PROPERTY DESCRIPTION

PARCEL LEGAL DESCRIPTION
A PARCEL OF LAND, BEING A PORTION OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, T.13S., R.67W, AND A PORTION OF SECTION 1, T.14S., R.67W, OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM CAP SET IN CONCRETE AND STAMPED "AG HILL - 1946B". BEARING S00°20'23"W, 2612.63 FEET.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°20'23"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 979.65 FEET;

THENCE N89°16'21"E, A DISTANCE OF 1137.96 FEET;

THENCE S00°01'51"W, A DISTANCE OF 659.83 FEET;

THENCE N89°17'56"E, A DISTANCE OF 368.14 FEET;

THENCE S00°01'24"W, A DISTANCE OF 978.33 FEET;

THENCE S89°28'52"W, A DISTANCE OF 840.03 FEET;

THENCE S51°31'25"E, A DISTANCE OF 84.92 FEET;

THENCE S09°24'13"E, A DISTANCE OF 152.00 FEET;

THENCE S41°48'14"E, A DISTANCE OF 51.02 FEET;

THENCE S02°23'52"E, A DISTANCE OF 79.99 FEET;

THENCE S45°37'01"E, A DISTANCE OF 179.99 FEET;

THENCE N70°52'39"E, A DISTANCE OF 98.02 FEET;

THENCE S21°06'48"E, A DISTANCE OF 345.02 FEET;

THENCE S66°36'39"E, A DISTANCE OF 106.06 FEET;

THENCE S54°23'40"E, A DISTANCE OF 436.95 FEET;

THENCE S14°19'28"E, A DISTANCE OF 73.18 FEET;

THENCE S23°40'43"W, A DISTANCE OF 73.50 FEET;

THENCE S68°46'31"W, A DISTANCE OF 70.59 FEET;

THENCE N23°40'43"E, A DISTANCE OF 108.11 FEET;

THENCE N14°19'28"W, A DISTANCE OF 37.73 FEET;

THENCE N54°23'40"W, A DISTANCE OF 413.37 FEET;

THENCE N66°36'39"W, A DISTANCE OF 121.68 FEET;

THENCE N21°06'48"W, A DISTANCE OF 143.60 FEET;

THENCE N45°37'01"W, A DISTANCE OF 451.44 FEET;

THENCE N09°24'13"W, A DISTANCE OF 200.00 FEET;

THENCE N89°01'15"W, A DISTANCE OF 455.05 FEET TO A POINT ON THE EAST LINE OF SENTINEL RIDGE SUBDIVISION AS RECORDED AT RECEPTION NUMBER 216713861 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID EAST, THE FOLLOWING SEVENTEEN (17) COURSES;

1. THENCE N04°04'56"E, A DISTANCE OF 57.94 FEET;
2. THENCE N11°46'18"E, A DISTANCE OF 56.61 FEET;
3. THENCE N01°41'22"W, A DISTANCE OF 300.75 FEET;
4. THENCE N02°06'59"E, A DISTANCE OF 132.02 FEET;
5. THENCE N07°57'44"W, A DISTANCE OF 91.04 FEET;
6. THENCE N22°31'05"W, A DISTANCE OF 68.02 FEET;
7. THENCE S67°02'50"W, A DISTANCE OF 136.50 FEET;
8. THENCE S88°04'31"W, A DISTANCE OF 50.00 FEET;
9. THENCE N01°55'29"W, A DISTANCE OF 49.92 FEET TO A POINT OF CURVATURE;
10. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°01'24", A DISTANCE OF 117.91, A CHORD BEARING OF N15°28'11"W WITH A CHORD DISTANCE OF 116.82 FEET;
11. THENCE N28°56'53"W, A DISTANCE OF 130.48 FEET;
12. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 49°03'08", A DISTANCE OF 235.43, A CHORD BEARING OF N04°25'19"W WITH A CHORD DISTANCE OF 228.31 FEET TO A POINT OF REVERSE CURVATURE;
13. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 65°42'50", A DISTANCE OF 200.71, A CHORD BEARING OF N12°45'10"W WITH A CHORD DISTANCE OF 189.89 FEET;
14. THENCE N45°36'36"W, A DISTANCE OF 126.00 FEET;
15. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 236.79, A CHORD BEARING OF N32°41'20"W WITH A CHORD DISTANCE OF 234.79 FEET TO A POINT OF REVERSE CURVATURE;
16. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°46'55", A DISTANCE OF 120.88, A CHORD BEARING OF N35°09'32"W WITH A CHORD DISTANCE OF 119.43 FEET;
17. THENCE N55°37'58"W, A DISTANCE OF 250.10 FEET TO A POINT ON THE EAST LINE OF GRAND VISTA FILING NUMBER 1 AS RECORDED AT RECEPTION NUMBER 98056433 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID EAST LINE AND CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 48°16'39", A DISTANCE OF 265.95, A CHORD BEARING OF N11°19'32"E WITH A CHORD DISTANCE OF 258.81 FEET;

THENCE CONTINUING ALONG SAID EAST LINE N11°46'22"W, A DISTANCE OF 117.56 FEET TO A POINT ON THE SOUTHERLY LINE OF FILLMORE APARTMENTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 218714177 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE N56°50'52"E, A DISTANCE OF 342.06 FEET;

THENCE N00°08'34"E ALONG THE EASTERLY LINE OF SAID FILLMORE APARTMENTS SUBDIVISION, A DISTANCE OF 580.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FILMORE STREET AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 960.29 FEET, A CENTRAL ANGLE OF 16°45'42", A DISTANCE OF 291.74, A CHORD BEARING OF N77°51'54"E WITH A CHORD DISTANCE OF 290.69 FEET;

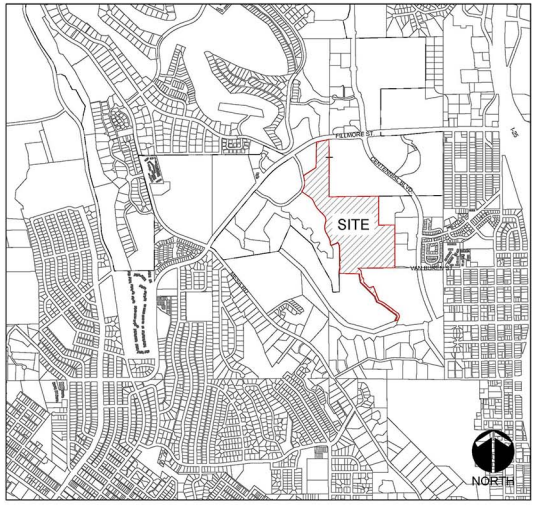
THENCE CONTINUING ALONG SAID SOUTHERLY LINE N88°16'45"E, A DISTANCE OF 12.37 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE S00°20'54"W, A DISTANCE OF 330.41 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,918,083.15 SQUARE FEET OR 66.990 ACRES, MORE OR LESS.

THIS DOCUMENT WAS COMPILED BY THE USE OF EXISTING RECORD DOCUMENTS AND IS NOT A FULLY SURVEYED DESCRIPTION.

FIGURE 2



VICINITY MAP

NOT TO SCALE

SHEET INDEX

PAGE 1 OF 16	CONCEPT PLAN (OVERALL)
PAGE 2 OF 16	CONCEPT PLAN (TOWNHOME AREA)
PAGE 3 OF 16	CONCEPT PLAN (APARTMENT AREA)
PAGE 4 OF 16	GRADING PLAN (OVERALL)
PAGE 5 OF 16	GRADING PLAN (DETAIL)
PAGE 6 OF 16	GRADING PLAN (DETAIL)
PAGE 7 OF 16	GRADING PLAN (DETAIL)
PAGE 8 OF 16	GRADING PLAN (DETAIL)
PAGE 9 OF 16	GRADING PLAN (SECTION DETAIL)
PAGE 10 OF 16	GRADING PLAN (SECTION DETAIL)
PAGE 11 OF 16	TYPICAL LAYOUTS
PAGE 12 OF 16	ARCHITECTURE (PRELIMINARY CONCEPTUAL)
PAGE 13 OF 16	LAND SUITABILITY ANALYSIS (OVERALL)
PAGE 14 OF 16	LAND SUITABILITY ANALYSIS (VEGETATION)
PAGE 15 OF 16	LAND SUITABILITY ANALYSIS (SOILS)
PAGE 16 OF 16	LAND SUITABILITY ANALYSIS (PRESERVATION AREA/USE RESTRICTIONS)

PROJECT TEAM

PINE VALLEY LLC III/GOODWIN KNIGHT	OWNER/APPLICANT
HR GREEN DEVELOPMENT, LLC	LAND PLANNING/LANDSCAPE ARCHITECTURE
GALLOWAY	ENGINEERING
CTL|THOMPSON	GEOTECHNICAL ENGINEER

COVER SHEET

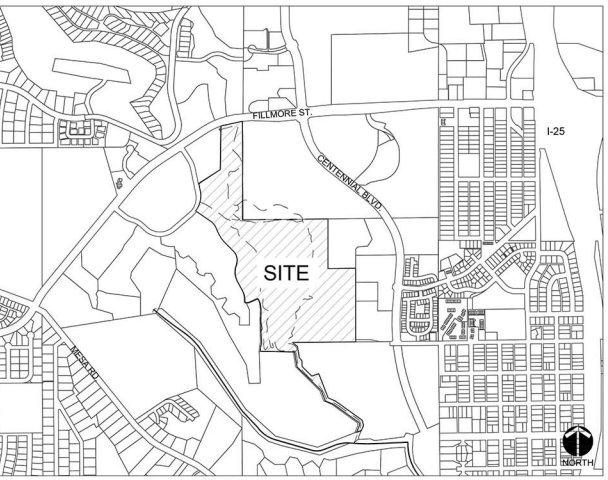
Sheet number - COVER SHEET
Land Use Review File Number: CPC PUP 19-00026

HRGreen

FILLMORE SOUTH

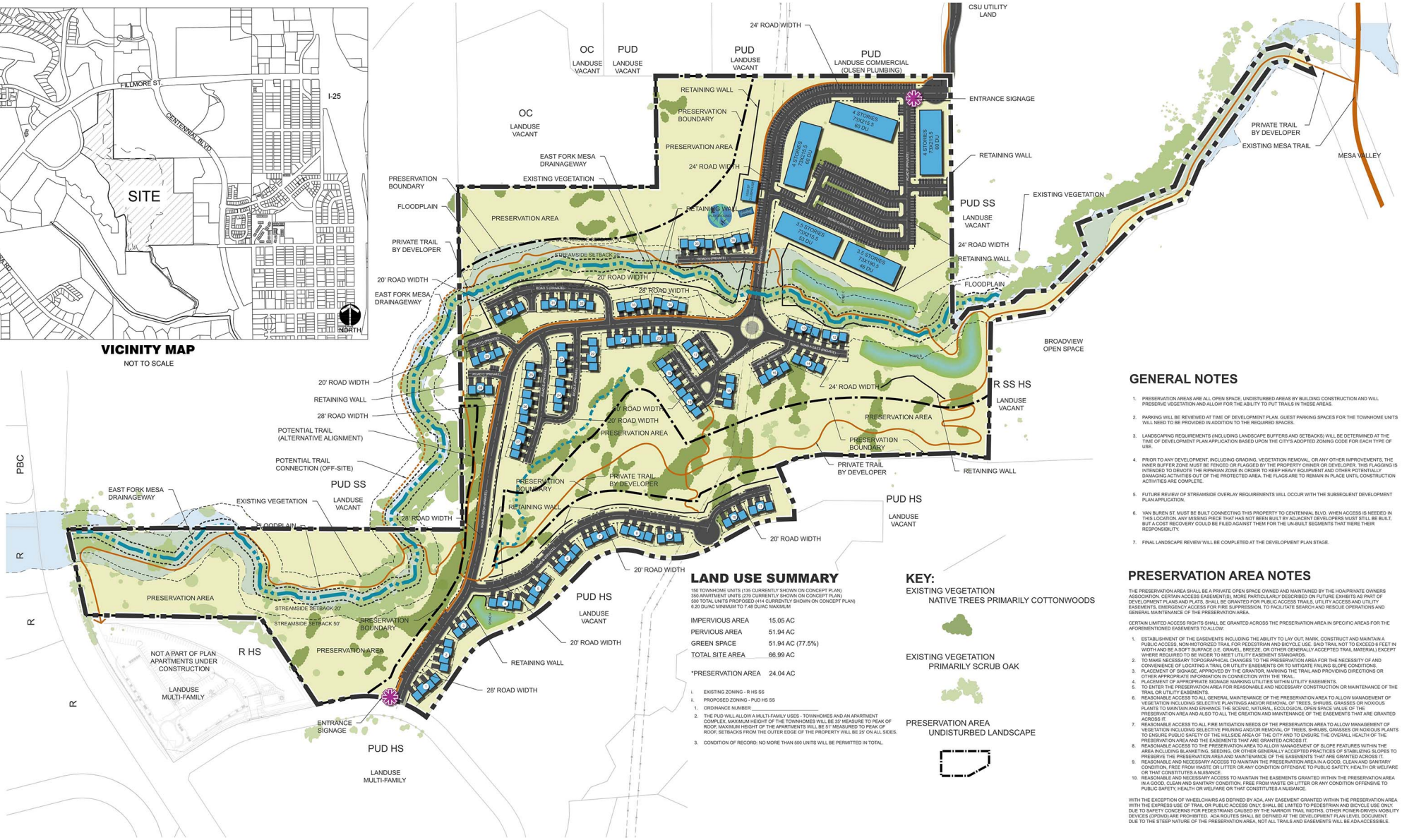
COLORADO SPRINGS, COLORADO

August 19, 2019



VICINITY MAP

NOT TO SCALE



LAND USE SUMMARY

150 TOWNHOME UNITS (135 CURRENTLY SHOWN ON CONCEPT PLAN)
350 APARTMENT UNITS (279 CURRENTLY SHOWN ON CONCEPT PLAN)
500 TOTAL UNITS PROPOSED (414 CURRENTLY SHOWN ON CONCEPT PLAN)
6.20 DU/AC MINIMUM TO 7.48 DU/AC MAXIMUM

