

LEGAL DESCRIPTION

TSN 7100000355 : LOT 2 RAU SUB
TSN 7129001003 : LOT 3 TORPHY SUB
TSN 7129002002 : TR B TORPHY SUB

PROJECT STATEMENT:

Fall Mountain Farm is an agritainment / farm property comprised of 38.63 acres.

GENERAL NOTES:

- 1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041CO258 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- 2. Light standard: all lighting shall be arranged to reflect away from adjoining properties and public rights-of-way, and shall be shielded to contain all direct rays of light on the site. light levels from the project shall not exceed 1.5 foot-candles, as measured along the property line. All street lights or public lights are to be full cut off fixtures with no sag lens per city code.
- 3. Financial assurances will be provided prior to platting as defined out in the fiscal impact analysis agreement.
- 4. Refer to civil plans for detailed information on grading, drainage, water quality ponds, and retaining walls.
- 5. Refer to landscape plans and details for detailed information on planting and fencing.
- 6. Improvements within the development include new driveway, parking, children's play area, landscaping, pumpkin patch, fencing, vegetable garden, barrel train, farm animal interaction area, hayride, scavenger hunt area, hiking loop, story path and a nature trail.
- 7. The owner of record is responsible for maintenance of the common areas, landscaping, storage areas, fencing and drives.
- 8. The installation of all fencing shown shall be the responsibility of the developer.
- 9. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
- 10. Agricultural stands shall be setback a minimum of 35' from all property lines.

SITE DATA

ADDRESS: 16300 MOUNT HERMAN LANE,
MONUMENT, COLORADO 80132

TAX SCHEDULE NUMBERS: 7100000355, 7129001003, 7129002002

TAX STATUS: TAXABLE

AREA: 38.63 ACRES

EXISTING USE: SINGLE FAMILY RESIDENTIAL (7100000355)
VACANT RESIDENTIAL LOT (7129001003)
VACANT RESIDENTIAL LOT (7129002002)

PROPOSED USE: AGRITAINMENT / FARM

ZONING: RR-5

LOT COVERAGE (BUILDINGS): 4,848 SQUARE FEET (.2%)

TOTAL SITE AREA: 1,682,722 SQUARE FEET

IMPERMABLE AREA: 62,677 SQUARE FEET (4%)

PERMABLE AREA: 1,620,045 SQUARE FEET (96%)

DWELLING UNITS: 1

ROADSIDE LANDSCAPE BUFFER AREA: 2,938 SQUARE FEET

CULTURAL RESOURCES: No significant features located on this site.

SCHEDULE OF DEVELOPMENT: October 1, 2022

SETBACKS FOR RR-5

Maximum Lot Coverage: 25%

Front yard: Twenty-five (25) feet

Side yard: Twenty-five (25) feet

Rear yard: Twenty-five (25) feet

MAX. BLDG. HT. FOR RR-5

30' maximum height

PARKING (PROPOSED):

23,839 SF

PARKING (SPACES):

Shall not exceed 50 (per LDC)

OWNER NAME AND ADDRESS:

STEVE & CATHY ROSCIO
FALL MOUNTAIN FARM COMPANY
16300 MT. HERMAN LANE
MONUMENT, COLORADO 80132
PHONE: (719) 800-1244
EMAIL: info@FallMountainFarm.com

