

GENERAL NOTES

1. PRESERVATION AREAS SHALL BE MAINTAINED AND PROTECTED FROM ALL CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION AND SHALL BE MAINTAINED PERMANENTLY.
2. PRESERVATION AREAS SHALL BE MAINTAINED AND PROTECTED FROM ALL CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION AND SHALL BE MAINTAINED PERMANENTLY.
3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AS THE USE OF DEVELOPMENT PLANNING BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
4. PRIOR TO ANY DEVELOPMENT INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE DEVELOPER SHALL CONDUCT A FIELD SURVEY TO IDENTIFY AND RECORD ALL EXISTING VEGETATION AND OTHER FEATURES OF THE PROTECTED AREA. THE FIELD SURVEY SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT.
5. FUTURE REVIEW OF STREAMBED COVER REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
6. ANY BUFFER IS TO BE BUILT CONNECTING THE PROPERTY TO CONTAINING RIVER. WHEN ACCESS IS NEEDED IN A BUFFER AREA, THE BUFFER SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION AND SHALL BE MAINTAINED PERMANENTLY.
7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

PRESERVATION AREA NOTES

- THE PRESERVATION AREA SHALL BE MAINTAINED AND PROTECTED FROM ALL CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION AND SHALL BE MAINTAINED PERMANENTLY.
1. ESTABLISHMENT OF THE PRESERVATION AREA SHALL BE GRANTED ACROSS THE PRESERVATION AREA IN SPECIFIC AREAS FOR THE PRESERVATION OF NATURAL RESOURCES AND OPEN SPACE.
 2. THE PRESERVATION AREA SHALL BE MAINTAINED AND PROTECTED FROM ALL CONSTRUCTION AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION AND SHALL BE MAINTAINED PERMANENTLY.
 3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AS THE USE OF DEVELOPMENT PLANNING BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
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 7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

LAND USE SUMMARY

100 DOWNSTREAM UNITS (100 CONCEPT) SHOWN ON CONCEPT PLAN
 600 DOWNSTREAM UNITS (600 CONCEPT) SHOWN ON CONCEPT PLAN
 600 DOWNSTREAM UNITS (600 CONCEPT) SHOWN ON CONCEPT PLAN

IMPERVIOUS AREA	15.98 AC
PREVIOUS AREA	51.84 AC
GREEN SPACE	51.84 AC (7.5%)
TOTAL SITE AREA	68.89 AC
*PRESERVATION AREA	24.04 AC

EXISTING ZONING - R HS
 1. CONFORMANCE EXEMPT
 2. THE PUD SHALL ALSO ALLOW MULTI-FAMILY USES. TOWNHOUSES AND APARTMENTS SHALL BE PERMITTED IN THE PUD. THE PUD SHALL ALSO ALLOW MULTI-FAMILY USES. TOWNHOUSES AND APARTMENTS SHALL BE PERMITTED IN THE PUD. THE PUD SHALL ALSO ALLOW MULTI-FAMILY USES. TOWNHOUSES AND APARTMENTS SHALL BE PERMITTED IN THE PUD.
 3. CONDITION OF RECORDS NO MORE THAN 600 UNITS WILL BE PERMITTED IN TOTAL.

KEY:

- EXISTING VEGETATION NATIVE TREES PRIMARILY COTTONWOODS
- EXISTING VEGETATION PRIMARILY SCRUB OAK
- PRESERVATION AREA UNDISTURBED LANDSCAPE

CONCEPT PLAN - OVERALL
FILLMORE SOUTH
 COLORADO SPRINGS, COLORADO





VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

100 APARTMENT UNITS CURRENTLY SHOWN ON CONCEPT PLAN
 800 SQUARED FEET PER UNIT (SQUARED FEET PER UNIT)
 800 SQUARED FEET PER UNIT (SQUARED FEET PER UNIT)

IMPERVIOUS AREA	15.09 AC
PERVIOUS AREA	51.94 AC (77.5%)
GREEN SPACE	66.99 AC
TOTAL SITE AREA	24.04 AC

1. EXISTING ZONING: PUD HS
2. PROPOSED ZONING: PUD HS
3. CONDITION OF RECORD: NO MORE THAN 500 UNITS WILL BE PERMITTED IN TOTAL.

KEY:
 EXISTING VEGETATION
 NATIVE TREES PRIMARILY COTTONWOODS



EXISTING VEGETATION
 PRIMARILY SCRUB OAK



PRESERVATION AREA
 UNDISTURBED LANDSCAPE



GENERAL NOTES

1. PRESERVATION AREAS ARE ALL OPEN SPACE UNDISTURBED AREAS BY BUILDING CONSTRUCTION AND WILL PRESERVE VEGETATION AND ALLOW FOR THE ABILITY TO PLANT TREES IN THESE AREAS.
2. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S ADDED ZONING CODES FOR EACH TYPE OF USE.
3. TYPE OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADDED ZONING CODES FOR EACH TYPE OF USE.
4. ALL PRESERVATION AREAS WILL BE MAINTAINED AND MONITORED BY THE PROPERTY OWNER OR DEVELOPER. THE PRESERVATION AREAS WILL BE MAINTAINED AND MONITORED BY THE PROPERTY OWNER OR DEVELOPER. THE PRESERVATION AREAS WILL BE MAINTAINED AND MONITORED BY THE PROPERTY OWNER OR DEVELOPER. THE PRESERVATION AREAS WILL BE MAINTAINED AND MONITORED BY THE PROPERTY OWNER OR DEVELOPER.
5. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.
6. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

CONCEPT PLAN - TOWNHOMES
FILLMORE SOUTH
 COLORADO SPRINGS, COLORADO





LAND USE SUMMARY

- 1. 300 APARTMENT UNITS (270 UNITS) SHOWN ON CONCEPT PLAN
- 2. 150 APARTMENT UNITS (135 UNITS) SHOWN ON CONCEPT PLAN
- 3. 450 DUAC (MINIMUM) TO 48 DUAC (MAXIMUM)
- 4. IMPERVIOUS AREA 15.05 AC
- 5. GREEN SPACE 51.94 AC
- 6. TOTAL SITE AREA 66.99 AC
- 7. *PRESERVATION AREA 24.04 AC
- 8. EXISTING ZONING: PUD HS SS
- 9. PROPOSED ZONING: PUD HS SS
- 10. DISTRICT: 1500
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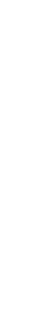
GENERAL NOTES

1. PRESERVATION AREAS ARE ALL OPEN SPACE UNDISTURBED AREAS BY BUILDING CONSTRUCTION AND WALL PRESERVE VEGETATION AND ALLOW FOR THE ABILITY TO PLANT TREES IN THESE AREAS.
2. PARKING WILL BE PROVIDED ON THE PERIPHERY OF THE DEVELOPMENT. VISUAL SCREENING SHALL BE PROVIDED BY PLANTING TREES AND BUSHES ALONG THE PERIPHERY OF THE DEVELOPMENT.
3. TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADDED ZONING CODES FOR EACH TYPE OF ZONING.
4. THE CITY'S ADDED ZONING CODES FOR EACH TYPE OF ZONING WILL BE DETERMINED BY THE CITY'S ADDED ZONING CODES FOR EACH TYPE OF ZONING.
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7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

KEY:

- EXISTING VEGETATION NATIVE TREES PRIMARILY COTTONWOODS
- EXISTING VEGETATION PRIMARILY SCRUB OAK
- PRESERVATION AREA UNDISTURBED LANDSCAPE

CONCEPT PLAN - APARTMENTS
FILMORE SOUTH
COLORADO SPRINGS, COLORADO



#	Date	Issue / Description	By

PROJECT NO.	CHW2020125
DRAWN BY	JGP
CHECKED BY	CO
DATE	8/19/2021

GRADING PLAN KEY MAP

4
 Sheet 4 of 16



NOTES
 1. ALL PROPOSED STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

GEOLOGIC HAZARD STATEMENT
 PER CITY TRANSPORT REPORT, GEOLOGIC HAZARD EVALUATION AND
 DATED FEBRUARY 12, 2019 & REVISED PER COMMENTS DATED JUNE 2, 2019
 DEVELOPMENT OF THIS PROJECT, THE CONDITION IDENTIFIED AT THE SITE
 OF ACTIVE OR POTENTIAL FLOODING IS ONE OF MODERATE TO POTENTIAL
 FLOODING. AND BEYOND REGIONAL GEOLOGIC CONDITIONS THAT MAY IMPACT
 MITIGATED WITH ENVIRONMENTAL DESIGN AND CONSTRUCTION METHODS.
 THIS REPORT IS PROVIDED TO THE CLIENT IN THE REPORT ACCORDING TO CSD 1008.07
 2019.