IMPERVIOUS AREA	15.05 AC
PERVIOUS AREA	51.94 AC
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	66.99 AC
*PRESERVATION AREA	24.04 AC

i. EXISTING ZONING - R HS SS
ii. PROPOSED ZONING - PUD HS SS
1. ORDINANCE NUMBER
2. THE PUD WILL ALLOW A MULTI-FAMILY USES - TOWNHOMES AND AN APARTMENT COMPLEX, MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 35' MEASURE TO PEAK OF ROOF, MAXIMUM HEIGHT OF THE APARTMENTS WILL BE 51' MEASURED TO PEAK OF ROOF, SETBACKS FROM THE OUTER EDGE OF THE PROPERTY WILL BE 25' ON ALL SIDES.
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 PUT TRAILS IN THESE AREAS.
2. PARKING WILL BE REVIEWED AT TIME OF DEVELOPMENT PLAN. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL NEED TO BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION 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 INNER BUFFER ZONE MUST BE FENCED OR FLAGGED BY THE PROPERTY OWNER OR DEVELOPER. THIS FLAGGING IS INTENDED TO DEMOTE THE RIPARIAN ZONE IN ORDER TO KEEP HEAVY EQUIPMENT AND OTHER POTENTIALLY DAMAGING ACTIVITIES OUT OF THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
5. FUTURE REVIEW OF STREAMSIDE OVERLAY REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
6. VAN BUREN ST. MUST BE BUILT CONNECTING THIS PROPERTY TO CENTENNIAL BLVD. WHEN ACCESS IS NEEDED IN THIS LOCATION. ANY MISSING PIECE THAT HAS NOT BEEN BUILT BY ADJACENT DEVELOPERS MUST STILL BE BUILT, BUT A COST RECOVERY COULD BE FILED AGAINST THEM FOR THE UN-BUILT SEGMENTS THAT WERE THEIR RESPONSIBILITY.
7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

PRESERVATION AREA NOTES

THE PRESERVATION AREA SHALL BE A PRIVATE OPEN SPACE OWNED AND MAINTAINED BY THE HOA/PRIVATE OWNERS ASSOCIATION. CERTAIN ACCESS EASEMENT(S), MORE PARTICULARLY DESCRIBED ON FUTURE EXHIBITS AS PART OF DEVELOPMENT PLANS AND PLATS, SHALL BE GRANTED FOR PUBLIC ACCESS TRAILS, UTILITY ACCESS AND UTILITY EASEMENTS, EMERGENCY ACCESS FOR FIRE SUPPRESSION, TO FACILITATE SEARCH AND RESCUE OPERATIONS AND GENERAL MAINTENANCE OF THE PRESERVATION AREA.

CERTAIN LIMITED ACCESS RIGHTS SHALL BE GRANTED ACROSS THE PRESERVATION AREA IN SPECIFIC AREAS FOR THE AFOREMENTIONED EASEMENTS TO ALLOW:

1. ESTABLISHMENT OF THE EASEMENTS INCLUDING THE ABILITY TO LAY OUT, MARK, CONSTRUCT AND MAINTAIN A PUBLIC ACCESS, NON-MOTORIZED TRAIL FOR PEDESTRIAN AND BICYCLE USE. SAID TRAIL NOT TO EXCEED 6 FEET IN WIDTH AND BE A SOFT SURFACE (I.E. GRAVEL, BREEZE, OR OTHER GENERALLY ACCEPTED TRAIL MATERIAL) EXCEPT WHERE REQUIRED TO BE WIDER TO MEET UTILITY EASEMENT STANDARDS.
2. TO MAKE NECESSARY TOPOGRAPHICAL CHANGES TO THE PRESERVATION AREA FOR THE NECESSITY OF AND CONVENIENCE OF LOCATING A TRAIL OR UTILITY EASEMENTS OR TO MITIGATE FAILING SLOPE CONDITIONS.
3. PLACEMENT OF SIGNAGE, APPROVED BY THE GRANTOR, MARKING THE TRAIL AND PROVIDING DIRECTIONS OR OTHER APPROPRIATE INFORMATION IN CONNECTION WITH THE TRAIL.
4. PLACEMENT OF APPROPRIATE SIGNAGE MARKING UTILITIES WITHIN UTILITY EASEMENTS.
5. TO ENTER THE PRESERVATION AREA FOR REASONABLE AND NECESSARY CONSTRUCTION OR MAINTENANCE OF THE TRAIL OR UTILITY EASEMENTS.
6. REASONABLE ACCESS TO ALL GENERAL MAINTENANCE OF THE PRESERVATION AREA TO ALLOW MANAGEMENT OF VEGETATION INCLUDING SELECTIVE PLANTINGS AND/OR REMOVAL OF TREES, SHRUBS, GRASSES OR NOXIOUS PLANTS TO MAINTAIN AND ENHANCE THE SCENIC, NATURAL, ECOLOGICAL OPEN SPACE VALUE OF THE PRESERVATION AREA AND ALSO TO ALL THE CREATION AND MAINTENANCE OF THE EASEMENTS THAT ARE GRANTED ACROSS IT.
7. REASONABLE ACCESS TO ALL FIRE MITIGATION NEEDS OF THE PRESERVATION AREA TO ALLOW MANAGEMENT OF VEGETATION INCLUDING SELECTIVE PRUNING AND/OR REMOVAL OF TREES, SHRUBS, GRASSES OR NOXIOUS PLANTS TO ENSURE PUBLIC SAFETY OF THE HILLSIDE AREA OF THE CITY AND TO ENSURE THE OVERALL HEALTH OF THE PRESERVATION AREA AND THE EASEMENTS THAT ARE GRANTED ACROSS IT.
8. REASONABLE ACCESS TO THE PRESERVATION AREA TO ALLOW MANAGEMENT OF SLOPE FEATURES WITHIN THE AREA INCLUDING BLANKETING, SEEDING, OR OTHER GENERALLY ACCEPTED PRACTICES OF STABILIZING SLOPES TO PRESERVE THE PRESERVATION AREA AND MAINTENANCE OF THE EASEMENTS THAT ARE GRANTED ACROSS IT.
9. REASONABLE AND NECESSARY ACCESS TO MAINTAIN THE PRESERVATION AREA IN A GOOD, CLEAN AND SANITARY CONDITION, FREE FROM WASTE OR LITTER OR ANY CONDITION OFFENSIVE TO PUBLIC SAFETY, HEALTH OR WELFARE OR THAT CONSTITUTES A NUISANCE.
10. REASONABLE AND NECESSARY ACCESS TO MAINTAIN THE EASEMENTS GRANTED WITHIN THE PRESERVATION AREA IN A GOOD, CLEAN AND SANITARY CONDITION, FREE FROM WASTE OR LITTER OR ANY CONDITION OFFENSIVE TO PUBLIC SAFETY, HEALTH OR WELFARE OR THAT CONSTITUTES A NUISANCE.

WITH THE EXCEPTION OF WHEELCHAIRS AS DEFINED BY ADA, ANY EASEMENT GRANTED WITHIN THE PRESERVATION AREA WITH THE EXPRESS USE OF TRAIL OR PUBLIC ACCESS ONLY, SHALL BE LIMITED TO PEDESTRIAN AND BICYCLE USE ONLY. DUE TO SAFETY CONCERNS FOR PEDESTRIANS CAUSED BY THE NARROW TRAIL WIDTHS, OTHER POWER-DRIVEN MOBILITY DEVICES (OPDMD) ARE PROHIBITED. ADA ROUTES SHALL BE DEFINED AT THE DEVELOPMENT PLAN LEVEL DOCUMENT. DUE TO THE STEEP NATURE OF THE PRESERVATION AREA, NOT ALL TRAILS AND EASEMENTS WILL BE ADA ACCESSIBLE.

CONCEPT PLAN - OVERALL

SHEET NUMBER 1 OF 16
LAND USE REVIEW FILE NUMBER: CPC PUP 19-00026

Green

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

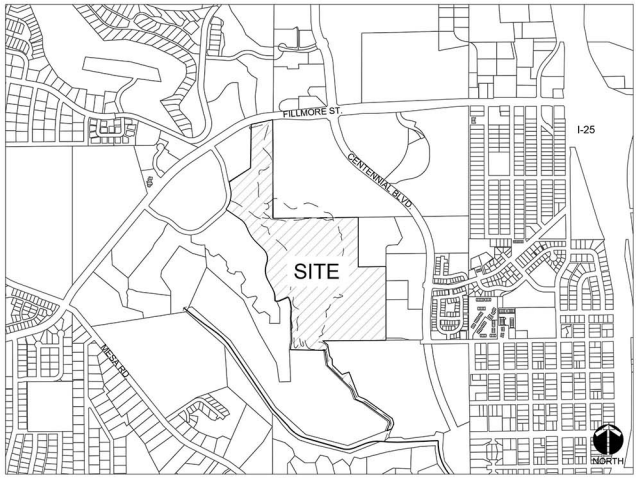
NORTH

0 150' 300' 450'

SCALE: 1" = 150'

August 19, 2019

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



VICINITY MAP

NOT TO SCALE

LAND USE SUMMARY

150 TOWNHOME UNITS (135 CURRENTLY SHOWN ON CONCEPT PLAN)
350 APARTMENT UNITS (279 CURRENTLY SHOWN ON CONCEPT PLAN)
500 TOTAL UNITS PROPOSED (414 CURRENTLY SHOWN ON CONCEPT PLAN)
6.20 DU/AC MINIMUM TO 7.48 DU/AC MAXIMUM

IMPERVIOUS AREA	15.05 AC
PERVIOUS AREA	51.94 AC
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	66.99 AC
*PRESERVATION AREA	24.04 AC

i. EXISTING ZONING - R HS SS
ii. PROPOSED ZONING - PUD HS SS
1. ORDINANCE NUMBER _____
2. THE PUD WILL ALLOW A MULTI-FAMILY USES - TOWNHOMES AND AN APARTMENT COMPLEX. MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 30' MEASURE TO PEAK OF ROOF. MAXIMUM HEIGHT OF THE APARTMENTS WILL BE 51' MEASURED TO PEAK OF ROOF. SETBACKS FROM THE OUTER EDGE OF THE PROPERTY WILL BE 25' ON ALL SIDES.
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 PUT TRAILS IN THESE AREAS.
2. PARKING WILL BE REVIEWED AT TIME OF DEVELOPMENT PLAN. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL NEED TO BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION 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 INNER BUFFER ZONE MUST BE FENCED OR FLAGGED BY THE PROPERTY OWNER OR DEVELOPER. THIS FLAGGING IS INTENDED TO DEMOTE THE RIPARIAN ZONE IN ORDER TO KEEP HEAVY EQUIPMENT AND OTHER POTENTIALLY DAMAGING ACTIVITIES OUT OF THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
5. FUTURE REVIEW OF STREAMSIDE OVERLAY REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
6. VAN BUREN ST. MUST BE BUILT CONNECTING THIS PROPERTY TO CENTENNIAL BLVD. WHEN ACCESS IS NEEDED IN THIS LOCATION. ANY MISSING PIECE THAT HAS NOT BEEN BUILT BY ADJACENT DEVELOPERS MUST STILL BE BUILT, BUT A COST RECOVERY COULD BE FILED AGAINST THEM FOR THE UN-BUILT SEGMENTS THAT WERE THEIR RESPONSIBILITY.
7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

