collector street crossing Black Squirrel Creek and allow existing ponds to remain, and add a 15 acre school site
2014	Amendment to realign Ridgeline Drive, identify trails and park lands, modify residential uses north of Black Squirrel Creek, and relocate the 15 acre school site.
2016	New Life drive alignment adjustment
2017	Amendment to update parks and trails.

NOTES

1. THE OVERALL DENSITY OF THE FARM MASTER PLAN SHALL BE A MAXIMUM OF 1,446 UNITS. THE MAXIMUM DENSITY INDICATED WITHIN EACH PARCEL SHALL NOT BE EXCEEDED.
2. THE 100 YEAR FLOODPLAIN LINE, WETLANDS LOCATIONS, AND PREBLE'S MEADOW JUMPING MOUSE HABITAT LINES AS SHOWN ON THE MASTER PLAN ARE APPROXIMATE AND ARE LOCATED WITHIN THE OPEN SPACE BOUNDARIES OF THE MASTER PLAN. MORE SPECIFIC DELINEATION OF THESE CONSTRAINTS TO DEVELOPMENT WILL BE SHOWN ON DEVELOPMENT PLANS FOR THE INDIVIDUAL PARCELS.
3. DEVELOPER AND CITY AGREE TO SHARE THE COST OF A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IN THE APPROXIMATE LOCATION OF THE PROPOSED PARK AND SCHOOL SITE. TIMING OF THE FUNDING FROM THE CITY IS SUBJECT TO CITY COUNCIL APPROPRIATION. THE BRIDGE WILL BE INSTALLED PRIOR TO THE OPENING OF THE ELEMENTARY SCHOOL ON PARCEL 3.
4. MINOR CHANGES TO TRAIL ALIGNMENTS DO NOT CONSTITUTE A PLAN AMENDMENT.
5. HOTEL SITE OF PARCEL 2 AND ALL OF PARCEL 6 HAVE BEEN IMPLEMENTED.
6. A MAXIMUM 1,100,000 SQUARE FEET OF COMMERCIAL AND EMPLOYMENT USE IS ALLOWED PER THE ANNEXATION AGREEMENT.
7. TRAIL AND PARK AMENITIES WILL BE DESIGNED ALONG WITH ADJOINING LAND DEVELOPMENT APPLICATIONS.
8. PROVIDE A CONNECTION BETWEEN RIDGELINE DRIVE AND MIDDLE CREEK PARKWAY WITH NO DRIVEWAY ACCESS SHOWN. IT IS ACCEPTABLE FOR THAT ROUTE TO BE INDIRECT AS IT PROCEEDS THROUGH 7,8, OR 10.

LEGEND

R 12-24	30 Ac RESIDENTIAL 12-24 DU / Ac
R 3.5-7.99	34.13 Ac RESIDENTIAL 3.5-7.99 DU / Ac
R 2-3.49	113.88 Ac RESIDENTIAL 2-3.49 DU / Ac
RC	97.9 Ac REGIONAL COMMERCIAL
O	9.5 Ac OFFICE
ES	15.0 Ac SCHOOL
AC	4.67 Ac ACTIVITY CENTER
OS	114.83 Ac OPEN SPACE
	17.80 Ac AREA FOR PARK CREDIT
	20.23 Ac COMMUNITY OPEN SPACE
	TRAIL & PARK AMENITIES
	IMPLEMENTED AREAS OF MASTER PLAN
	BLACK SQUIRREL TRAIL (TIER 2)
	TRAIL CORRIDOR (COMMUNITY TRAIL)



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 17, 18, 19, AND 20, 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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A 3¼" ALUMINUM CAP STAMPED PLS 6128 AND AT THE EAST END BY A 3¼" BRASS CAP APPROPRIATELY STAMPED BY THE BUREAU OF LAND MANAGEMENT, ASSUMED TO BEAR S89°57'59"E, A DISTANCE OF 1333.89 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°15'03"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 623.20 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY (USAFA), AS RECORDED IN PLAT BOOK 02, AT PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ON SAID USAFA EASTERLY BOUNDARY, THE FOLLOWING SIX (6) COURSES:

1. N36°37'18"W, A DISTANCE OF 1768.66 FEET;
2. N59°45'15"W, A DISTANCE OF 392.17 FEET;
3. N00°25'15"W, A DISTANCE OF 620.00 FEET;
4. N87°59'45"E, A DISTANCE OF 73.20 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S68°10'28"W, HAVING A DELTA OF 03°33'52", A RADIUS OF 6330.00 FEET; A DISTANCE OF 393.79 FEET TO A POINT OF TANGENCY;
6. N25°23'25"W, A DISTANCE OF 864.80 FEET;