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING BUFFER LINE
 - 100-YEAR FLOOD PLAN LINE
 - FEASIBILITY FLOOD PLAN LINE
 - EXISTING STREAM (TYPE 1)
 - EXISTING STREAM (TYPE 2)
 - 20' STREAM SIDE SETBACK
 - 50' STREAM SIDE SETBACK
 - POTENTIAL TRAIL LOCATION
 - PROPOSED LOT CENTERLINE
 - PROPOSED POLE LOC
 - PROPOSED WALL
 - PROPOSED CURB AND GUTTER
 - LIMITS OF DISTURBANCE
 - PRESERVATION AREA BOUNDARY
 - EXISTING 2' CONTOURS
 - PROPOSED 2' CONTOURS
 - EXISTING TREE LINE
 - EXISTING TREE LINE

FLOODPLAIN STATEMENT
 THE FLOODPLAIN STATEMENT IS BASED ON THE CITY OF COLORADO'S 2019
 THE AREA MAIN STREAM FLOODED DIRECTLY THROUGH THE SITE. IDENTIFIED AS
 ADDITIONALLY, THE FEMA BASE FLOOD ELEVATION IS IDENTIFIED AS 6,000' AREAS
 AS SHOWN AS THE FLOODPLAIN TO THE CHANNEL OF A STREAM IN ANY
 SO THAT THE ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT
 PRESENTATIONAL CONCERNS IN YOUR REPORT.

SITE DATA TABLE	
EXISTING TOTAL AREA	2,878,243 SF (65.85 AC)
EXISTING PAVED AREA	2,878,243 SF (65.85 AC)
EXISTING GREEN SPACE	2,878,243 SF (65.85 AC)
PROPOSED IMPERVIOUS AREA	2,878,243 SF (65.85 AC)
PROPOSED GREEN SPACE	2,878,243 SF (65.85 AC)
PRESERVATION AREA	1,047,274 SF (23.84 AC)
STREET FRONTAGE	1,232,225 SF (28.22 AC)
4-SPACE TOWNHOUSES BUILDINGS	27
TOTAL TOWNHOUSES	155
TOTAL APARTMENTS	279
TOTAL UNITS	434
DENSITY	6.15 UNITS/AC
RESIDENTIAL UNITS PER ACRE	6.15 UNITS/AC
PROPOSED ON-STREET TOWNHOUSE PARKING	43 SPACES



FIGURE 2

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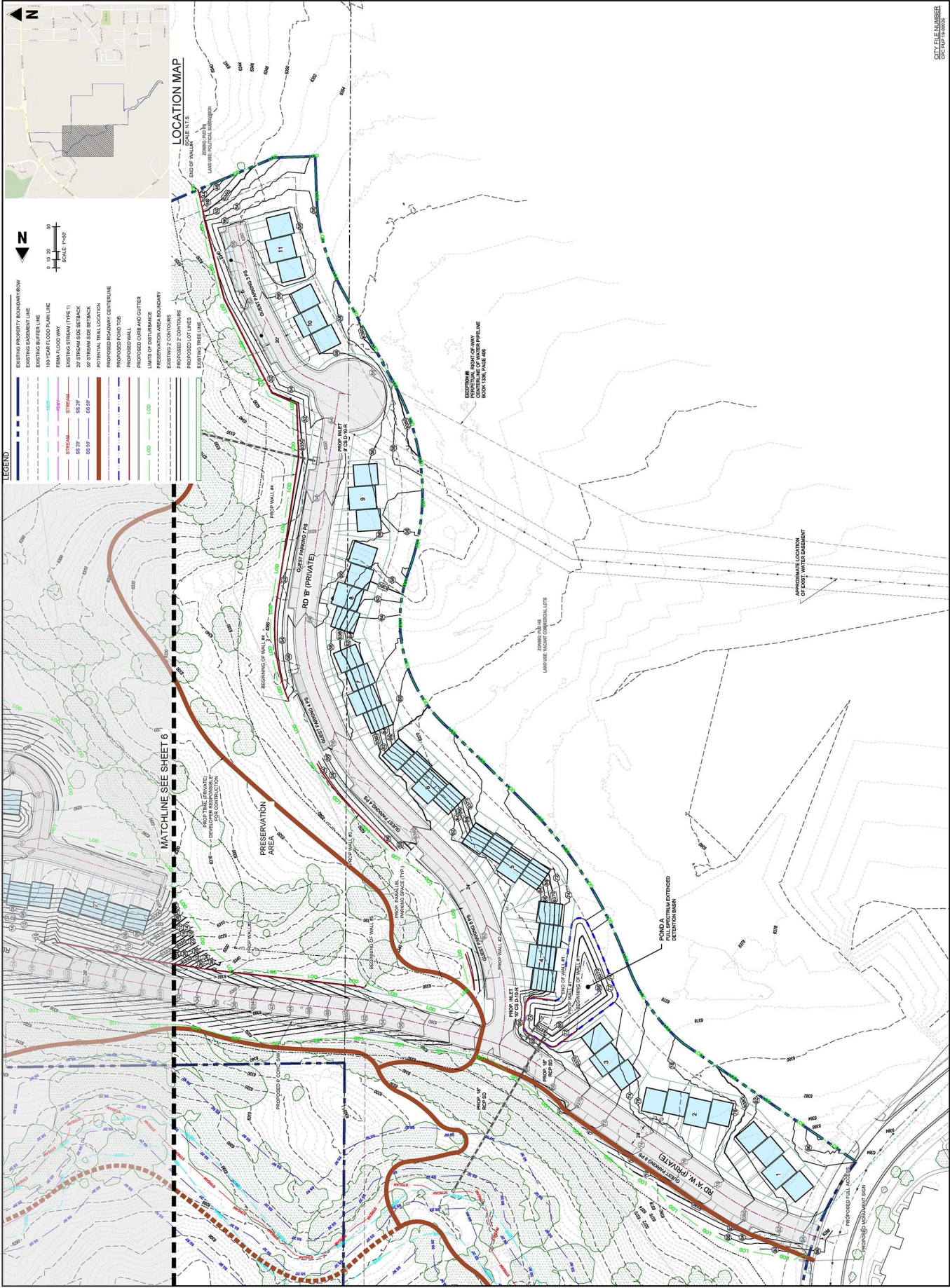


PUP CONCEPT PLAN
 GOODWIN KINIGHT, LLC
 8605 EXPLORER DRIVE #250
 FILMORE SOUTH MULTI FAMILY RESIDENTIAL
 SEC W FILMORE ST & GRAND VISTA CIR
 COLORADO SPRINGS, CO 80904

#	Date	Revised / Description	INT

PROJECT No. GW20202712
 DRAWN BY: JOP
 CHECKED BY: CD
 DATE: 08/19/2021

GRADING PLAN



CITY OF COLORADO
 PLAN No. 2021-018

FIGURE 2

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**PUP CONCEPT PLAN
 GOODWIN KINGT, LLC
 8605 EXPLORER DRIVE #250
 FLMORE SOUTH MULTI FAMILY RESIDENTIAL
 COLORADO SPRINGS, CO 80904**

#	Date	Revised / Description	By

PROJECT NO.	CHM000123
DRAWN BY	JCP
CHECKED BY	CD
DATE	8/19/2019

GRADING PLAN

6

SHEET 6 of 16



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING BUFFER LINE
- 100' RFP FLOOD PLAIN LINE
- STREAM
- 20' STREAM JOSE SETBACK
- 30' STREAM JOSE SETBACK
- POTENTIAL TRAIL LOCATION
- PROPOSED ROADWAY CENTERLINE
- PROPOSED POUD TDS
- PROPOSED CURB AND GUTTER
- LIMITS OF DISTURBANCE
- EXISTING 3' CONCOURSE
- PROPOSED 2' CONCOURSE
- PROPOSED LOT LINES
- EXISTING TREE LINE



FIGURE 2

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PUP CONCEPT PLAN
 GOODWIN KINGHT, LLC
 8605 EXPLORE DRIVE #250
 FILMORE SOUTH MULTI FAMILY RESIDENTIAL
 SEC WILMORE ST & GRAND VISTA CIR
 COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	By

PROJECT NO.	CHANGING
DRAWN BY	JCP
CHECKED BY	CO
DATE	01/10/2023

GRADING PLAN

LOCATION MAP
 SCALE 1/4" = 1'-0"

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING BUFFER LINE
- 100' BUFFER FLOODPLAIN LINE
- EXISTING STREAM (TYPE 1)
- EXISTING STREAM (TYPE 2)
- 20' STREAM SIDE SETBACK
- 25' STREAM SIDE SETBACK
- POTENTIAL TRAIL LOCATION
- PROPOSED ROADWAY CENTRELINE
- PROPOSED POND TOS
- PROPOSED CURB AND GUTTER
- LIMITS OF DISTURBANCE
- EXISTING 5' COLLECTOR BOUNDARY
- PROPOSED 5' COLLECTOR
- PROPOSED LOT LINES
- EXISTING TREE LINE