CONCEPT PLAN - TOWNHOMES

SHEET NUMBER 2 OF 16
LAND USE REVIEW FILE NUMBER: CPC PUP 19-00026

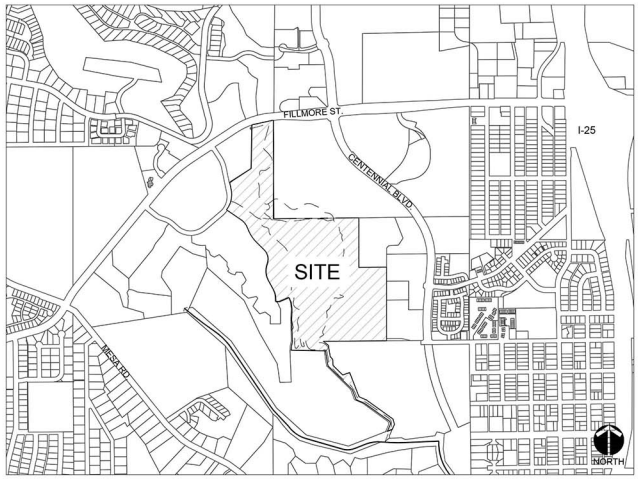
Green

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

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

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



VICINITY MAP

NOT TO SCALE

LAND USE SUMMARY

150 TOWNHOME UNITS (135 CURRENTLY SHOWN ON CONCEPT PLAN)
350 APARTMENT UNITS (279 CURRENTLY SHOWN ON CONCEPT PLAN)
500 TOTAL UNITS PROPOSED (414 CURRENTLY SHOWN ON CONCEPT PLAN)
6.20 DU/AC MINIMUM TO 7.48 DU/AC MAXIMUM

IMPERVIOUS AREA	15.05 AC
PERVIOUS AREA	51.94 AC
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	66.99 AC
*PRESERVATION AREA	24.04 AC

i. EXISTING ZONING - R HS SS
ii. PROPOSED ZONING - PUD HS SS

1. ORDINANCE NUMBER
2. THE PUD WILL ALLOW A MULTI-FAMILY USES - TOWNHOMES AND AN APARTMENT COMPLEX, MAXIMUM HEIGHT OF THE TOWNHOMES WILL BE 35' MEASURE TO PEAK OF ROOF, MAXIMUM HEIGHT OF THE APARTMENTS WILL BE 55' MEASURED TO PEAK OF ROOF. SETBACKS FROM THE OUTER EDGE OF THE PROPERTY WILL BE 25' ON ALL SIDES.
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 PUT TRAILS IN THESE AREAS.
2. PARKING WILL BE REVIEWED AT TIME OF DEVELOPMENT PLAN. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL NEED TO BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION 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 INNER BUFFER ZONE MUST BE FENCED OR FLAGGED BY THE PROPERTY OWNER OR DEVELOPER. THIS FLAGGING IS INTENDED TO DEMOTE THE RIPARIAN ZONE IN ORDER TO KEEP HEAVY EQUIPMENT AND OTHER POTENTIALLY DAMAGING ACTIVITIES OUT OF THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
5. FUTURE REVIEW OF STREAMSIDE OVERLAY REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
6. VAN BUREN ST. MUST BE BUILT CONNECTING THIS PROPERTY TO CENTENNIAL BLVD. WHEN ACCESS IS NEEDED IN THIS LOCATION. ANY MISSING PIECE THAT HAS NOT BEEN BUILT BY ADJACENT DEVELOPERS MUST STILL BE BUILT, BUT A COST RECOVERY COULD BE FILED AGAINST THEM FOR THE UN-BUILT SEGMENTS THAT WERE THEIR RESPONSIBILITY.
7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

CONCEPT PLAN - APARTMENTS

SHEET NUMBER 3 OF 16
LAND USE REVIEW FILE NUMBER: CPC PUP 19-00026

Green

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

NORTH
0 50' 100' 150'
SCALE: 1" = 50'
August 19, 2019

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

LOCATION MAP
SCALE: N.T.S.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUFFER LINE
- 100-YR FLOOD PLAIN LINE
- FEMA FLOOD WAY
- STREAM — STREAM — EXISTING STREAM (TYPE 1)
- SS 20' — SS 20' — 20' STREAM SIDE SETBACK
- SS 50' — SS 50' — 50' STREAM SIDE SETBACK
- POTENTIAL TRAIL LOCATION
- PROPOSED ROADWAY CENTERLINE
- PROPOSED POND TOB
- PROPOSED WALL
- PROPOSED CURB AND GUTTER
- LOD — LOD — LIMITS OF DISTURBANCE
- PRESERVATION AREA BOUNDARY
- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED LOT LINES
- EXISTING TREE LINE

FLOODPLAIN STATEMENT

ACCORDING TO FEMA FIRM MAP 08041C0729G, EFFECTIVE DECEMBER 7, 2018, THE MESA BASIN STREAM RUNS DIRECTLY THROUGH THE SITE. IDENTIFIED AS ZONE AE, WITH BASE FLOOD ELEVATIONS DETERMINED.

ADDITIONALLY, THE MESA BASIN IS FURTHER IDENTIFIED AS FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

SITE DATA TABLE

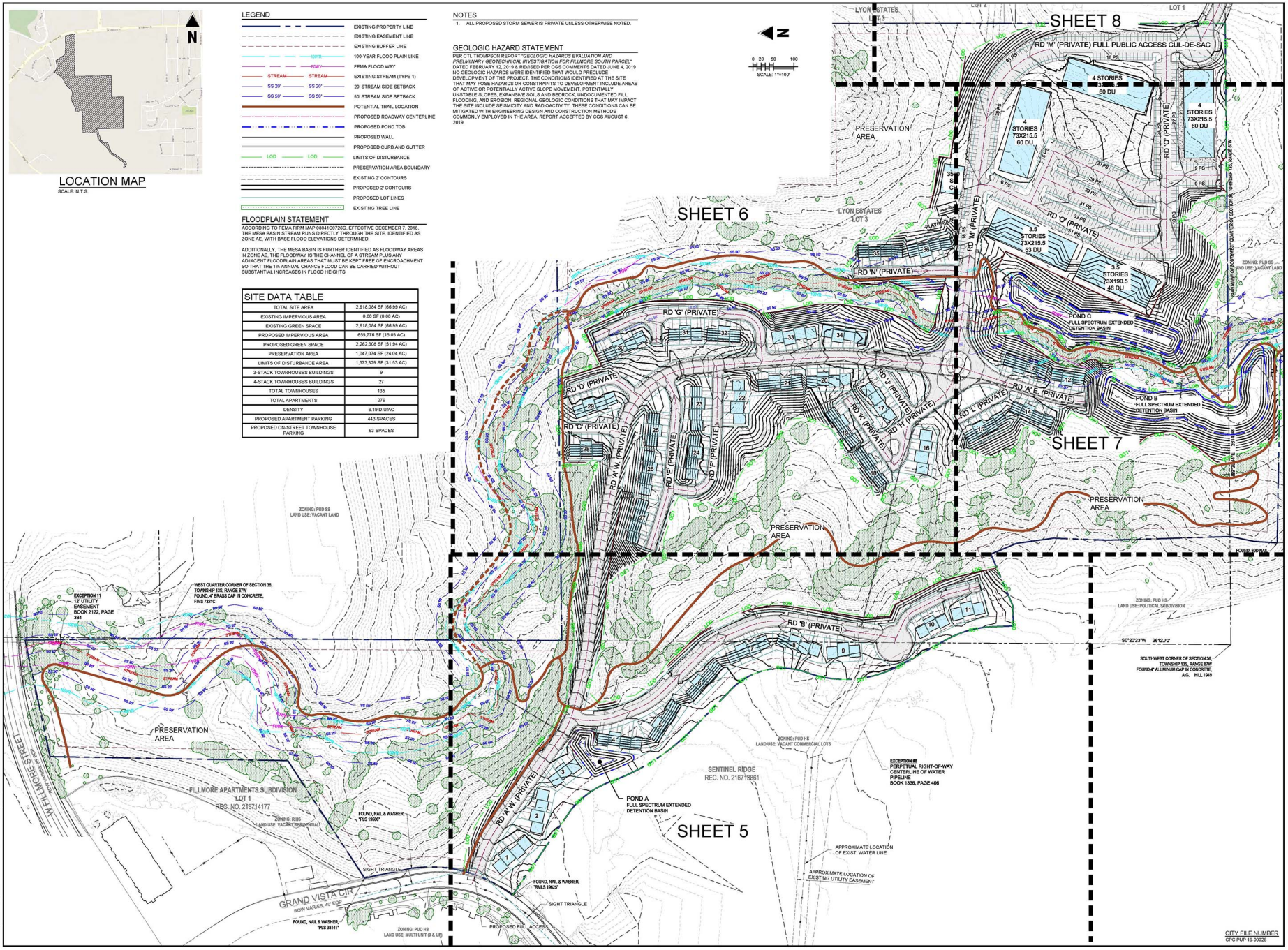
TOTAL SITE AREA	2,918,084 SF (66.99 AC)
EXISTING IMPERVIOUS AREA	0.00 SF (0.00 AC)
EXISTING GREEN SPACE	2,918,084 SF (66.99 AC)
PROPOSED IMPERVIOUS AREA	655,776 SF (15.05 AC)
PROPOSED GREEN SPACE	2,262,308 SF (51.94 AC)
PRESERVATION AREA	1,047,074 SF (24.04 AC)
LIMITS OF DISTURBANCE AREA	1,373,329 SF (31.53 AC)
3-STACK TOWNHOUSES BUILDINGS	9
4-STACK TOWNHOUSES BUILDINGS	27
TOTAL TOWNHOUSES	135
TOTAL APARTMENTS	279
DENSITY	6.19 D.U/AC
PROPOSED APARTMENT PARKING	443 SPACES
PROPOSED ON-STREET TOWNHOUSE PARKING	63 SPACES

NOTES

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

GEOLOGIC HAZARD STATEMENT

PER CTL THOMPSON REPORT *"GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION FOR FILLMORE SOUTH PARCEL"* DATED FEBRUARY 12, 2019 & REVISED PER CGS COMMENTS DATED JUNE 4, 2019 NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT WOULD PRECLUDE DEVELOPMENT OF THE PROJECT. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT, POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS AND BEDROCK, UNDOCUMENTED FILL, FLOODING, AND EROSION. REGIONAL GEOLOGIC CONDITIONS THAT MAY IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA. REPORT ACCEPTED BY CGS AUGUST 6, 2019.



CITY FILE NUMBER
CPC PUP 19-00026

FIGURE 2

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.

