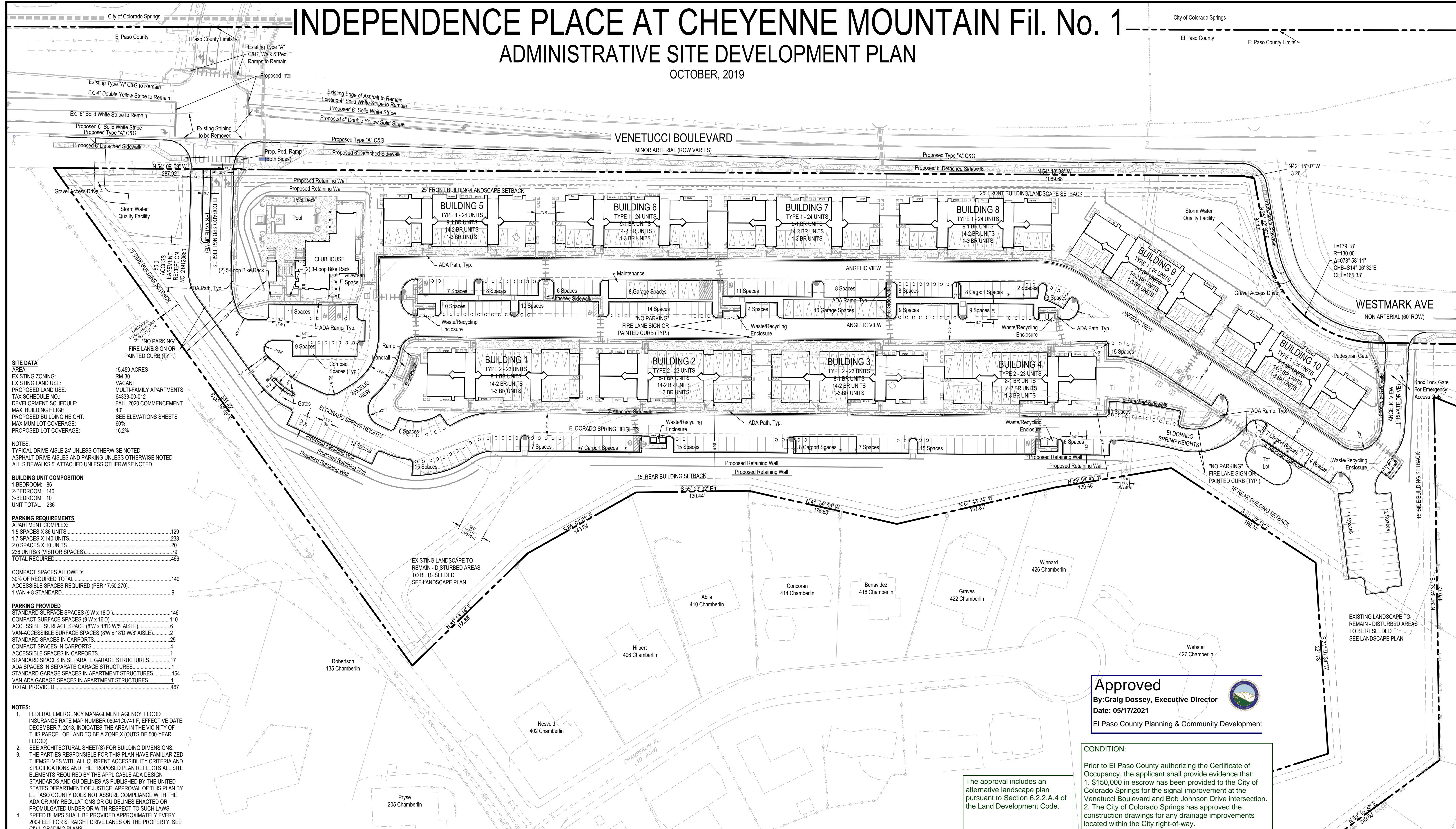


INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019



SITE DATA
 AREA: 15.459 ACRES
 EXISTING ZONING: RM-30
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: MULTI-FAMILY APARTMENTS
 TAX SCHEDULE NO.: 64333-00-012
 DEVELOPMENT SCHEDULE: FALL 2020 COMMENCEMENT
 MAX. BUILDING HEIGHT: 40'
 PROPOSED BUILDING HEIGHT: SEE ELEVATIONS SHEETS
 MAXIMUM LOT COVERAGE: 60%
 PROPOSED LOT COVERAGE: 16.2%

NOTES:
 1. TYPICAL DRIVE AISLE 24' UNLESS OTHERWISE NOTED
 2. ASPHALT DRIVE AISLES AND PARKING UNLESS OTHERWISE NOTED
 3. ALL SIDEWALKS 5' ATTACHED UNLESS OTHERWISE NOTED

BUILDING UNIT COMPOSITION
 1-BEDROOM: 86
 2-BEDROOM: 140
 3-BEDROOM: 10
 UNIT TOTAL: 236

PARKING REQUIREMENTS
 APARTMENT COMPLEX:
 1.5 SPACES X 86 UNITS: 129
 1.7 SPACES X 140 UNITS: 238
 2.0 SPACES X 10 UNITS: 20
 236 UNITS/3 (VISITOR SPACES): 79
 TOTAL REQUIRED: 466

PARKING PROVIDED
 STANDARD SURFACE SPACES (8'W x 18'D): 146
 COMPACT SURFACE SPACES (8'W x 16'D): 110
 ACCESSIBLE SURFACE SPACE (8'W x 18'D W/5' AISLE): 6
 VAN-ACCESSIBLE SURFACE SPACES (8'W x 18'D W/8' AISLE): 2
 STANDARD SPACES IN CARPORTS: 25
 COMPACT SPACES IN CARPORTS: 4
 ACCESSIBLE SPACES IN CARPORTS: 1
 STANDARD SPACES IN SEPARATE GARAGE STRUCTURES: 17
 ADA SPACES IN SEPARATE GARAGE STRUCTURES: 1
 STANDARD GARAGE SPACES IN APARTMENT STRUCTURES: 154
 VAN-ADA GARAGE SPACES IN APARTMENT STRUCTURES: 1
 TOTAL PROVIDED: 467

NOTES:
 1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0741 F, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (OUTSIDE 500-YEAR FLOOD).
 2. SEE ARCHITECTURAL SHEET(S) FOR BUILDING DIMENSIONS.
 3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SPEED BUMPS SHALL BE PROVIDED APPROXIMATELY EVERY 200 FEET FOR STRAIGHT DRIVE LINES ON THE PROPERTY. SEE CIVIL GRADING PLANS.

Approved
 By: Craig Dossey, Executive Director
 Date: 05/17/2021
 El Paso County Planning & Community Development

CONDITION:
 Prior to El Paso County authorizing the Certificate of Occupancy, the applicant shall provide evidence that:
 1. \$150,000 in escrow has been provided to the City of Colorado Springs for the signal improvement at the Venetucci Boulevard and Bob Johnson Drive intersection.
 2. The City of Colorado Springs has approved the construction drawings for any drainage improvements located within the City right-of-way.

The approval includes an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.



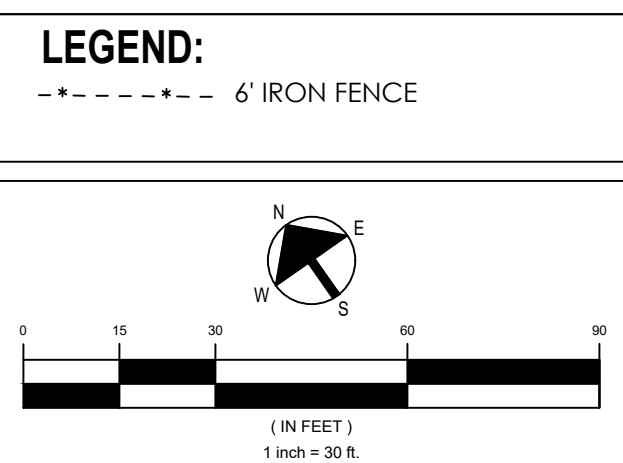
ELDORADO SPRINGS
 ADMINISTRATIVE SITE DEVELOPMENT PLAN
 SOUTH VENETUCCI BOULEVARD
 EL PASO COUNTY, STATE OF COLORADO

SITE PLAN
SDP2
 SHEET 2 OF 16
 ALC PROJECT #19-020

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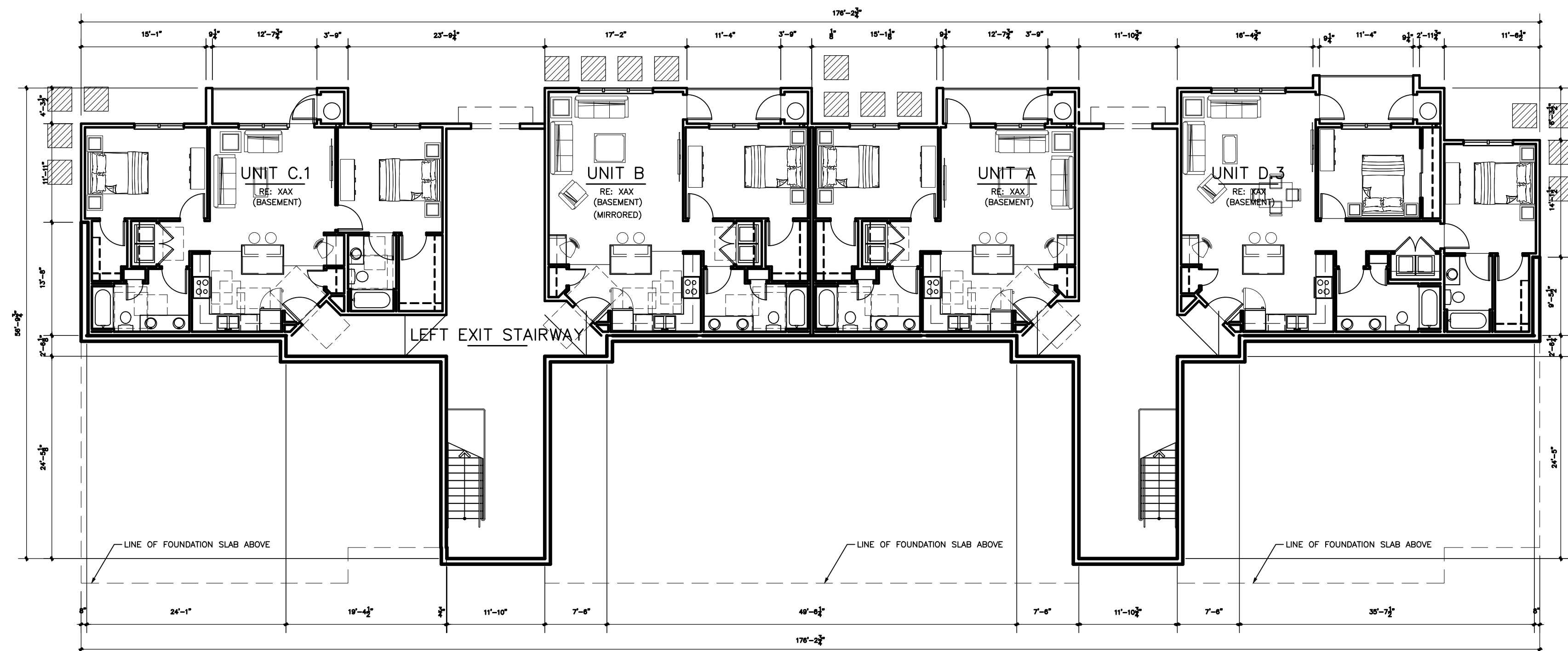
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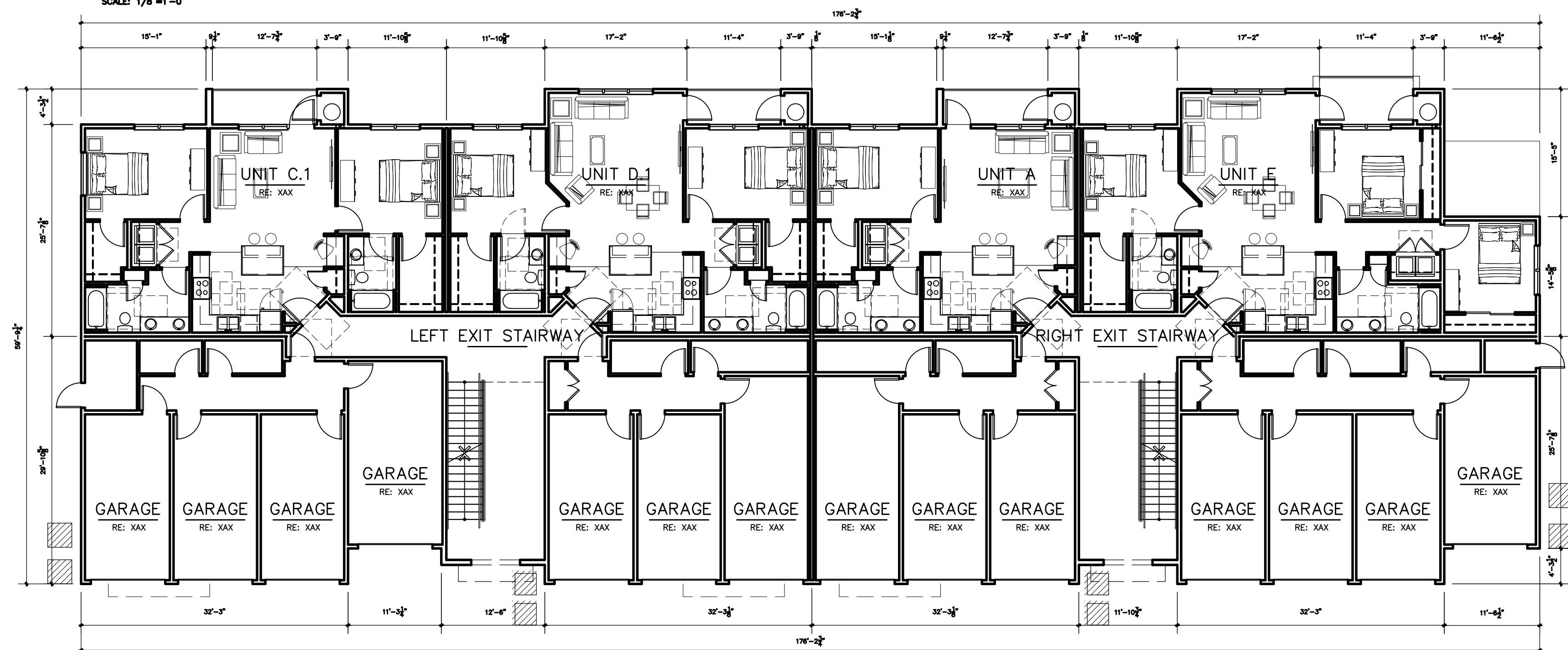
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ARCHITECTURAL FOOTPRINTS

MAY, 2019



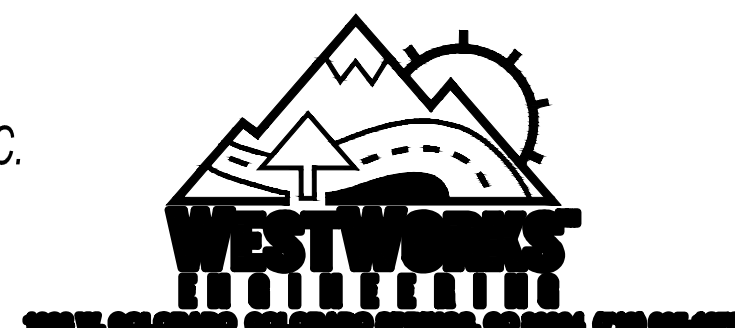
**BUILDING TYPE 1 -
BASEMENT FLOOR PLAN**
1
SCALE: 1/8"=1'-0"