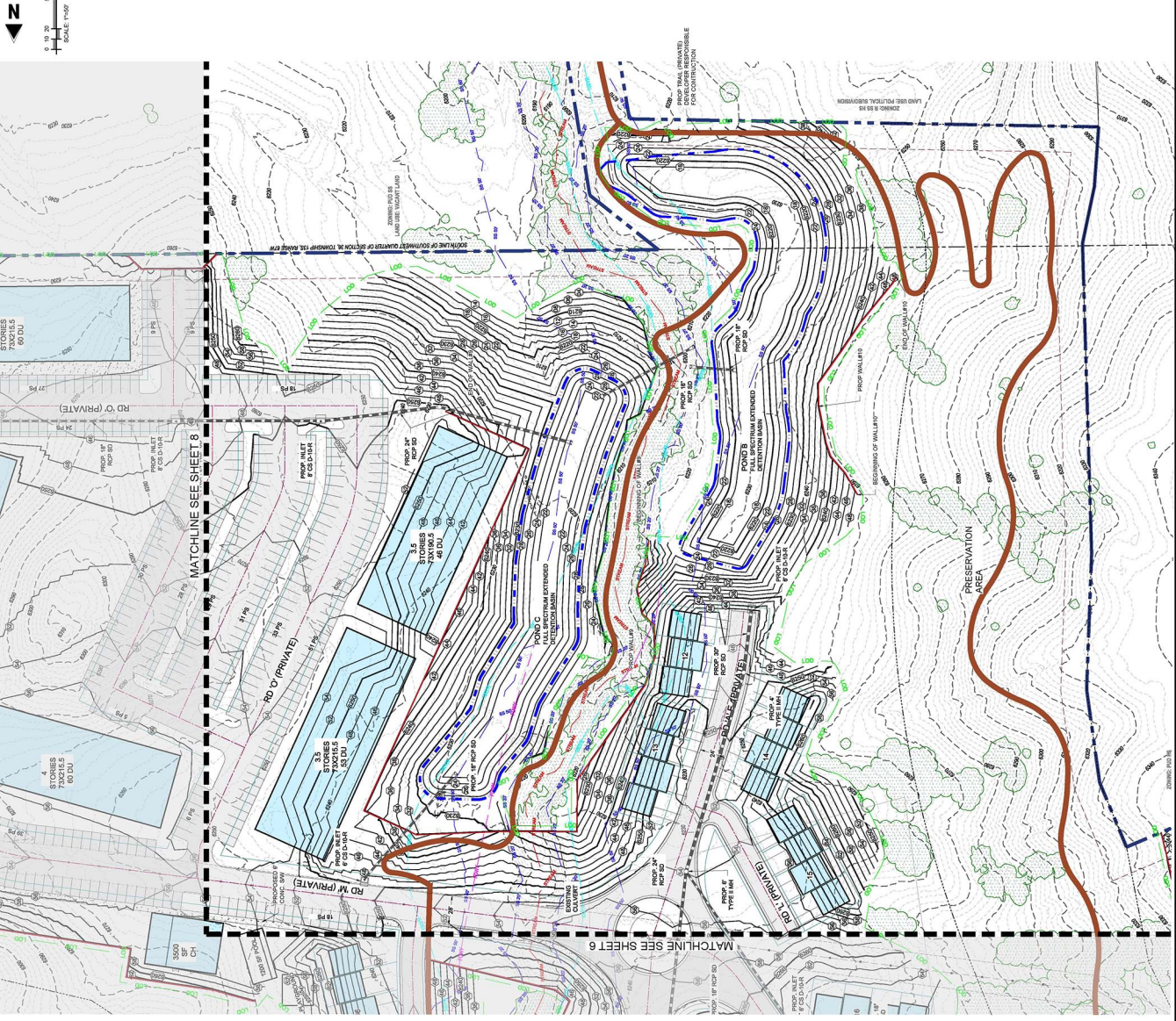


FIGURE 2

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PUP CONCEPT PLAN
 GOODWIN KINGHT, LLC
 8605 EXPLORER DRIVE #250
 FLMORE SOUTH MULTI FAMILY RESIDENTIAL
 COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	By

PROJECT No.	GM20210123
Drawn By	JCP
Checked By	CO
Date	8/19/2021

GRADING PLAN



LEGEND

[Symbol]	EXISTING PROPERTY BOUNDARY/ROW
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING BUFFER LINE
[Symbol]	100' R/W FLOOD PLAIN LINE
[Symbol]	100' R/W FLOOD PLAIN LINE
[Symbol]	EXISTING STREAM (TYPE 1)
[Symbol]	20' STREAM SIDE SETBACK
[Symbol]	55' 30" 20' STREAM SIDE SETBACK
[Symbol]	55' 30" 55' 30"
[Symbol]	POTENTIAL TRAIL LOCATION
[Symbol]	PROPOSED ROADWAY CENTRELINE
[Symbol]	PROPOSED POUD TDS
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	PROPOSED PROPERTY BOUNDARY
[Symbol]	EXISTING 2' CONTIGUOUS
[Symbol]	PROPOSED LOT LINES
[Symbol]	EXISTING TREE LINE

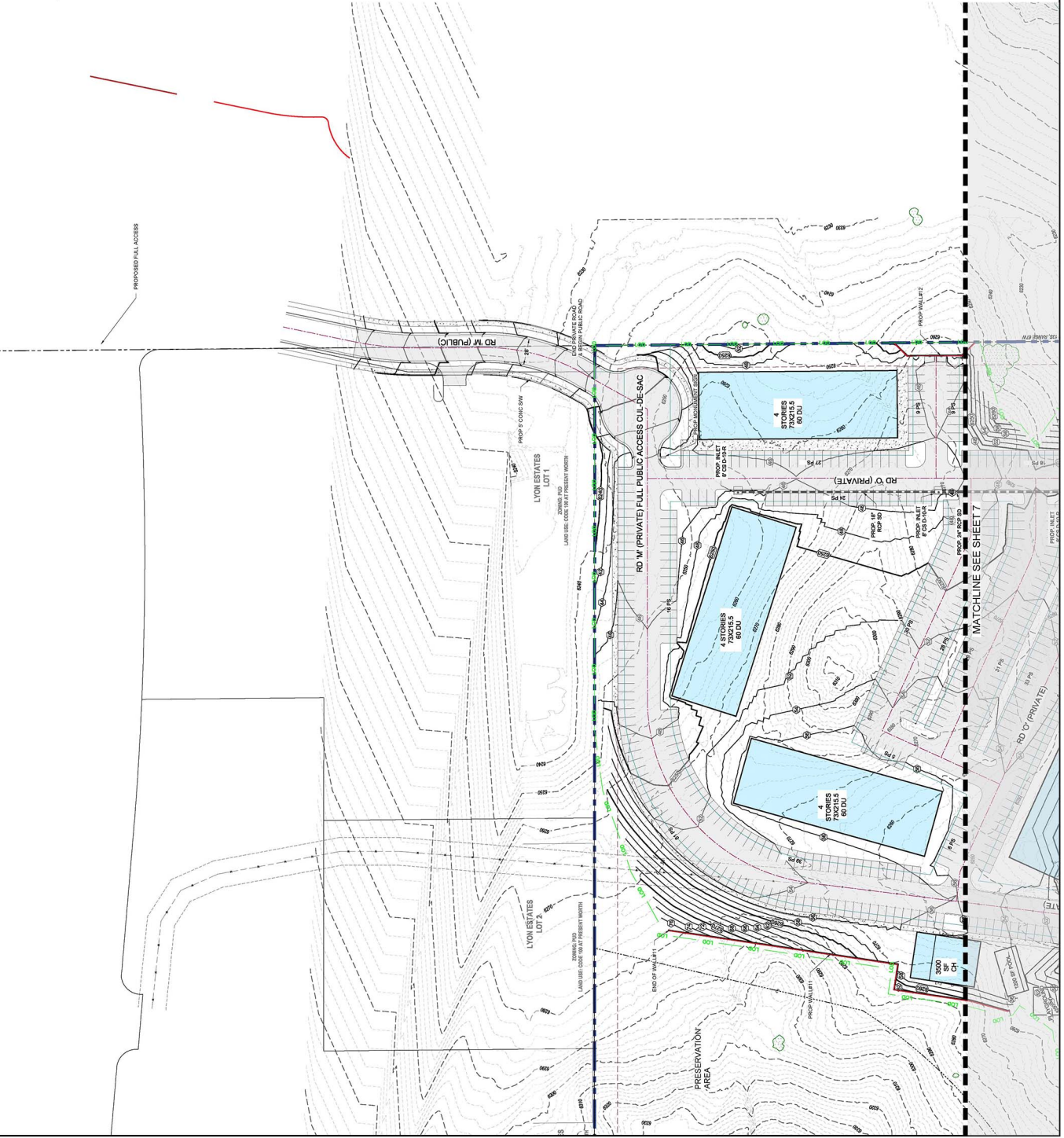


FIGURE 2

CITY OF DENVER
 CITY PLAN NUMBER
 CIP PLAN 16-00028

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PUP CONCEPT PLAN
 GOODWIN KNIGHT, LLC
 8605 EXPLORER DRIVE #250
 FLMORE SOUTH MULTI FAMILY RESIDENTIAL
 COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	By