Project No:	GNK00037.20
Drawn By:	JDP
Checked By:	GD
Date:	8/19/2019

GRADING PLAN KEY MAP

4
Sheet 4 of 16

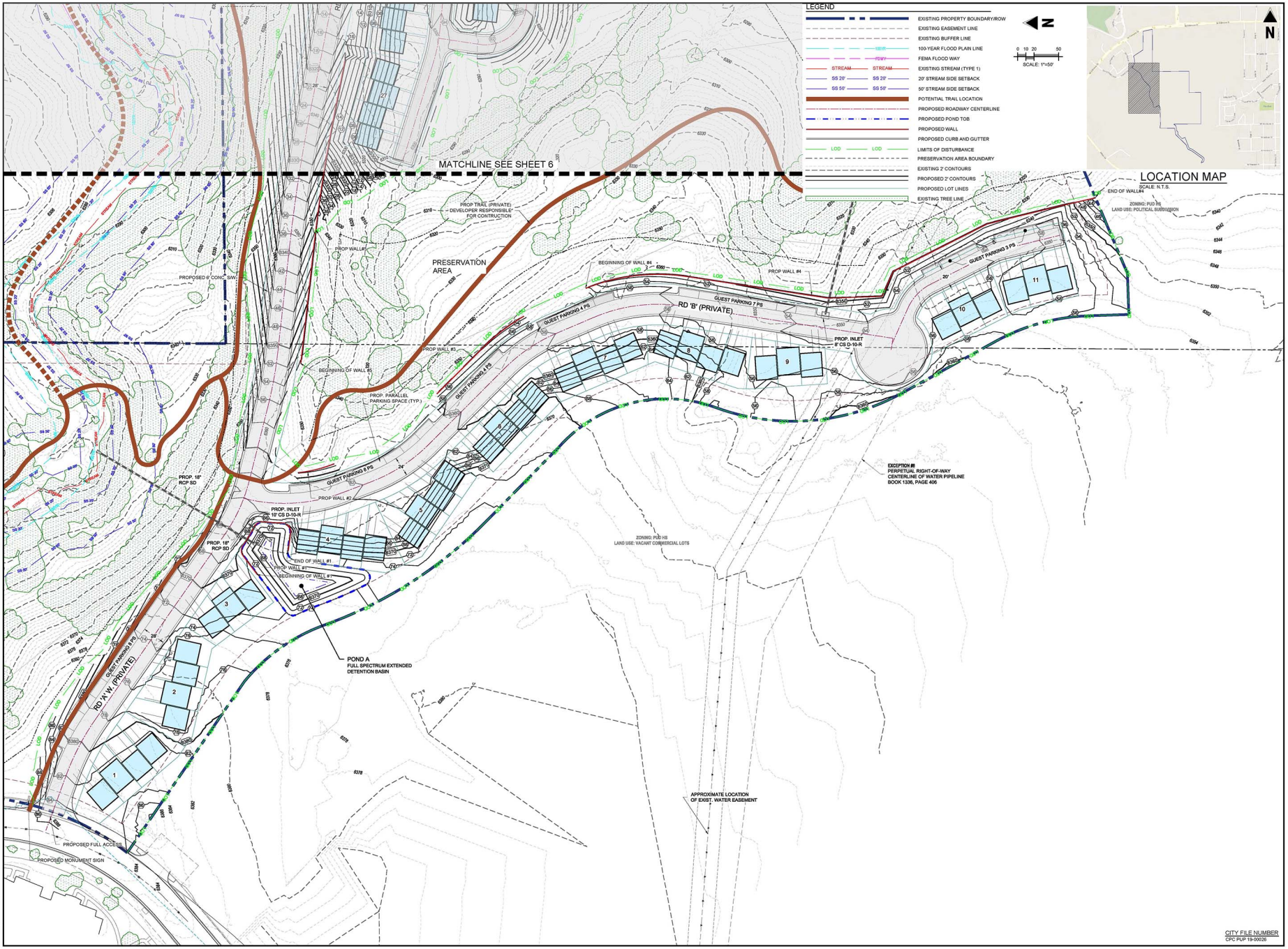


FIGURE 2

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

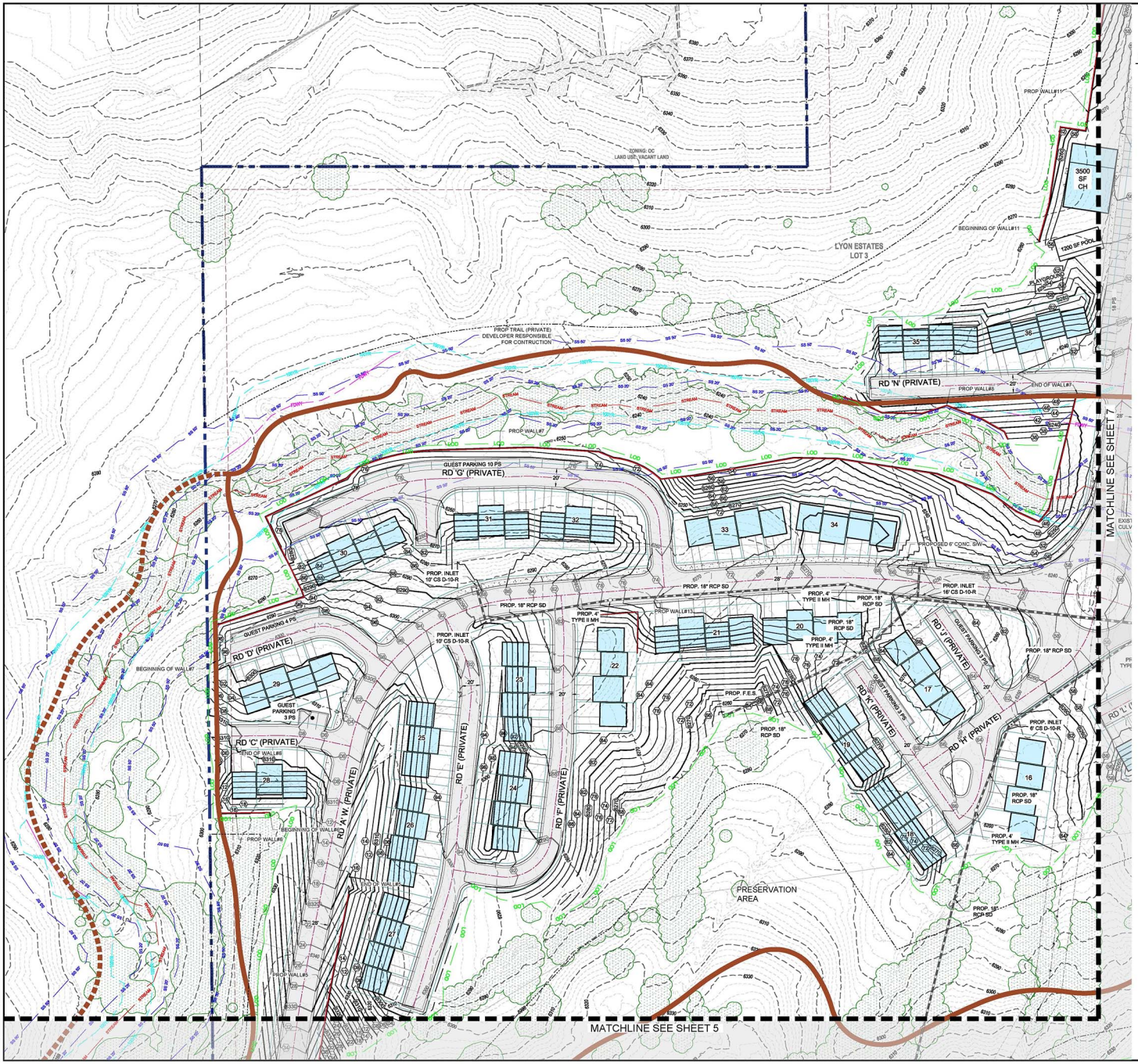
PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.

Project No:	GNK00037.20
Drawn By:	JDP
Checked By:	GD
Date:	8/19/2019

GRADING PLAN



SCALE: 1"=50'

LOCATION MAP

SCALE: N.T.S.

LEGEND

- EXISTING PROPERTY BOUNDARY/ROW
- EXISTING EASEMENT LINE
- EXISTING BUFFER LINE
- 100-YEAR FLOOD PLAIN LINE
- FEMA FLOOD WAY
- EXISTING STREAM (TYPE 1)
- 20' STREAM SIDE SETBACK
- 50' STREAM SIDE SETBACK
- POTENTIAL TRAIL LOCATION
- PROPOSED ROADWAY CENTERLINE
- PROPOSED POND TOB
- PROPOSED WALL
- PROPOSED CURB AND GUTTER
- LIMITS OF DISTURBANCE
- PRESERVATION AREA BOUNDARY
- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED LOT LINES
- EXISTING TREE LINE

CITY FILE NUMBER
CPC PUP 19-00026

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

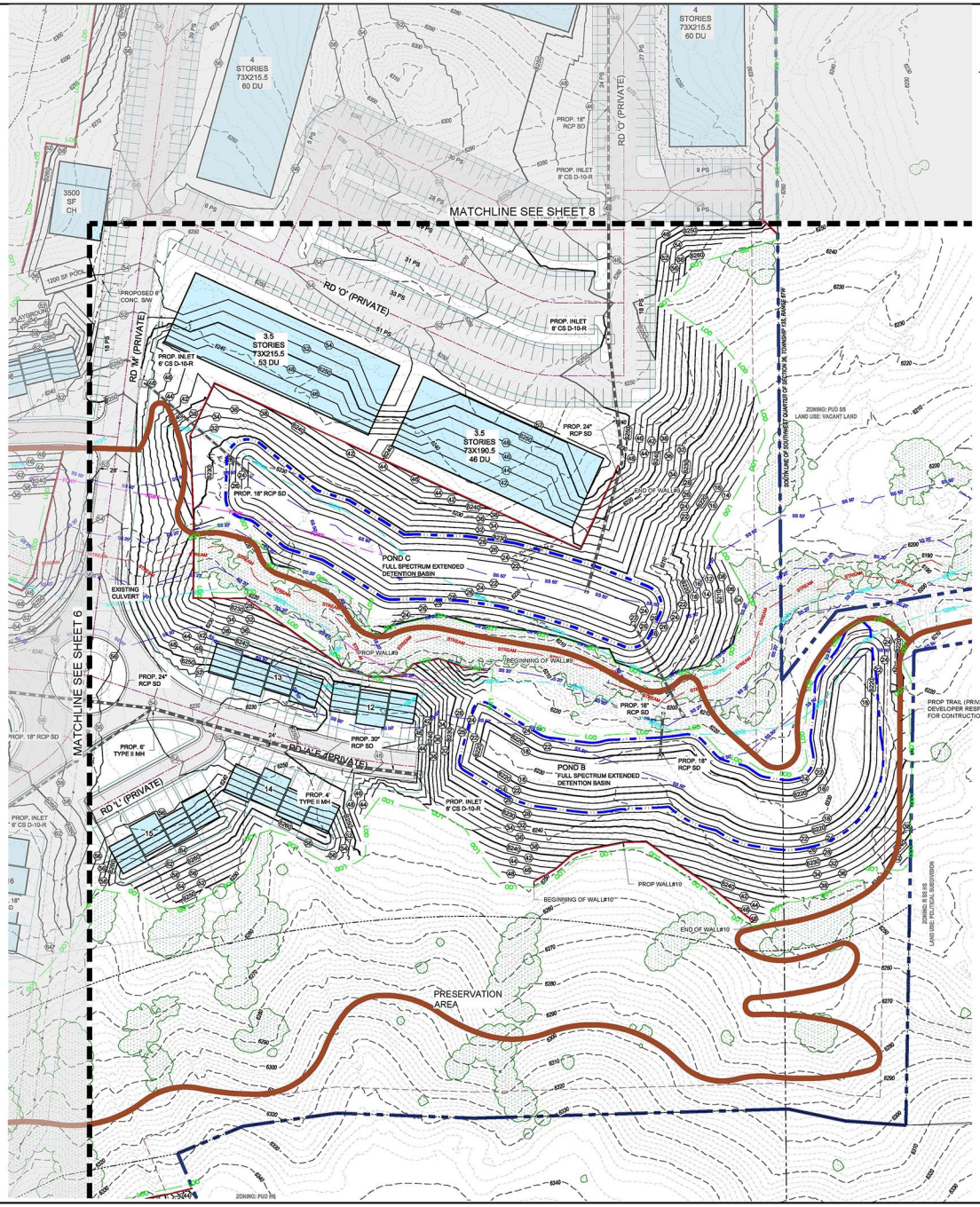
#	Date	Issue / Description	Init.
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--

Project No:	GNK00037.20
Drawn By:	JDP
Checked By:	GD
Date:	8/19/2019

GRADING PLAN

6
Sheet 6 of 16

FIGURE 2



LOCATION MAP

SCALE: N.T.S.

LEGEND

- EXISTING PROPERTY BOUNDARY/ROW
- EXISTING EASEMENT LINE
- EXISTING BUFFER LINE
- 100-YEAR FLOOD PLAIN LINE
- FEMA FLOOD WAY
- EXISTING STREAM (TYPE 1)
- 20' STREAM SIDE SETBACK
- 50' STREAM SIDE SETBACK
- POTENTIAL TRAIL LOCATION
- PROPOSED ROADWAY CENTERLINE
- PROPOSED POND TOB
- PROPOSED WALL
- PROPOSED CURB AND GUTTER
- LIMITS OF DISTURBANCE
- PRESERVATION AREA BOUNDARY
- EXISTING 2' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED LOT LINES
- EXISTING TREE LINE

CITY FILE NUMBER
CPC PUP 19-00026

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--

Project No:	GNK00037.20
Drawn By:	JDP
Checked By:	GD
Date:	8/19/2019

GRADING PLAN

7
Sheet 7 of 16

FIGURE 2

FIGURE 2

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

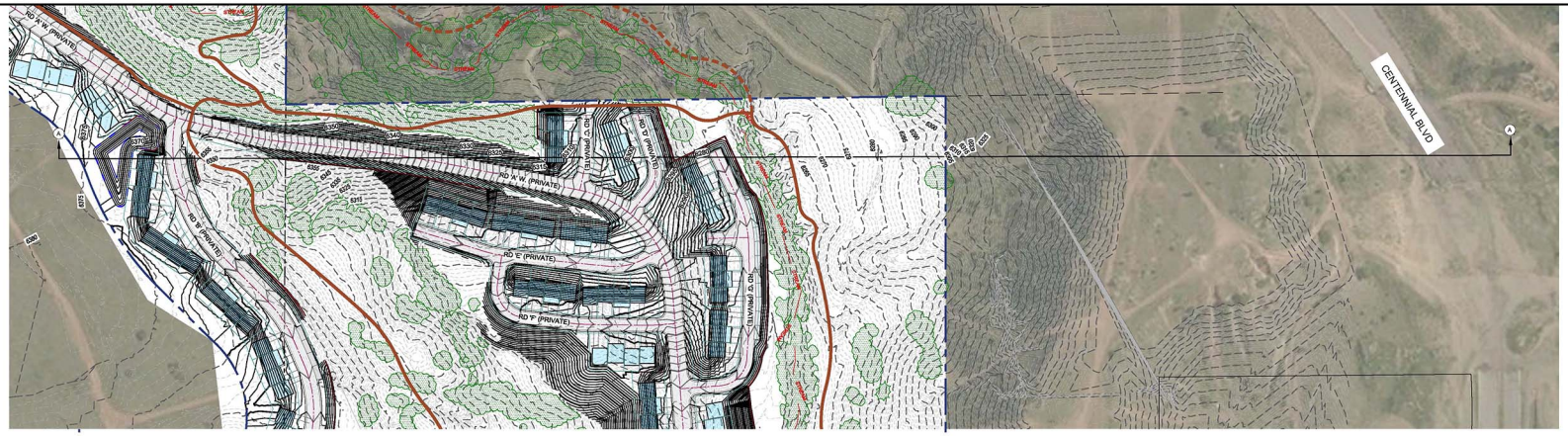
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

