FILLMORE APARTMENTS

CITY OF COLORADO SPRINGS

PUD CONCEPT PLAN

JULY 2016

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND VISTA CIRCLE, DEDICATED TO THE PUBLIC IN GRAND VISTA FILING NO. 1 AS RECORDED IN PLAT BOOK H-6 AT PAGE 42 OF THE RECORDS OF SAID EL PASO COUNTY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FILLMORE STREET AS DESCRIBED IN BOOK 1902 AT PAGE 114 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES ARE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE: THENCE 1) N56°50'45"E A DISTANCE OF 346.12 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°36'16", A RADIUS OF 993.29 FEET FOR AN ARC DISTANCE OF 218.52 FEET, WHOSE CHORD BEARS N63°08'53"E; THENCE S00°58'27"W, A DISTANCE OF 580.31 FEET; THENCE S56°50'45"W A DISTANCE OF 342.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GRAND VISTA CIRCLE. THE FOLLOWING (3) COURSES ARE ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY EXTENSION THEREOF; THENCE 1) N11°45'44"W A DISTANCE OF 210.61 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°22'40", A RADIUS OF 405.00 FEET FOR AN ARC DISTANCE OF 151.11 FEET, WHOSE CHORD BEARS N22°27'04"W; 3) N33°08'24"W A DISTANCE OF 160.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 218,320.72 S.F. / 5.012 +/- ACRES, MORE OR LESS

PROJECT INFORMATION

TAX ID #	7335400014
MASTER PLAN:	GARDEN OF THE GODS
ADDRESS:	1407-1441 FILLMORE STREET
CURRENT ZONE:	R / HS RESIDENTIAL / HILLSIDE
PROPOSED ZONE CHANGE:	PUD / HS
USE TYPES:	
EXISTING:	RESIDENTIAL (VACANT)
PROPOSED:	MULTI FAMILY/ 3 & 4 STORY 98,730 S.F. (GROSS) 1- 39 UNIT (3-STORY) APARTMENT BUILDINGS #1 1- 52 UNIT (4 -STORY) APARTMENT BUILDING #2
PROPOSED DENSITY:	18.16 DU's / Ac (91 units / 5.012 acres)
MAXIMUM BUILDING HEIGHT:	55'-0"

FLOOD PLAIN INFORMATION

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #08041C0513 F & #08041C0716 F, REVISED DATED MARCH 17, 1997. THIS SITE IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

GEOLOGICAL HAZARD:

THE SITE HAS BEEN STUDIED AND IS SUBJECT TO THE FINDINGS AND RECOMMENDATIONS OF THE GEOLOGIC HAZARD EVALUATION AND PRELIMINARYGEOTECHNICAL INVESTIGATION FILLMORE APARTMENTS, W. FILLMORE ST AND GRAND VISTE CIRCLE, COLORDAO SPRINGS, CO., PREPRED BY CTL THOMPSON.

LOT COVERAGE

(APPROXIMATE PROPOSED DEVELOPMENT)

TOTAL AREA: 218,323 S.F. / 5.012 AC.

LOT COVERAGE:

APPROXIMATE BUILDING FOOTPRINTS:	29,706 S.F. (14%)
APROXIMATE PAVING /CURBS/SIDEWALKS:	68,207 S.F. (31%)
APROXIMATE PERVIOUS / OPEN SPACE AREA:	120,410 S.F. (55%)