**BUILDING TYPE 1 -
FIRST FLOOR PLAN**
2
SCALE: 1/8"=1'-0"



WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com



Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

DATE: 02.20.20
DRAWN BY: DFJ/S
CHECKED BY: GW
REVISION: NO. DATE BY

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ARCHITECTURAL
FLOOR PLANS

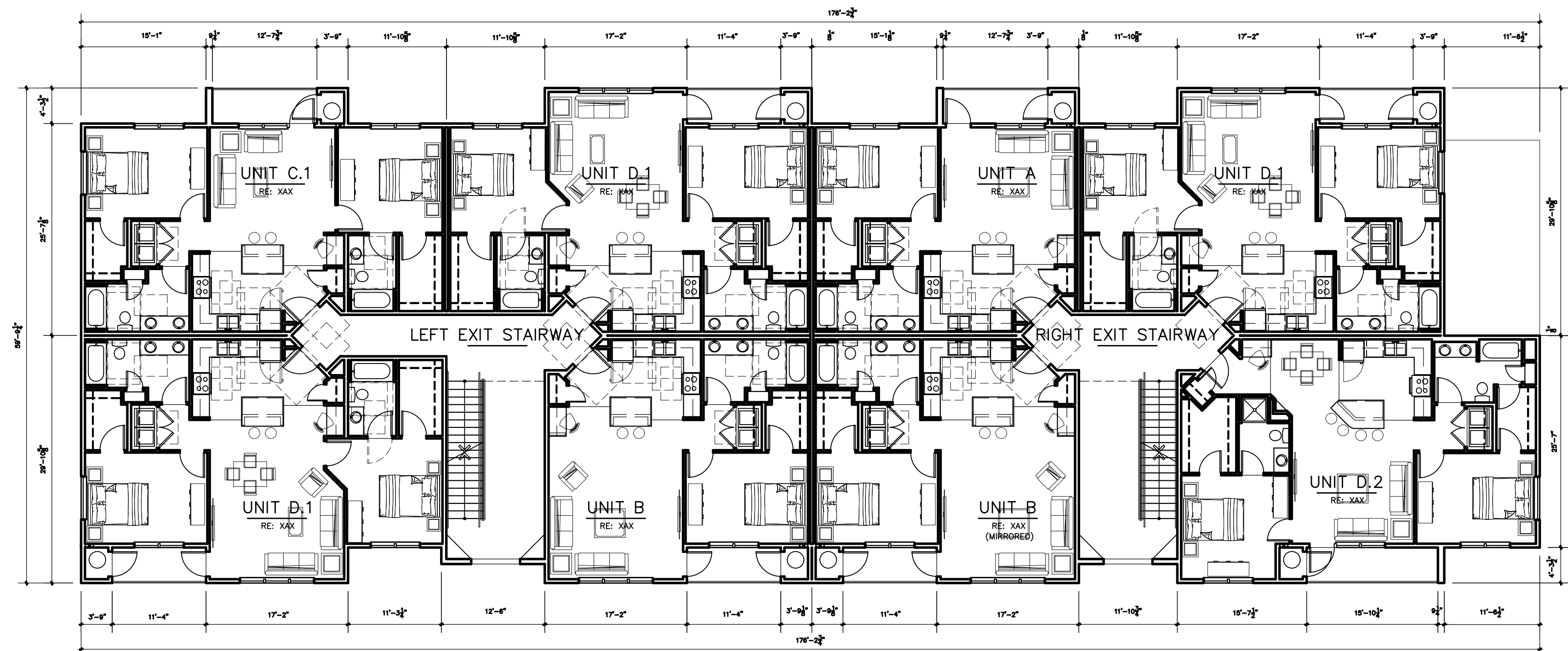
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SHEET 1 OF 5
ALC PROJECT # 19-020

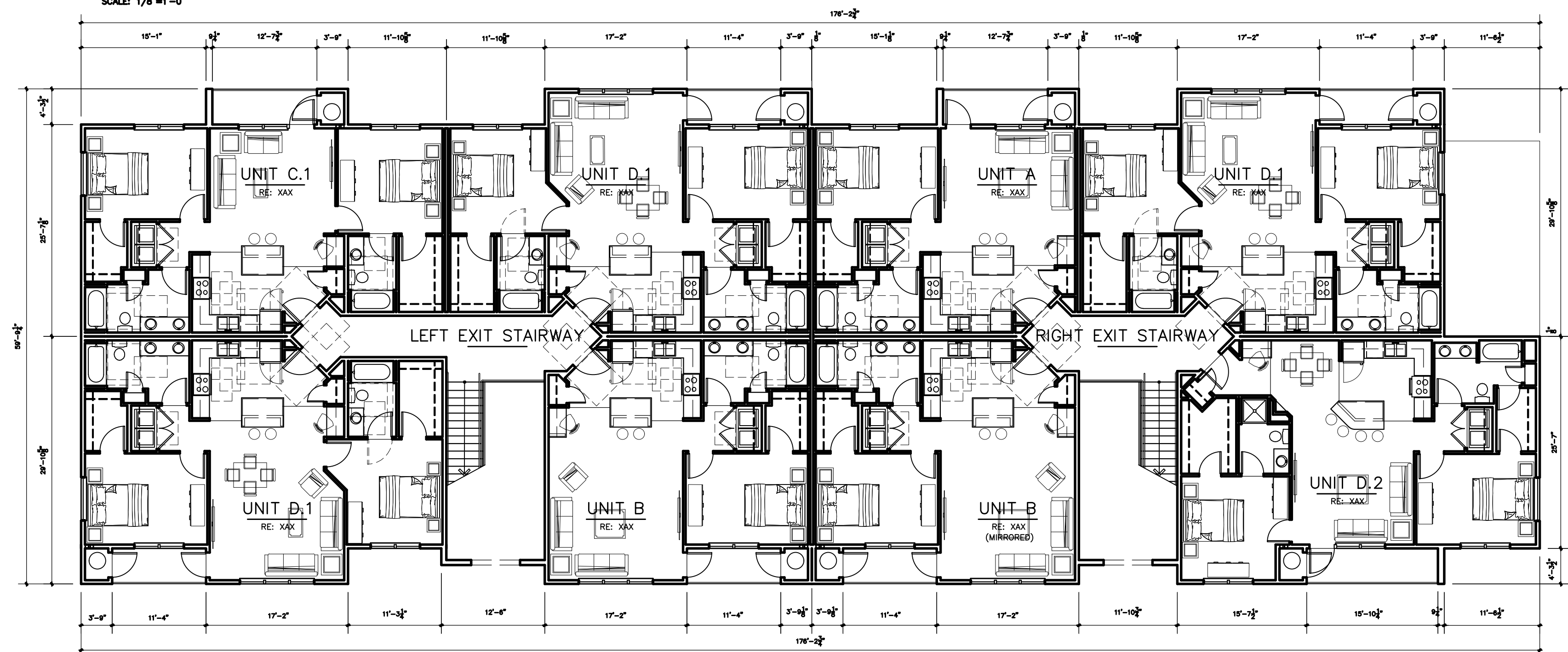
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ARCHITECTURAL FOOTPRINTS

MAY, 2019



**BUILDING TYPE 1 -
SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING TYPE 1 -
THIRD FLOOR PLAN**
SCALE: 1/8"=1'-0"



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ADMINISTRATIVE SITE DEVELOPMENT PLAN
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ARCHITECTURAL
FLOOR PLANS

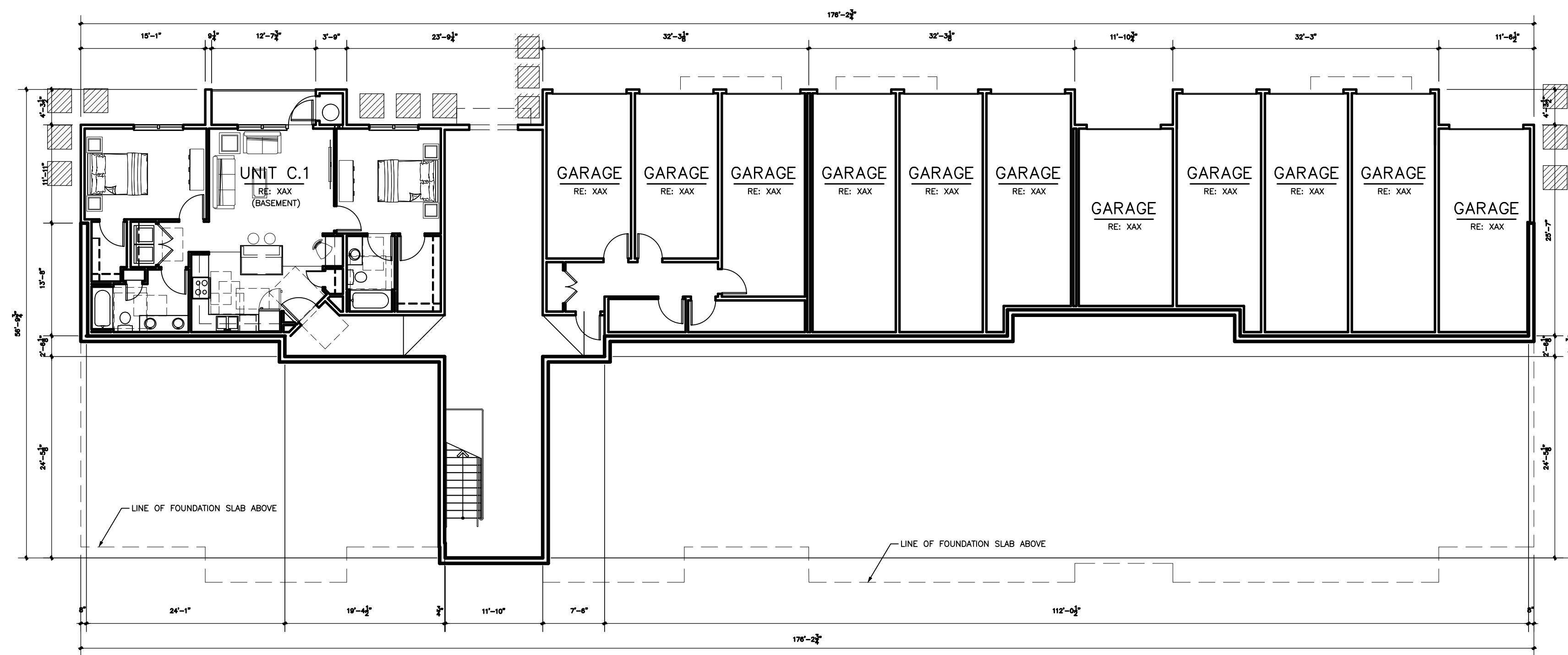
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SHEET 2 OF 5
ALC PROJECT # 19-020

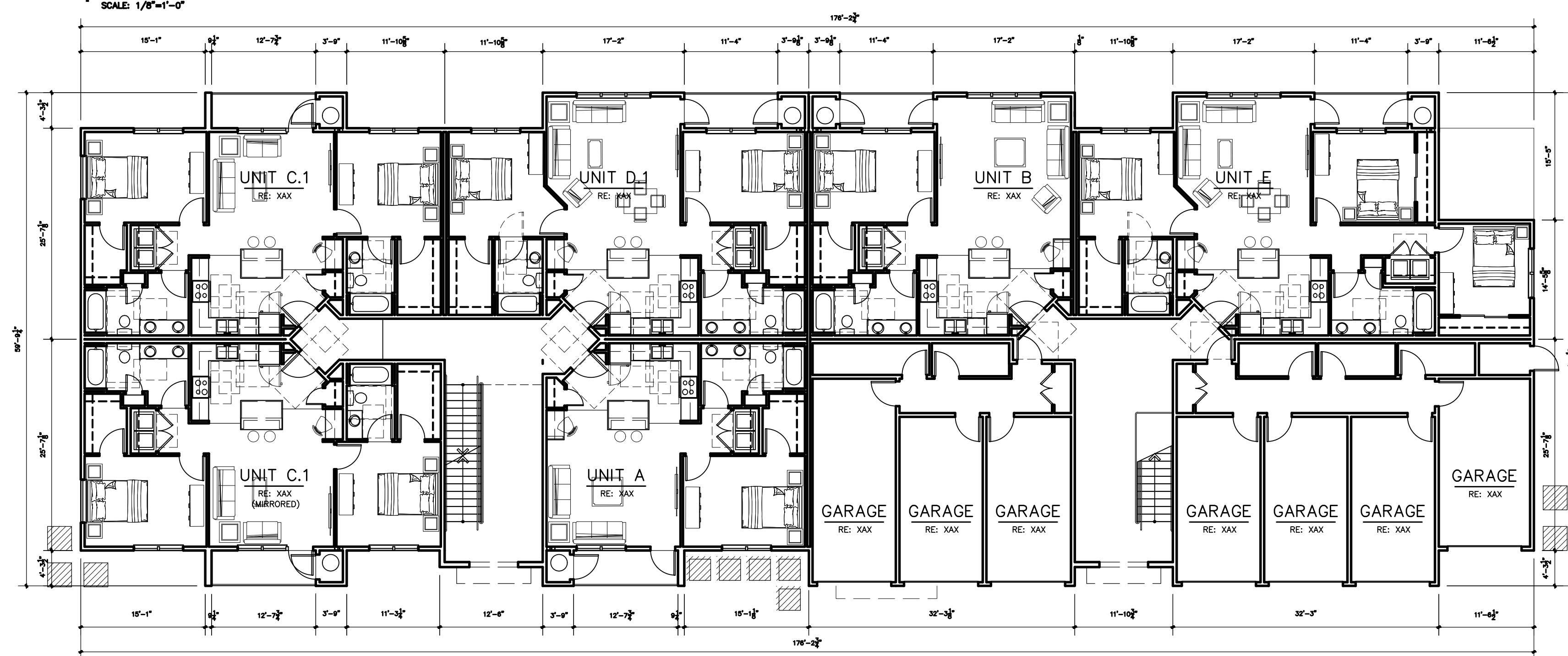
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ARCHITECTURAL FOOTPRINTS

MAY, 2019



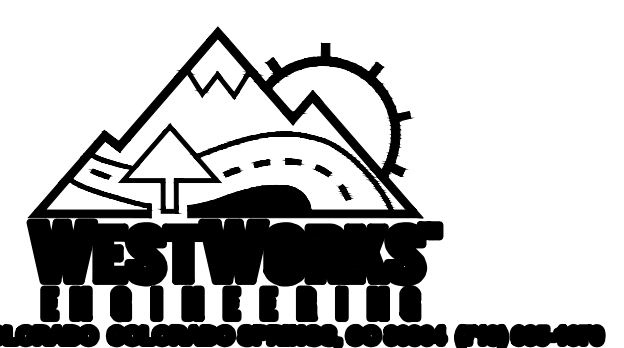
**BUILDING TYPE 2 -
BASEMENT FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING TYPE 2 -
FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"



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Eldorado Springs
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ARCHITECTURAL
FLOOR PLANS

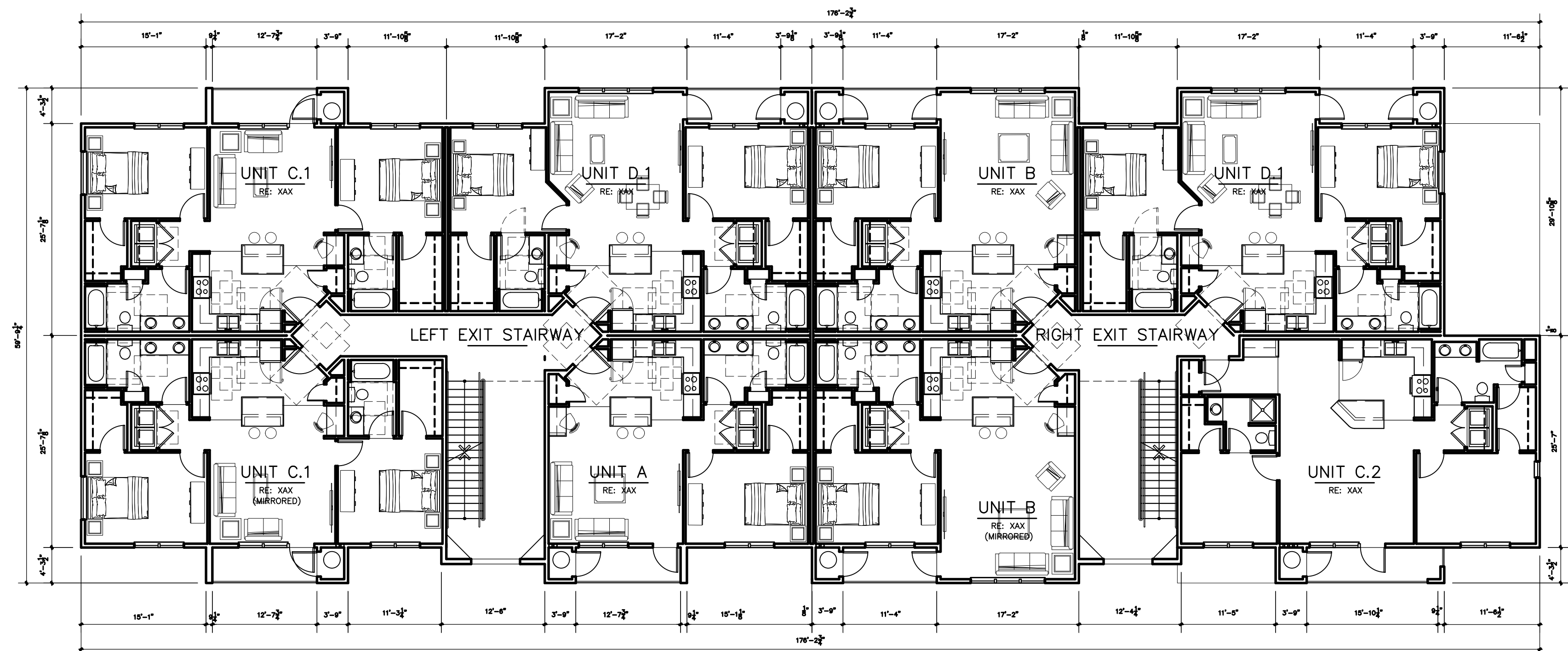
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SHEET 3 OF 5
ALC PROJECT # 19-020