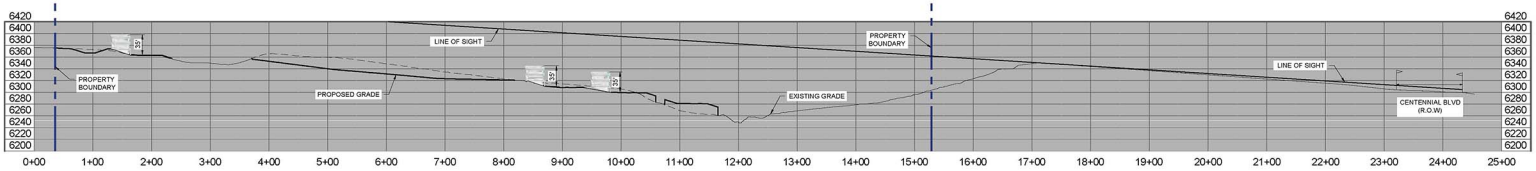
#	Date	Issue / Description	Init.

Project No:	GNK00007.20
Drawn By:	JDP
Checked By:	GD
Date:	8/19/2019

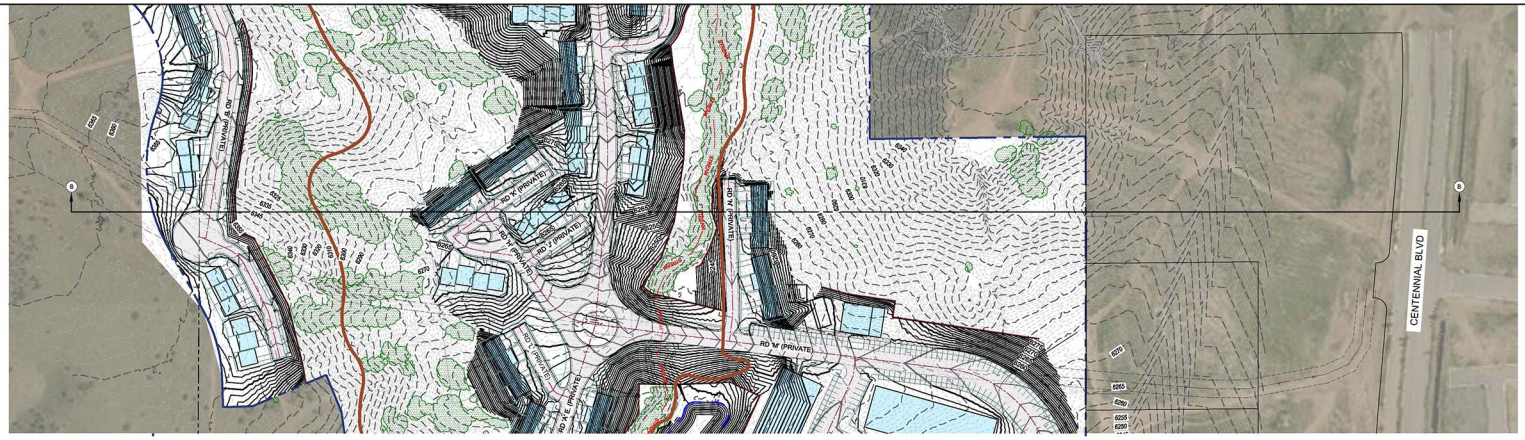
GRADING PLAN

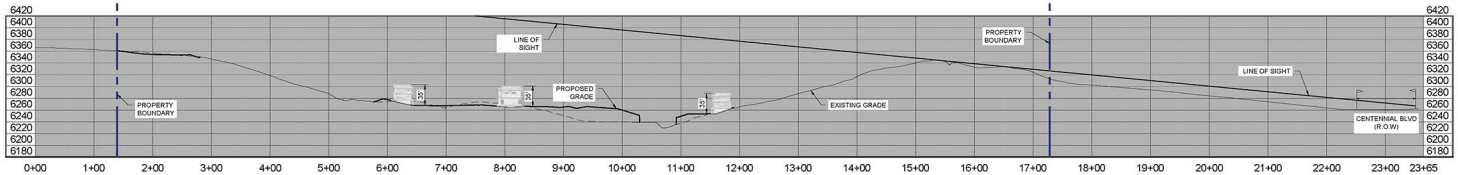
8
Sheet 8 of 16





PROFILE CUT SECTION A-A: STA 0+00 TO STA 25+00





PROFILE CUT SECTION B-B: STA 0+00 TO STA 23+65

CITY FILE NUMBER
CPC FUP 19-00026

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

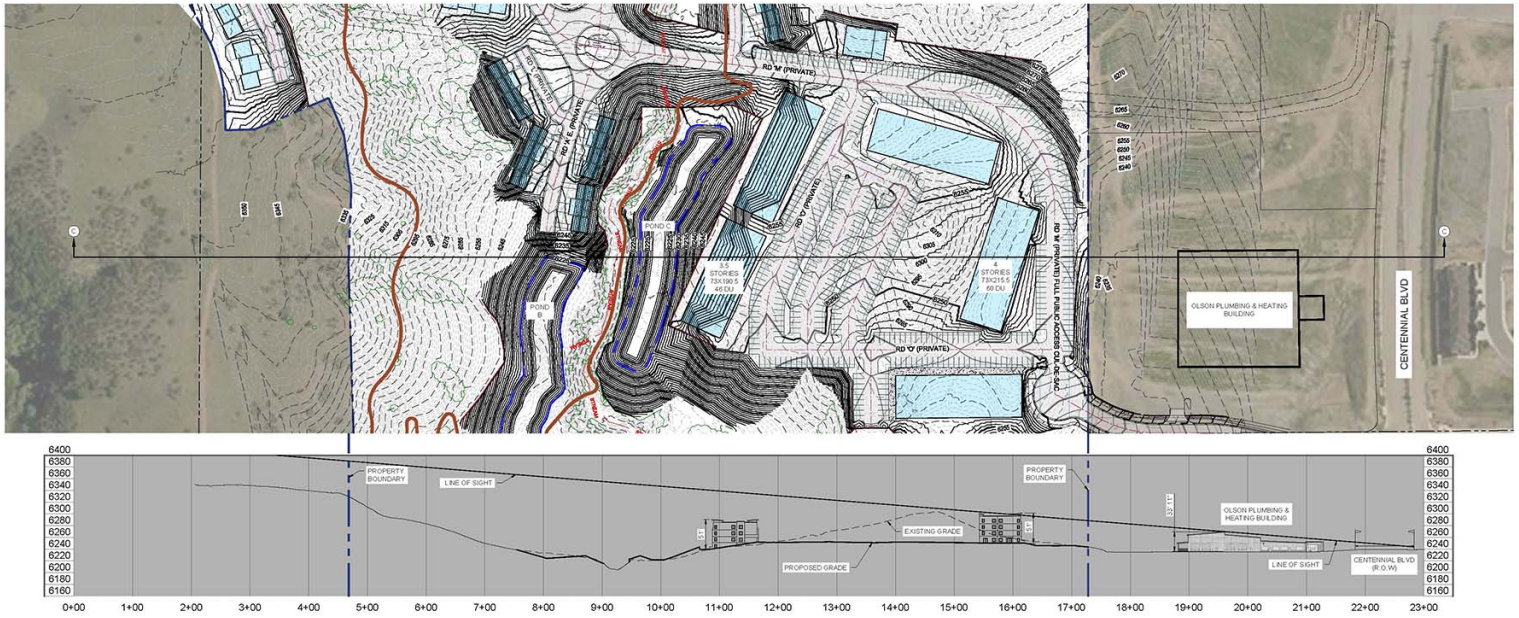
#	Date	Issue / Description	Init.

Project No:	GNK00037.20
Drawn By:	CMWJ
Checked By:	GD
Date:	8/19/2019

CUT SECTIONS A-A & B-B

9
Sheet 9 of 16

FIGURE 2



PROFILE CUT SECTION C-C: STA 0+00 TO STA 23+00

CITY FILE NUMBER
CFC PUP 19-00826

FIGURE 2

Galloway
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

GOODWIN KNIGHT

PUP CONCEPT PLAN
GOODWIN KINGHT, LLC
8605 EXPLORER DRIVE #250
FILMORE SOUTH MULTI FAMILY RESIDENTIAL

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

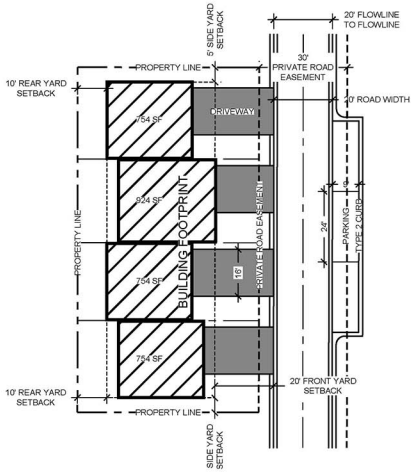
#	Date	Issue / Description	Init.

Project No:	GN000007.20
Drawn By:	CMVU
Checked By:	GD
Date:	8/15/2019

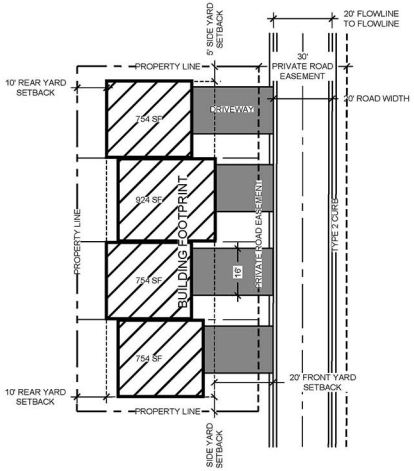
CUT SECTION C-C

10
Sheet 10 of 16

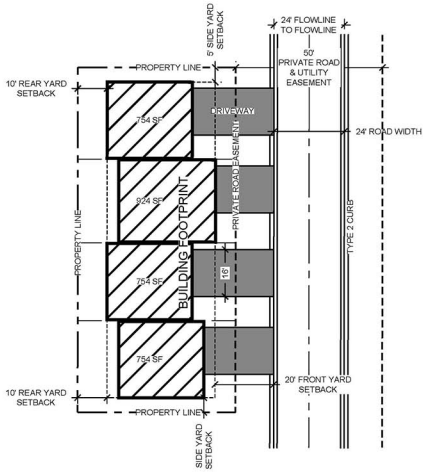
STUB STREET WITH PARALLEL PARKING
(NO ON-STREET PARKING)
30' PRIVATE ROAD EASEMENT WIDTH
50' ROAD & UTILITY EASEMENT PROVIDED AS NECESSARY



STUB STREET WITHOUT PARKING
(NO ON-STREET PARKING)
30' PRIVATE ROAD EASEMENT WIDTH
50' ROAD & UTILITY EASEMENT PROVIDED AS NECESSARY

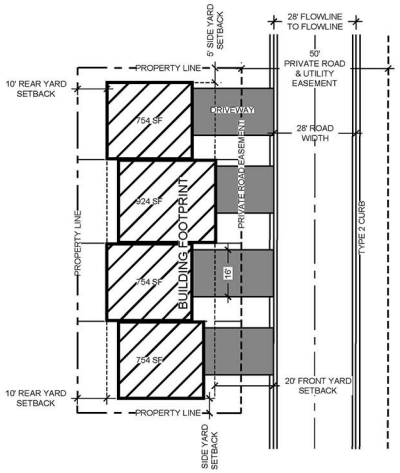


CUL-DE-SAC STREET
(NO ON-STREET PARKING)

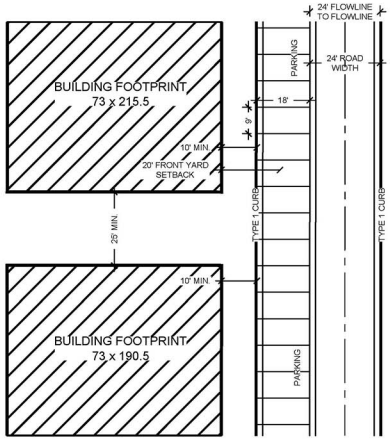


*NOTE: DRIVE WIDTH TO BE DETERMINED BY PRODUCT.