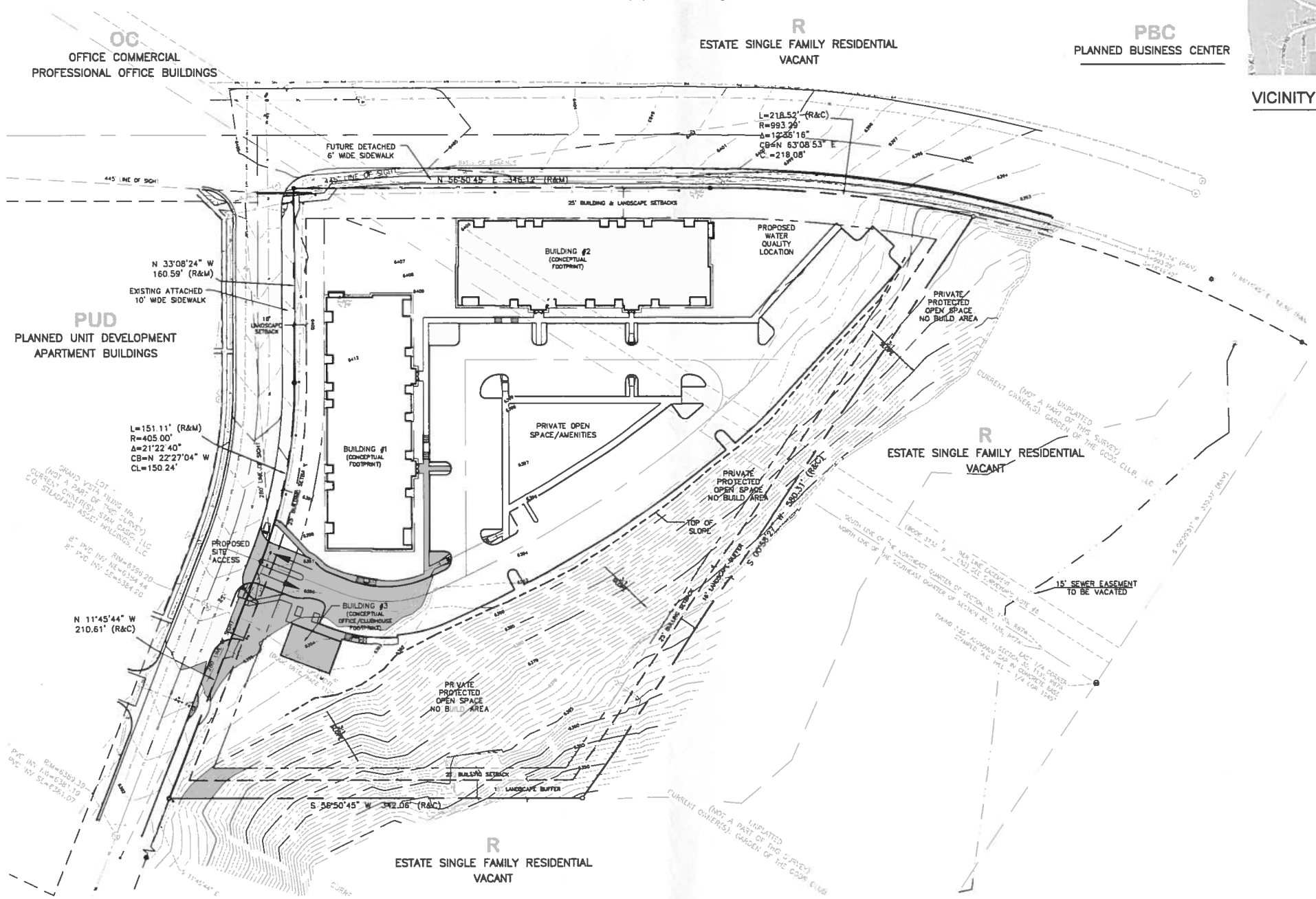
PRIVATE OPEN SPACE REQUIREMENT

(200 S.F. PER BEDROOM)

TOTAL BEDROOMS	174
REQ. PRIVATE OPEN SPACE (200 S.F. X 154 BEDROOMS)	34,800 S.F.
PROPOSED OPEN SPACE/PERVIOUS AREA	120,410 S.F.

