

# LEGAL DESCRIPTION

TSN 710000355 : 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 35.68 acres.

### GENERAL NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0258 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), El Paso County 080059 area of minimal flood hazard Zone X.
- 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.
- Financial assurances will be provided prior to platting as defined out in the fiscal impact analysis agreement.
- Refer to civil plans for detailed information on grading, drainage, water quality ponds, and retaining walls.
- Refer to landscape plans and details for detailed information on planting and fencing.
- 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 ticket booth, produce storage shed and a nature trail.
- The owner of record is responsible for maintenance of the common areas, landscaping, storage areas, fencing and drives.
- The installation of all fencing shown shall be the responsibility of the developer.
- 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.
- 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: 710000355, 7129001003, 7129002002

ADDRESS FOR TSN 710000355: 16300 MOUNT HERMAN LANE,  
 MONUMENT, COLORADO 80132

ADDRESS FOR TSN 7129001003: 16456 FALLON ROAD,  
 MONUMENT, COLORADO 80132

ADDRESS FOR TSN 7129002002: 16455 FALLON ROAD,  
 MONUMENT, COLORADO 80132

TAX STATUS: TAXABLE

AREA: 35.68 ACRES

EXISTING USE: SINGLE FAMILY RESIDENTIAL (710000355)  
 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: 1,554,220 SQUARE FEET

IMPERMABLE AREA: 15,378 SQUARE FEET (1%)

PERMABLE AREA: 1,538,842 SQUARE FEET (99%)

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)

BUILDING	SIZE	AREA	DESCRIPTION
16300	30' x 51'	1,535 sf	farmhouse
16300-A1	10' x 20'	200 sf	livestock shed (pigs)
16300-A2	10' x 20'	200 sf	livestock shed / hay storage
16300-A3	10' x 20'	200 sf	livestock shed (goats)
16300-A4	12' x 16'	192 sf	livestock shed (sheep)
16300-A5	10' x 20'	200 sf	livestock shed (mini cows)
16300-A6	10' x 20'	200 sf	livestock shed (tortoise/reptile)
16300-A7	14' x 14'	196 sf	livestock shed / calving shed / vet/prep
16300-A8	12' x 16'	192 sf	livestock shed (donkeys)
16300-A9	10' x 20'	200 sf	livestock shed (rabbits)
16300-B1	-x-	1,717 sf	tractor / pumpkin barn
16300-B2	36' x 48'	1,728 sf	future cow barn - not planned to build for a few years
16300-S1	10' x 20'	200 sf	lean-to shed - intend to build soon
16300-S2	10' x 20'	200 sf	lean-to shed - intend to build soon
16300-T	8' x 12'	96 sf	future ticket booth - intend to build soon