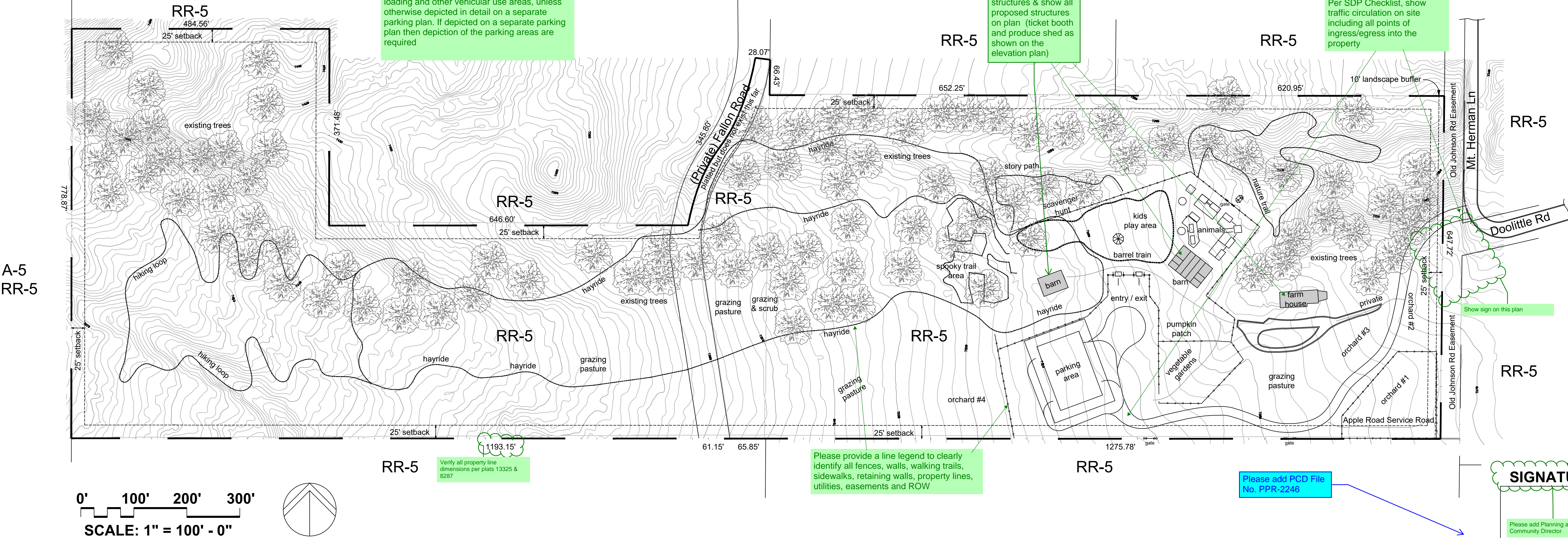
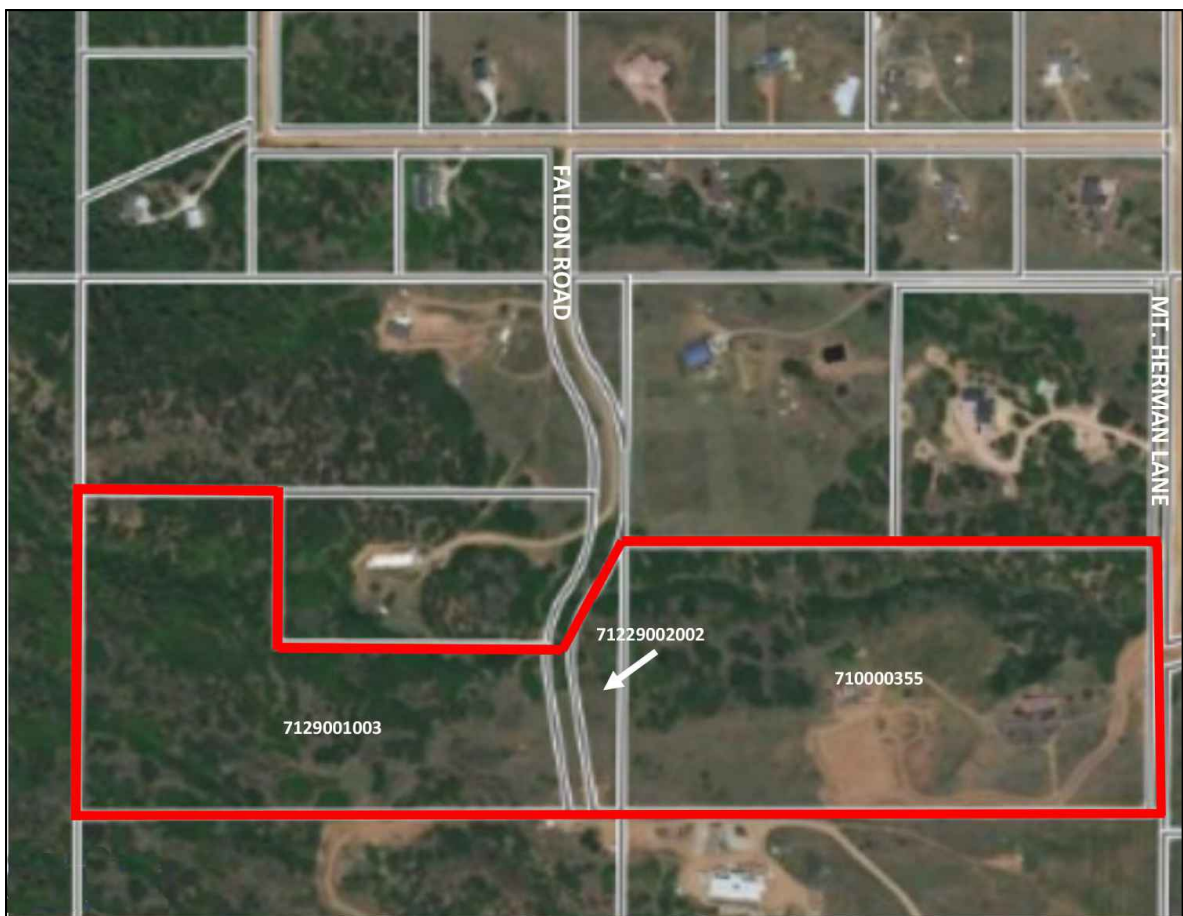
APPLICANT:

WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: bill@guman.net

PLAN PREPARER:

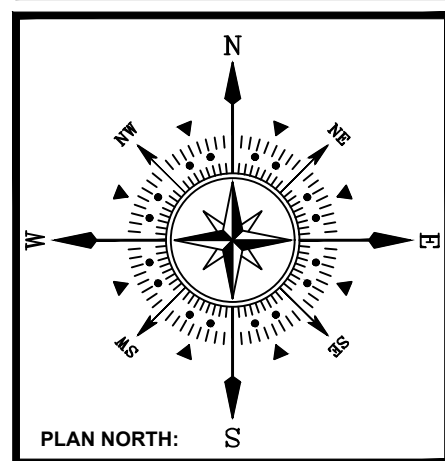
WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: bill@guman.net

VICINITY MAP



William Guman & Associates, Ltd.
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Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net

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FALL MOUNTAIN FARM
16300 MOUNT HERMAN LANE
MONUMENT, CO 80132
SITE DEVELOPMENT PLAN

DATE:	07/29/2022
DESIGNED:	GEM
CHECKED:	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: SITE DEVELOPMENT PLAN

SHEET NO. 1 OF 1 SHEETS

FILE NO. FILE#

Site Development Plan_V1.pdf Markup Summary

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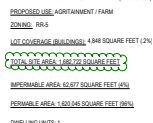
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Verify combined acreage

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Verify total SF

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Verify total SF


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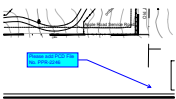
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Please add Planning and Community Director

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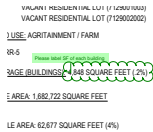
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Provide address for each parcel

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Please label SF of each building

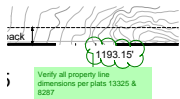
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New ticket booth/ Produce Storage Shed?

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Verify all property line dimensions per plats 13325
& 8287

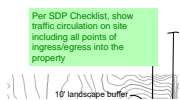
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Show sign on this plan

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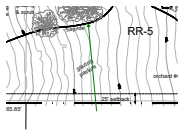
Per SDP Checklist, show traffic circulation on site including all points of ingress/egress into the property

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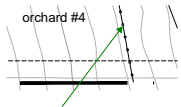
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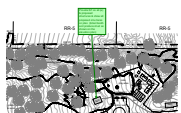
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Provide SF on all (e) & proposed structures & show all proposed structures on plan (ticket booth and produce shed as shown on the elevation plan)



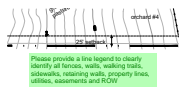
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Per SDP checklist show on plan:

Location of all no-build areas, floodplain, drainage ways and facilities

Location of all garbage receptacles with a graphical depiction of the screening mechanism

The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required



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Please provide a line legend to clearly identify all fences, walls, walking trails, sidewalks, retaining walls, property lines, utilities, easements and ROW