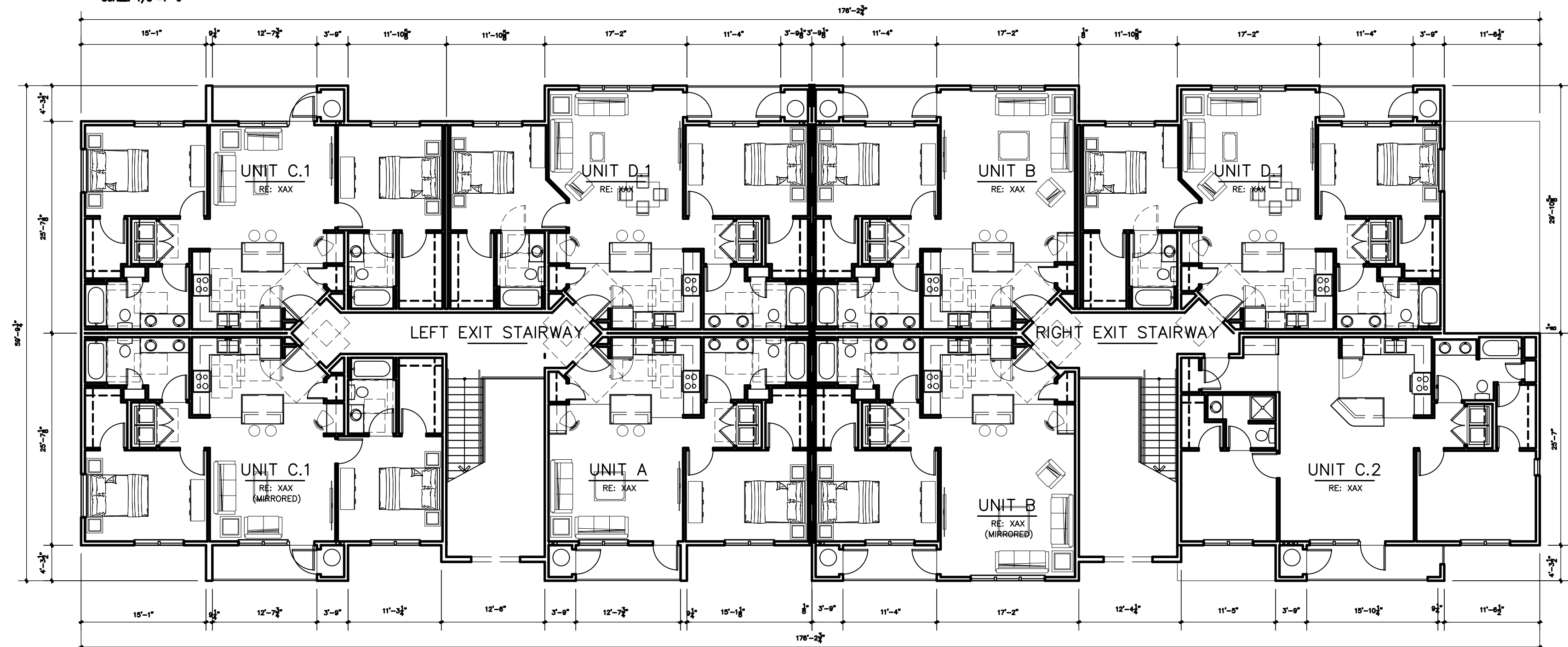
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ARCHITECTURAL FOOTPRINTS

MAY, 2019



**BUILDING TYPE 2 -
SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"



**BUILDING TYPE 2 -
THIRD FLOOR PLAN**
SCALE: 1/8"=1'-0"



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ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
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ARCHITECTURAL
FLOOR PLANS

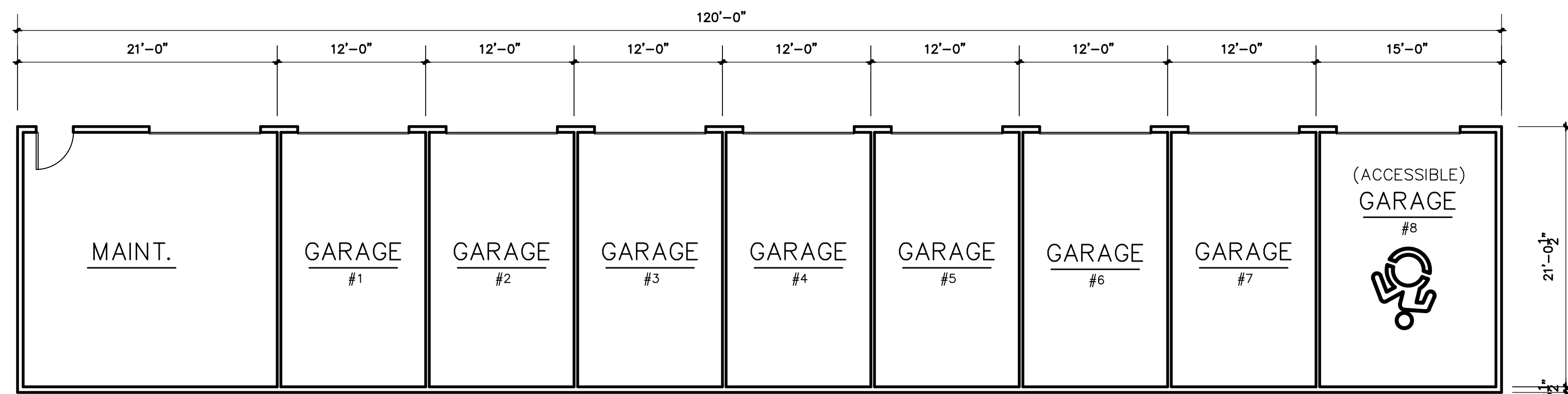
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SHEET 4 OF 5
ALC PROJECT # 19-020

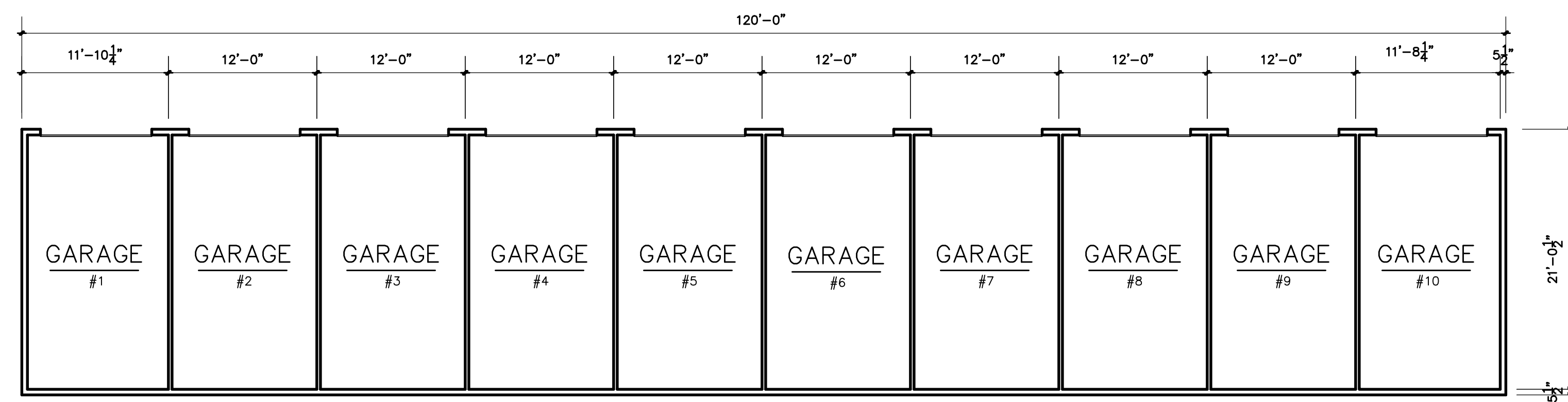
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ARCHITECTURAL FOOTPRINTS

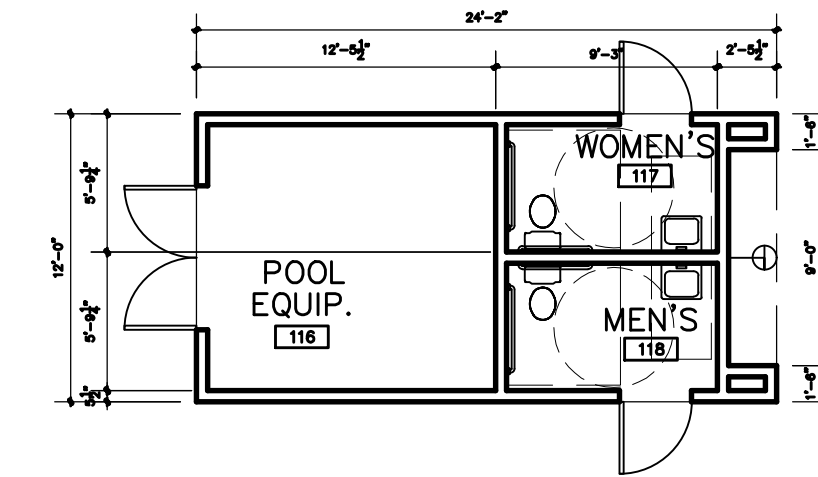
MAY, 2019



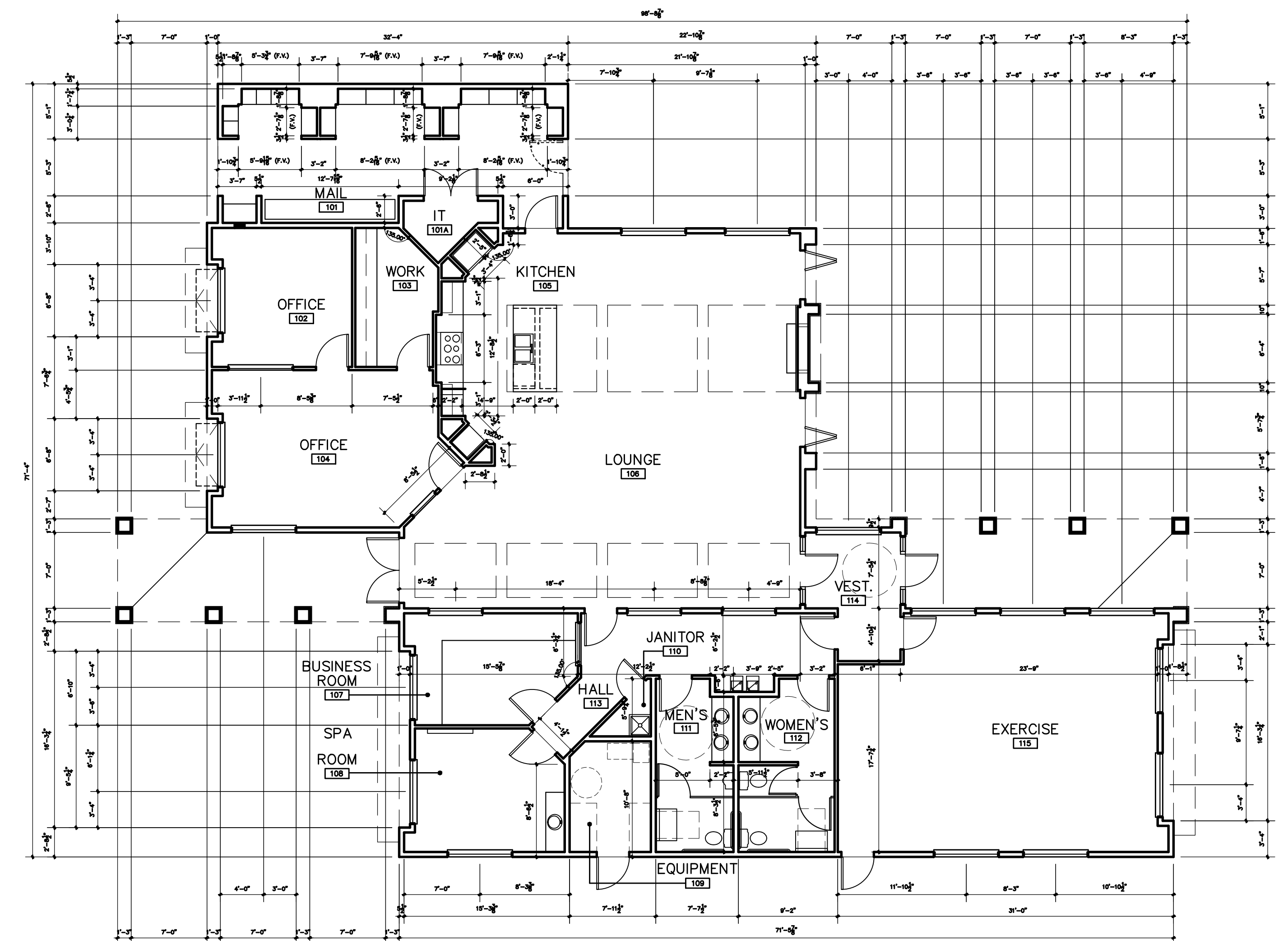
1 FREE-STANDING GARAGE 1 PLAN
SCALE: 1/8"=1'-0"