SPINE ROAD



APARTMENT BUILDING
(73 x 215.5)



TYPICAL LAYOUTS

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

HRGreen

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

0 20' 40' 60'
SCALE: 1" = 20'
August 19, 2019

FIGURE 2

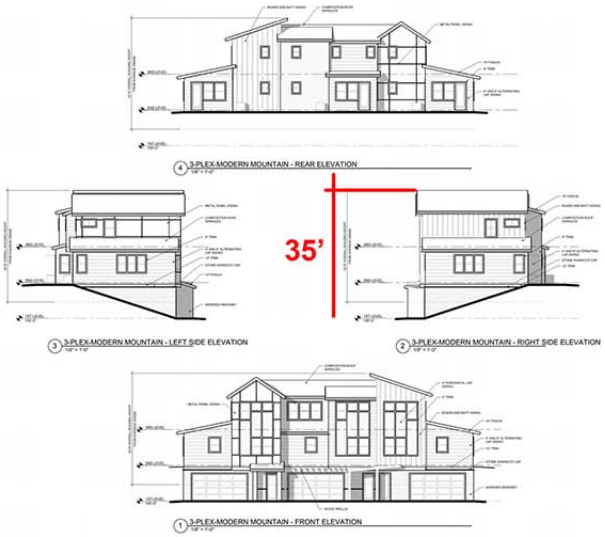
\\hrgreen.com\HRG\Data\2018\81465\Design\Planning\Submittal\Master Plan Amendment\Typical Layouts.dwg Saved: Aug. 12, 19 12:37 PM Plotted: Aug. 12, 19 12:38 PM

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.)

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

FIGURE 2

\\hrgreen.com\HRGData\2018\181465\Design\Planning\Submittal\Architecture\architecture-prelim for submittal.dwg Saved: Apr. 17, 19 10:43 AM Plotted: ----

CONCEPTUAL ARCHITECTURE ELEVATIONS

Sheet number 12 of 16

Land Use Review File Number: CPC PUP 19-00026

HRGreen

FILLMORE SOUTH

COLORADO SPRINGS, CO

NORTH

SCALE: N.T.S.

August 19, 2019

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This exhibit is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

GEOLOGIC ANALYSIS & HAZARD POTENTIAL

A GEOLOGIC HAZARDS AND PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PREPARED BY CTL THOMPSON, INC. (PROJECT NO. CS19000-105; REPORT DATED FEBRUARY 12, 2019), AS REQUIRED BY THE CITY OF COLORADO SPRINGS ZONING CODE. CTL Thompson, Inc. (CTL) DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
2. POTENTIALLY UNSTABLE SLOPES
3. EXPANSIVE SOILS AND BEDROCK
4. UNDOCUMENTED FILL
5. FLOODING
6. EROSION

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

SUBSURFACE SOIL INVESTIGATION

THE SURFICIAL SOILS ENCOUNTERED IN EACH OF THE EXPLORATORY BORINGS DRILLED WITHIN THE PROPERTY BY CTL THOMPSON, INC. DURING THE CURRENT GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION AND TWO PREVIOUS STUDIES PERFORMED BY CTL (1986 AND 2007) CONSISTED OF UP TO 48 FEET OF SLIGHTLY SILTY TO SILTY, GRAVELLY SAND; CLAYEY, GRAVELLY SAND; SILTY TO CLAYEY GRAVEL; AND SANDY CLAY. A LAYER OF CLAYEY, GRAVELLY SAND FILL WAS ENCOUNTERED IN ONE BORING AT THE GROUND SURFACE, OVERLYING THE NATURAL SAND SOIL. CLAYSTONE BEDROCK WAS FOUND BENEATH THE NATURAL SOILS IN ALL BUT THREE OF THE BORINGS AT DEPTHS OF 1 TO 48 FEET BELOW THE EXISTING GROUND SURFACE. THE CLAYSTONE BECAME VERY HARD AND MORE SHALE-LIKE WITH DEPTH. SAMPLES OF THE NEAR-SURFACE, SANDY CLAYS AND CLAYSTONE TESTED IN THE LABORATORY EXHIBITED VARIABLE MEASURED SWELL VALUES WHEN WETTED UNDER ESTIMATED OVERBURDEN PRESSURES (THE WEIGHT OF THE OVERLYING SOIL AND BEDROCK). THE NEAR-SURFACE SANDS ARE TYPICALLY NON-EXPANSIVE. 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 EXISTING GROUND SURFACE. WHEN WATER LEVELS WERE CHECKED AGAIN ONE DAY AFTER THE COMPLETION OF DRILLING OPERATIONS, WATER WAS MEASURED IN THREE OF THE BORINGS AT DEPTHS OF 21.5 TO 47 FEET. GROUNDWATER LEVELS WILL FLUCTUATE SEASONALLY AND RISE IN RESPONSE TO PRECIPITATION AND LANDSCAPING IRRIGATION.

FLOOD PLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0726G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 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 BUILDING DEPARTMENT. FURTHER ANALYSIS MAY BE NECESSARY TO DETERMINE A MORE ACCURATE LOCATION OF SAID FLOODPLAIN LINE.

WILDLIFE HABITAT AND MIGRATION CORRIDORS:

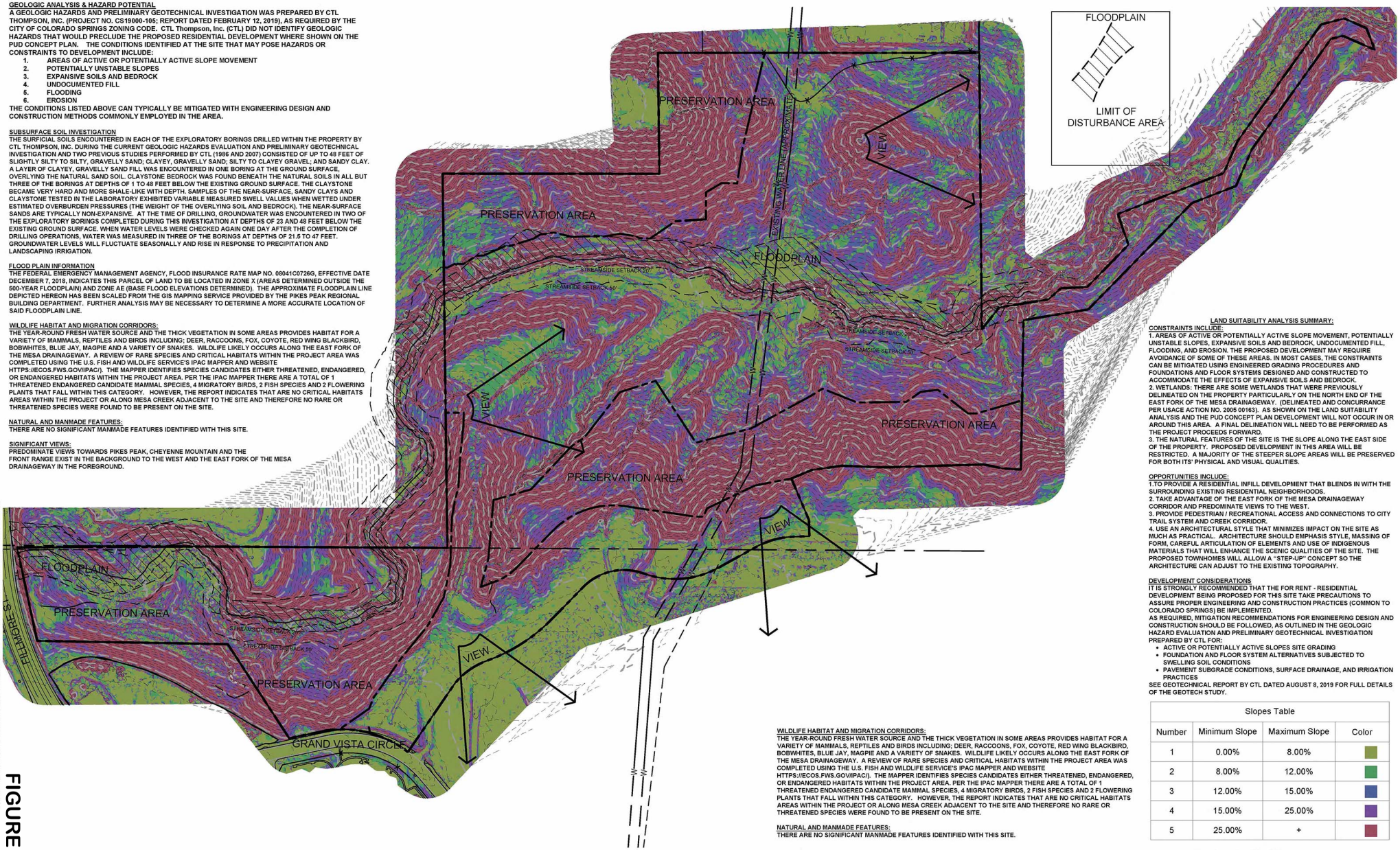
THE YEAR-ROUND FRESH WATER SOURCE AND THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING; DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBIRD, BOBWHITES, BLUE JAY, MAGPIE AND A VARIETY OF SNAKES. WILDLIFE LIKELY OCCURS ALONG THE EAST FORK OF THE MESA DRAINAGEWAY. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICE'S IPAC MAPPER AND WEBSITE HTTPS://ECOS.FWS.GOV/IPAC/). THE MAPPER IDENTIFIES SPECIES CANDIDATES EITHER THREATENED, ENDANGERED, OR ENDANGERED 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 PLANTS THAT FALL WITHIN THIS CATEGORY. HOWEVER, THE REPORT INDICATES THAT ARE NO CRITICAL HABITATS AREAS 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:

PREDOMINATE VIEWS TOWARDS PIKES PEAK, CHEYENNE MOUNTAIN AND THE FRONT RANGE EXIST IN THE BACKGROUND TO THE WEST AND THE EAST FORK OF THE MESA DRAINAGEWAY IN THE FOREGROUND.



LAND SUITABILITY ANALYSIS SUMMARY:

CONSTRAINTS INCLUDE:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT, POTENTIALLY UNSTABLE SLOPES, EXPANSIVE SOILS AND BEDROCK, UNDOCUMENTED FILL, FLOODING, AND EROSION. THE PROPOSED DEVELOPMENT MAY REQUIRE AVOIDANCE OF SOME OF THESE AREAS. IN MOST CASES, THE CONSTRAINTS CAN BE MITIGATED USING ENGINEERED GRADING PROCEDURES AND FOUNDATIONS AND FLOOR SYSTEMS DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE EFFECTS OF EXPANSIVE SOILS AND BEDROCK.
2. WETLANDS: THERE ARE SOME WETLANDS THAT WERE PREVIOUSLY DELINEATED ON THE PROPERTY PARTICULARLY ON THE NORTH END OF THE EAST FORK OF THE MESA DRAINAGEWAY. (DELINEATED AND CONCURRANCE PER USACE ACTION NO. 2005 00163). AS SHOWN ON THE LAND SUITABILITY ANALYSIS AND THE PUD CONCEPT PLAN DEVELOPMENT WILL NOT OCCUR IN OR AROUND THIS AREA. A FINAL DELINEATION WILL NEED TO BE PERFORMED AS THE PROJECT PROCEEDS FORWARD.
3. THE NATURAL FEATURES OF THE SITE IS THE SLOPE ALONG THE EAST SIDE OF THE PROPERTY. PROPOSED DEVELOPMENT IN THIS AREA WILL BE 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 IN WITH THE SURROUNDING EXISTING RESIDENTIAL NEIGHBORHOODS.
2. TAKE ADVANTAGE OF THE EAST FORK OF THE MESA DRAINAGEWAY CORRIDOR AND PREDOMINATE VIEWS TO THE WEST.
3. PROVIDE PEDESTRIAN / RECREATIONAL ACCESS AND CONNECTIONS TO CITY TRAIL SYSTEM AND CREEK CORRIDOR.
4. USE AN ARCHITECTURAL STYLE THAT MINIMIZES IMPACT ON THE SITE AS MUCH AS PRACTICAL. ARCHITECTURE SHOULD EMPHASIS STYLE, MASSING OF FORM, CAREFUL ARTICULATION OF ELEMENTS AND USE OF INDIGENOUS MATERIALS THAT WILL ENHANCE THE SCENIC QUALITIES OF THE SITE. THE PROPOSED TOWNHOMES WILL ALLOW A "STEP-UP" CONCEPT SO THE ARCHITECTURE CAN ADJUST TO THE EXISTING TOPOGRAPHY.

