# THE CAMPUS AT FOOTHILLS FARM

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

## PUD CONCEPT PLAN

### VICINITY MAP
N.T.S.

SITE

### 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:**
ALLISON VALLEY DEVELOPMENT COMPANY, LLC
1755 TELSTAR DRIVE, SUITE 211
COLORADO SPRINGS, CO. 80920

**TAX SCHEDULE NO.:** 6200000686 & 6200000687

**ADDRESS:** TBD

**AREA:** 28.589 Ac.

**EXISTING ZONING:** PUD/A (CITY FILE #CPC ZC 04-00255, ORD. NO. 05-132; CITY FILE NO. CPC PUZ 05-00094, ORD. NO. 06-46; CPC PUD 06-00116, ORD. NO. 07-11)

**PROPOSED ZONING:** PUD

**EXISTING LAND USE:** UNDEVELOPED

**PROPOSED LAND USE:** PER NOTE 5 BELOW

**MAXIMUM BUILDING HEIGHT ALLOWED:** SEE NOTE 4 BELOW

**DRAINAGE BASIN:** BLACK SQUIRREL CREEK AND ELKHORN

### BUILDING SETBACKS
PER CITY CODE, THE CAMPUS AT FOOTHILLS FARM PROJECT IS CONSIDERED A UNIFIED COMMERCIAL DEVELOPMENT. THE MAXIMUM FRONT SETBACK WILL BE MEASURED FROM THE BUILDING FACE TO THE BACK OF SIDEWALK. ALL STREET CURB AND GUTTER WILL BE MEASURED FROM BACK OF CURB. PROPERTY LINES AT THE PERIPHERY OF THE DEVELOPMENT. THE ESTABLISHED MAXIMUM SETBACKS SHALL ADHERE TO CITY CODE 7.4.203.

FRONT SETBACK: 24 FEET
REAR SETBACK: 15 FEET
SIDE SETBACK: 15 FEET

### LANDSCAPE BUFFERS AND SETBACKS
ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY CODE SECTION 330.

### PARKING REQUIREMENTS
THE PARKING FOR THE COMMERCIAL USES ON THE SITE SHALL BE CALCULATED AS A COMMERCIAL CENTER, AND AT A RATIO OF 1 PARKING SPACE PER 300 SQUARE FEET. ALL OTHER PARKING SHALL ADHERE TO CITY CODE 7.4.203.

### 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 0056F EFFECTIVE DATE, MARCH 17, 1997.

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 MOTDG GUIDELINES.

4. MAXIMUM BASE BUILDING HEIGHT: 45' – EXCEPT FOR BUILDING HEIGHT EXCEPTIONS DESCRIBED BELOW.
   A. THE MAXIMUM BUILDING HEIGHT FOR PERMITTED LAND USES ALLOWED IN PARCEL B (COMMUNITY OFFICE AND COMMERCIAL TYPE USES LOCATED IN PARCEL B (COMMUNITY AND NONRESIDENTIAL LAND USES IN THE PBC ZONE DISTRICT, CUSTOM MANUFACTURING, MANUFACTURING, LIGHT INDUSTRY, 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 SQUARE FOOTAGE FOR NONRESIDENTIAL LAND USES TO BE 10 PERCENT OF THE PARCEL AREA.

5. IN CONJUNCTION WITH INDIVIDUAL USER DEVELOPMENT PLANS AND FINAL PLAT, AN AVIATION 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 SHALL TAKE PLACE ACCORDING TO THE AGREED UPON PHASING OF THE IMPROVEMENTS.

7. ADHERENCE TO THE PREVIOUSLY APPROVED PREBLES MEADOW JUMPING MOUSE HABITAT CONSERVATION PLAN IS PROPOSED.

8. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR EFFECTS OF THE U.S. AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE AND THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM.

9. ALL PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS AND COVENANTS IN EFFECT UNTIL THE ACADEMY SHALL CEASE WHICH IS CREATED BY ORDINANCE NO. ___ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. ___.

10. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880.

11. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.

### LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | EXISTING GROUND CONTOUR |
| | 100-YR FLOODPLAIN |
| | PROP./EX. FULL MOVEMENT ACCESS POINT |
| | CONCEPT PLAN BOUNDARY |

### Plan labels

PARCEL A — 4.144 ACRES

PARCEL B — 24.445 ACRES — UNPLATTED

TRACT C

POINT OF BEGINNING PARCEL A

POINT OF COMMENCING POINT OF BEGINNING PARCEL B

FEDERAL DRIVE (EXISTING 4-LANE PUBLIC COLLECTOR)

ZONE: PUD FEDERAL DRIVE MARKETPLACE AT INTERQUEST FILING NO. 2 RECEPTION NO. 208712786

EX. ZONE: PUD UNPLATTED REC NO. 218032714

SEE INTERQUEST MARKETPLACE PUD PLAN FOR THIS AREA CPC PUP 06-00007-A9NR15

EX. MIDTOWN AT FOOTHILLS FARM

ZONE: PUD UNPLATTED

EX. GREAT WOLF LODGE

EX. RAMPART HILLS VIEW

EX. PARKING LOT

SCALE: 1" = 200'

### Title Block

## FIGURE 3 - updated