2 FREE-STANDING GARAGE 2 PLAN
SCALE: 1/8"=1'-0"



3 EQUIPMENT & RESTROOM PLAN
SCALE: 1/8"=1'-0"

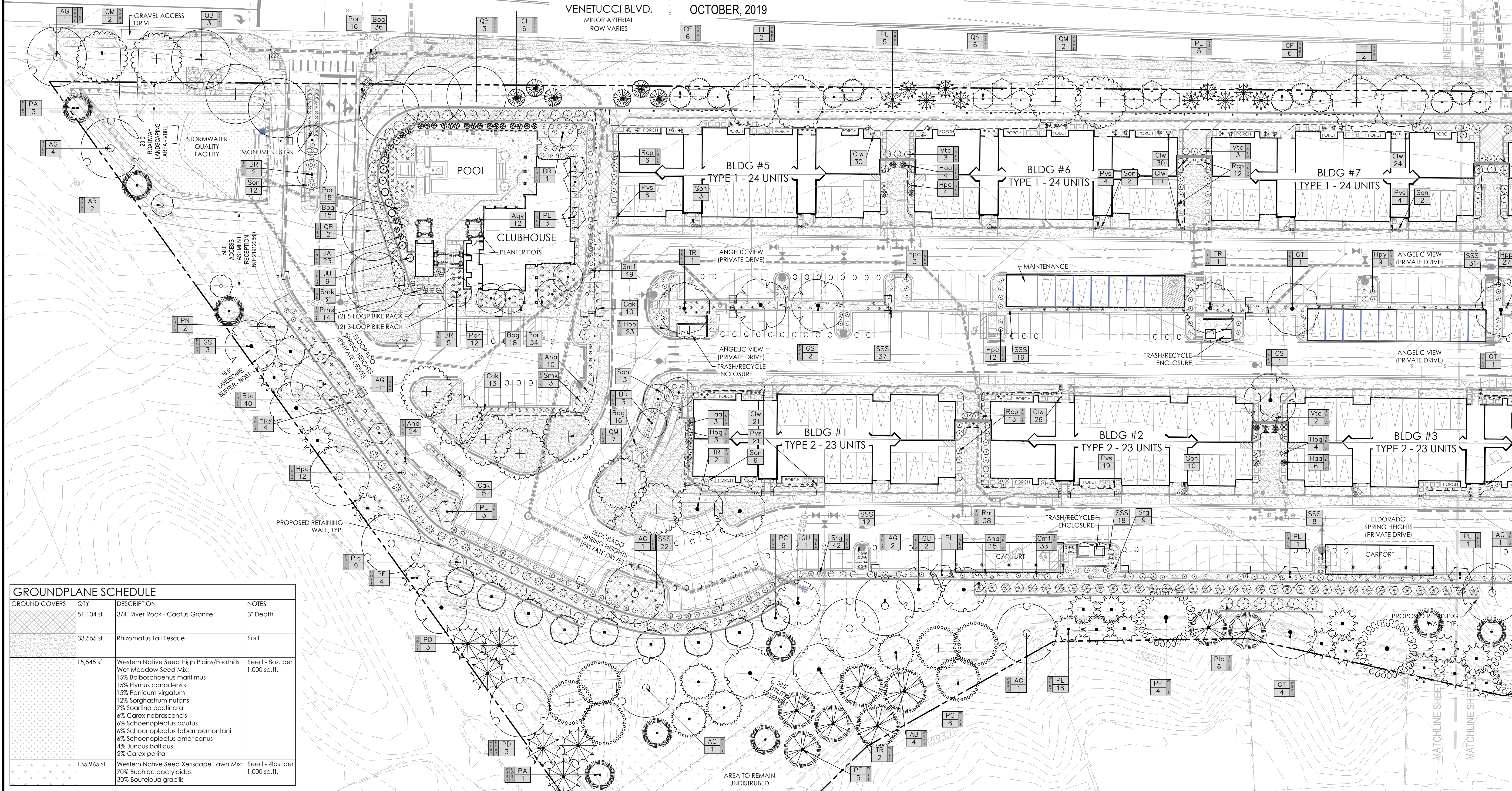


2 CLUBHOUSE FLOOR PLAN
SCALE: 1/8"=1'-0"

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

VENETUCCI BLVD. OCTOBER, 2019
MINOR ARTERIAL
ROW VARIES



GROUNDPLANE SCHEDULE			
GROUND COVERS	QTY	DESCRIPTION	NOTES
[Pattern]	51,104 sf	3/4" River Rock - Cactus Granite	3" Depth
[Pattern]	33,555 sf	Rhizomatous Tall Fescue	Sod
[Pattern]	15,545 sf	Western Native Seed High Plains/Foothills Wet Meadow Seed Mix: 15% <i>Bolboschoenus maritimus</i> 15% <i>Elymus canadensis</i> 15% <i>Panicum virgatum</i> 12% <i>Sorghastrum nutans</i> 7% <i>Soaritia pectinata</i> 6% <i>Carex nebrascensis</i> 6% <i>Schoenoplectus acutus</i> 6% <i>Schoenoplectus tabernaemontani</i> 6% <i>Schoenoplectus americanus</i> 4% <i>Juncus balticus</i> 2% <i>Carex pellita</i>	Seed - 8oz. per 1,000 sq.ft.
[Pattern]	135,965 sf	Western Native Seed Xeriscape Lawn Mix: 70% <i>Buchloe dactyloides</i> 30% <i>Bouteloua gracilis</i>	Seed - 4lbs. per 1,000 sq.ft.

ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE PLAN
SDP4
SHEET 4 OF 16
ALC PROJECT #19-020

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LEGEND:
--- 6" STEEL ROLLED-TOP EDGING
- - - - 6" IRON FENCE

ORIGINAL SUBMITTAL DATE: 10.31.2019
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CHECKED BY: JWO

REVISIONS:
NO. DATE BY
#1 02.21.2020 AKT
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#3 08.18.2020 AKT



INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019

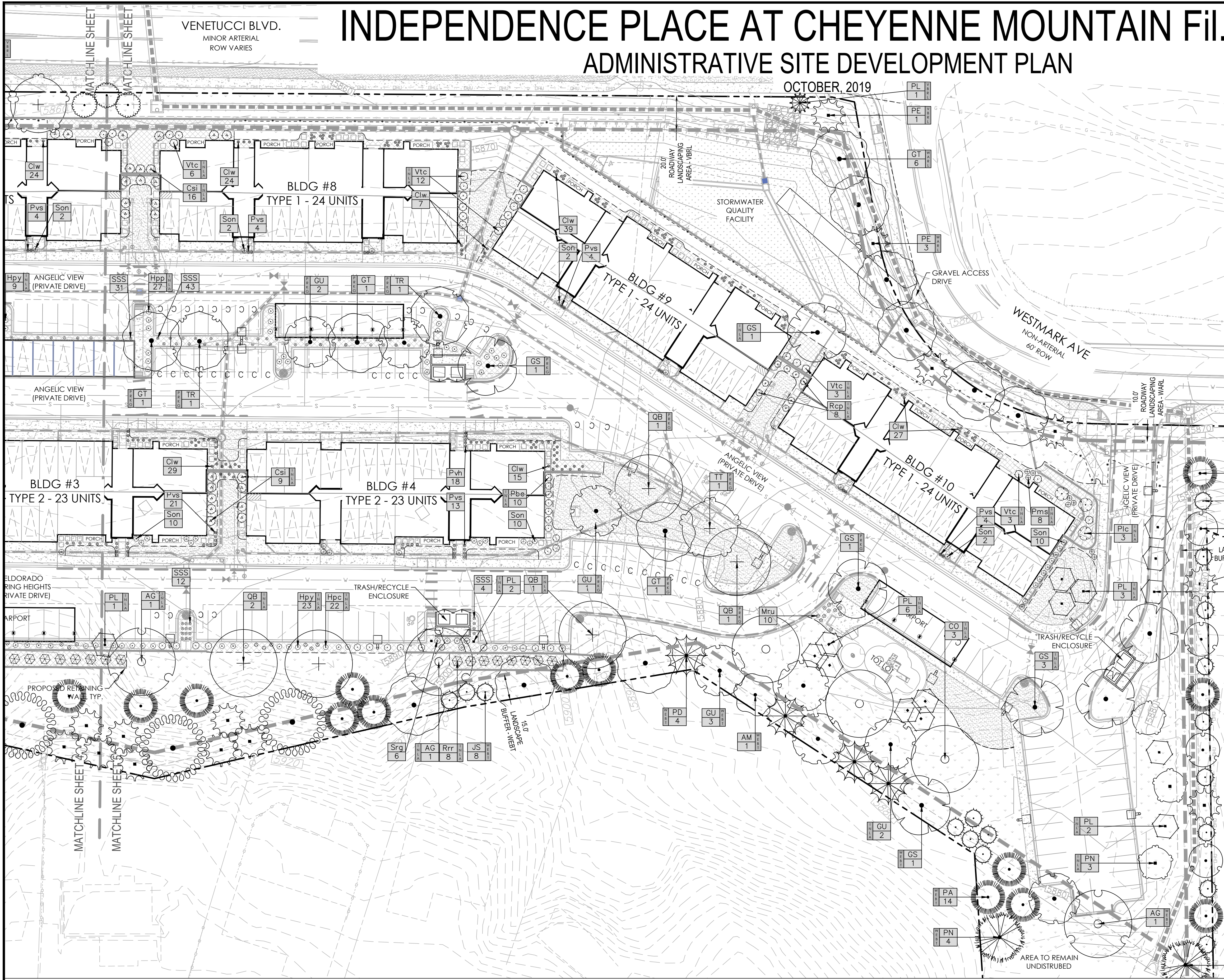
PARKING LOT LANDSCAPE REQUIREMENTS - LAND DEVELOPMENT CODE SECTION 6.2.2 - C			
# OF UNCOVERED SPACES	SHADE TREES REQ. / PROV. (1 TREE PER 15 SPACES)	SYMBOL ON PLAN	
264	18	18	PRKG

INTERNAL LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - E									
SITE AREA	MINIMUM REQ. INTERNAL LANDSCAPE AREA	INTERNAL LANDSCAPE AREA REQ. / PROV.	TREES REQ. / PROV. (1 TREE PER 500 SQ.FT.)	SHRUBS SUBSTITUTES REQ. / PROV. (1 TREE = 10 SHRUBS)	SYMBOL ON PLAN	GROUNDPLANE VEGETATION REQ. / PROV.			
571445	15%	85717	236187	171	117	540	545	INLA	50% 50%

ROADWAY LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - B										
STREET NAME	CLASSIFICATION	DEPTH OF ROADWAY LANDSCAPING AREA REQ. / PROV.	LINEAR FOOTAGE	REQ. TREE SPACING	TREES REQ. / PROV.	EVERGREEN TREES REQ. / PROVIDED (1/3)	SYMBOL ON PLAN			
VENETUCCI BLVD	MINOR ARTERIAL	20	20	1281	25	51	51	17	18	VBRL
WESTMARK AVE	NON-ARTERIAL	10	10	265	30	9	9	3	3	WARL

REQUIRED BUFFER AND SCREEN AREAS - LAND DEVELOPMENT CODE SECTION 6.2.2 - D										
PROPERTY LINE	BUFFER DEPTH REQ. / PROV.	LINEAR FOOTAGE	TREES REQ. / PROV. (1 TREE PER 25 LINEAR FT.)	EVERGREEN TREES REQ. / PROV. (1/3 REQ. TREE TOTAL)	6' TALL OPAQUE FENCE LENGTH REQ. / PROV. (BUFFER IF DISTANCE)	SYMBOL ON PLAN				
NORTH	15'	15'	535	21	24	7	14	535	0'	NOBT
WEST	15'	15'	1350	54	83	18	69	1350	0'	WEBT
SOUTH	15'	15'	235	9	19	3	15	235	0'	SOBT

*SEE ALTERNATIVE COMPLIANCE REQUEST: IN LIEU OF 6' OPAQUE FENCE, REQUIRED BUFFER LANDSCAPING INCREASED.



GROUNDPLANE SCHEDULE			
GROUND COVERS	QTY	DESCRIPTION	NOTES
[Symbol]	51,104 sf	3/4" River Rock - Cactus Granite	3' Depth
[Symbol]	33,555 sf	Rhizomatous Tall Fescue	Sod
[Symbol]	15,545 sf	Western Native Seed High Plains/Foothills Wet Meadow Seed Mix: 15% Bolboschoenus maritimus 15% Elymus canadensis 15% Panicum virgatum 12% Sorghastrum nutans 7% Sorghastrum nutans 6% Carex nebrascensis 6% Schoenoplectus acutus 6% Schoenoplectus tabernaemontani 6% Schoenoplectus americanus 4% Juncus balticus 2% Carex pectinata	Seed - 8oz. per 1,000 sq.ft.
[Symbol]	135,965 sf	Western Native Seed Xeriscape Lawn Mix: 70% Buchloe dactyloides 30% Bouteloua gracilis	Seed - 4lbs. per 1,000 sq.ft.

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1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 686-1670

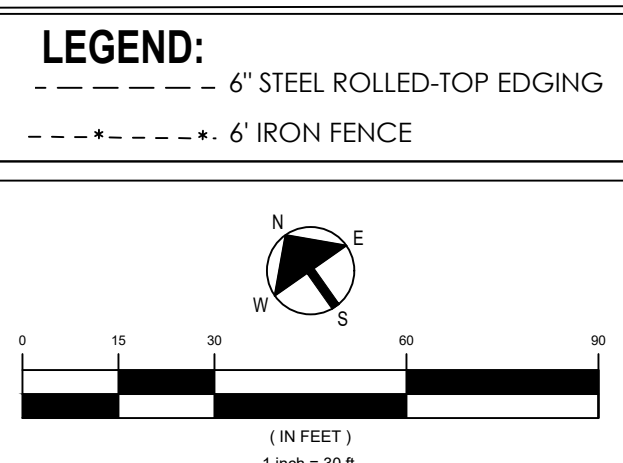
ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE PLAN
SDP5
SHEET 5 OF 16
ALC PROJECT #19-020

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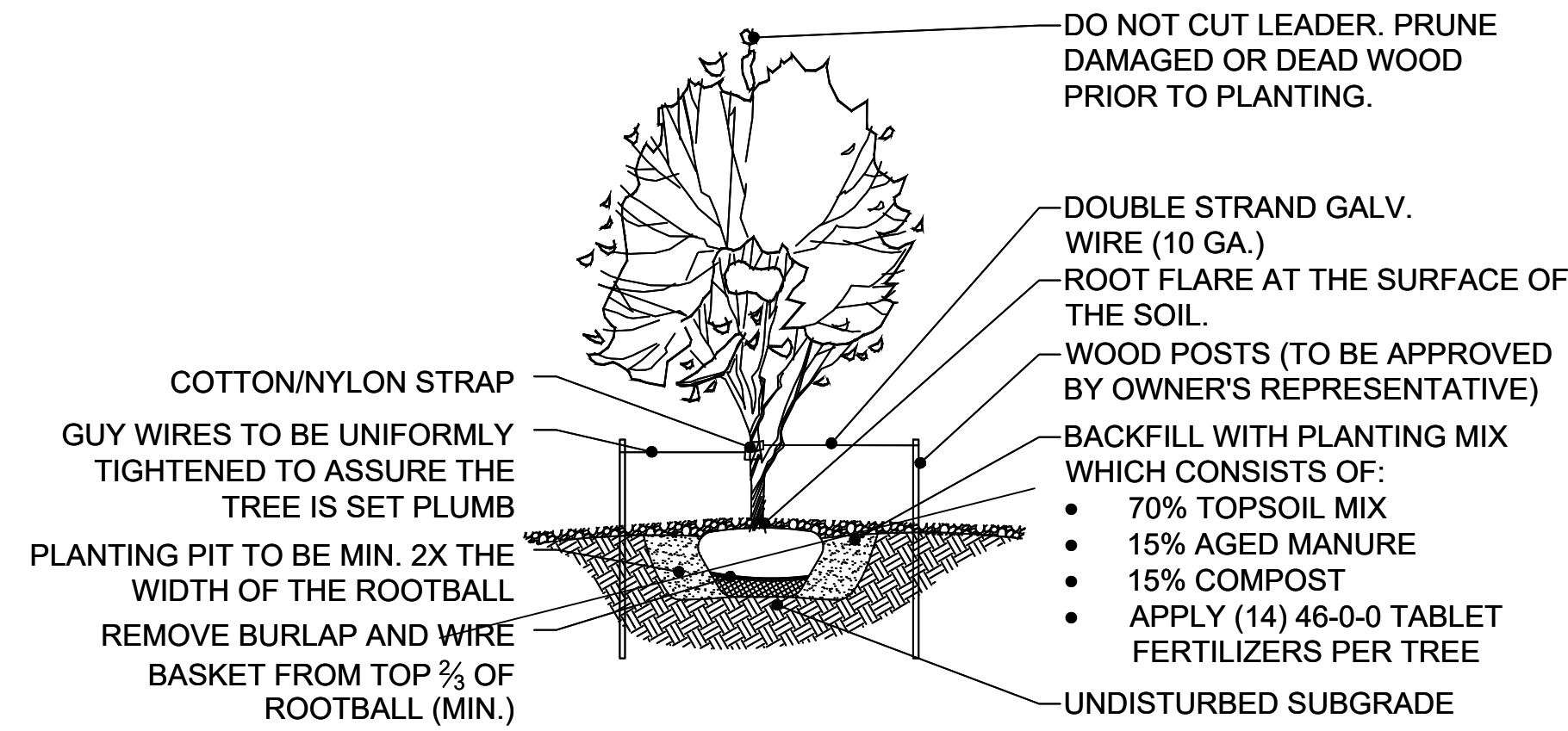
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INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

