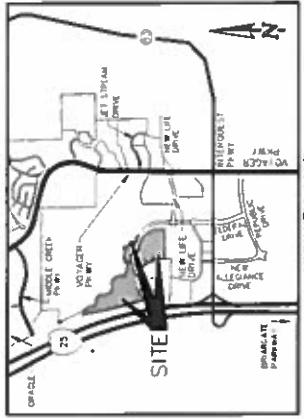


# THE CAMPUS AT FOOTHILLS FARM

## 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:  
VALLEY DEVELOPMENT COMPANY, LLC  
1735 TELLAM DRIVE, SUITE 211  
COLORADO SPRINGS, CO. 80920

TAX SCHEDULE NO.: 620000068 & 620000067

ADDRESS: TBD

AREA: 28,389 AC.

EXISTING ZONING: PUD/A CITY FILE CPC ZC 04-00253, ORD. NO. 08-14, 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:

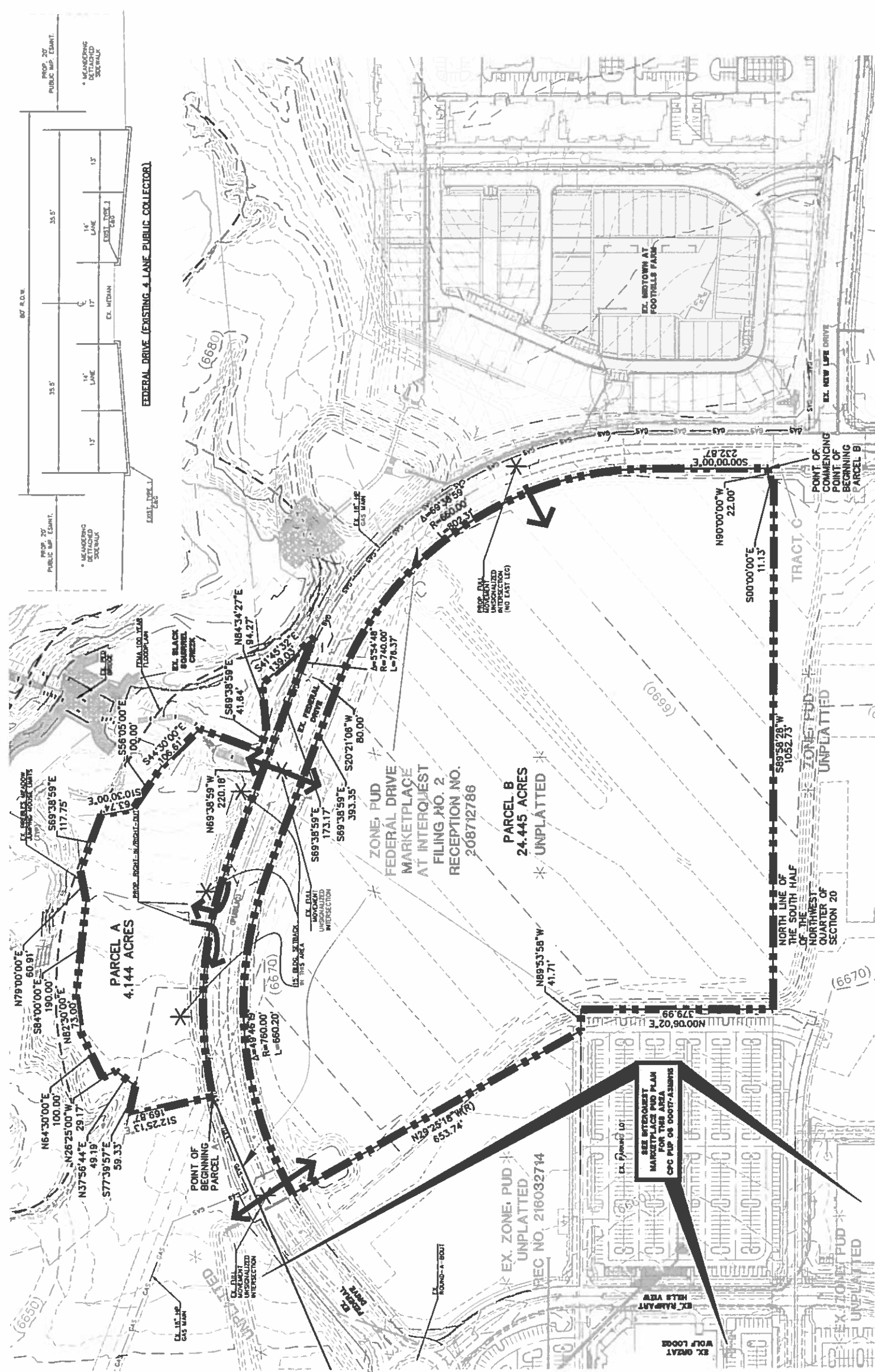
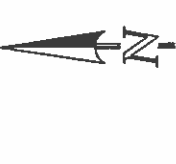
**BUILDING SETBACKS:** THE CAMPUS AT FOOTHILLS FARM PROJECT IS CONSIDERED A LIMITED COMMERCIAL DEVELOPMENT. THE MAXIMUM FRONT SETBACK WILL BE MEASURED FROM THE BUILDING FACE TO THE PROPERTY LINES AT THE PERIPHERY OF THE DEVELOPMENT. THE ESTABLISHED MAXIMUM SETBACKS SHALL BE: FRONT: 24 FEET; REAR: 15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

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

**PARKING REQUIREMENTS:** THE PARKING FOR THE COMMERCIAL USES ON THE SITE SHALL BE CALCULATED AS A COMMERCIAL OFFICE PARKING SPACE PER 300 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 NATIONAL FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08067C001E DATE, MARCH 17, 1987.
- STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITH 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, INDUSTRIAL, 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, 2016 WITH THE USAFA, THE DEVELOPER SHALL MAINTAIN AND IMPROVE THE MEADOWS AND ADJACENT TO THE AGREED UPON PHASING OF THE IMPROVEMENTS.
- ADHERENCE TO THE PREVIOUSLY APPROVED PRAIRIES MEADOW JUMPING HOUSE HABITAT CONSERVATION PLAN IS REQUIRED.
- INDIVIDUAL SENSORY IMPACTS OF EROSION CAUSED BY ARCHERY USED IN THE UNITED STATES AIR FORCE ACADEMY'S ARMAMUNITION PROGRAM IN 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 MAINTAINED AND ENFORCED BY THE DEVELOPER.
- SOUL POINT SHALL BE IMPROVED WITH THIS PLAN. A SEPARATE SOUL POINT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2080 INTERNATIONAL CIRCLE FOR SOUL 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. FEL FULL MOVEMENT ACCESS POINT	*
CONCEPT PLAN BOUNDARY	---

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

THE CAMPUS AT FOOTHILLS FARM  
PUD CONCEPT PLAN

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

CPC-PUP-18-00071

FIGURE 3