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

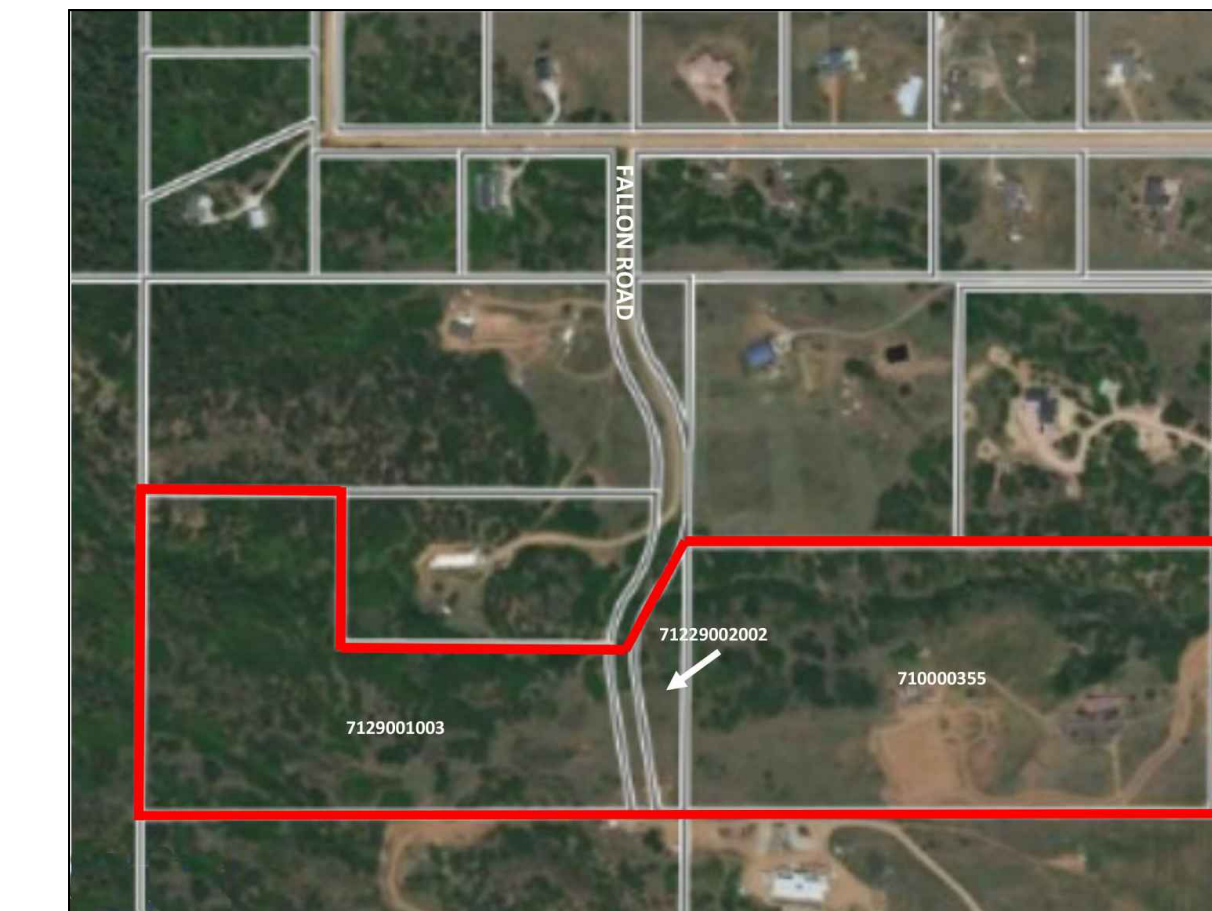
APPLICANT:

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

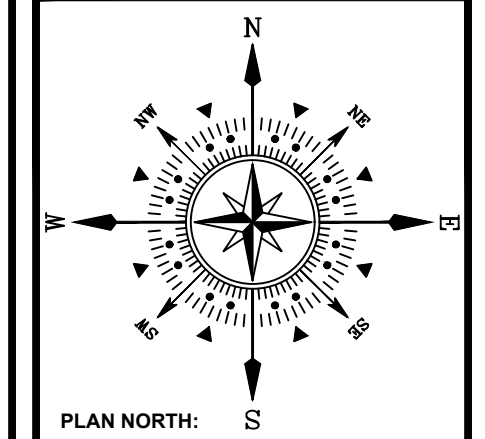


**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
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PROJECT NAME: **FALL MOUNTAIN FARM**  
 PROJECT ADDRESS: **16300 MOUNT HERMAN LANE**  
 PROJECT DESCRIPTION: **MONUMENT, CO 80132**  
**SITE DEVELOPMENT PLAN**

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

REVISIONS:

DATE:	BY:	DESCRIPTION:
R1 11/18/2022	GEM	RESPOND TO INITIAL COMMENTS

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

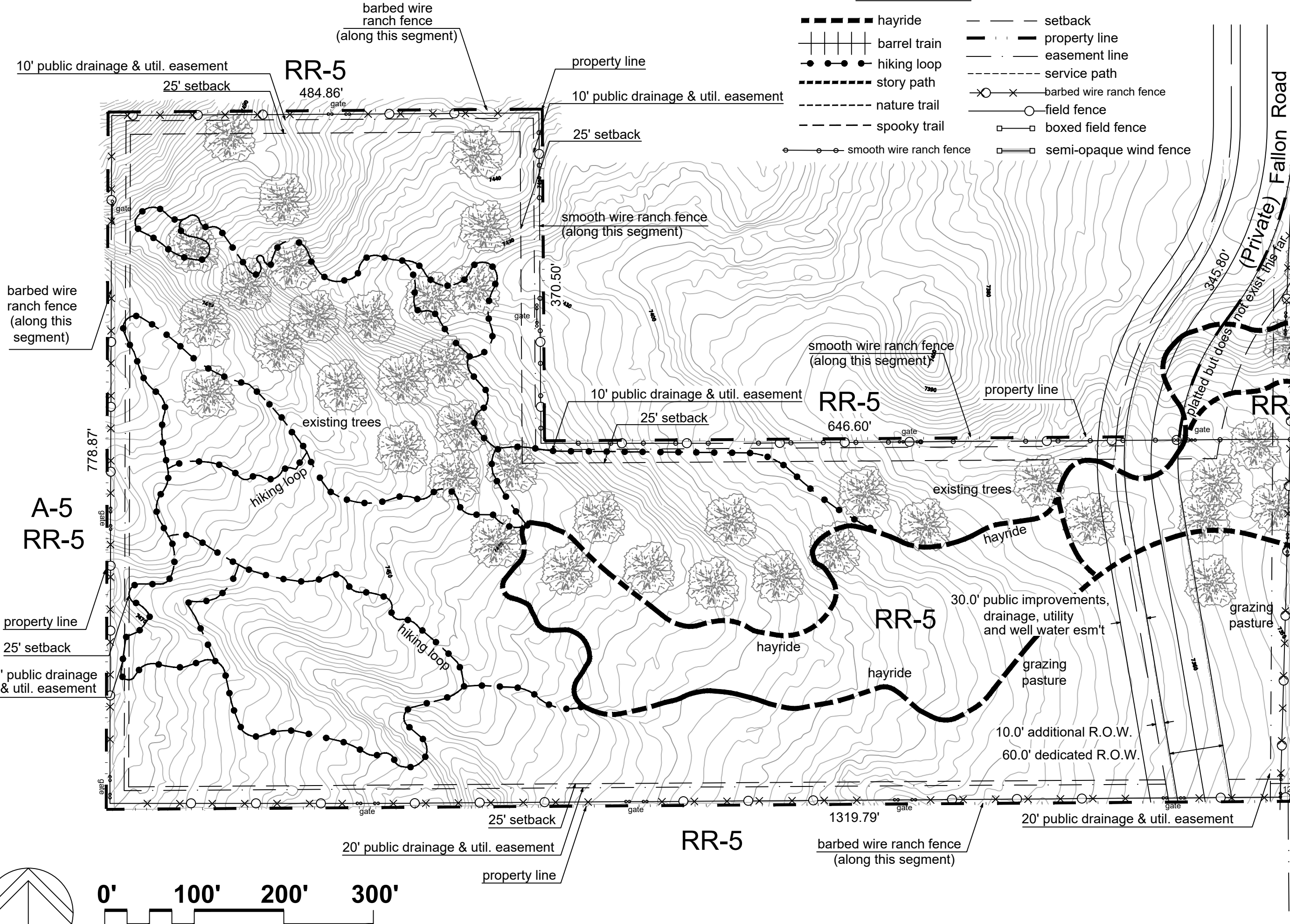
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SHEET NO. **1**