DEVELOPMENT CONSIDERATIONS

IT IS STRONGLY RECOMMENDED THAT THE FOR RENT - RESIDENTIAL DEVELOPMENT BEING PROPOSED FOR THIS SITE TAKE PRECAUTIONS TO ASSURE PROPER ENGINEERING AND CONSTRUCTION PRACTICES (COMMON TO COLORADO SPRINGS) BE IMPLEMENTED.
AS REQUIRED, MITIGATION RECOMMENDATIONS FOR ENGINEERING DESIGN AND CONSTRUCTION SHOULD BE FOLLOWED, AS OUTLINED IN THE GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL FOR:

- ACTIVE OR POTENTIALLY ACTIVE SLOPES SITE GRADING
- FOUNDATION AND FLOOR SYSTEM ALTERNATIVES SUBJECTED TO SWELLING SOIL CONDITIONS
- PAVEMENT SUBGRADE CONDITIONS, SURFACE DRAINAGE, AND IRRIGATION PRACTICES

SEE GEOTECHNICAL REPORT BY CTL DATED AUGUST 8, 2019 FOR FULL DETAILS OF THE GEOTECH STUDY.

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, BOBWHITES, BLUE JAY, MAGPIE AND A VARIETY OF SNAKES. WILDLIFE LIKELY OCCURS ALONG THE EAST FORK OF THE MESA DRAINAGEWAY. A REVIEW OF RARE SPECIES AND CRITICAL HABITATS WITHIN THE PROJECT AREA WAS COMPLETED USING THE U.S. FISH AND WILDLIFE SERVICE'S IPAC MAPPER AND WEBSITE HTTPS://ECOS.FWS.GOV/IPAC/). THE MAPPER IDENTIFIES SPECIES CANDIDATES EITHER THREATENED, ENDANGERED, OR ENDANGERED 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 PLANTS THAT FALL WITHIN THIS CATEGORY. HOWEVER, THE REPORT INDICATES THAT ARE NO CRITICAL HABITATS AREAS 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.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	
2	8.00%	12.00%	
3	12.00%	15.00%	
4	15.00%	25.00%	
5	25.00%	+	

\\hrgreen.com\HRO\Data\2018\181405\Design\Planning\Slope_Exhibit\Exhibit\181405_Slope_Exhibit_020519-FINAL LSA.dwg

FIGURE 2

LAND SUITABILITY ANALYSIS - SLOPE ANALYSIS & PRESERVATION AREAS

Sheet number 13 of 16
Land Use Review File Number: CPC PUP 19-00026

HRGreen

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

NORTH

0 120' 240 360'
SCALE: 1" = 120'
August 19, 2019

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 HEAVILY VEGETATED WITH COMMUNITIES OF COTTONWOOD AND AN UNDERSTORY OF NATIVE SHRUBS AND GRASSES INCLUDING WILLOW, PLUM, CURRANTS, 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 WILL BE IRRIGATED WHILE NATIVE AREAS WILL THAT ARE 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. VEGETATION THINNING, LIMBING-UP OF EXISTING TREES AND ELIMINATION OF LADDER FUELS WOULD BE EVALUATED BY THE CITY. DISTURBANCE OF WILDLIFE HABITAT ALONG THIS CORRIDOR WOULD ALSO BE EVALUATED BY THE CITY.

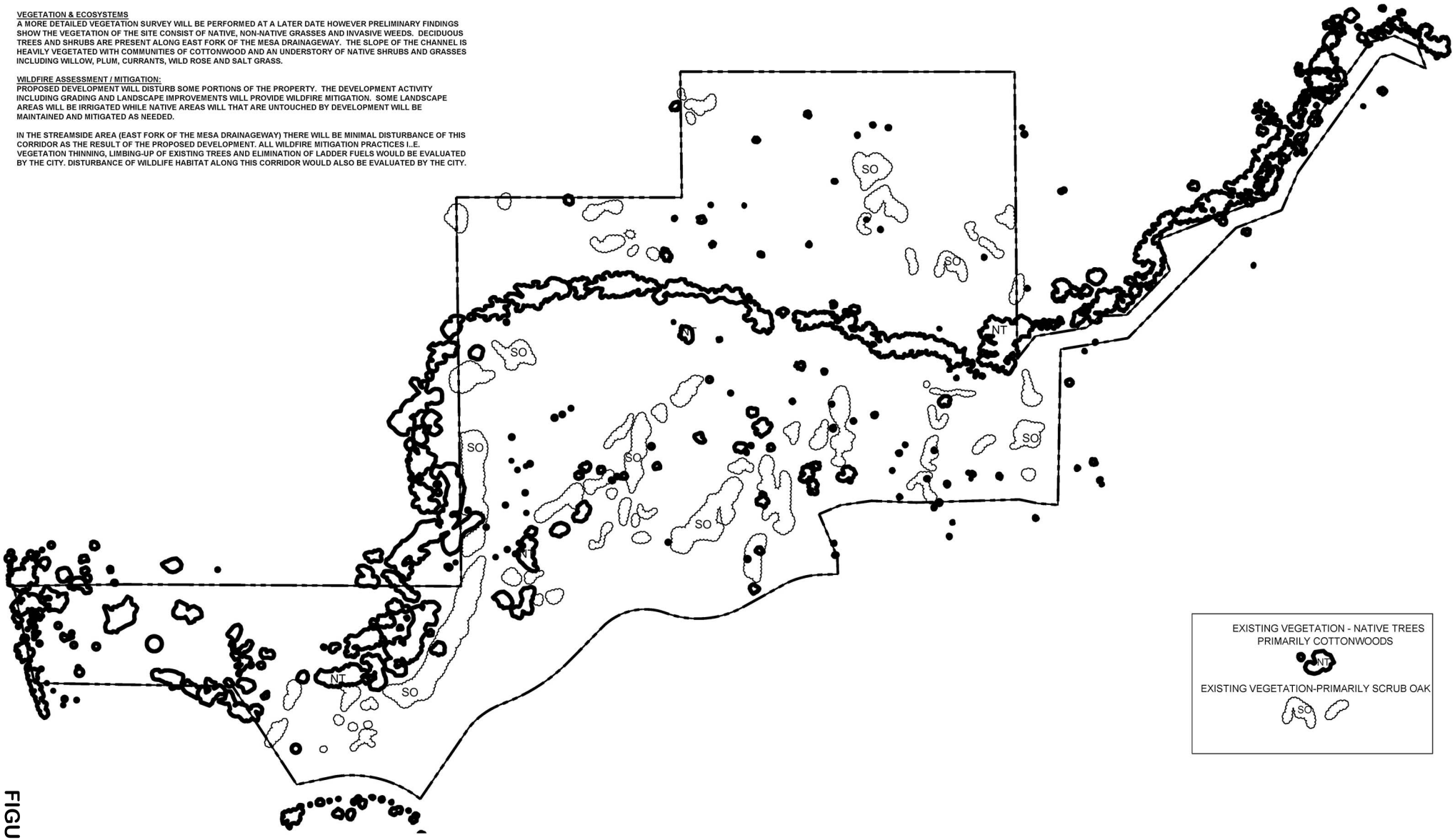


FIGURE 2

LSA - EXISTING VEGETATION

Sheet number 14 of 16

Land Use Review File Number: CPC PUP 19-00026

HRGreen

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

NORTH

0 120' 240 360'

SCALE: 1" = 120'

August 19, 2019

\\hrgreen.com\HRG\Data\2018\181469\Design\Planning\Slope_Exhibit\Exhibit\181469_Slope_Exhibit_020919-FINAL LSA.dwg

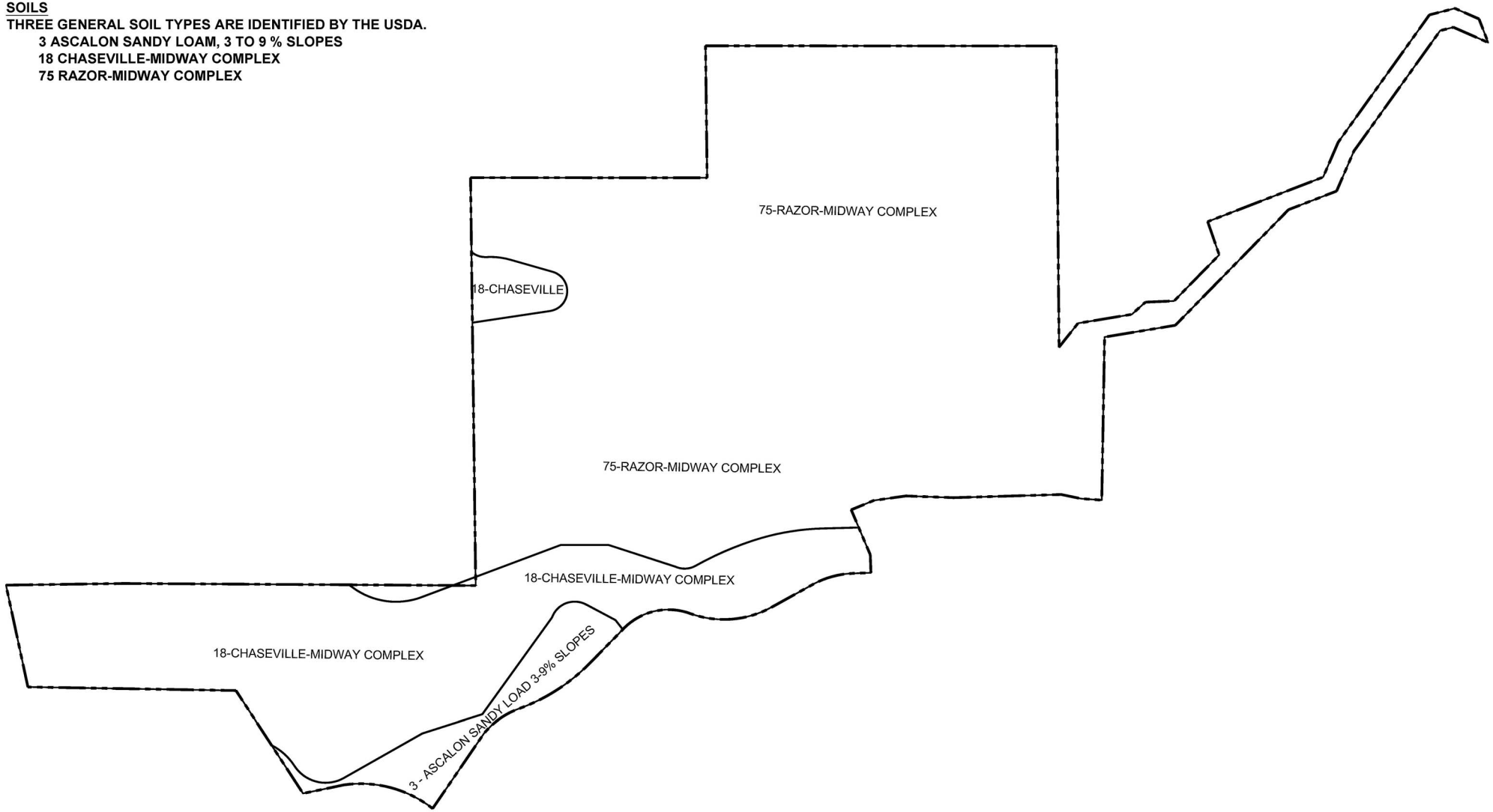
SOILS

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



\\hrgreen.com\HRG\Data\2018\181469\Design\Planning\Slope_Exhibit\Exhibit\181469_Slope_Exhibit_020919-FINAL LSA.dwg

FIGURE 2

LSA - SOILS (USDA INFORMATION)

Sheet number 15 of 16

Land Use Review File Number: CPC PUP 19-00026

HRGreen

FILLMORE SOUTH

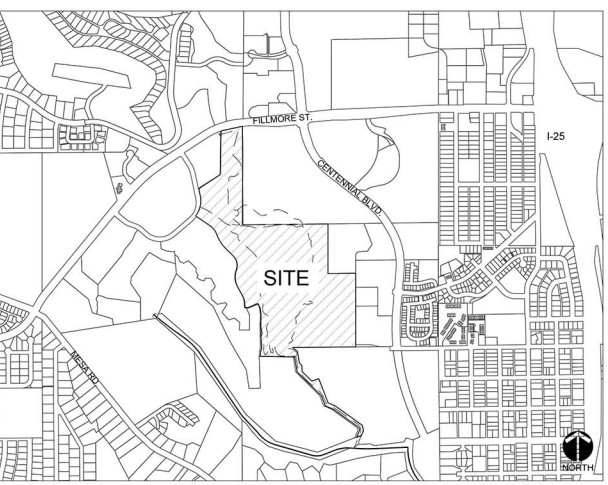
COLORADO SPRINGS, COLORADO

NORTH

0 120' 240 360'