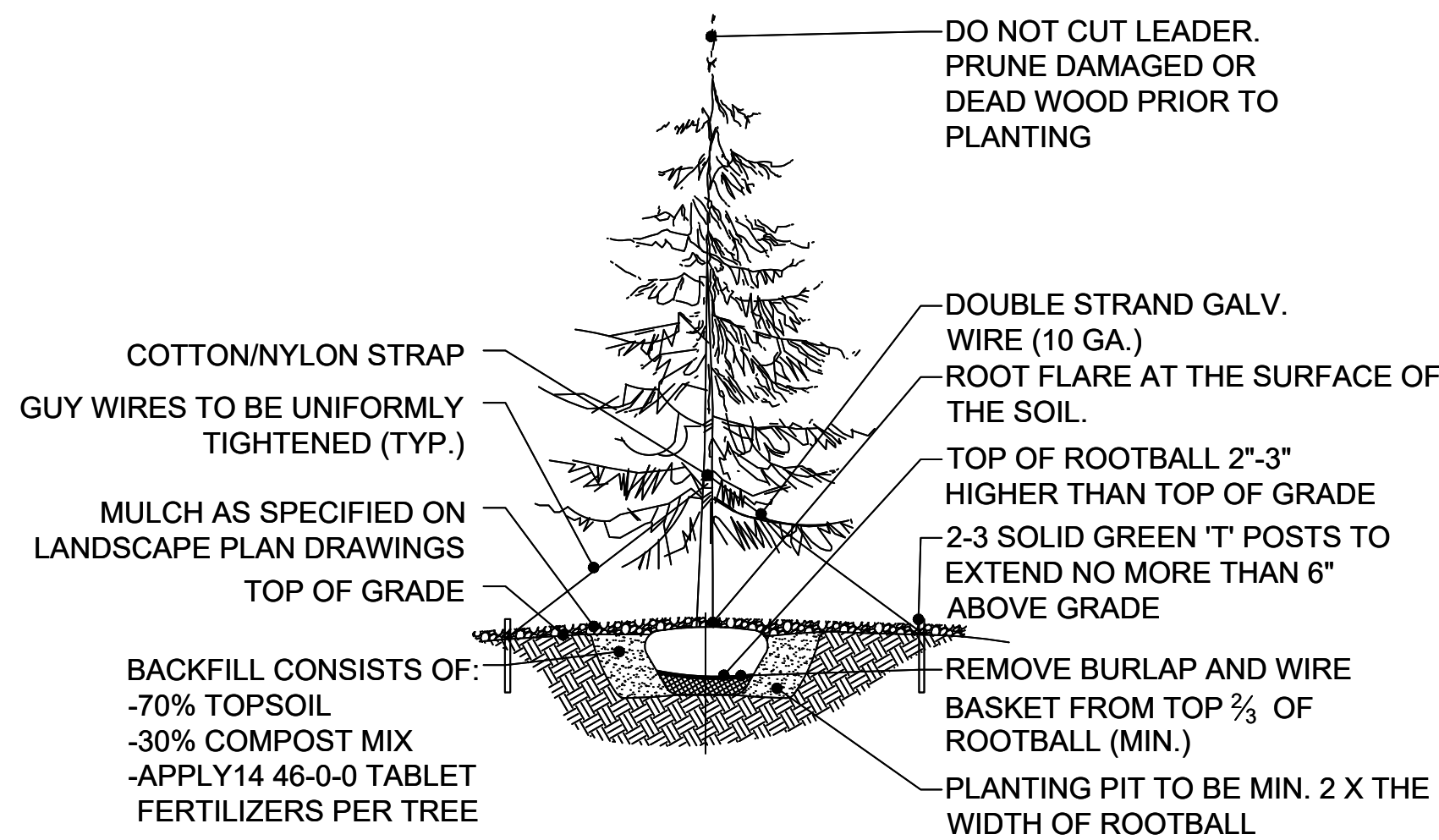
ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019



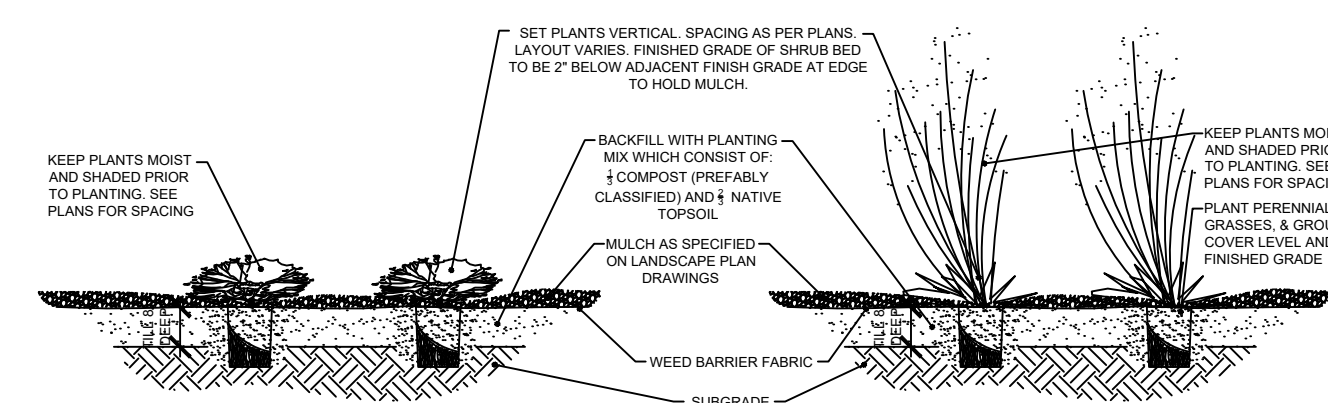
A1 Deciduous Tree Planting Detail:

NOT TO SCALE



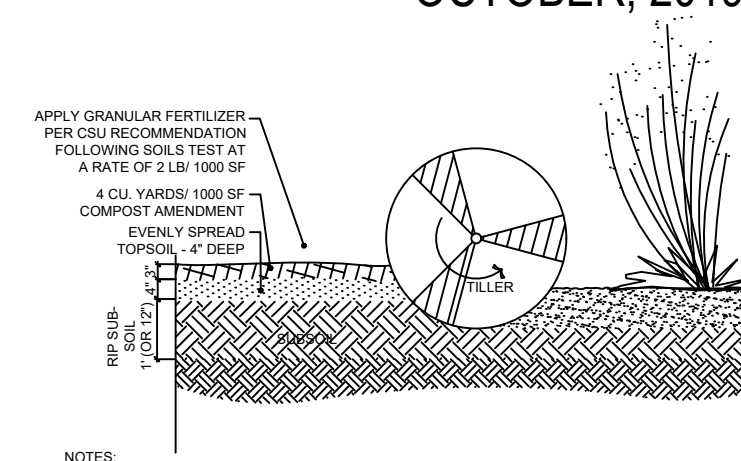
A2 Evergreen Tree Planting Detail:

NOT TO SCALE



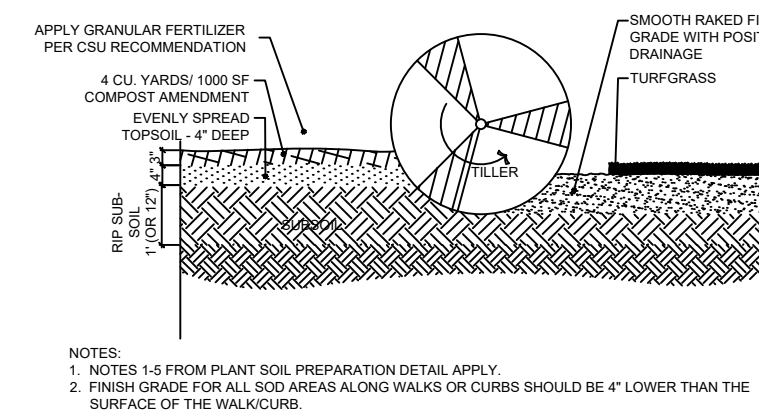
A3 Shrubs & Grasses Planting Details:

NOT TO SCALE



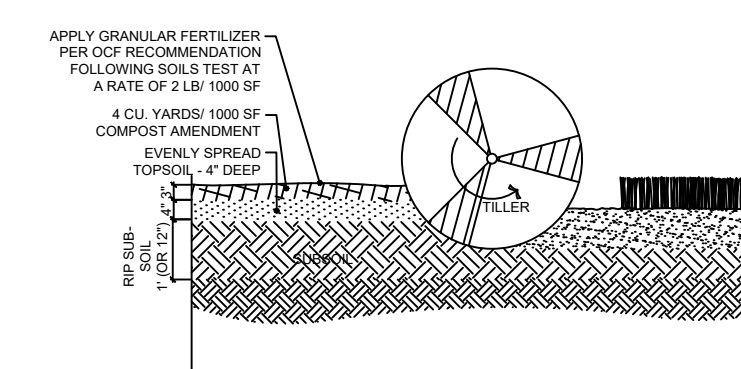
B1 Soil Prep-Plantings:

NOT TO SCALE



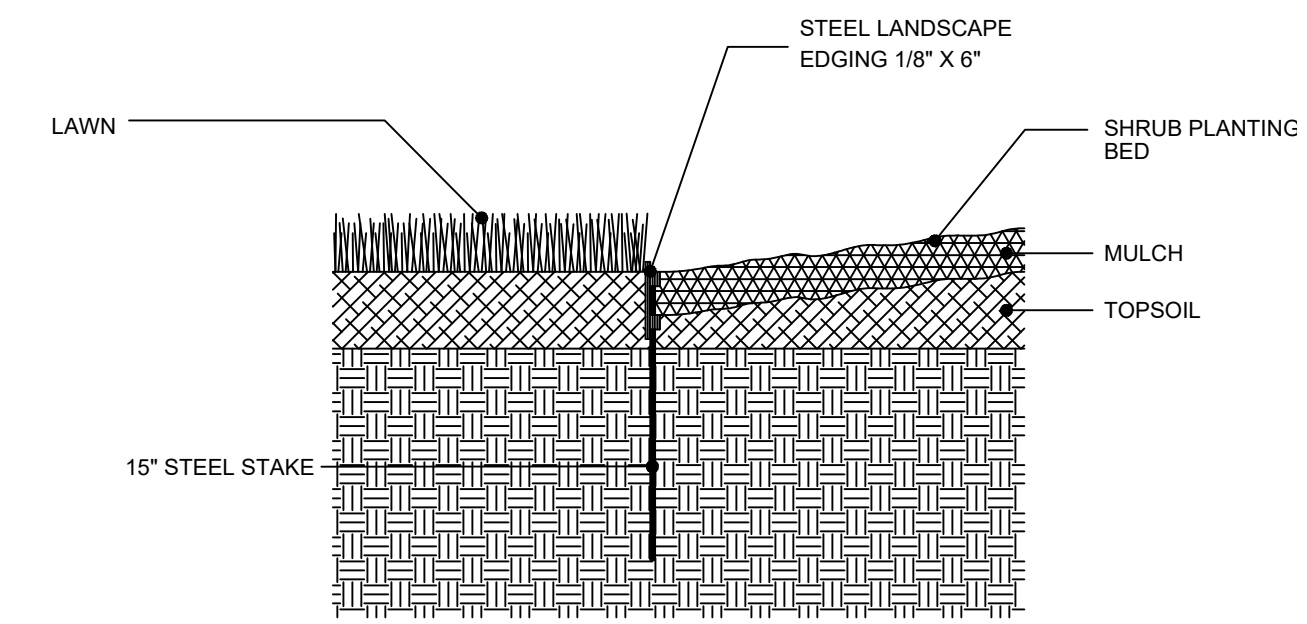
B2 Soil Prep-Sod:

NOT TO SCALE



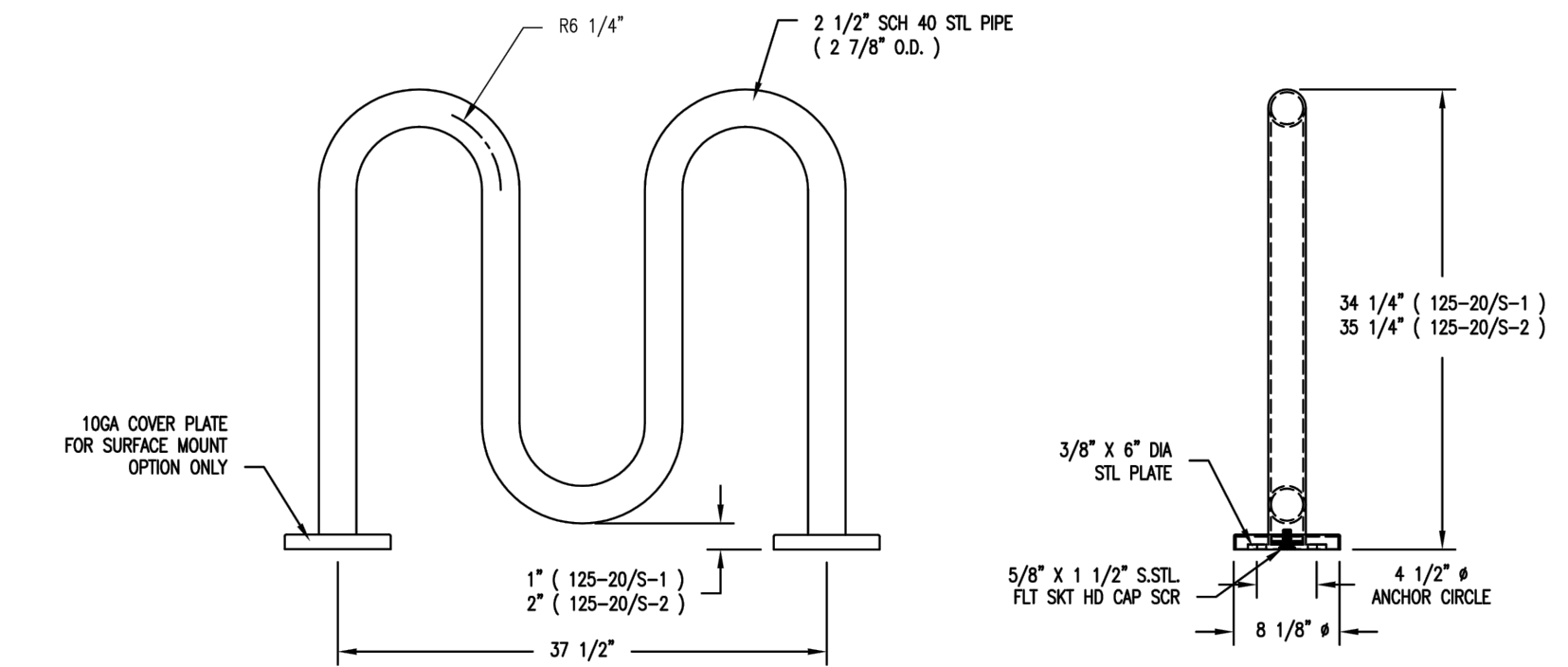
B3 Soil Prep-Seed:

NOT TO SCALE



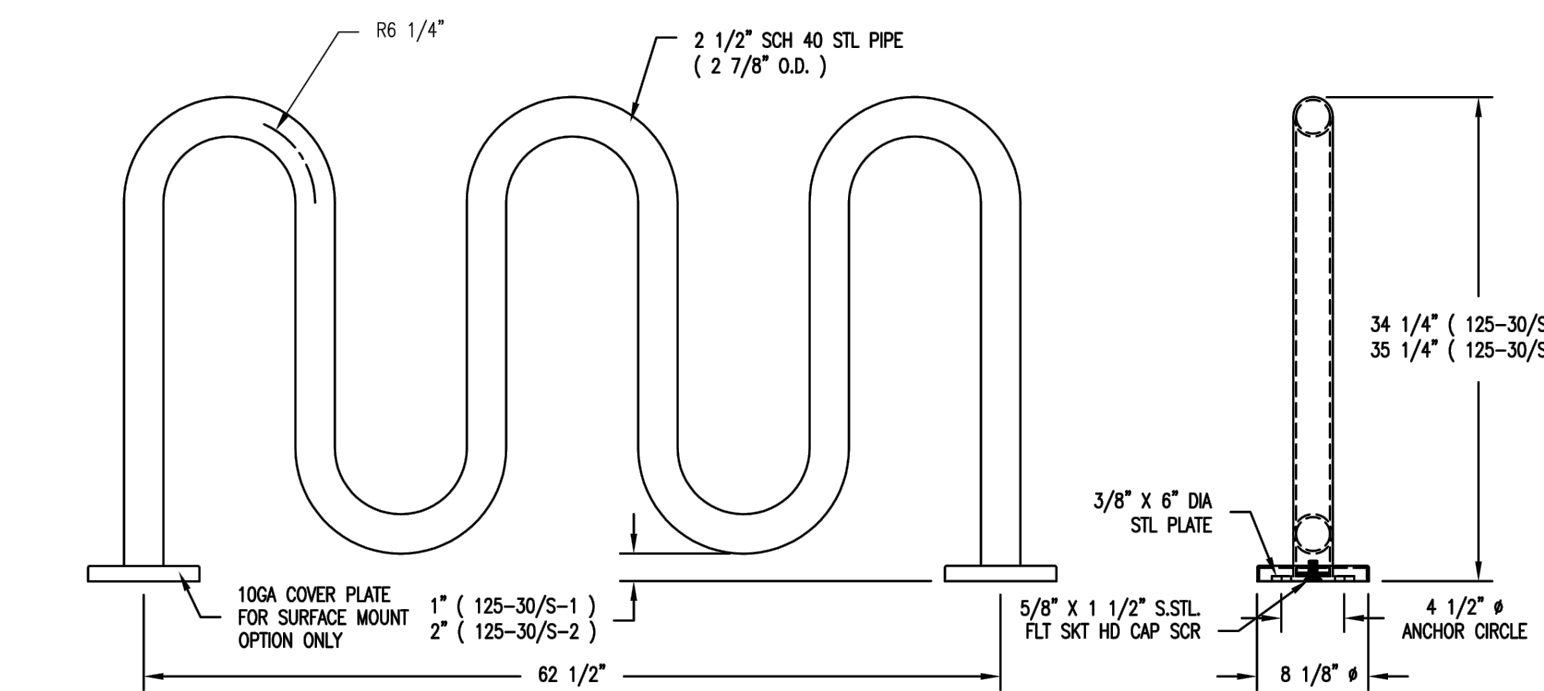
C1 Steel Rolled-Top Edging Detail:

NOT TO SCALE



C2 3-Loop Bike Rack Detail:

NOT TO SCALE



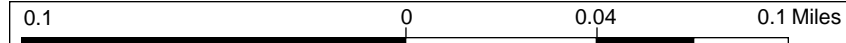
C3 5-Loop Bike Rack Detail:

NOT TO SCALE



- Certified Mail Sent
- Certified Mail Sent & Door-to-Door Visits (11 Addresses Total)
- Spoke with in person during door-to-door visits (3 total)
- Spoke with on the phone (2 total)

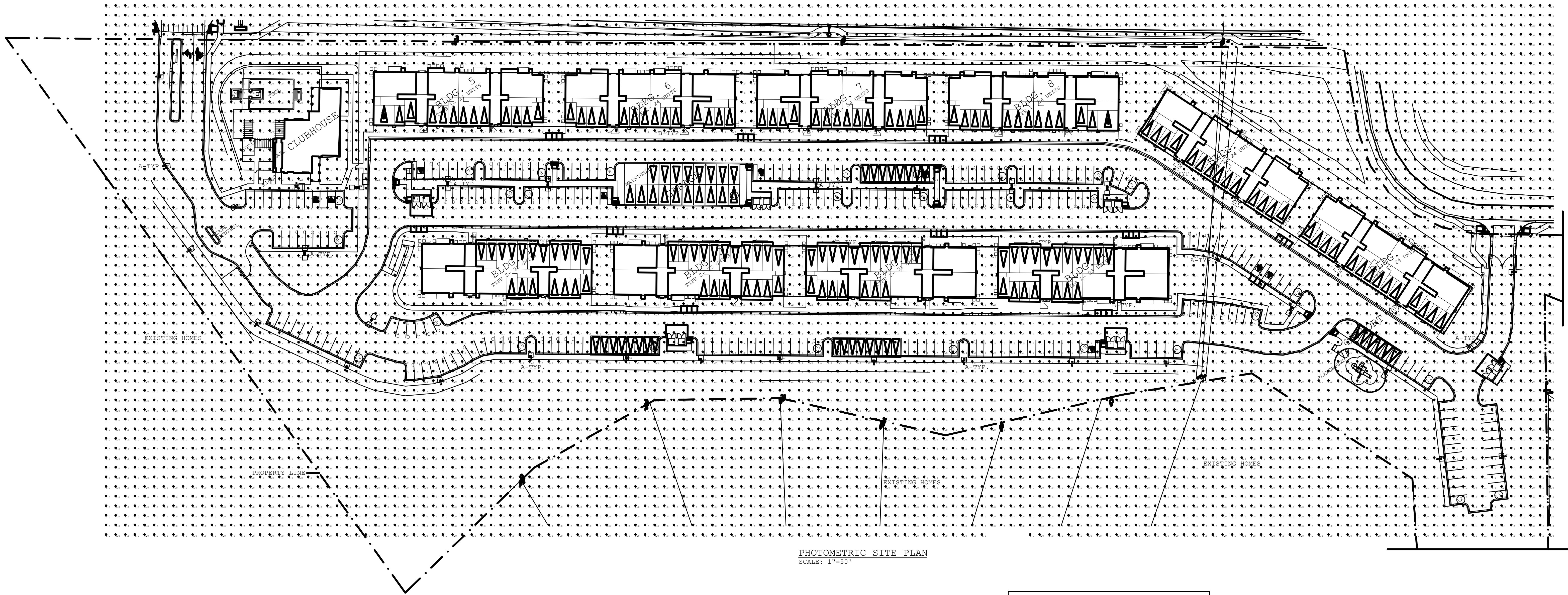
414: one homeowner in support of additional landscape in lieu of fence, one homeowner wanted fence along their rear property line
 418: said they would get back to us, have not heard anything
 422: in support of the additional landscape in lieu of fence (email response)
 427: in support of the additional landscape in lieu of fence (email response)
 438 and 422: same owner- verbal response in support (via phone call with Emery Chukly)
 Vacant parcel to south: in support of the additional landscape in lieu of fence (email response)



Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - SITE LIGHTING PLAN

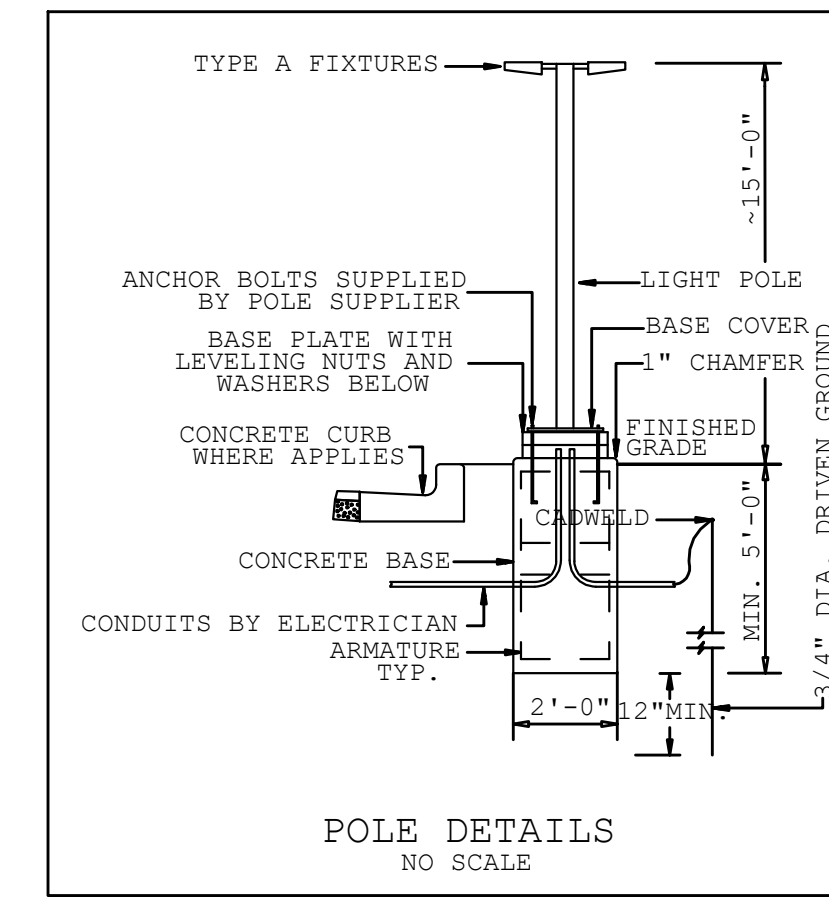
MAY, 2019



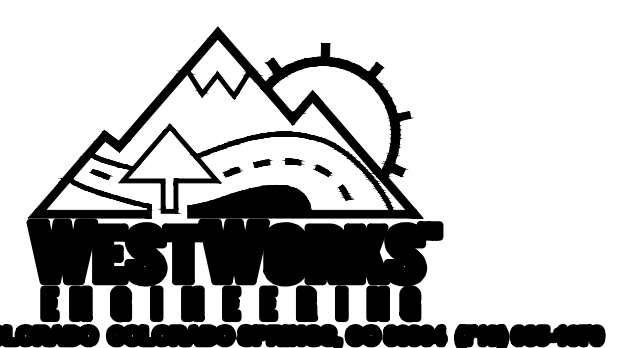
PHOTOMETRIC SITE PLAN
SCALE: 1"=50'

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description of fixture
[Symbol]	88	B	SINGLE	N.A.	0.900	HUBBELL: LNC2-18L-4K-070-3
[Symbol]	23	R53-1	SINGLE	N.A.	0.900	HUBBELL: RAR1-80L-50-5K7-3
[Symbol]	9	R53-2	BACK-BACK	N.A.	0.900	HUBBELL: RAR1-80L-50-5K7-3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.62	4.5	0.0	N.A.	N.A.



POLE DETAILS
NO SCALE



Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

DATE: 02.20.20
DRAWN BY: GSM
CHECKED BY: GSM
REVISION: NO. DATE BY

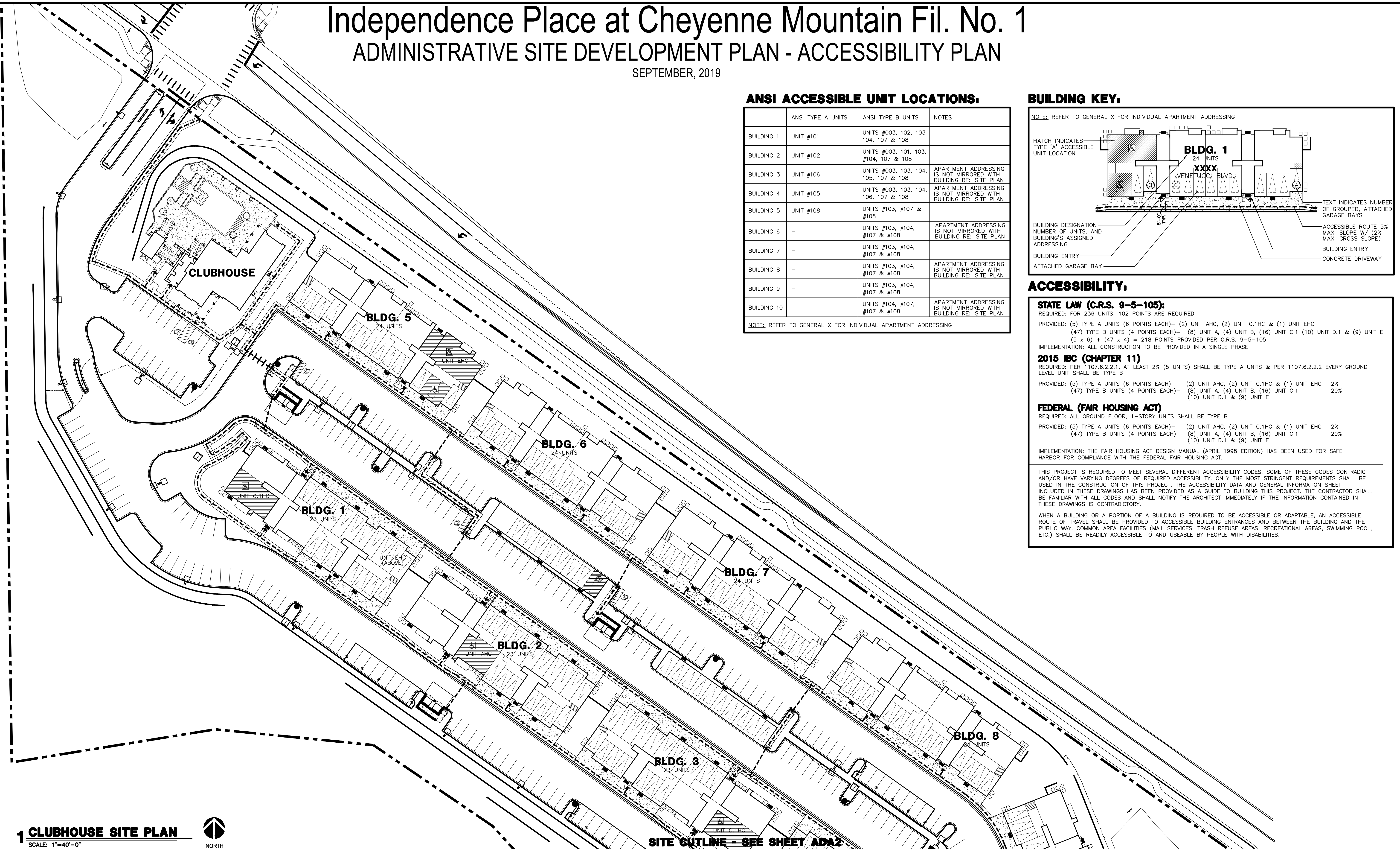
SITE LIGHTING PLAN
SDP16
SHEET 16 OF 16
ALC PROJECT # 19-020

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Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ACCESSIBILITY PLAN

SEPTEMBER, 2019

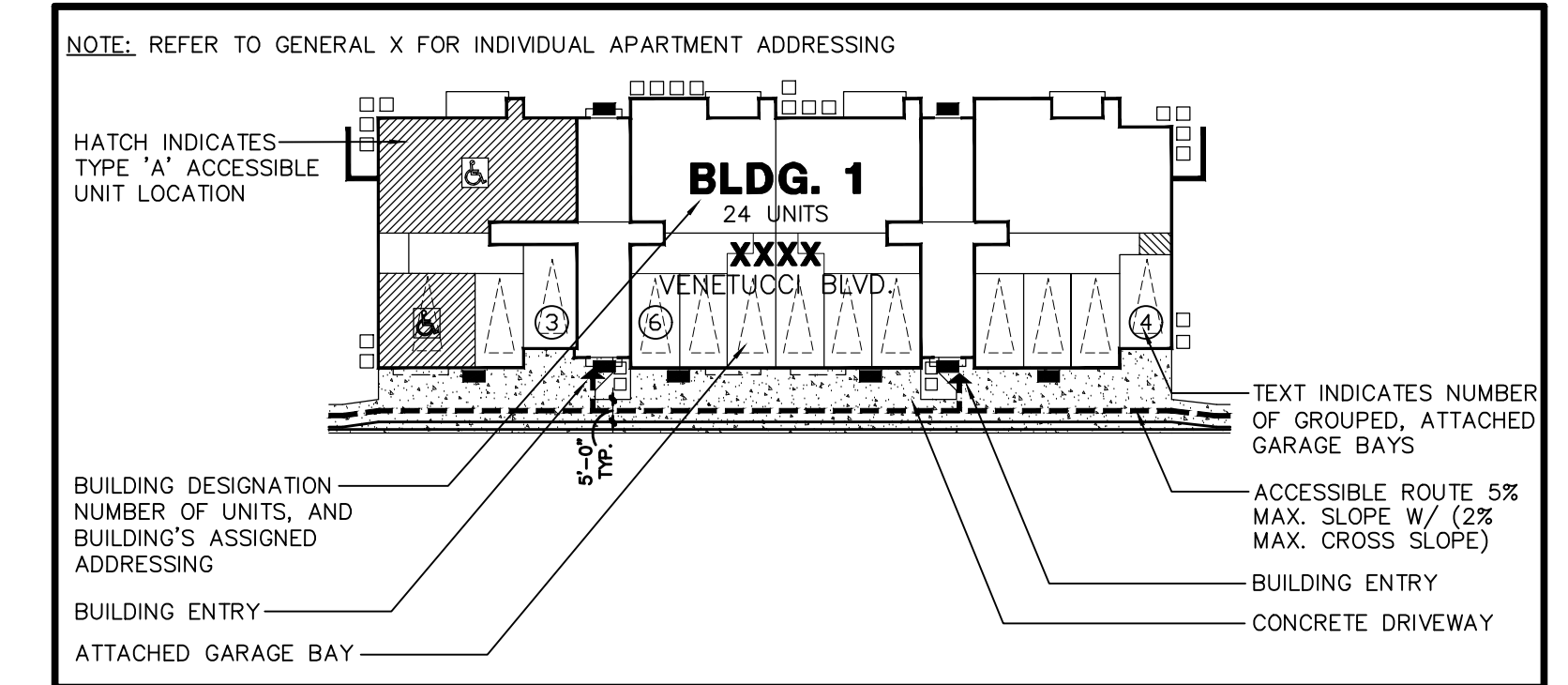


ANSI ACCESSIBLE UNIT LOCATIONS:

	ANSI TYPE A UNITS	ANSI TYPE B UNITS	NOTES
BUILDING 1	UNIT #101	UNITS #003, 102, 103, 104, 107 & 108	
BUILDING 2	UNIT #102	UNITS #003, 101, 103, #104, 107 & 108	
BUILDING 3	UNIT #106	UNITS #003, 103, 104, 105, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 4	UNIT #105	UNITS #003, 103, 104, 106, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 5	UNIT #108	UNITS #103, #107 & #108	
BUILDING 6	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 7	-	UNITS #103, #104, #107 & #108	
BUILDING 8	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 9	-	UNITS #103, #104, #107 & #108	
BUILDING 10	-	UNITS #104, #107, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN

NOTE: REFER TO GENERAL X FOR INDIVIDUAL APARTMENT ADDRESSING

BUILDING KEY:



ACCESSIBILITY:

STATE LAW (C.R.S. 9-5-105):

REQUIRED: FOR 236 UNITS, 102 POINTS ARE REQUIRED
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC
 (47) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (16) UNIT C.1 (10) UNIT D.1 & (9) UNIT E
 (5 x 6) + (47 x 4) = 218 POINTS PROVIDED PER C.R.S. 9-5-105
 IMPLEMENTATION: ALL CONSTRUCTION TO BE PROVIDED IN A SINGLE PHASE

2015 IBC (CHAPTER 11)

REQUIRED: PER 1107.6.2.2.1, AT LEAST 2% (5 UNITS) SHALL BE TYPE A UNITS & PER 1107.6.2.2.2 EVERY GROUND LEVEL UNIT SHALL BE TYPE B
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
 (47) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (16) UNIT C.1 20%
 (10) UNIT D.1 & (9) UNIT E

FEDERAL (FAIR HOUSING ACT)

REQUIRED: ALL GROUND FLOOR, 1-STORY UNITS SHALL BE TYPE B
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
 (47) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (16) UNIT C.1 20%
 (10) UNIT D.1 & (9) UNIT E
 IMPLEMENTATION: THE FAIR HOUSING ACT DESIGN MANUAL (APRIL 1998 EDITION) HAS BEEN USED FOR SAFE HARBOR FOR COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT.

THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE ACCESSIBILITY DATA AND GENERAL INFORMATION SHEET INCLUDED IN THESE DRAWINGS HAS BEEN PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE INFORMATION CONTAINED IN THESE DRAWINGS IS CONTRADICTORY.

WHEN A BUILDING OR A PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY. COMMON AREA FACILITIES (MAIL SERVICES, TRASH REFUSE AREAS, RECREATIONAL AREAS, SWIMMING POOL, ETC.) SHALL BE READILY ACCESSIBLE TO AND USEABLE BY PEOPLE WITH DISABILITIES.

1 CLUBHOUSE SITE PLAN
 SCALE: 1"=40'-0"



SITE OUTLINE - SEE SHEET ADA2

Eldorado Springs
 ADMINISTRATIVE SITE DEVELOPMENT PLAN
 SOUTH VENETUCCI BOULEVARD
 EL PASO COUNTY, STATE OF COLORADO

DATE: 02.20.20
 DRAWN BY: DFUS
 CHECKED BY: GW
 REVISION: NO. DATE BY

ACCESSIBILITY PLAN

ADA1

SHEET 1 OF 2
 ALC PROJECT # 19-020

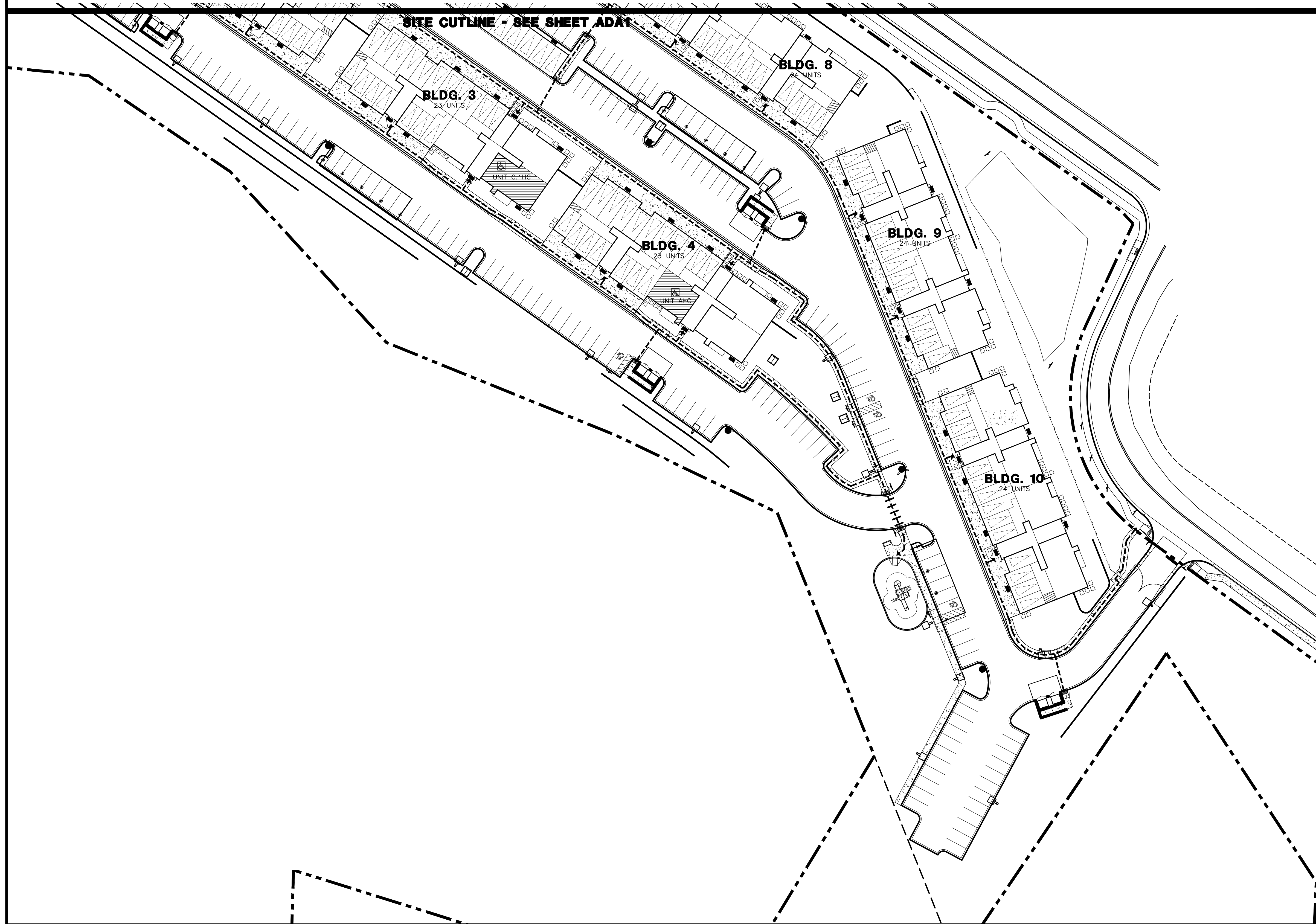
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COUNTY FILE NO. PPR-19-032 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

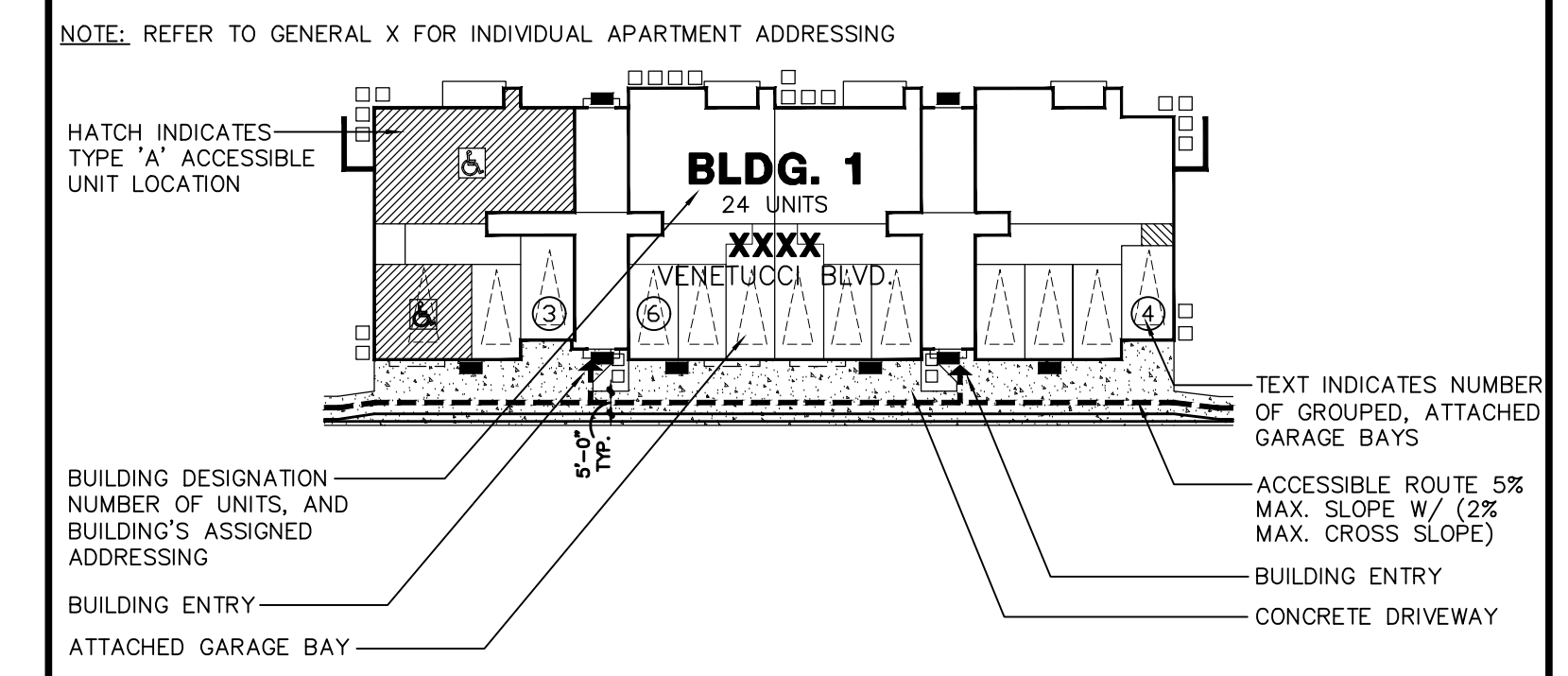
Independence Place at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - ACCESSIBILITY PLAN

SEPTEMBER, 2019



BUILDING KEY:



ACCESSIBILITY:

STATE LAW (C.R.S. 9-5-105):
 REQUIRED: FOR 236 UNITS, 102 POINTS ARE REQUIRED
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC
 (49) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (20) UNIT C.1 (10) UNIT D.1 & (9) UNIT E
 $(5 \times 6) + (49 \times 4) = 226$ POINTS PROVIDED PER C.R.S. 9-5-105
 IMPLEMENTATION: ALL CONSTRUCTION TO BE PROVIDED IN A SINGLE PHASE

2015 IBC (CHAPTER 11)
 REQUIRED: PER 1107.6.2.2.1, AT LEAST 2% (5 UNITS) SHALL BE TYPE A UNITS & PER 1107.6.2.2.2 EVERY GROUND LEVEL UNIT SHALL BE TYPE B
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
 (49) TYPE B UNITS (4 POINTS EACH) - (8) UNIT A, (4) UNIT B, (20) UNIT C.1 21%
 (10) UNIT D.1 & (9) UNIT E

FEDERAL (FAIR HOUSING ACT)
 REQUIRED: ALL GROUND FLOOR, 1-STORY UNITS SHALL BE TYPE B
 PROVIDED: (5) TYPE A UNITS (6 POINTS EACH) - (2) UNIT AHC, (2) UNIT C.1HC & (1) UNIT EHC 2%
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IMPLEMENTATION: THE FAIR HOUSING ACT DESIGN MANUAL (APRIL 1998 EDITION) HAS BEEN USED FOR SAFE HARBOR FOR COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT.

THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE ACCESSIBILITY DATA AND GENERAL INFORMATION SHEET INCLUDED IN THESE DRAWINGS HAS BEEN PROVIDED AS A GUIDE TO BUILDING THIS PROJECT. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE INFORMATION CONTAINED IN THESE DRAWINGS IS CONTRADICTORY.

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ANSI ACCESSIBLE UNIT LOCATIONS:

	ANSI TYPE A UNITS	ANSI TYPE B UNITS	NOTES
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BUILDING 2	UNIT #102	UNITS #003, 101, 103, #104, 107 & 108	
BUILDING 3	UNIT #106	UNITS #003, 103, 104, 105, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 4	UNIT #105	UNITS #003, 103, 104, 106, 107 & 108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 5	UNIT #108	UNITS #103, #107 & #108	
BUILDING 6	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 7	-	UNITS #103, #104, #107 & #108	
BUILDING 8	-	UNITS #103, #104, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN
BUILDING 9	-	UNITS #103, #104, #107 & #108	
BUILDING 10	-	UNITS #104, #107, #107 & #108	APARTMENT ADDRESSING IS NOT MIRRORED WITH BUILDING RE: SITE PLAN

NOTE: REFER TO GENERAL X FOR INDIVIDUAL APARTMENT ADDRESSING

Eldorado Springs
 ADMINISTRATIVE SITE DEVELOPMENT PLAN
 SOUTH VENETUCCI BOULEVARD
 EL PASO COUNTY, STATE OF COLORADO

DATE: 02.20.20
 DRAWN BY: DFJUS
 CHECKED BY: GW
 REVISION: NO. DATE BY

ACCESSIBILITY
 PLAN

ADA2

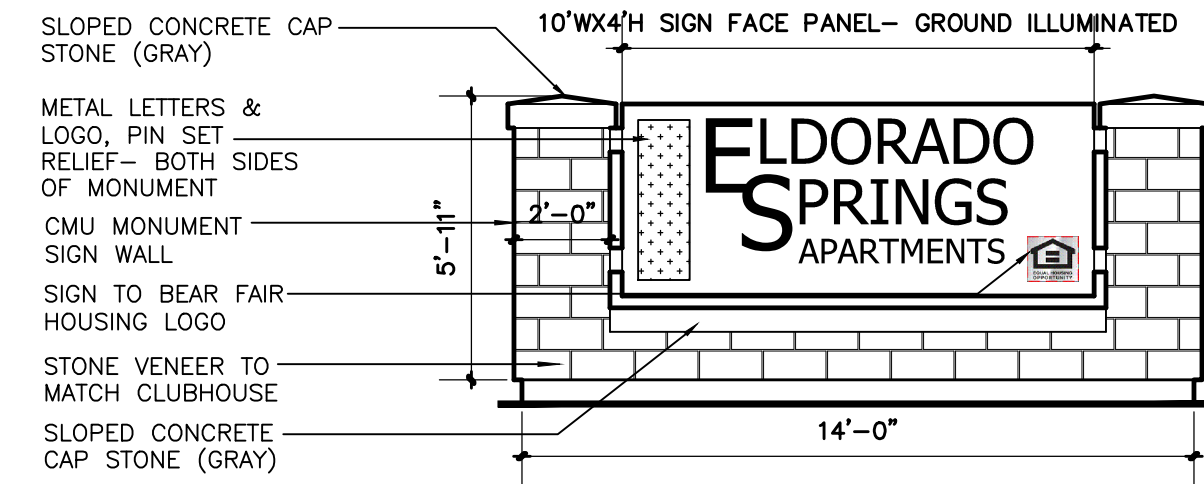
SHEET 2 OF 2
 ALC PROJECT # 19-020

Independence Place at Cheyenne Mountain Fil. No. 1

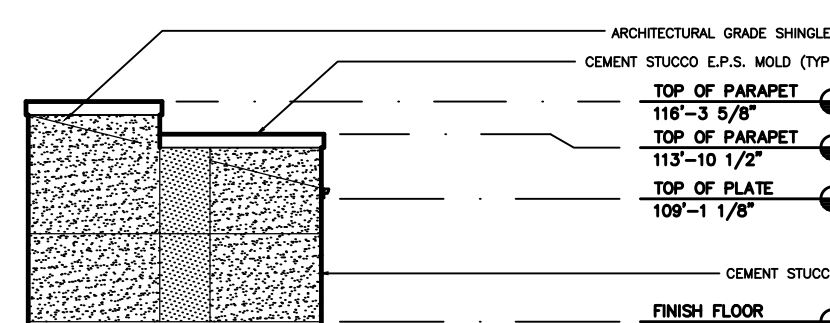
ADMINISTRATIVE SITE DEVELOPMENT PLAN - ELEVATIONS

SEPTEMBER, 2019

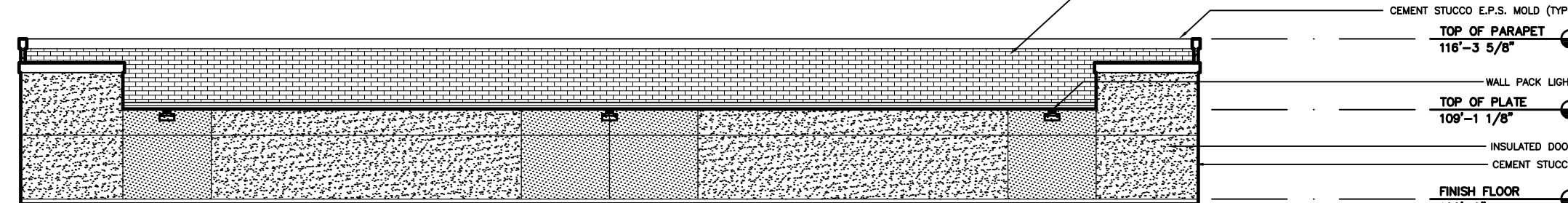
1. ENSURE DRAINAGE IS AWAY FROM BUILDING AT A SLOPE OF 1/4" PER FOOT MINIMUM. TO ALLEVIATE ANY TRAPPED WATER BETWEEN SIDEWALKS AND / OR BUILDINGS AND SIDEWALKS, PROVIDE SIDEWALK CUTS WITH GRATED METAL COVERS AND / OR AREA DRAINS WITH 4" DIA. CORRUGATED PLASTIC PIPING ROUTED TO AN OPEN DRAINABLE AREA.
2. ALL VENT/FLUE PENETRATIONS AT ROOFS SHALL BE PAINTED TO MATCH THE COLOR OF THE ROOF SHINGLES.
3. PROVIDE FLASHING OVER ALL DOORS AND WINDOWS AND AT ALL MATERIAL TRANSITIONS. PROVIDE FLASHING AND MOISTURE PROTECTION AT ALL ROOF AND WALL VERTICAL/HORIZONTAL TRANSITIONS.
4. ALL SHEET METAL (I.E. FLASHING, STUCCO SCREEDS, ETC.) TO BE GALVANIZED IRON. SHOP PRIME ALL SHEET METAL AND FIELD PAINT TO MATCH ADJACENT MATERIALS.
5. ANY EXPOSED FOUNDATION OVER 8" TO RECEIVE EXTERIOR COLOR COAT.
6. ROOF VENTS, DORMER VENTS OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION. PRIME AND PAINT TO MATCH ADJACENT MATERIALS.
7. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
8. BUILDING ADDRESS SIGNAGE WITH CONTRASTING COLORS TO BE CLEARLY LEGIBLE FROM THE STREET. THE FOLLOWING SHALL BE VERIFIED PRIOR TO INSTALLATION:
 - VERIFY LOCATION WITH THE FIRE DEPARTMENT
 - LEGAL ADDRESS TO BE ASSIGNED BY THE CITY
 - OWNER AND CONTRACTOR TO VERIFY THE U.S. POSTAL SERVICE ADDRESS REQUIREMENTS
9. GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL INSTALLER TO ENSURE THAT ALL EXTERIOR EXHAUST TERMINATION POINTS ARE 3' MINIMUM AWAY FROM OPERABLE PARTS OF OPENINGS (TYPICAL)