PARKING REQUIREMENTS

UNIT TYPE	# OF UNITS	UNIT PARKING SPACE REQ.	PARKING SPACES REQ.
1 BEDROOM	22	1.5 PER UNIT	33 SPACES
2 BEDROOMS	55	1.7 PER UNIT	94 SPACES
3 BEDROOMS	14	2.0 PER UNIT	28 SPACES
TOTAL			155 SPACES
SPACES PROVIED			155
			98 STANDARD 55 COMPACT (36%) 5 HC



EXISTING AND PROPOSED DEVELOPMENT

VICINITY MAP:

NTS

NOTES:

1. CONCEPT PLAN TO BE USED FOR PRELIMINARY PLATTING PURPOSES.
2. AT SUBMITTAL OF THE DEVELOPMENT PLAN, THE APPLICANT WILL INITIATE VACATING THE 15 FT SEWER EASEMENT SHOWN TRAVERSING THE PROPERTY.

OWNERSHIP:

Desirable Holdings, LLC
13570 Northgate Estates Drive #200
Colorado Springs, CO 80921

PREPARED BY:

Land Patterns, Inc
PO Box 60112
Colorado Springs, CO 80960

Catamount Engineering
11115 US Hwy 24
Suite 20
Divide, CO 80818

Trammel Design Group
Studio 201 East Las Animas Street,
Ste. 113
Colorado Springs, CO 80903

CTL|Thompson, Inc.
5170 Mark Dabling Boulevard
Colorado Springs, Colorado 80918

SUBMITTAL / REVISION	BY
CP SUBMITTAL 7-8-16	DTM
CP RE-SUBMITTAL 12-22-16	DTM

SHEET INDEX:

SHEET INDEX

S1	SITE PLAN/COVER	Sheet 1 of 6
U1	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN	Sheet 2 of 6
A1	ARCHITECTURAL ELEVATIONS	Sheet 3 of 6
A2	ARCHITECTURAL ELEVATIONS	Sheet 4 of 6
A3	ARCHITECTURAL ELEVATIONS	Sheet 5 of 6
A4	ARCHITECTURAL ELEVATIONS	Sheet 6 of 6

NORTH

0 25' 50' 75' 100'

SCALE 1" = 50' - 0"

CITY APPROVAL STAMP

CITY FILE NO. CPC PUP 16-00097

REFERENCE DRAWINGS

Survey Base053116
15013-24 X 36 site
16007-24 X 36 CP-sheet
16007 - base 12-14-16

NO.	DATE	DESCRIPTION	BY
	12-22-16	REVISED CONCEPT PLAN	
	3-23-17	REVISED CONCEPT PLAN	

REVISIONS

BENCHMARK DATA(ELEV.)
(DATUM)
(DESCRIPTION/LOCATION)

CHALLENGER HOMES

CLIENT/OWNER:

Challenger Homes, Inc.
13570 Northgate Estates Dr.
Colorado Springs, CO 80921

PREPARED BY:

Land Patterns, Inc.
Landscape Architecture & Planning

FILLMORE APARTMENTS

SITE PLAN / COVER

DESIGNED BY: DTM
DRAWN BY: DTM
CHECKED BY: DTM

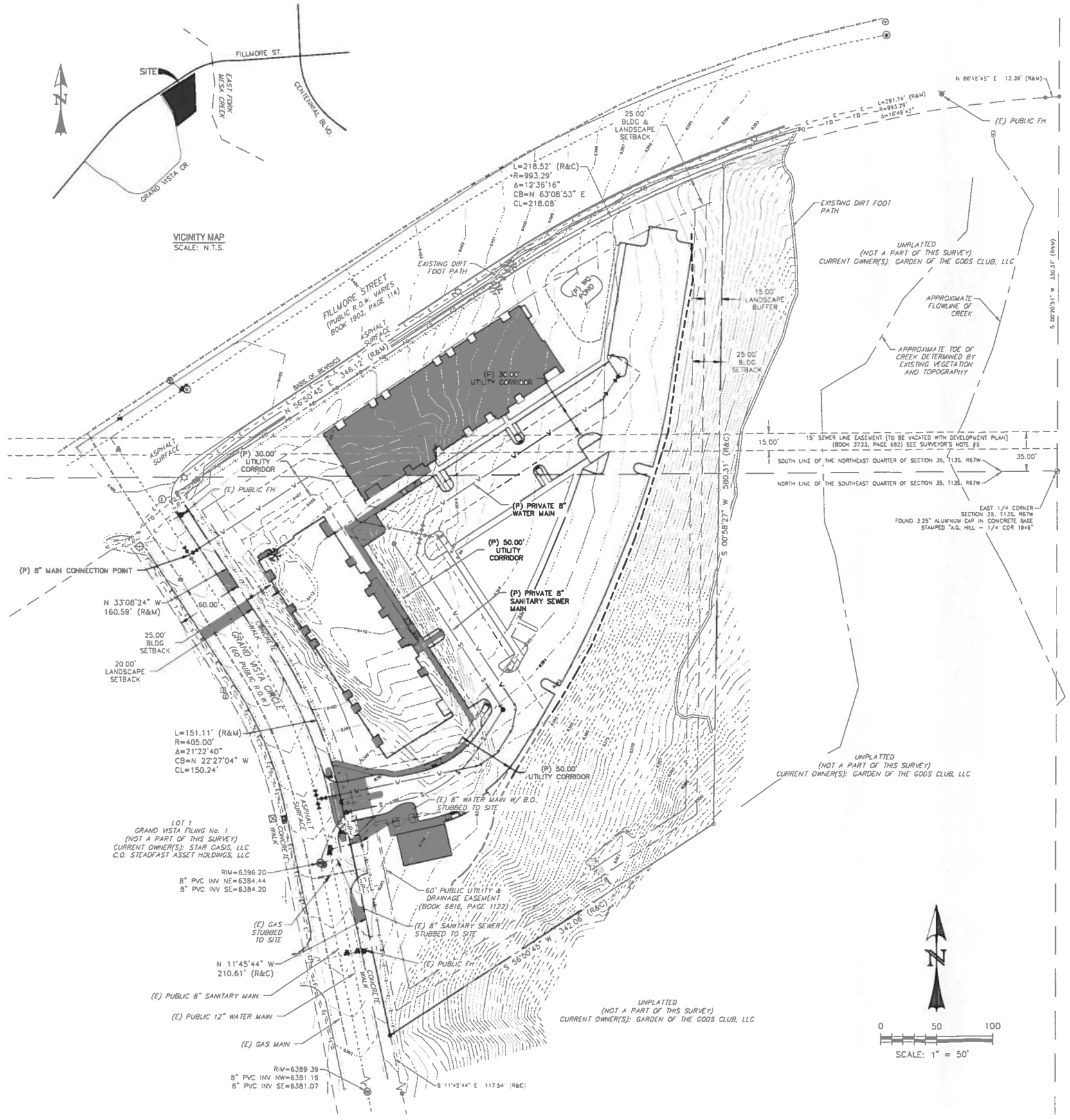
SCALE: AS SHOWN
HORIZ:
VERT:

DATE ISSUED: JULY 8, 2016

SHEET NO. 1 OF 3 SHEETS

S1

FIGURE 2 - CP
Fillmore Apts



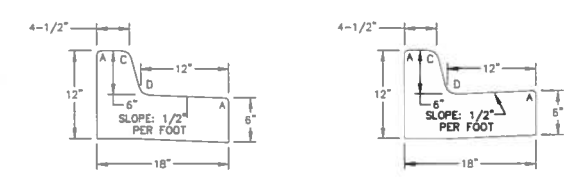
PRELIMINARY UTILITY PLAN GENERAL NOTES:

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF THE PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES ("SU") SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT NE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SU'S LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SU DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SU'S UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SU MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SU, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SU DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNERS SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SU'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FOR (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SU.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET THE SU'S CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SU'S WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SU DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SU FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SU FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SU'S STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS (CONTACT NORTH WORK CENTER @ 668-4985 OR SOUTH WORK CENTER @ 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF EARTH ON ANY SU EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SU (CITY CODE 12.2.540).
11. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SU TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, POLICIES OR CODES WHICH CHANGES ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THENOCURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SU.