Project No.	GM2002129
Drawn By	CMW/J
Checked By	CD
Date	8/19/2018

CUT SECTIONS A-A & B-B

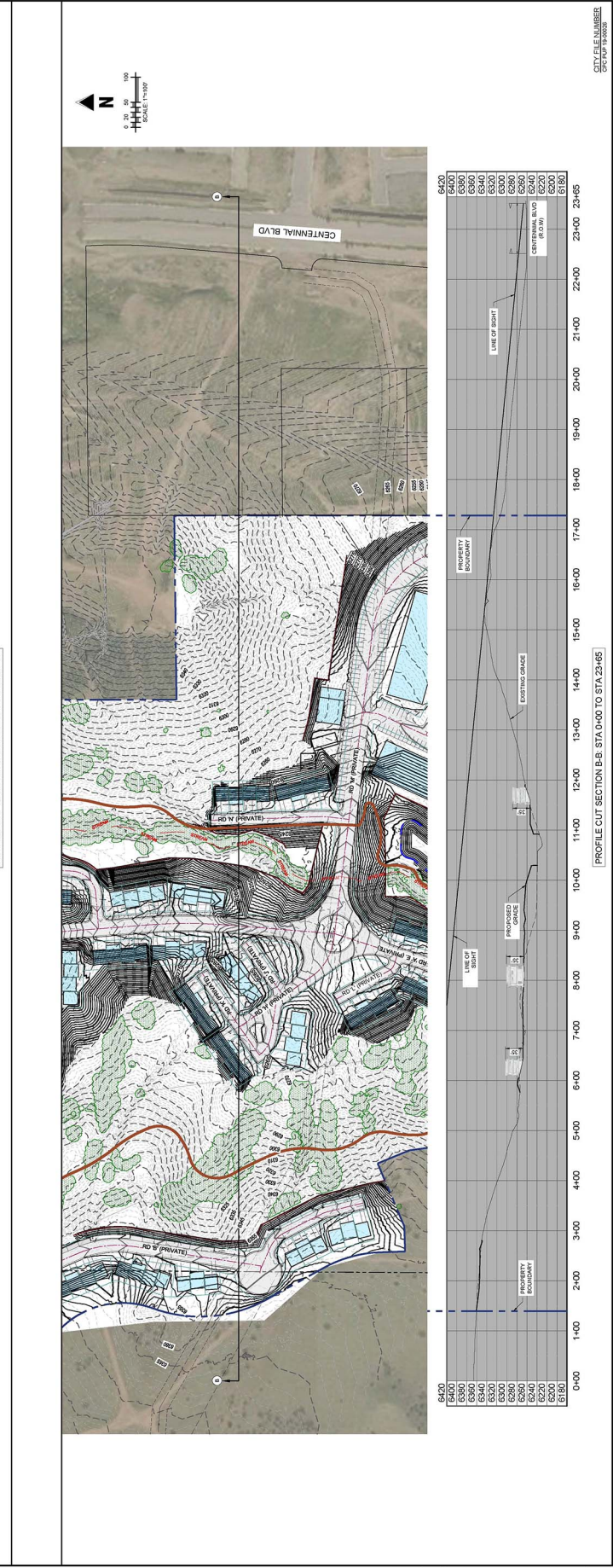
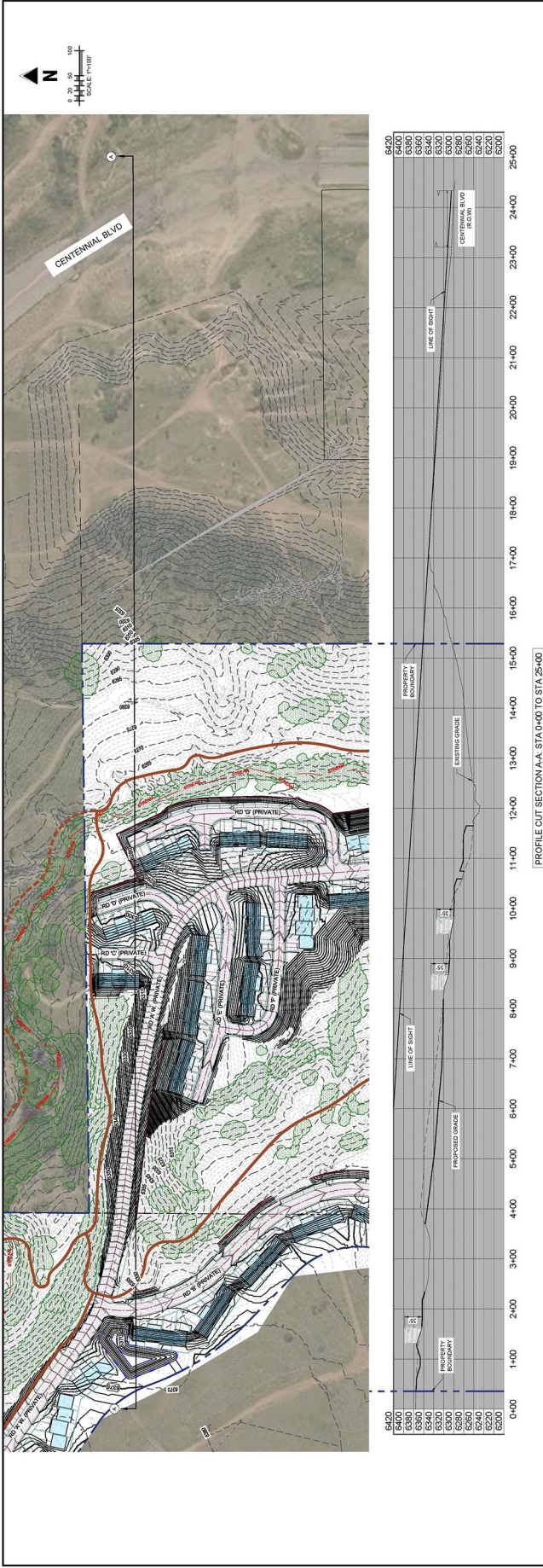