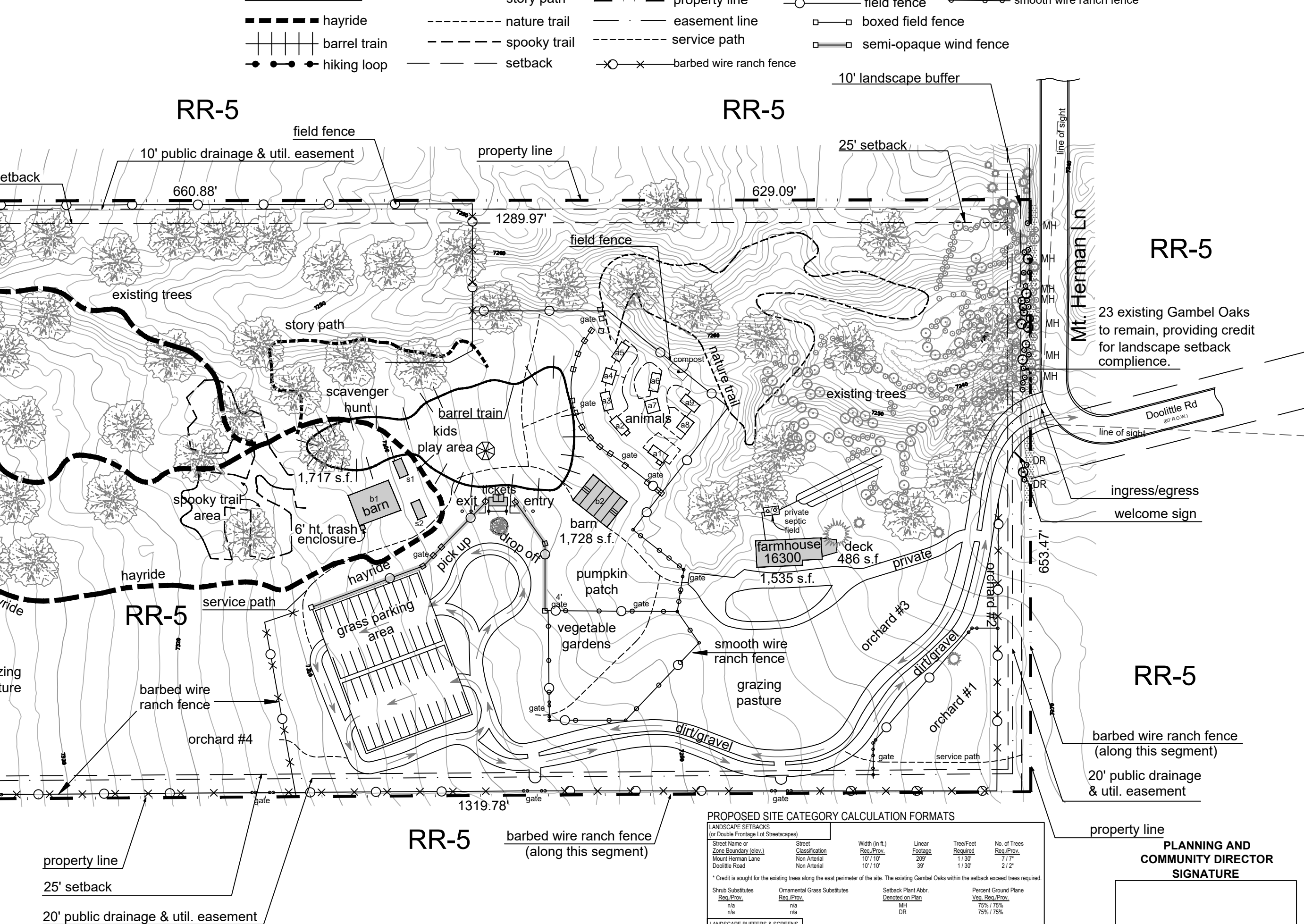
1 of 1 SHEETS

FILE NO. **PCD FILE# PPR 2246**

### LEGEND



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PROPOSED SITE CATEGORY CALCULATION FORMATS

Category	Area (sq. ft.)	Percentage
Impermeable Area	15,378	1.0%
Permeable Area	1,538,842	99.0%
<b>Total</b>	<b>1,554,220</b>	<b>100.0%</b>

PLANNING AND COMMUNITY DIRECTOR SIGNATURE