THENCE N89°54'40"E, A DISTANCE OF 123.66 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SHEPARD'S MCGRAW HILL FILING NO. 1, RECORDED UNDER RECEPTION NO. 1893998, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N89°54'40"E, ON SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 368.85 TO THE SOUTHEAST CORNER OF SAID SHEPARD'S MCGRAW HILL FILING NO. 1;
THENCE N00°29'41"W, ON THE EASTERLY BOUNDARY LINE OF SAID SHEPARD'S MCGRAW HILL FILING NO. 1, A DISTANCE OF 680.58 FEET;
THENCE N89°54'40"E, A DISTANCE OF 1175.86 FEET TO THE SOUTHWEST CORNER OF COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 1, RECORDED UNDER RECEPTION NO. 99142814, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N89°54'40"E, ON THE SOUTHERLY BOUNDARY LINE OF SAID COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 1, A DISTANCE OF 2826.10 FEET TO THE SOUTHEAST CORNER OF SAID COMPASSION INTERNATIONAL'S NORTHGATE CAMPUS FILING NO. 1 AND A POINT ON THE WESTERLY BOUNDARY LINE OF TRAILRIDGE SOUTH AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201027215, RECORDS OF EL PASO COUNTY, COLORADO, AND A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE S00°19'12"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, AND ON THE WEST LINE OF SAID TRAILRIDGE SOUTH AT NORTHGATE FILING NO. 1, A DISTANCE OF 566.50 FEET TO THE SOUTHWEST CORNER OF SAID TRAILRIDGE SOUTH AT NORTHGATE FILING
NO. 1 AND THE NORTHWEST CORNER OF SOUTH VALLEY AT TRAILRIDGE, RECORDED UNDER RECEPTION NO. 201085370, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°19'12"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, AND ON THE WESTERLY BOUNDARY LINE OF SAID SOUTH VALLEY AT TRAILRIDGE, A DISTANCE OF 237.20 FEET TO THE CENTER QUARTER OF SAID SECTION 17;
THENCE S00°33'51"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, AND ON THE WESTERLY BOUNDARY LINE OF SAID SOUTH VALLEY AT TRAILRIDGE, A DISTANCE OF 257.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH
VALLEY AT TRALRIDGE AND THE NORTHWEST CORNER OF NORTHGATE FILING NO. 9 RECORDED UNDER RECEPTION NO. 201155466, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°33'51"E, ON THE WESTERLY BOUNDARY LINE OF SAID NORTHGATE FILING NO. 9, AND THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 421.14 FEET TO THE SOUTHWEST CORNER OF SAID NORTHGATE FILING NO. 9;
THENCE S00°33'51"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 643.57 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE S89°59'09"E, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1326.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE S00°41'31"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1320.44 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE S00°03'18"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1319.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE S89°57'47"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1330.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE S89°58'28"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2662.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, AND A POINT ON THE EASTERLY BOUNDARY LINE OF SAID USAFA;
THENCE N00°15'03"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, AND ON THE EASTERLY BOUNDARY LINE OF SAID USAFA BOUNDARY, A DISTANCE OF 699.09 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 476.424 ACRES.

LEGAL DESCRIPTION: VOYAGER STRIP

A PARCEL OF LAND BEING A PORTION OF SECTION 17 AND SECTION 20, 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 WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370M, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 ¼ INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S44°43'29"E, A DISTANCE OF 1903.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN NORTHGATE RETAIL FILING NO. 2, RECORDED UNDER RECEPTION NO. 208712826, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°07'31"W, HAVING A DELTA OF 24°30'50", A RADIUS OF 205.00 FEET AND A DISTANCE OF 87.71 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO .1, RECORDED IN PLAT BOOK C-4 AT PAGE 3;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. S21°11'32"W, A DISTANCE OF 16.29 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°14'50", A RADIUS OF 879.00 FEET AND A DISTANCE OF 325.96 FEET TO A POINT OF TANGENT;
3. S00°03'18"E, A DISTANCE OF 1382.40 FEET TO THE NORTHWESTERLY CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE OFFICE/WAREHOUSE CENTER FILING NO. 1, RECORDED UNDER RECEPTION NO. 099031542;

THENCE CONTINUING S00°03'18"E, ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN SAID OFFICE/WAREHOUSE CENTER FILING NO. 1, A DISTANCE OF 122.59 FEET, TO THE NORTHERLY CORNER OF TRACT J AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2, RECORDED UNDER RECEPTION NO. 208712786;
THENCE S01°37'49"W, ON THE WESTERLY BOUNDARY OF SAID TRACT J, A DISTANCE OF 170.01 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°03'18"W, ON THE WEST LINE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20 A DISTANCE OF 737.17 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, BEING ALSO THE
SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE N00°41'31"W, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1290.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.617 ACRES.

CPC MP 04-00254-A6MN17

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CLASSIC CONSULTING ENGINEERS & SURVEYORS

LA PLATA COMMUNITIES

THE FARM
MASTER PLAN
COLORADO SPRINGS, COLORADO

PROJECT NUMBER: 13140 DATE: 01-12-2018
DESIGNED:
DRAWN:
CHECKED:

REVISIONS:

JOB DESCRIPTION: AMENDED MASTER PLAN

SHEET 1 OF 1

FIGURE 1