FIGURE 2

#	Title	Issue/Description	Date

PROJECT: GOODWIN C-1
 COUNTY: CHRYSLER
 CITY/TOWN: 02
 DATE: 11/02/2019

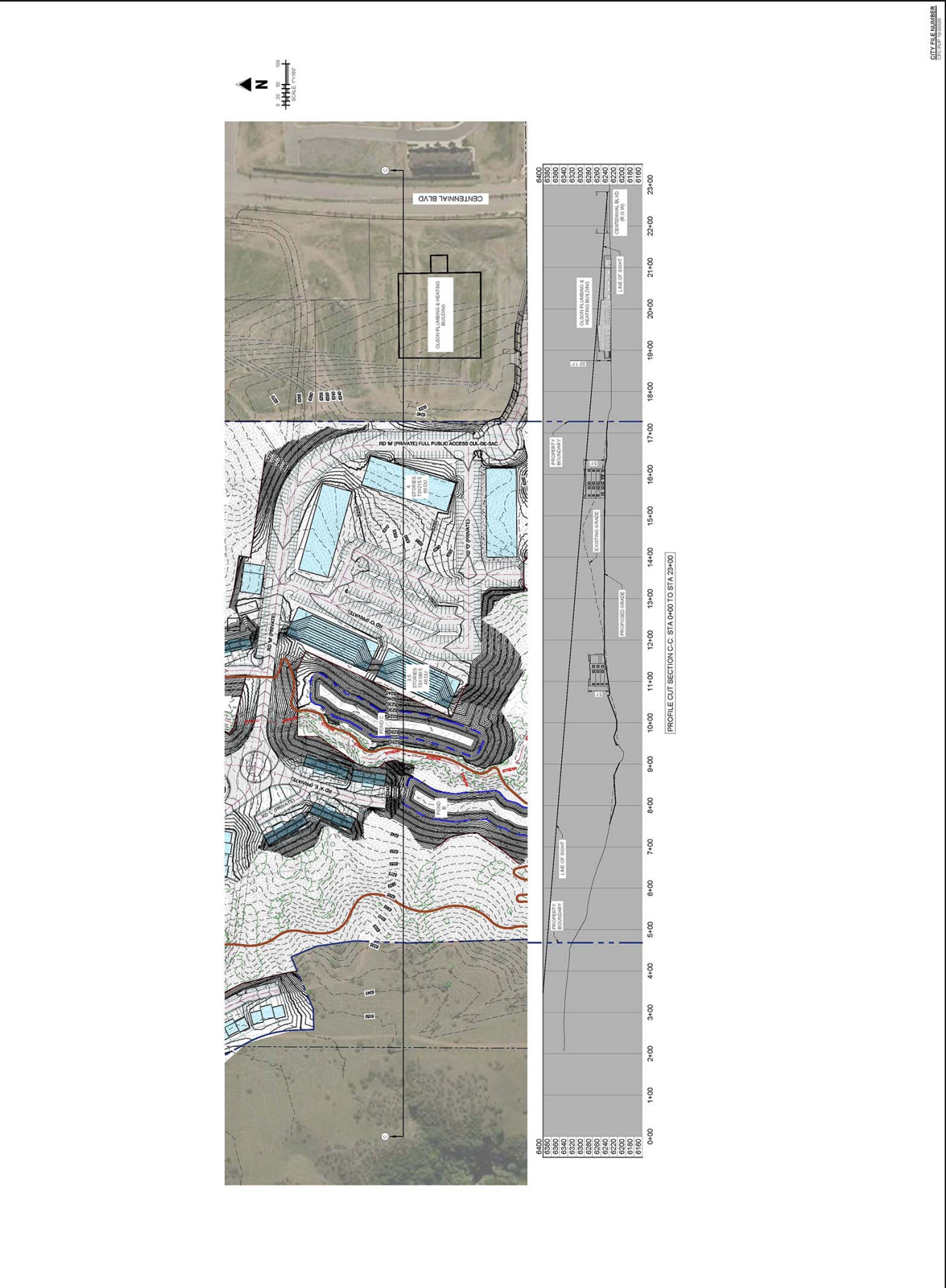
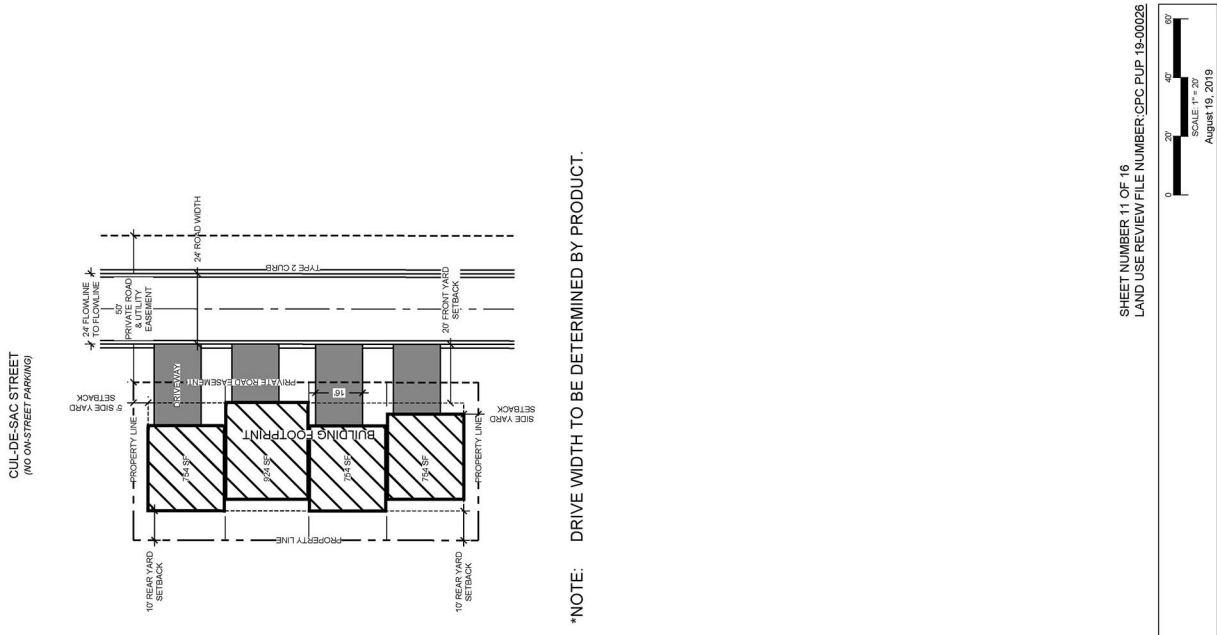
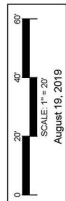


FIGURE 2



*NOTE: DRIVE WIDTH TO BE DETERMINED BY PRODUCT.

SHEET NUMBER 11 OF 16
LAND USE REVIEW FILE NUMBER: OPC PUP 19-00026

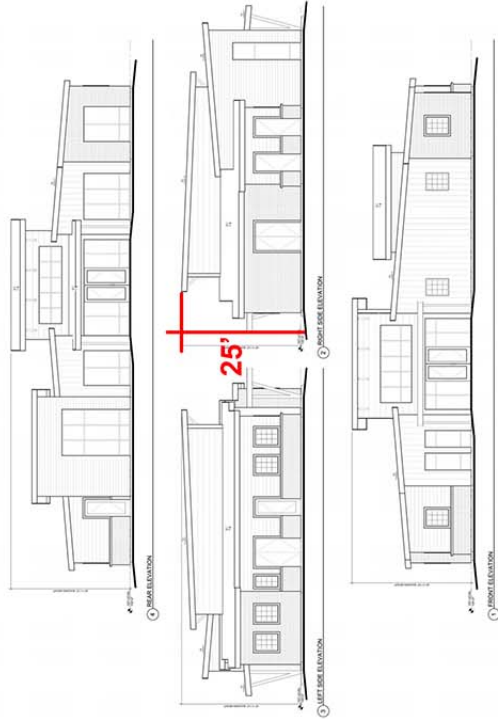


TYPICAL LAYOUTS
FILLMORE SOUTH
COLORADO SPRINGS, COLORADO



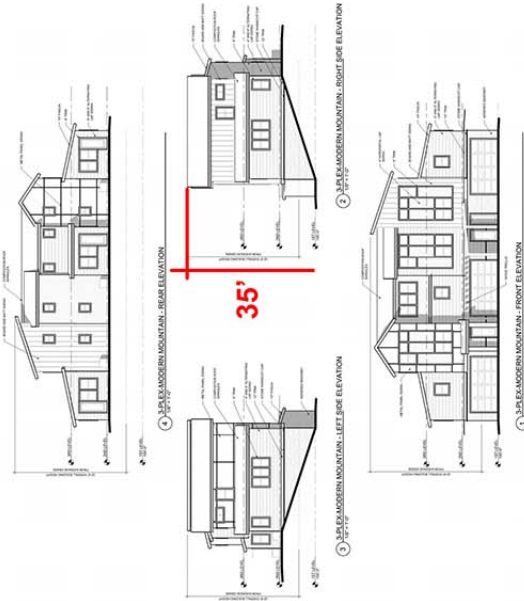
APARTMENT CONCEPTUAL ELEVATIONS

51' maximum height 4 story, 40' maximum height 3 story (Refer to note 2.)



CLUBHOUSE CONCEPTUAL ELEVATIONS

25' maximum height (Refer to note 2.)



TOWNHOME CONCEPTUAL ELEVATIONS

Modern-Mountain

35' maximum height (Refer to note 2.)

CONCEPTUAL ARCHITECTURE ELEVATIONS

FILLMORE SOUTH

COLORADO SPRINGS, CO

NOTE:
 1. HILLSIDE HEIGHT CALCULATIONS WILL BE USED FOR ALL STRUCTURES.
 2. MAXIMUM HEIGHT IS MEASURED TO THE PEAK OF THE ROOF.

Sheet number 12 of 16
 Land Use Review File Number: CPC PUP 19-00026



GEOLOGIC ANALYSIS & HAZARD POTENTIAL
 A GEOLOGIC HAZARD AND PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PREPARED BY CTL, THOMPSON, INC. (CONTRACT NO. CS1800000-001) FOR THE PROJECT DATED FEBRUARY 2019. AS REQUIRED BY CITY OF COLORADO SPRINGS, THE REPORT DATED FEBRUARY 2019, AS REFERRED TO IN THE GEOTECHNICAL REPORT, IDENTIFIED POTENTIAL HAZARDS THAT WOULD PRELUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSIDERATIONS TO THE DEVELOPMENT ARE AS FOLLOWS:

1. POTENTIALLY UNSTABLE SLOPES
2. EXPANSIVE SOILS AND BEDROCK
3. FLOODING
4. EROSION
5. WETTED TILL
6. EROSION

THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA.