RADII LEGEND:

A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"



TYPE 3
MEDIAN CURB & GUTTER
SCALE: N.T.S.

TYPE 3*
MEDIAN CURB & GUTTER
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
ADDRESS	(1234)
CURB AND GUTTER	C&G
BOUNDARY	
ROW	
LOT LINE	
EASEMENT	
(E) CONTOUR, INDEX	5960
(E) CONTOUR	
(E) SANITARY MAIN, MH	
(E) WATER MAIN, BOV, VALVE, FH	
(E) ELECTRIC	
(E) GAS MAIN	
(E) STORM SEWER, MH	
(P) CONTOUR, INDEX	5960
(P) CONTOUR	
(P) SANITARY MAIN, MH	
(P) SANITARY SEWER SERVICE	
(P) UNDERDRAIN; MAIN	
(P) UNDERDRAIN SERVICE	
(P) WATER MAIN, BOV, VALVE, FH	
(P) WATER SERVICE	
(P) FIRE LINE	
(P) STORM SEWER, MH	
(P) STORM INLET	

NOTE: THE SITE HAS BEEN STUDIED IN AND IS SUBJECT TO THE FINDINGS AND RECCOMENDATIONS OF THE "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FILLMORE APARTMENTS W. FILLMORE ST. & GRAND VISTA CIRCLE COLORADO SPRINGS, COLORADO," PREPARED BY CTL THOMPSON INC. AND DATED OCTOBER 17, 2016.

CITY APPROVAL STAMP

CITY FILE NO. CPC PUP 16-00097

REFERENCE DRAWINGS

NO	DATE	DESCRIPTION	BY
2	3/23/17	ADDRESS CITY COMMENTS	DLM
1	12/20/16	CONCEPT REVISIONS	MGP

REVISIONS

BENCHMARK DATA(ELEV.)
(DATUM)
(DESCRIPTION/LOCATION)

CHALLENGER HOMES

CLIENT/OWNER:

Challenger Homes, Inc.
8605 Explorer Drive #250
Colorado Springs, CO 80920

PREPARED BY:

CATAMOUNT ENGINEERING
PO BOX 682 DIVIDE, CO 80814 (719)429-2134

FILLMORE APARTMENTS

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY: MGP
DRAWN BY:
CHECKED BY: DLM

SCALE
HORIZ: 1"=30' HS
VERT: N/A VS

DATE ISSUED: 12/23/16
SHEET NO 2 OF 6 SHEETS

U-1

FIGURE 2 - CP
Fillmore Apts

FILLMORE APARTMENTS

CITY OF COLORADO SPRINGS

PUD CONCEPT PLAN

JULY 2016

1 FRONT ELEVATION - BLDG A-39
1/8" = 1'-0"

Note
1. Elevations indicated on the drawings are preliminary. Final elevations to be provided with Development Plan submittal

2 SIDE ELEVATION - BLDG A-39
1/8" = 1'-0"

3 PERSPECTIVE VIEW - FRONT

CITY APPROVAL STAMP

REFERENCE DRAWINGS	NO	DATE	DESCRIPTION	BY
		12-22-16	REVISED CONCEPT PLAN	
		3-23-17	REVISED CONCEPT PLAN	
	1	12/2[illegible]	[illegible]	

REVISIONS

BENCHMARK DATUM [illegible]
IDATUM
IDESCRIPTION [illegible]

CHALLENGER HOMES

CLIENT/OWNER:

Challenger Homes, Inc.
13570 Northgate Estates Dr.
Colorado Springs, CO 80921

PREPARED BY:

