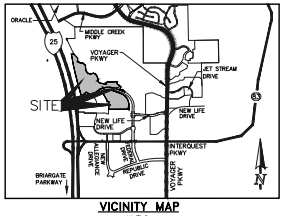
THE CAMPUS AT FOOTHILLS FARM

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

PUD CONCEPT PLAN



VICINITY MAP
N.T.S.

SITE 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 FIL. NO. CPC PUZ 05-00096, ORD. NO. 06-46; CPC PUZ 06-00116, ORD. NO. 07-111)
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

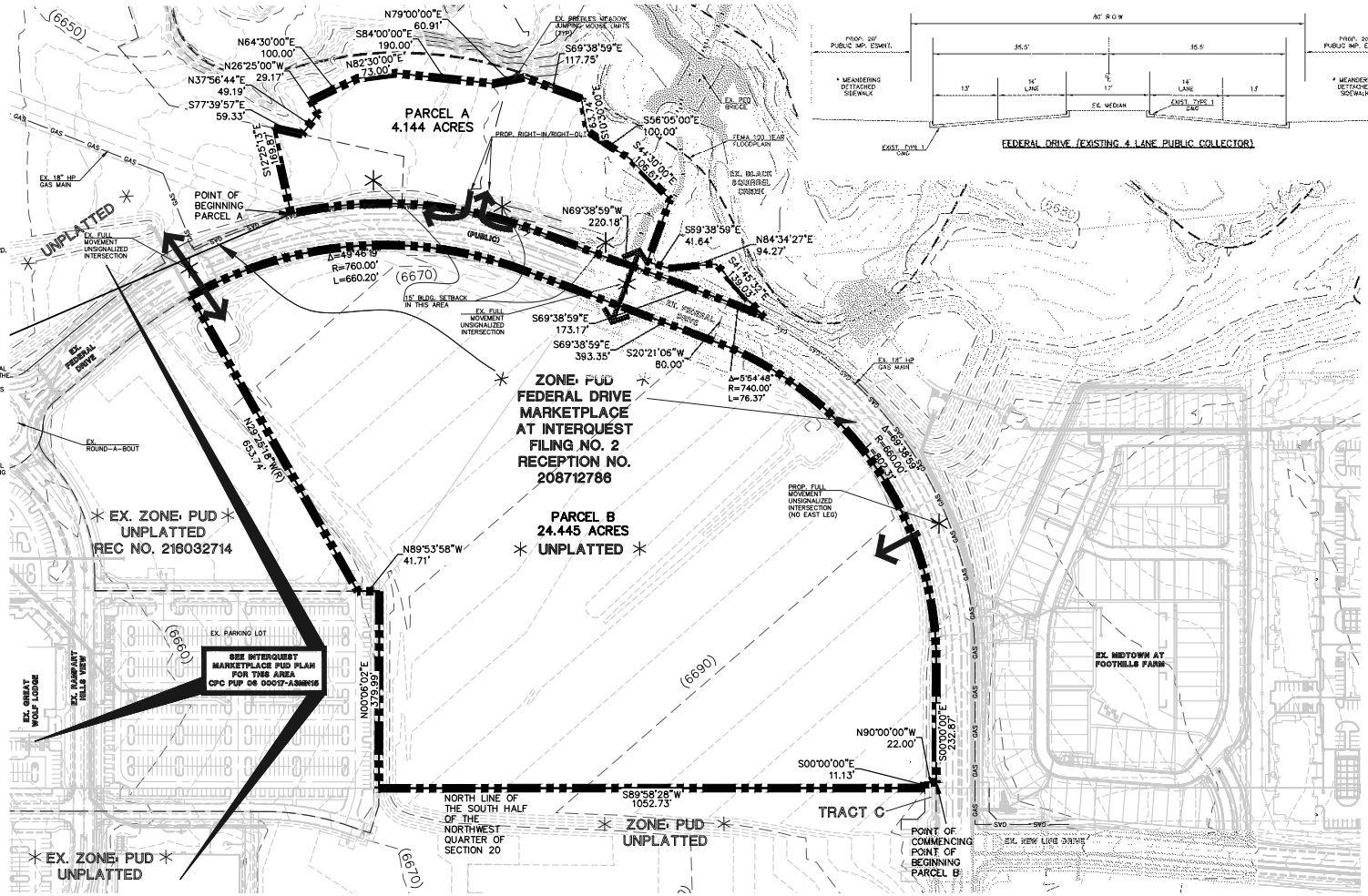
BUILDING SETBACKS
PER CITY CODE, THE CAMPUS AT FOOTHILLS FARM PROJECT IS CONSIDERED A UNIFIED COMMERCIAL DEVELOPMENT. THE MAXIMUM FRONT SETBACK WILL BE MEASURED FROM THE BUILDING FACE TO THE BACK OF THE PUBLIC STREET CURB AND REAR AND SIDE SETBACK WILL BE MEASURED FROM PROPERTY LINES AT THE PERIPHERY OF THE DEVELOPMENT. THE ESTABLISHED MAXIMUM SETBACKS SHALL BE:
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 320.

PARKING REQUIREMENTS
THE PARKING FOR THE COMMERCIAL USES ON THE SITE SHALL BE CALCULATED AS A COMMERCIAL CENTER LAND USE 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 0506F 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 MUTCD GUIDELINES.
4. MAXIMUM BASE BUILDING HEIGHT: 45' – EXCEPT FOR BUILDING HEIGHT EXCEPTIONS DESCRIBED BELOW:
   BUILDING HEIGHT EXCEPTIONS: THE MAXIMUM BUILDING HEIGHT FOR OFFICE AND COMMERCIAL TYPE USES LOCATED IN PARCEL B (COMMUNITY COMMERCIAL) IS 70 FEET.
5. PERMITTED LAND USES: ALL PERMITTED AND CONDITIONAL RESIDENTIAL 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 LIMITED TO 85% OF THE PARCEL AREA.
6. IN CONJUNCTION WITH INDIVIDUAL USER DEVELOPMENT PLANS AND FINAL PLAT, AN AVIGATION EASEMENT WILL BE PROVIDED TO BENEFIT USAFA.
7. IN ACCORDANCE WITH THE MOU DATED JULY 27, 2018 WITH THE USAFA, IMPROVEMENTS TO ADJACENT BLACK SQUIRREL CREEK WILL TAKE PLACE ACCORDING TO THE AGREED UPON PHASING OF THE IMPROVEMENTS.
8. ADHERENCE TO THE PREVOUSLY APPROVED PREBLES MEADOW JUMPING MOUSE HABITAT CONSERVATION PLAN IS PROPOSED.
9. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY CHALL CEASE TO BE ACTIVELY USE THIS NOTICE SHALL RUN WITH THE LAND.
10. ALL PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS AND CONVENANTS OF THE _____ WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. _____.
11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
12. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.



FEDERAL DRIVE (EXISTING 4 LANE PUBLIC COLLECTOR)

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6690)
100-YR FLOODPLAIN	
PROP./EX. FULL MOVEMENT ACCESS POINT	
CONCEPT PLAN BOUNDARY	

200 100 0 200 400

SCALE: 1" = 200'

CPC-PUP-18-00071

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

THE CAMPUS AT FOOTHILLS FARM
PUD CONCEPT PLAN

DESIGNED BY	KRC	SCALE	DATE	02/19/2018
DRAWN BY	EAS	(H) 1"= 200'	SHEET 1 OF 1	
CHECKED BY		(V) 1"= N/A	JOB NO.	2390.80

FIGURE 3 - updated