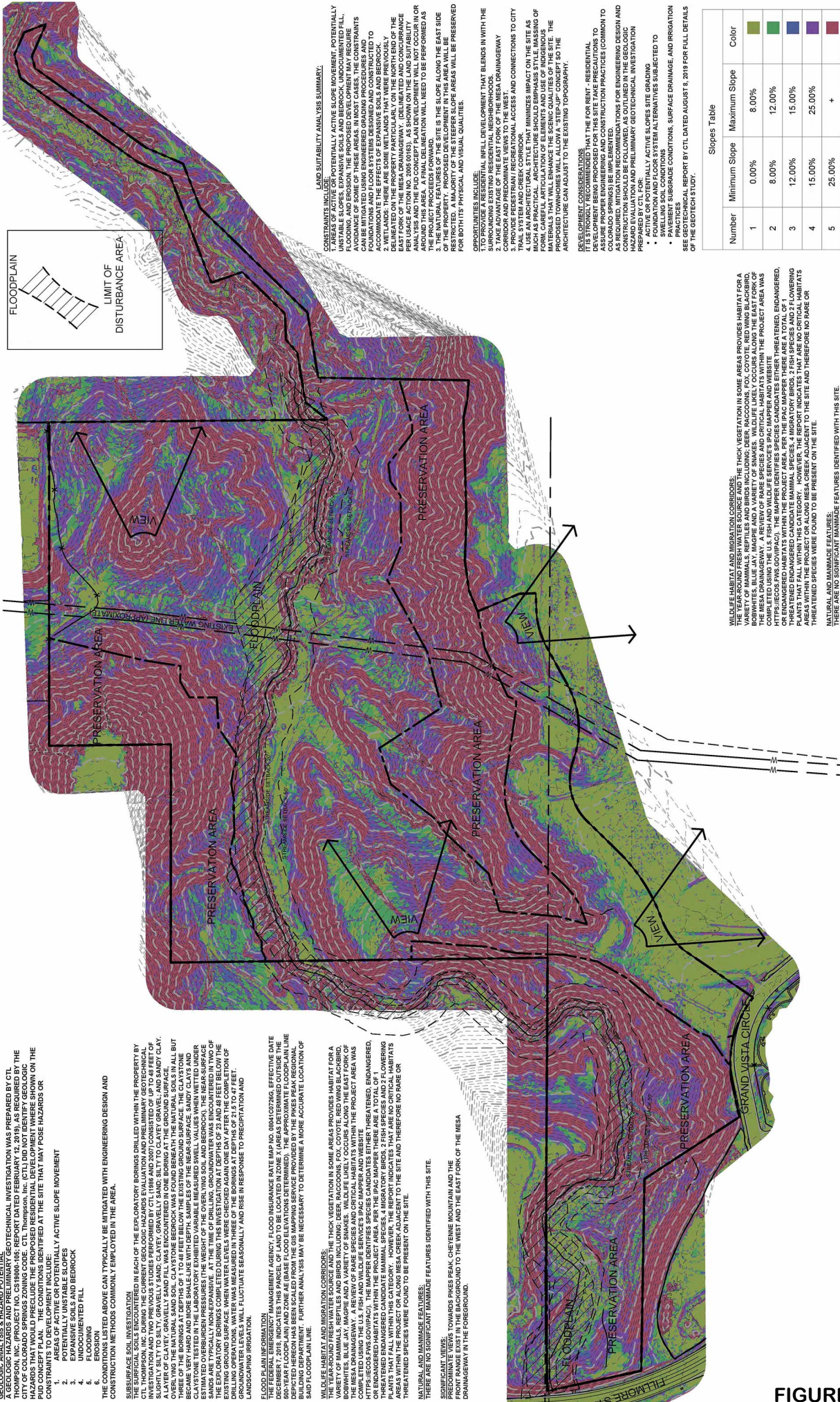
SUBSURFACE SOIL INVESTIGATION
 INVESTIGATION IN EACH OF THE EXPLORATORY BORINGS DRILLED WITHIN THE PROPERTY BY CTL, THOMPSON, INC. DURING THE CURRENT GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION AND TWO PREVIOUS STUDIES PERFORMED BY CTL (1988 AND 2007) CONSISTED OF UP TO 48 FEET OF SOIL SAMPLES AND TESTS. THE INVESTIGATION RESULTS FROM THE EXPLORATORY BORING DRILLING IN CLAY, A LAYER OF CLAYEY GRAVELLY SAND FILL WAS ENCOUNTERED IN ONE BORING AT THE GROUND SURFACE. OVER THE NATURAL SAND SOIL, CLAYSTONE BEDROCK WAS FOUND BENEATH THE NATURAL SOILS IN ALL BUT ONE BORING. THE CLAYSTONE BEDROCK WAS FOUND AT VARYING DEPTHS FROM 1.5 FEET TO 4.5 FEET AND BECAME VERY HARD AND MORE SHALE-LIKE WITH DEPTH. SAMPLES OF THE NEAR-SURFACE SANDY CLAYS AND CLAYSTONE TESTED IN THE LABORATORY EXHIBITED VARIABLE SWELL VALUES WHEN WETTED UNDER SATURATED UNCONSOLIDATED CONDITIONS. AT THE TIME OF DRILLING, GROUNDWATER WAS ENCOUNTERED IN TWO OF THE EXPLORATORY BORINGS COMPLETED DURING THIS INVESTIGATION AT DEPTHS OF 23 AND 48 FEET BELOW THE GROUND SURFACE. THE GROUNDWATER LEVELS WERE MEASURED IN THREE OF THE BORINGS AT DEPTHS OF 21.5 TO 27 FEET. GROUNDWATER LEVELS WILL FLUCTUATE SEASONALLY AND RISE IN RESPONSE TO PRECIPITATION AND LANDSCAPING IRRIGATION.

FLOODPLAIN INFORMATION
 A FLOODPLAIN INVENTORY (FPI) WAS CONDUCTED BY MRS. D. S. WILSON, REGISTERED PROFESSIONAL DATE ENGINEER, IN 2018. THIS MAP OF LAND TO BE LOCATED IN ZONE 1 (AREAS DETERMINED OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED). THE APPROXIMATE FLOODPLAIN LINE DEPICTED HEREON HAS BEEN SCALED FROM THE GIS MAPPING SERVICE PROVIDED BY THE Pikes Peak REGIONAL GOVERNMENT. FURTHER ANALYSIS MAY BE NECESSARY TO DETERMINE A MORE ACCURATE LOCATION OF SAND FLOODPLAIN LINE.

WILDLIFE HABITAT AND MIGRATION CORRIDORS:
 THE YEAR-ROUND FRESH WATER SOURCE AND THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING: DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBIRD, WESTERN BLUEBIRD, NORTHERN PHOENIX WREN, RED WING BLACKBIRD, PRAIRIE DOG, AND CHIPPY CHICKADEE. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICES (USFWS) PAC MAPPER WEBSITE. THREATENED, ENDANGERED, OR ENHANCED HABITATS WITHIN THE PROJECT AREA PER THE IPAC MAPPER THERE ARE A TOTAL OF 1 THREATENED ENDANGERED CANDIDATE MAMMAL SPECIES, 4 MIGRATORY BIRDS, 2 FISH SPECIES AND 2 FLOWERING PLANT SPECIES. THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITHIN THE PROJECT OR ALONG MESA CREEK ADJACENT TO THE SITE AND THEREFORE NO RARE OR THREATENED SPECIES WERE FOUND TO BE PRESENT ON THE SITE.

NATURAL AND MANMADE FEATURES:
 THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE.

SIGNIFICANT VIEWS:
 PREDOMINANT VIEWS TOWARDS Pikes Peak, CHEYENNE MOUNTAIN AND THE GRAND VISTA CIRCUS DRIVE AND TO THE WEST AND THE EAST FORK OF THE MESA DRAINAGEWAY IN THE FOREGROUND.



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HRG
 HRGreen

FIGURE 2
 LAND SUITABILITY ANALYSIS - SLOPE ANALYSIS & PRESERVATION AREAS
 COLORADO SPRINGS, COLORADO

CONTRACTORS HAS TO POTENTIALLY ACTIVE SLOPE MOVEMENT, POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS AND BEDROCK, UNDOCUMENTED FILL, FLOODING AND EROSION. THESE AREAS DEVELOPMENT WITHIN THE CONSTRAINTS CAN BE MITIGATED USING ENGINEERED GRADING PROCEDURES AND FOUNDATIONS AND FLOOR SYSTEMS DESIGNED AND CONSTRUCTED TO DELINEATE ON THE PROPERTY PARTICULARLY ON THE NORTH END OF THE PER USE ACTION NO. 2008 00163). AS SHOWN ON THE LAND SUITABILITY ANALYSIS AND THE PUD CONCEPT PLAN DEVELOPMENT WILL NOT OCCUR IN OR RESTRICTED. A MAJORITY OF THE STEEPER SLOPE AREAS WILL BE PRESERVED FOR BOTH ITS PHYSICAL AND VISUAL QUALITIES.

OPPORTUNITIES INCLUDE:

1. TO PROVIDE A RESIDENTIAL INFILL DEVELOPMENT THAT BLENDS WITH THE CORRIDOR AND PREDOMINANT VIEWS TO THE WEST.
2. TAKE ADVANTAGE OF THE EAST FORK OF THE MESA DRAINAGEWAY TRAIL SYSTEM AND CREEK CORRIDOR.
3. PROVIDE ACCESS AND CONNECTIONS TO CITY MATERIALS THAT WILL ENHANCE THE SCENIC QUALITIES OF THE SITE. THE FORM, CAREFUL ARTICULATION OF ELEMENTS AND USE OF HETEROGENEOUS ARCHITECTURE CAN ADJUST TO THE EXISTING TOPOGRAPHY.