GODDEN | SUDIK ARCHITECTS
6025 SOUTH QUEBEC ST.
SUITE 375
CENTENNIAL, CO 80111

Godden | Sudik ARCHITECTS
WWW.GODDENSUDIK.COM
303.455.4437

FILLMORE APARTMENTS

ARCHITECTURAL ELEVATIONS

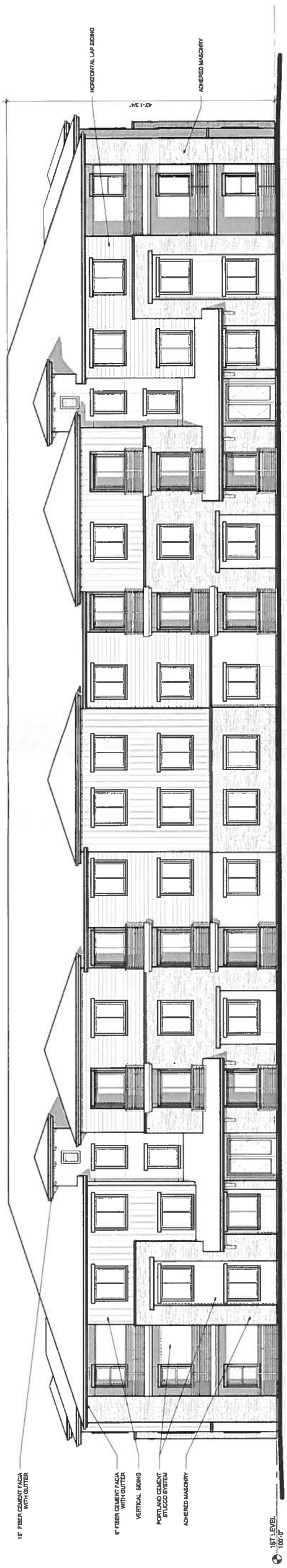
A1

FIGURE 2 - CP
Fillmore Apts

FILLMORE APARTMENTS

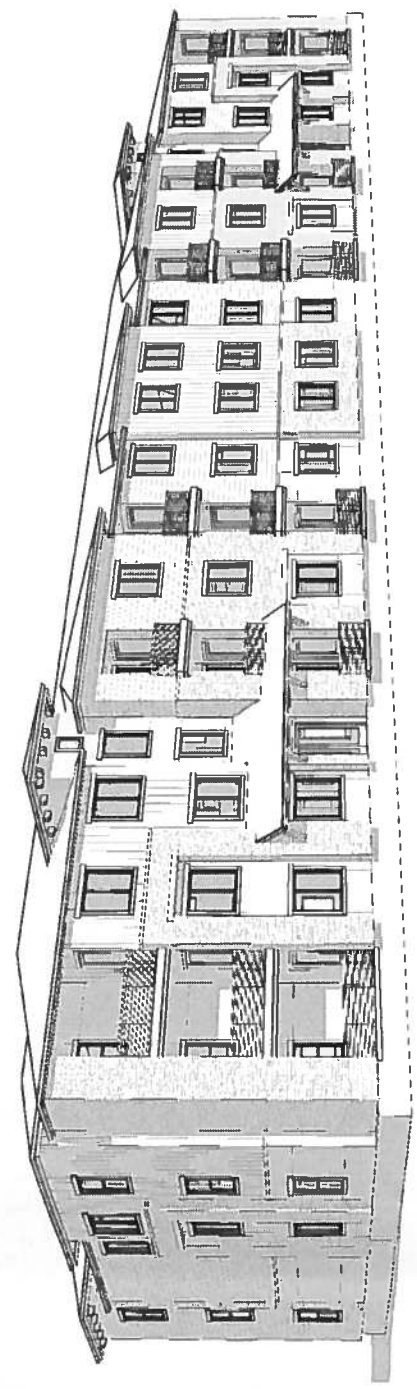
CITY OF COLORADO SPRINGS
PUD CONCEPT PLAN

JULY 2016



1 REAR ELEVATION - BLDG A-39
1/8" = 1'-0"

Note:
1 Elevations indicated on the drawings are preliminary. Final elevations to be provided with Development Plan submittal