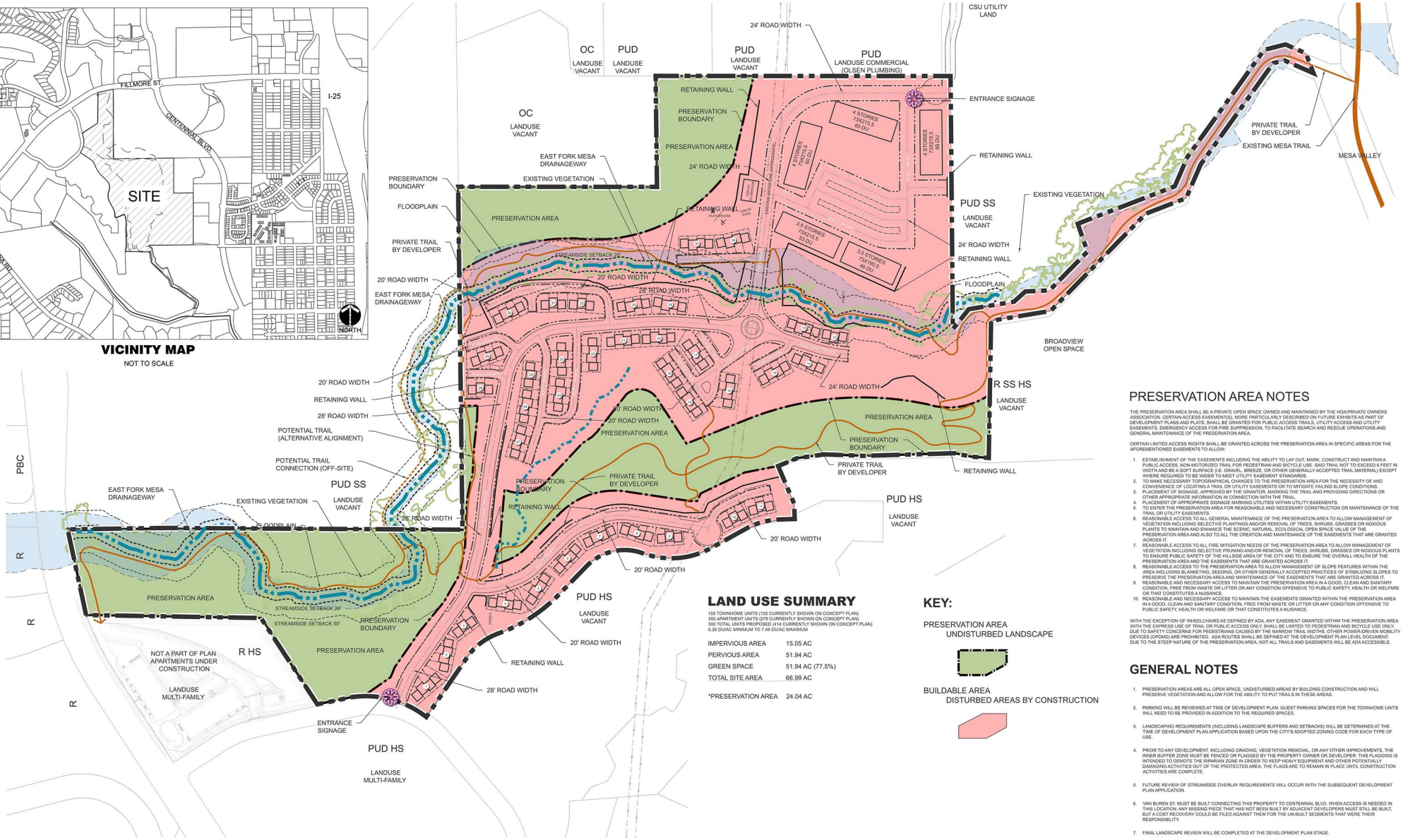
SCALE: 1" = 120'

August 19, 2019



VICINITY MAP

NOT TO SCALE



LAND USE SUMMARY

150 TOWNHOME UNITS (135 CURRENTLY SHOWN ON CONCEPT PLAN)
350 APARTMENT UNITS (279 CURRENTLY SHOWN ON CONCEPT PLAN)
500 TOTAL UNITS PROPOSED (414 CURRENTLY SHOWN ON CONCEPT PLAN)
6.20 DU/AC MINIMUM TO 7.48 DU/AC MAXIMUM

IMPERVIOUS AREA	15.05 AC
PERVIOUS AREA	51.94 AC
GREEN SPACE	51.94 AC (77.5%)
TOTAL SITE AREA	66.99 AC
*PRESERVATION AREA	24.04 AC

KEY:

PRESERVATION AREA
UNDISTURBED LANDSCAPE

BUILDABLE AREA
DISTURBED AREAS BY CONSTRUCTION

PRESERVATION AREA NOTES

THE PRESERVATION AREA SHALL BE A PRIVATE OPEN SPACE OWNED AND MAINTAINED BY THE HOA/PRIVATE OWNERS ASSOCIATION. CERTAIN ACCESS EASEMENT(S), MORE PARTICULARLY DESCRIBED ON FUTURE EXHIBITS AS PART OF DEVELOPMENT PLANS AND PLATS, SHALL BE GRANTED FOR PUBLIC ACCESS TRAILS, UTILITY ACCESS AND UTILITY EASEMENTS, EMERGENCY ACCESS FOR FIRE SUPPRESSION, TO FACILITATE SEARCH AND RESCUE OPERATIONS AND GENERAL MAINTENANCE OF THE PRESERVATION AREA.

CERTAIN LIMITED ACCESS RIGHTS SHALL BE GRANTED ACROSS THE PRESERVATION AREA IN SPECIFIC AREAS FOR THE APOREMENTIONED EASEMENTS TO ALLOW:

1. ESTABLISHMENT OF THE EASEMENTS INCLUDING THE ABILITY TO LAY OUT, MARK, CONSTRUCT AND MAINTAIN A PUBLIC ACCESS, NON-MOTORIZED TRAIL FOR PEDESTRIAN AND BICYCLE USE. SAID TRAIL NOT TO EXCEED 6 FEET IN WIDTH AND BE A SOFT SURFACE (I.E. GRAVEL, BREEZE, OR OTHER GENERALLY ACCEPTED TRAIL MATERIAL) EXCEPT WHERE REQUIRED TO BE WIDER TO MEET UTILITY EASEMENT STANDARDS.
2. TO MAKE NECESSARY TOPOGRAPHICAL CHANGES TO THE PRESERVATION AREA FOR THE NECESSITY OF AND CONVENIENCE OF LOCATING A TRAIL OR UTILITY EASEMENTS OR TO MITIGATE FAILING SLOPE CONDITIONS.
3. PLACEMENT OF SIGNAGE, APPROVED BY THE GRANTOR, MARKING THE TRAIL AND PROVIDING DIRECTIONS OR OTHER APPROPRIATE INFORMATION IN CONNECTION WITH THE TRAIL.
4. PLACEMENT OF APPROPRIATE SIGNAGE MARKING UTILITIES WITHIN UTILITY EASEMENTS.
5. TO ENTER THE PRESERVATION AREA FOR REASONABLE AND NECESSARY CONSTRUCTION OR MAINTENANCE OF THE TRAIL OR UTILITY EASEMENTS.
6. REASONABLE ACCESS TO ALL GENERAL MAINTENANCE OF THE PRESERVATION AREA TO ALLOW MANAGEMENT OF VEGETATION INCLUDING SELECTIVE PLANTINGS AND/OR REMOVAL OF TREES, SHRUBS, GRASSES OR NOXIOUS PLANTS TO MAINTAIN AND ENHANCE THE SCENIC, NATURAL, ECOLOGICAL OPEN SPACE VALUE OF THE PRESERVATION AREA AND ALSO TO ALL THE CREATION AND MAINTENANCE OF THE EASEMENTS THAT ARE GRANTED ACROSS IT.
7. REASONABLE ACCESS TO ALL FIRE MITIGATION NEEDS OF THE PRESERVATION AREA TO ALLOW MANAGEMENT OF VEGETATION INCLUDING SELECTIVE PRUNING AND/OR REMOVAL OF TREES, SHRUBS, GRASSES OR NOXIOUS PLANTS TO ENSURE PUBLIC SAFETY OF THE HILLSIDE AREA OF THE CITY AND TO ENSURE THE OVERALL HEALTH OF THE PRESERVATION AREA AND THE EASEMENTS THAT ARE GRANTED ACROSS IT.
8. REASONABLE ACCESS TO THE PRESERVATION AREA TO ALLOW MANAGEMENT OF SLOPE FEATURES WITHIN THE AREA INCLUDING BLANKETING, SEEDING, OR OTHER GENERALLY ACCEPTED PRACTICES OF STABILIZING SLOPES TO PRESERVE THE PRESERVATION AREA AND MAINTENANCE OF THE EASEMENTS THAT ARE GRANTED ACROSS IT.
9. REASONABLE AND NECESSARY ACCESS TO MAINTAIN THE PRESERVATION AREA IN A GOOD, CLEAN AND SANITARY CONDITION, FREE FROM WASTE OR LITTER OR ANY CONDITION OFFENSIVE TO PUBLIC SAFETY, HEALTH OR WELFARE OR THAT CONSTITUTES A NUISANCE.
10. REASONABLE AND NECESSARY ACCESS TO MAINTAIN THE EASEMENTS GRANTED WITHIN THE PRESERVATION AREA IN A GOOD, CLEAN AND SANITARY CONDITION, FREE FROM WASTE OR LITTER OR ANY CONDITION OFFENSIVE TO PUBLIC SAFETY, HEALTH OR WELFARE OR THAT CONSTITUTES A NUISANCE.

WITH THE EXCEPTION OF WHEELCHAIRS AS DEFINED BY ADA, ANY EASEMENT GRANTED WITHIN THE PRESERVATION AREA WITH THE EXPRESS USE OF TRAIL OR PUBLIC ACCESS ONLY, SHALL BE LIMITED TO PEDESTRIAN AND BICYCLE USE ONLY. DUE TO SAFETY CONCERNS FOR PEDESTRIANS CAUSED BY THE NARROW TRAIL WIDTHS, OTHER POWER-DRIVEN MOBILITY DEVICES (OPDMD) ARE PROHIBITED. ADA ROUTES SHALL BE DEFINED AT THE DEVELOPMENT PLAN LEVEL DOCUMENT. DUE TO THE STEEP NATURE OF THE PRESERVATION AREA, NOT ALL TRAILS AND EASEMENTS WILL BE ADA ACCESSIBLE.

GENERAL NOTES

1. PRESERVATION AREAS ARE ALL OPEN SPACE, UNDISTURBED AREAS BY BUILDING CONSTRUCTION AND WILL PRESERVE VEGETATION AND ALLOW FOR THE ABILITY TO PUT TRAILS IN THESE AREAS.
2. PARKING WILL BE REVIEWED AT TIME OF DEVELOPMENT PLAN. GUEST PARKING SPACES FOR THE TOWNHOME UNITS WILL NEED TO BE PROVIDED IN ADDITION TO THE REQUIRED SPACES.
3. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION 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 INNER BUFFER ZONE MUST BE FENCED OR FLAGGED BY THE PROPERTY OWNER OR DEVELOPER. THIS FLAGGING IS INTENDED TO DEMOTE THE RIPARIAN ZONE IN ORDER TO KEEP HEAVY EQUIPMENT AND OTHER POTENTIALLY DAMAGING ACTIVITIES OUT OF THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
5. FUTURE REVIEW OF STREAMSIDE OVERLAY REQUIREMENTS WILL OCCUR WITH THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
6. VAN BUREN ST. MUST BE BUILT CONNECTING THIS PROPERTY TO CENTENNIAL BLVD. WHEN ACCESS IS NEEDED IN THIS LOCATION. ANY MISSING PIECE THAT HAS NOT BEEN BUILT BY ADJACENT DEVELOPERS MUST STILL BE BUILT, BUT A COST RECOVERY COULD BE FILED AGAINST THEM FOR THE UN-BUILT SEGMENTS THAT WERE THEIR RESPONSIBILITY.
7. FINAL LANDSCAPE REVIEW WILL BE COMPLETED AT THE DEVELOPMENT PLAN STAGE.

CONCEPT PLAN - PRESERVATION AREA/USE RESTRICTIONS

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

Green

FILLMORE SOUTH

COLORADO SPRINGS, COLORADO

NORTH

0 150' 300' 450'

SCALE: 1" = 150'

August 19, 2019

Base mapping compiled from best available information.
All map data should be considered as preliminary, in need of verification, and subject to change.
This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.