THE EXISTING TOPOGRAPHY:
 IT IS STRONGLY RECOMMENDED THAT THE FOR BENT - RESIDENTIAL DEVELOPMENT BEING PROPOSED FOR THIS SITE TAKE PRECAUTIONS TO CONSIDER THE IMPACTS OF THE EXISTING TOPOGRAPHY AND AS REQUIRED, MITIGATION RECOMMENDATIONS FOR ENGINEERING DESIGN AND CONSTRUCTION SHOULD BE FOLLOWED, AS OUTLINED IN THE GEOLOGIC REPORT PREPARED BY CTL FOR:

- ACTIVE OR POTENTIALLY ACTIVE SLOPES SITE GRADING
- SLOPE STABILIZATION METHODS
- PAVEMENT SUBGRADE CONDITIONS, SURFACE DRAINAGE, AND IRRIGATION SEE GEOTECHNICAL REPORT BY CTL DATED AUGUST 8, 2019 FOR FULL DETAILS OF THE GEOTECH STUDY.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	Green
2	8.00%	12.00%	Yellow
3	12.00%	15.00%	Orange
4	15.00%	25.00%	Red
5	25.00%	+	Dark Red

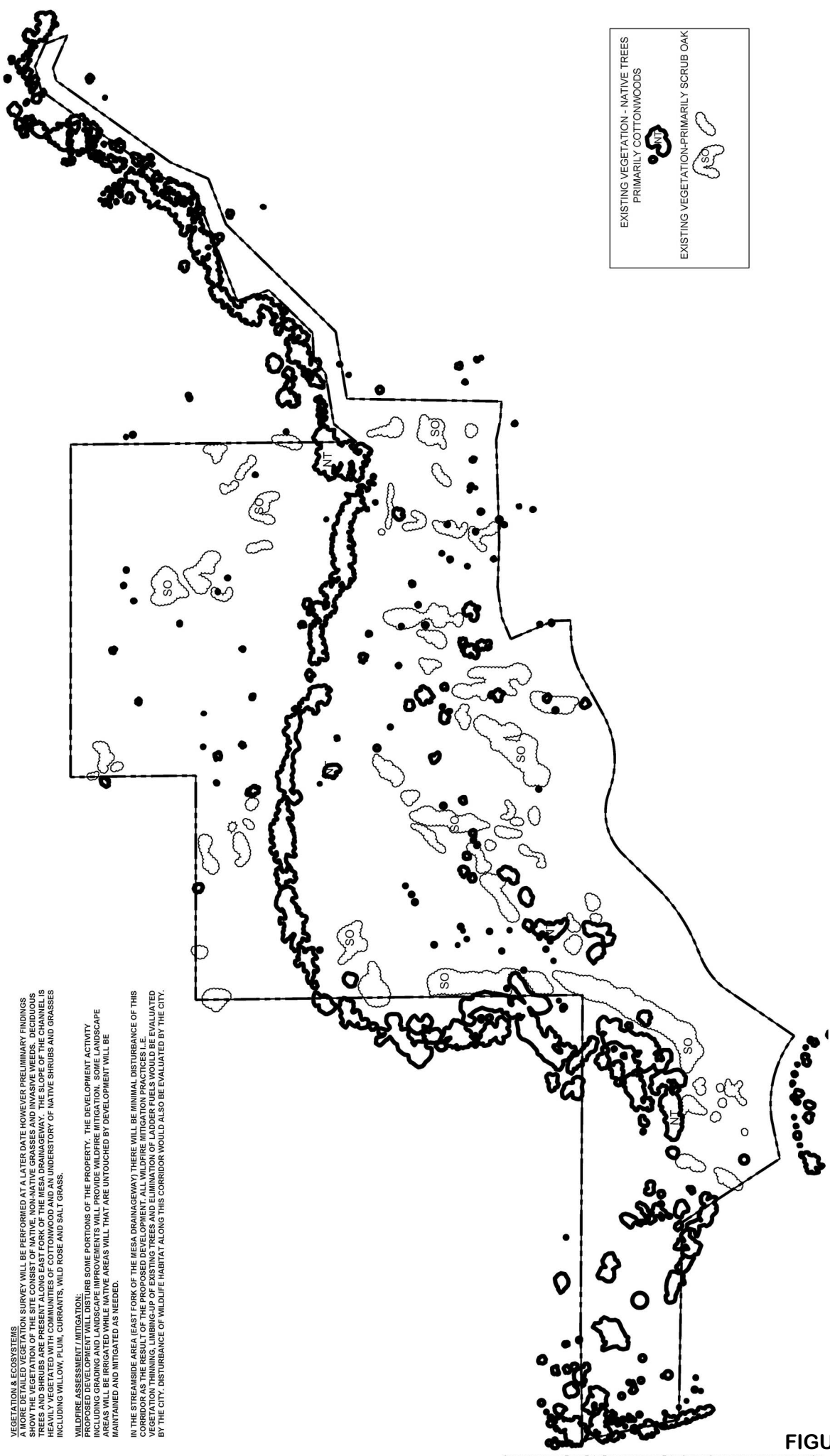
WILDLIFE HABITAT AND MIGRATION CORRIDORS:
 THE YEAR-ROUND FRESH WATER SOURCE AND THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING: DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBIRD, WESTERN BLUEBIRD, NORTHERN PHOENIX WREN, RED WING BLACKBIRD, PRAIRIE DOG, AND CHIPPY CHICKADEE. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICES (USFWS) PAC MAPPER WEBSITE. THREATENED, ENDANGERED, OR ENHANCED HABITATS WITHIN THE PROJECT AREA PER THE IPAC MAPPER THERE ARE A TOTAL OF 1 THREATENED ENDANGERED CANDIDATE MAMMAL SPECIES, 4 MIGRATORY BIRDS, 2 FISH SPECIES AND 2 FLOWERING PLANT SPECIES. THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITHIN THE PROJECT OR ALONG MESA CREEK ADJACENT TO THE SITE AND THEREFORE NO RARE OR THREATENED SPECIES WERE FOUND TO BE PRESENT ON THE SITE.

NATURAL AND MANMADE FEATURES:
 THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE.

VEGETATION & ECOSYSTEMS
 A MORE DETAILED VEGETATION SURVEY WILL BE PERFORMED AT A LATER DATE HOWEVER PRELIMINARY FINDINGS SHOW THE VEGETATION OF THE SITE CONSIST OF NATIVE, NON-NATIVE GRASSES AND INVASIVE WEEDS. DECIDUOUS TREES AND SHRUBS ARE PRESENT ALONG EAST FORK OF THE MESA DRAINAGEWAY. THE SLOPE OF THE CHANNEL IS STEEP WITH A HISTORY OF EROSION. UNDERSTORY OF NATIVE SHRUBS AND GRASSES INCLUDING WILLOW, PLUM, CORYMBUS, WILD ROSE AND SALT GRASS.

WILDFIRE ASSESSMENT / MITIGATION:
 PROPOSED DEVELOPMENT WILL DISTURB SOME PORTIONS OF THE PROPERTY. THE DEVELOPMENT ACTIVITY INCLUDING GRADING AND LANDSCAPE IMPROVEMENTS WILL PROVIDE WILDFIRE MITIGATION. SOME LANDSCAPE AREAS BEING DISTURBED BY THE DEVELOPMENT WILL TAKE UNTOUCHED BY DEVELOPMENT WILL BE MAINTAINED AND MITIGATED AS NEEDED.

IN THE STREAMSIDE AREA (EAST FORK OF THE MESA DRAINAGEWAY) THERE WILL BE MINIMAL DISTURBANCE OF THIS CORRIDOR AS THE RESULT OF THE PROPOSED DEVELOPMENT. ALL WILDFIRE MITIGATION PRACTICES I.E. EVALUATED BY THE CITY, DISTURBANCE OF WILDLIFE HABITAT ALONG THIS CORRIDOR WOULD ALSO BE EVALUATED BY THE CITY.