3 PERSPECTIVE VIEW -REAR

2 SIDE ELEVATION - BLDG A-39
1/8" = 1'-0"

CITY APPROVAL STAMP
SITE PLAN NO. CPC PUD 16-00037

FILLMORE APARTMENTS

ARCHITECTURAL ELEVATIONS

A2

PREPARED BY:

Godden | Sudik ARCHITECTS
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303.455.4437

GODDEN | SUDIK ARCHITECTS
6025 SOUTH QUEBEC ST.
SUITE 375
CENTENNIAL, CO 80111

CLIENT/OWNER:

CHALLENGER HOMES

Challenger Homes, Inc.
13570 Northgate Estates Dr.
Colorado Springs, CO 80921

NO.	DATE	DESCRIPTION
1	12-22-16	REVISED CONCEPT PLAN
	3-23-17	REVISED CONCEPT PLAN

REFERENCE DRAWINGS

FIGURE 2 - CP
Fillmore Apts

FILLMORE APARTMENTS

CITY OF COLORADO SPRINGS

PUD CONCEPT PLAN

JULY 2016

1 FRONT ELEVATION - BLDG C-52
1/8" = 1'-0"

2 SIDE ELEVATION - BLDG C-52
1/8" = 1'-0"

Note
1 Elevations indicated on the drawings are preliminary. Final elevations to be provided with Development Plan submittal.

3 PERSPECTIVE VIEW - FRONT

CITY APPROVAL STAMP
CITY FILE NO. CPC PUD 16-00027

REFERENCE DRAWINGS		
	12-22-16	REVISED CONCEPT PLAN
	3-23-17	REVISED CONCEPT PLAN

NO	DATE	DESCRIPTION	BY
1	12/22/16		

REVISIONS

BENCHMARK STATE PLANE
DATUM
DESCRIPTION

CHALLENGER HOMES

CLIENT/OWNER:

Challenger Homes, Inc.
13570 Northgate Estates Dr.
Colorado Springs, CO 80921

PREPARED BY:

GODDEN | SUDIK ARCHITECTS
6025 SOUTH QUEBEC ST.
SUITE 375
CENTENNIAL, CO 80111

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FILLMORE APARTMENTS

ARCHITECTURAL ELEVATIONS

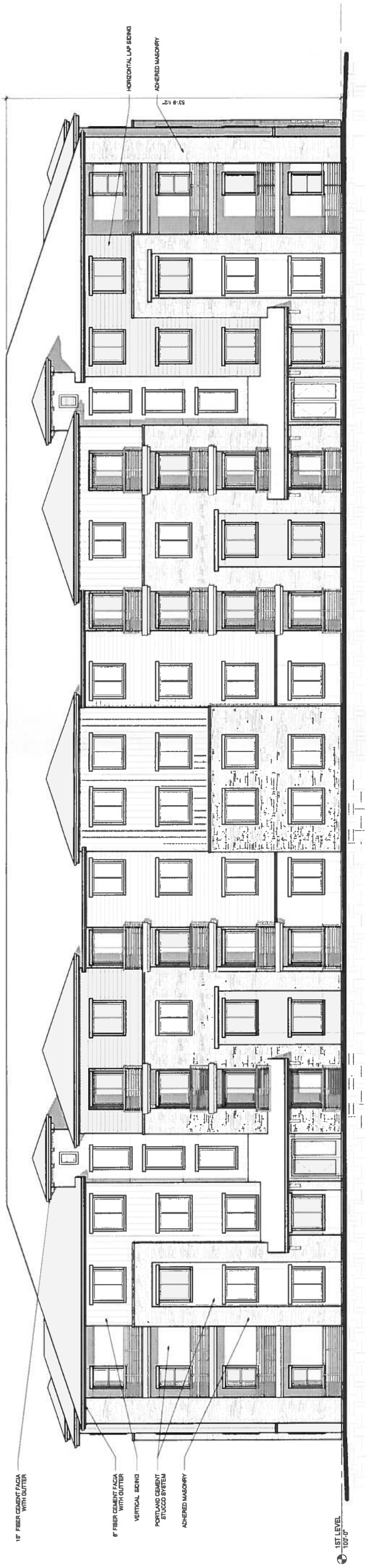
A3

FIGURE 2 - CP
Fillmore Apts

FILLMORE APARTMENTS

CITY OF COLORADO SPRINGS
PUD CONCEPT PLAN

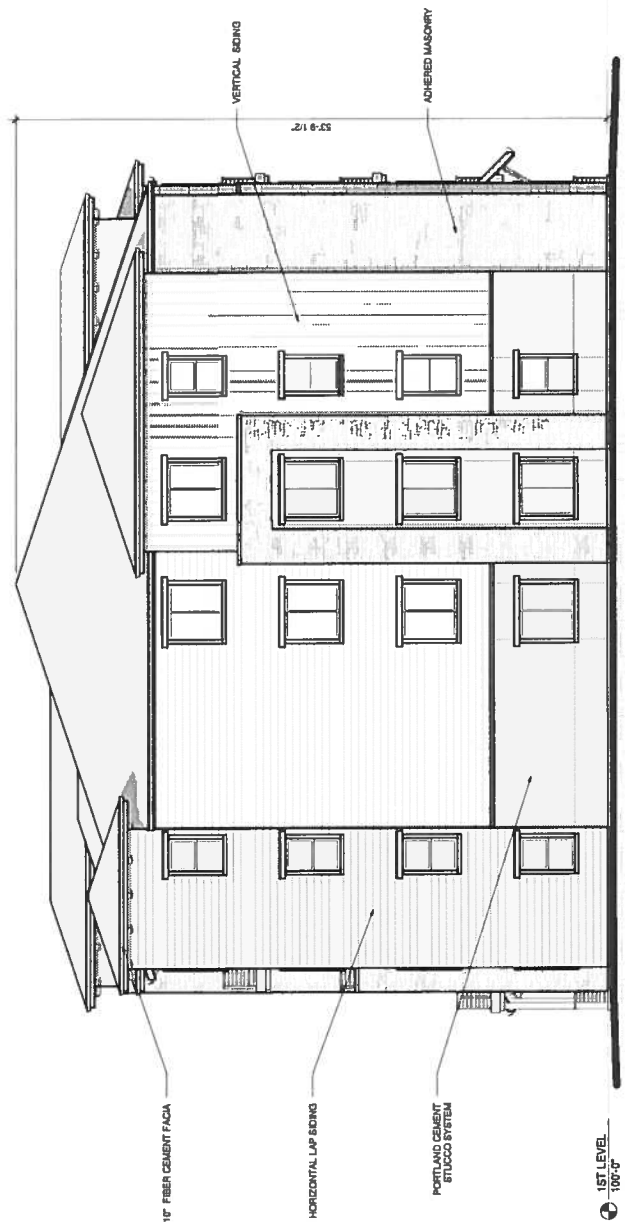
JULY 2016



1 REAR ELEVATION - BLDG C-52
1/8" = 1'-0"

Note:
1. Elevations indicated on the drawings are preliminary. Final elevations to be provided with Development Plan submittal

3 PERSPECTIVE VIEW -REAR



2 SIDE ELEVATION - BLDG C-52
1/8" = 1'-0"

FILLMORE APARTMENTS

ARCHITECTURAL ELEVATIONS

A4

PREPARED BY:

Godden | Sudik ARCHITECTS
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303.455.4437

GODDEN | SUDIK ARCHITECTS
6025 SOUTH QUEBEC ST.
SUITE 375
CENTENNIAL, CO 80111

CLIENT/OWNER:

Challenger Homes, Inc.
13570 Northgate Estates Dr.
Colorado Springs, CO 80921

CHALLENGER HOMES

NO	DATE	DESCRIPTION
1	12-22-16	REVISED CONCEPT PLAN
	3-23-17	REVISED CONCEPT PLAN

REFERENCE DRAWINGS

FIGURE 2 - CP
Fillmore Apts