

The Farm Residential Design Guidelines: Addendum No. 1 (Filing 3 – Custom)

The Farm Filing 3 consists of sixteen (16) custom home sites designed to maintain the natural appearance of the area. The hillside topography and vegetation are existing characteristics of Filing 3 that must be preserved. On-site vegetation must be preserved to the greatest extent possible and be incorporated into the lot design. Site improvements must also be designed to complement the existing topography, minimize site disturbance, and minimize cut and fill.

The following requirements apply to all sixteen (16) lots within Filing 3:

Addendum to Section 2.2 REVIEW REQUIREMENTS

Section 2.3.3 Submittal Requirements

The following are plot plan submittal requirements, in addition to the requirements in The Farm Residential Design Guidelines:

- a) Show existing grades at a minimum of two foot contours.
- b) Identify the source of the existing grade contours (do not use Colorado Springs Utilities FIMS data as the contour source).
- c) Show proposed finished grade contours and percent slope. Clearly distinguish between proposed finished grades and existing grades.
- d) Show proposed drainage patterns and percent slopes, including swales.
- e) Clearly identify utility service lines, driveways, patios, walkways, and any other proposed site improvements.
- f) Show the limit of disturbance (LOD). The LOD should be limited to a ten (10) foot to fifteen (15) foot perimeter around the building and should include utility service lines, driveways, patios, walkways, landscaping, and any other proposed site improvements.
- g) Identify all significant existing natural site features including slopes of twenty-five (25) percent or greater, ridgelines, bluffs, rock formations, vegetation, natural streams/drainage ways, and/or geologic conditions. Vegetation should include the perimeter line of any scrub vegetation and individual trees with a four (4)-inch trunk or greater within twenty (20) feet of the limit of disturbance.
- h) For the existing site features identified in part (f), identify which site features will be saved and/or removed. If the site feature(s) will be removed, state reason(s) for the removal.
- i) Provide the existing and finished grades for each major corner of the home.
- j) Identify the utility service line location and type (e.g. water, sewer, electric, gas, phone and/or cable).
- k) Identify the stockpile/storage location. The stockpile/storage area cannot be located outside of the LOD or encroach onto vegetation that is to be preserved.
- l) Show all proposed retaining walls and fence locations including type, height, and dimension. Include pictures of the wall or fence type.

- m) Show the percent lot coverage.
- n) Show the building height per the City of Colorado Springs Zoning Code requirements.

Addendum to Section 3.4 SINGLE – FAMILY DETACHED STANDARDS

Section 3.4.6 Driveways

- a) A maximum of two (2) driveway entries are allowed per lot.
- b) Primary driveways for front-loaded garages with three (3) or more overhead garage doors shall not exceed a maximum of twenty-four (24) feet wide at the street right-of-way.
- c) Secondary driveways (a driveway other than the primary driveway) shall not exceed eighteen (18) feet wide at the street right-of-way.
- d) A minimum width of fifteen (15) feet is required between a primary and secondary driveway at the street-right-of-way.
- e) Both entries of a circular driveway shall not exceed eighteen (18) feet wide at the street right-of way. See chapter 7 of the City of Colorado Springs Zoning Code for additional circular driveway requirements.
- f) Driveway materials should consist of a variety of materials and/or patterns such as stamped concrete, stained concrete, pavers, etc.

Addendum to Section 4.2 GENERAL ARCHITECTURAL REQUIREMENTS

Section 4.2.6 Building Elevation and Articulation

Four-Sided-Architecture is required. All building elevations must strongly express the architectural style of the home. Detailing and articulation must be consistent around the entire home. Flat unbroken walls are not permitted. The use of cantilevers, window groupings, wall plane changes, roof breaks, material changes, and gable detailing to delineate walls is required.

Section 4.2.7 Side and Rear Elevations

- a) Side elevations
 - 1. Must have windows, material changes, massing, and roof breaks on all elevations to carry the design style around the home, as required by the DRB.
 - 2. If the home is located within fifteen (15) feet of the side property line, the home must have a fifty (50) percent one (1) - story element.
- b) Rear elevations
 - 1. All multi-story homes must incorporate a one (1)-story element a minimum of five (5) feet in depth and a minimum width of fifty (50) percent of the elevation. A covered deck (roof or trellis), certain cantilever elements, and/or other project accent elements can be used to fulfill the fifty (50) percent one (1)-story element requirement.

Section 4.2.16 Garage Design

- a) Each home is limited to one (1) double door overhead garage door. Additional overhead garage doors must be a single door.
- b) The width of the garage(s) cannot exceed fifty (50) percent of the width of the home. Side loaded garages may only extend twenty-four (24) feet towards the street and will be calculated as part of the fifty (50) percent maximum.
- c) Overhead garage doors should be upgraded to include glass, cedar, raised panel, etc.
- d) Detached garages must match the architecture of the home and will be reviewed by the DRB or Modification Committee on a case-by-case basis.

Addendum to Section 4.3 MATERIALS

Section 4.3.1 Wall Materials - Stucco

Stucco is limited to fifty (50) percent of wall elevations.

For fencing, walls, lighting, site furnishings, and landscape requirements, please refer to The Farm Landscape and Home Improvement Guidelines, as amended.

Adopted this 21st day of December, 2017 by the Design Review Board in accordance with Section 6.3 of the Declaration of Covenants, Conditions and Restrictions for The Farm.

 12/21/17
Cody Humphrey, Director of Planning
La Plata Communities, LLC


Doug Quimby, President and CEO
La Plata Communities, LLC