EXISTING VEGETATION - NATIVE TREES
 PRIMARILY COTTONWOODS

EXISTING VEGETATION - PRIMARILY SCRUB OAK

LSA - EXISTING VEGETATION
FILLMORE SOUTH
 COLORADO SPRINGS, COLORADO

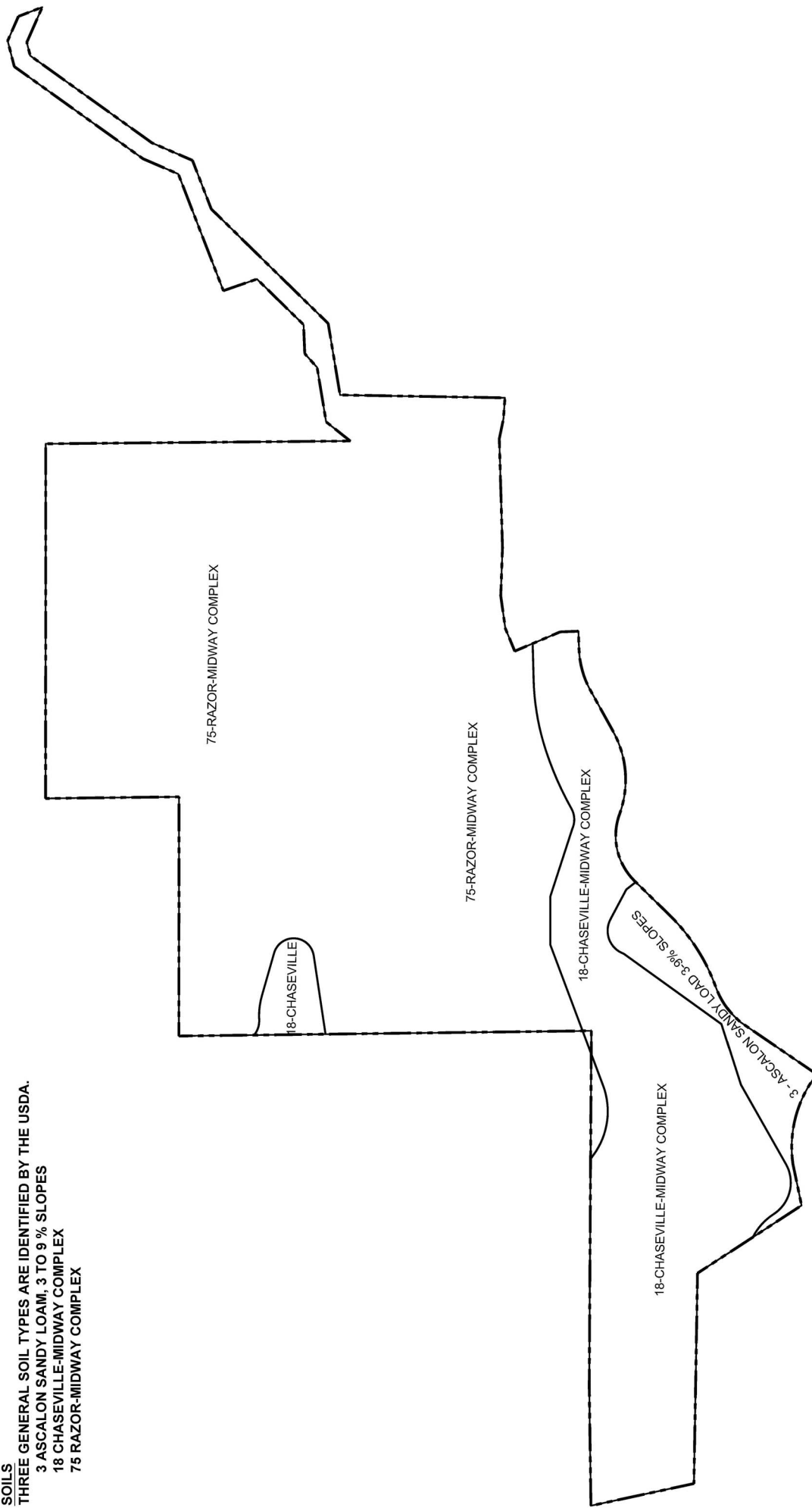
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FIGURE 2



SOILS
THREE GENERAL SOIL TYPES ARE IDENTIFIED BY THE USDA.
 3 ASCALON SANDY LOAM, 3 TO 9% SLOPES
 18 CHASEVILLE-MIDWAY COMPLEX
 75 RAZOR-MIDWAY COMPLEX



LSA - SOILS (USDA INFORMATION)

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

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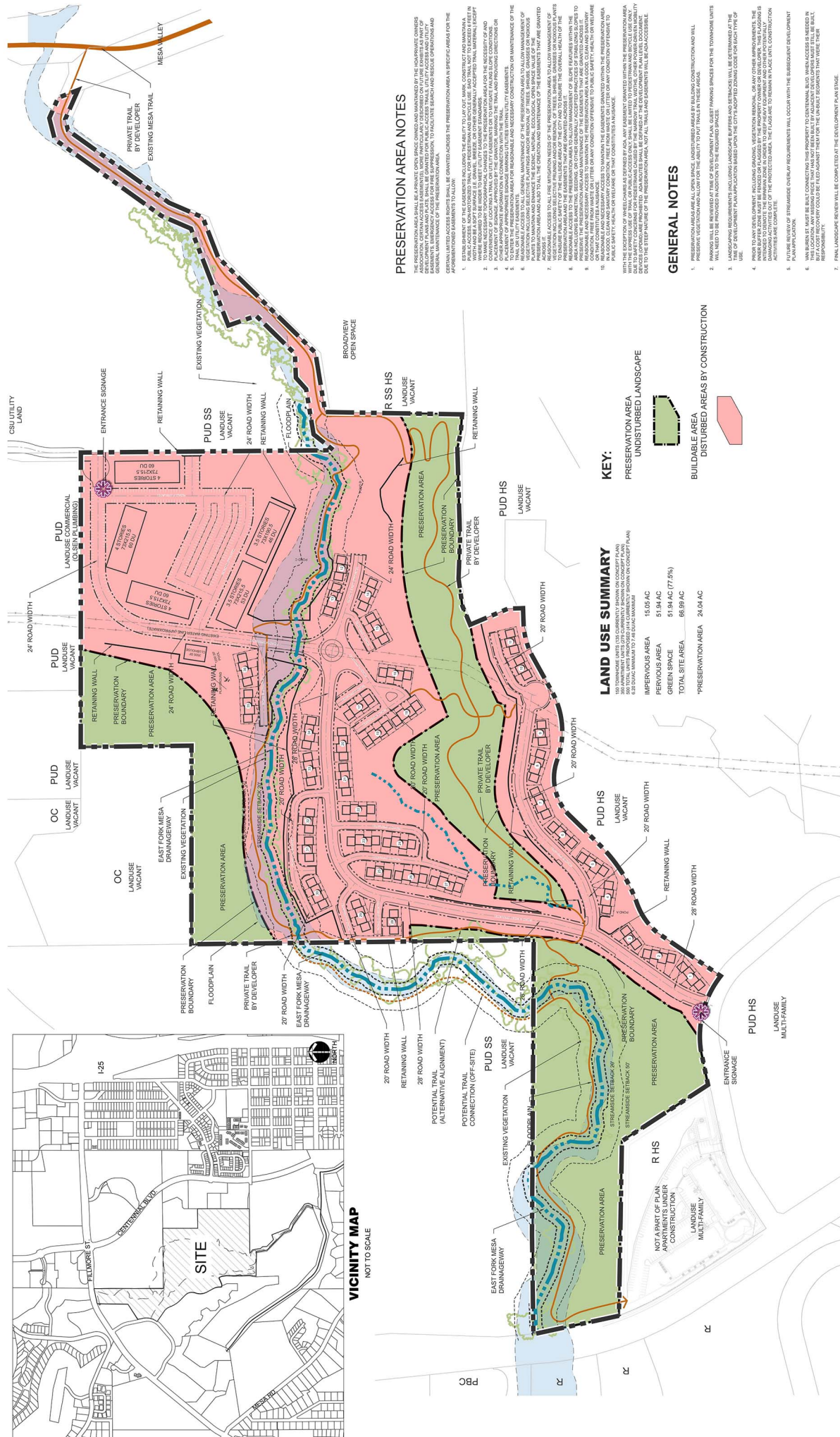
 NORTH
 0 100 200 300
 SCALE: 1" = 100'
 August 19, 2019

FIGURE 2



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PRESERVATION AREA NOTES

1. THE PRESERVATION AREA SHALL BE A PRIVATE OPEN SPACE (OWNED AND MAINTAINED BY THE HOMEOWNER OWNERS OF THE DEVELOPMENT) AND SHALL BE A PERMANENT OPEN SPACE. THE PRESERVATION AREA SHALL BE A PERMANENT OPEN SPACE AND SHALL BE A PERMANENT OPEN SPACE. THE PRESERVATION AREA SHALL BE A PERMANENT OPEN SPACE AND SHALL BE A PERMANENT OPEN SPACE.
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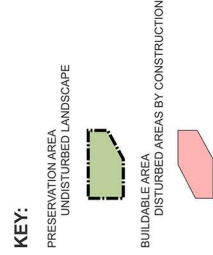
GENERAL NOTES

1. PRESERVATION AREAS ARE ALL OPEN SPACE. UNDESIRABLE AREAS IN THIS PLAN CONSTRUCTION AND WILL BE REMOVED AT THE TIME OF DEVELOPMENT. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
2. PRESERVATION AREAS ARE ALL OPEN SPACE. UNDESIRABLE AREAS IN THIS PLAN CONSTRUCTION AND WILL BE REMOVED AT THE TIME OF DEVELOPMENT. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
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LAND USE SUMMARY

380 TOWNHOME UNITS (SEE CURRENTLY SHOWN ON CONCEPT PLAN)
 800 TOTAL TOWNHOME UNITS (SEE CURRENTLY SHOWN ON CONCEPT PLAN)
 800 TOTAL TOWNHOME UNITS (SEE CURRENTLY SHOWN ON CONCEPT PLAN)

IMPERVIOUS AREA	16.05 AC
PERVIOUS AREA	51.94 AC (77.5%)
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	68.00 AC
*PRESERVATION AREA	24.00 AC



CONCEPT PLAN - PRESERVATION AREA/USE RESTRICTIONS

FILLMORE SOUTH
 COLORADO SPRINGS, COLORADO

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0 150' 300' 450' 600'

SCALE 1" = 150'

August 19, 2019

GREEN