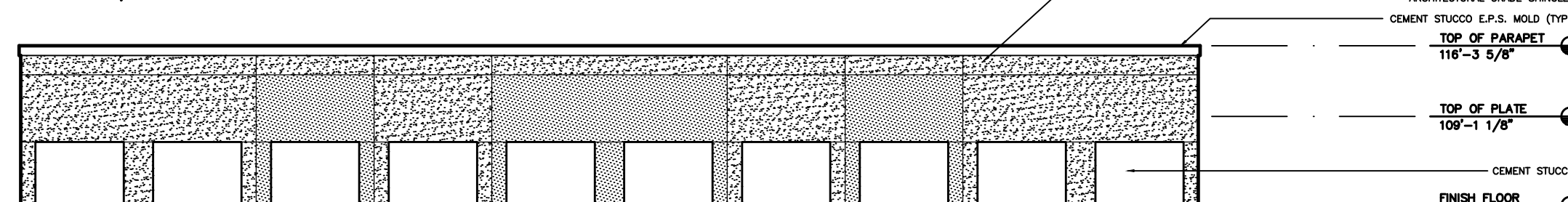
5 MONUMENT SIGN ELEVATION
SCALE: 1/4"=1'-0"



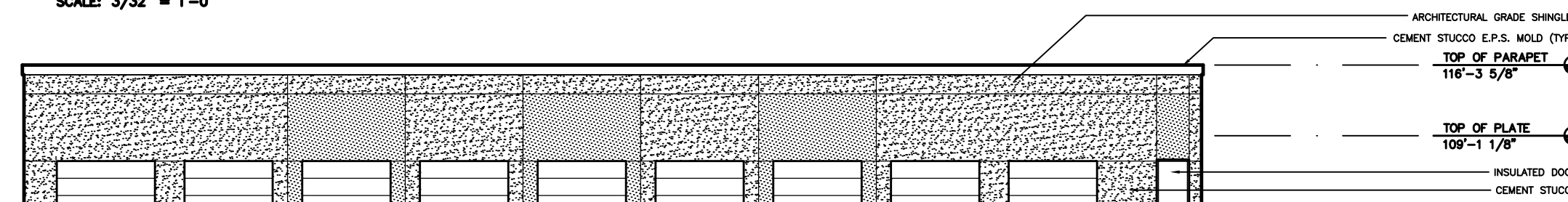
6 GARAGE SIDE ELEVATION
SCALE: 3/32"=1'-0"



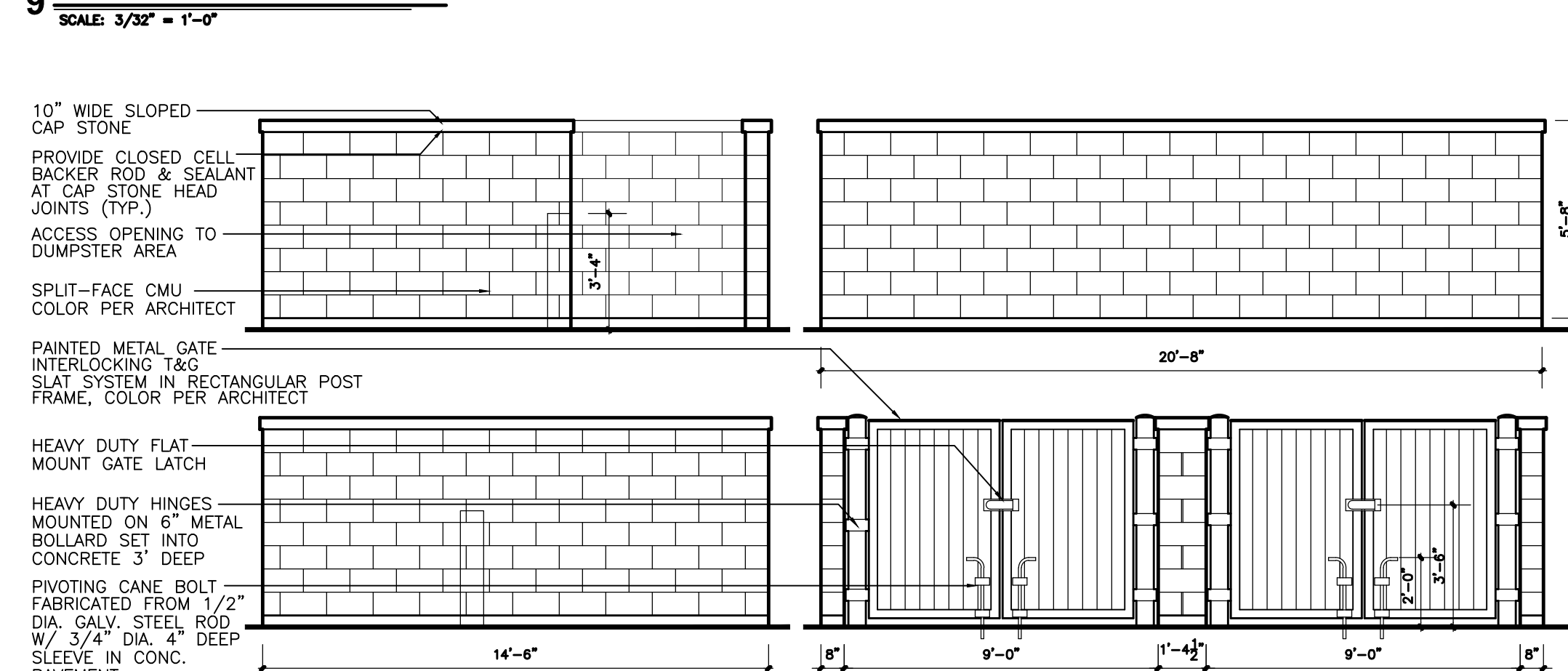
7 GARAGE REAR ELEVATION
SCALE: 3/32"=1'-0"



8 GARAGE 2 FRONT ELEVATION
SCALE: 3/32"=1'-0"



9 GARAGE 1 FRONT ELEVATION
SCALE: 3/32"=1'-0"



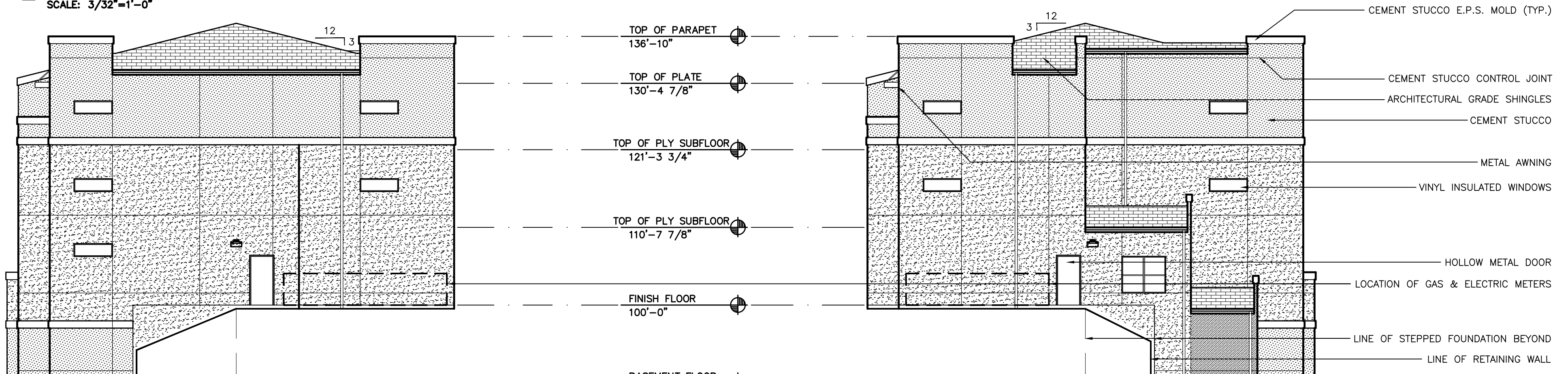
10 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4"=1'-0"



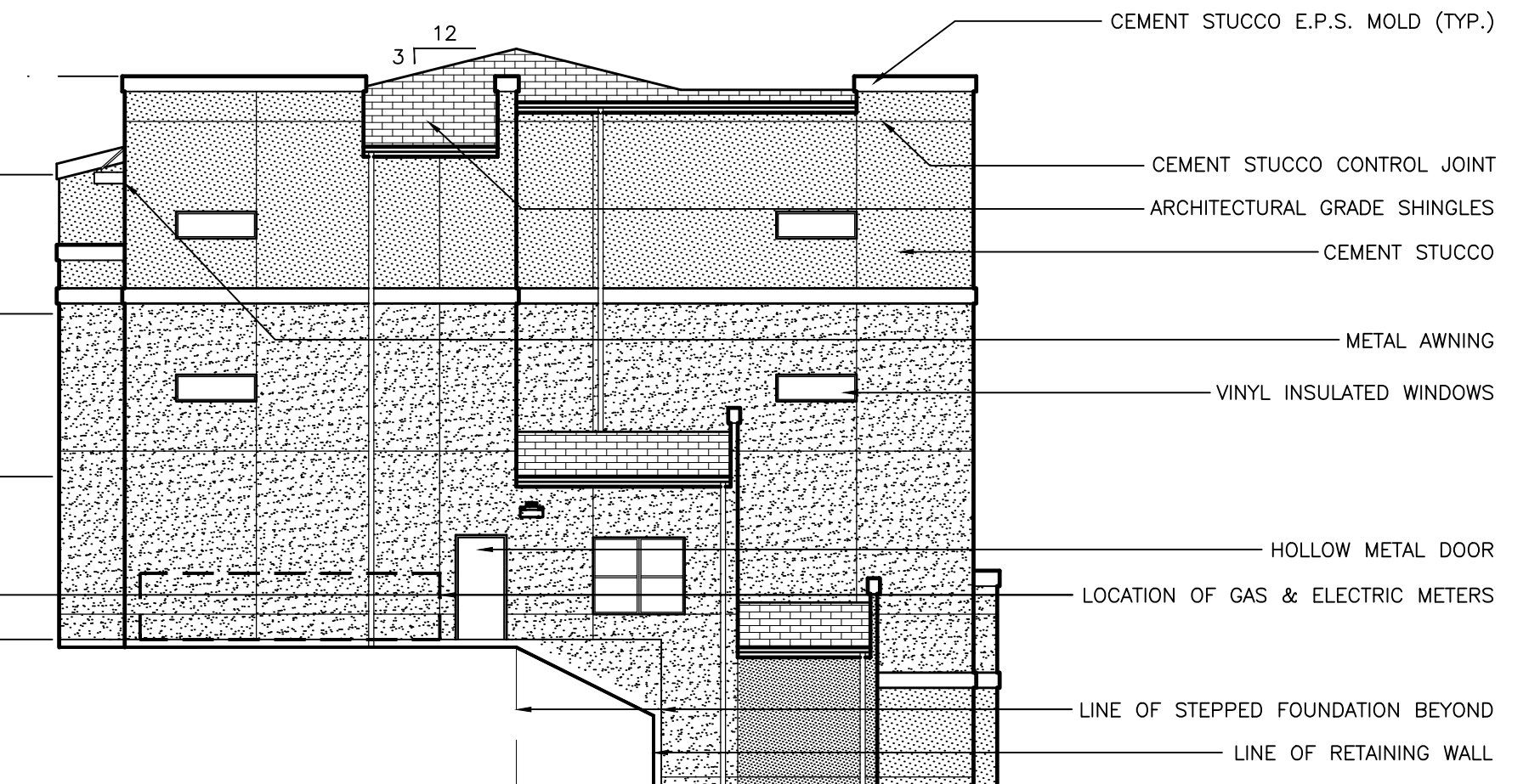
BUILDING TYPE 1 - FRONT ELEVATION
SCALE: 3/32"=1'-0"



BUILDING TYPE 1 - REAR ELEVATION
SCALE: 3/32"=1'-0"



BUILDING TYPE 1 - SIDE ELEVATION
SCALE: 3/32"=1'-0"



BUILDING TYPE 1 - SIDE ELEVATION
SCALE: 3/32"=1'-0"



Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

DATE: 02.20.20
DRAWN BY: DFJ/S
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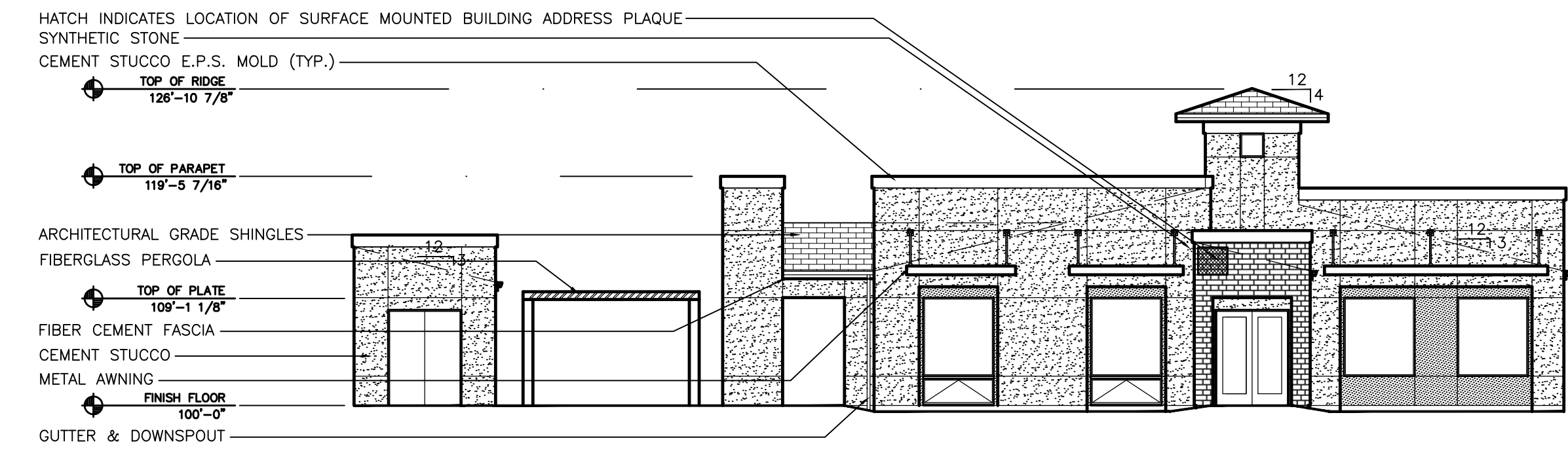
ARCHITECTURAL
ELEVATIONS
SDP14
SHEET 14 OF 16
ALC PROJECT # 19-020

Independence Place at Cheyenne Mountain Fil. No. 1

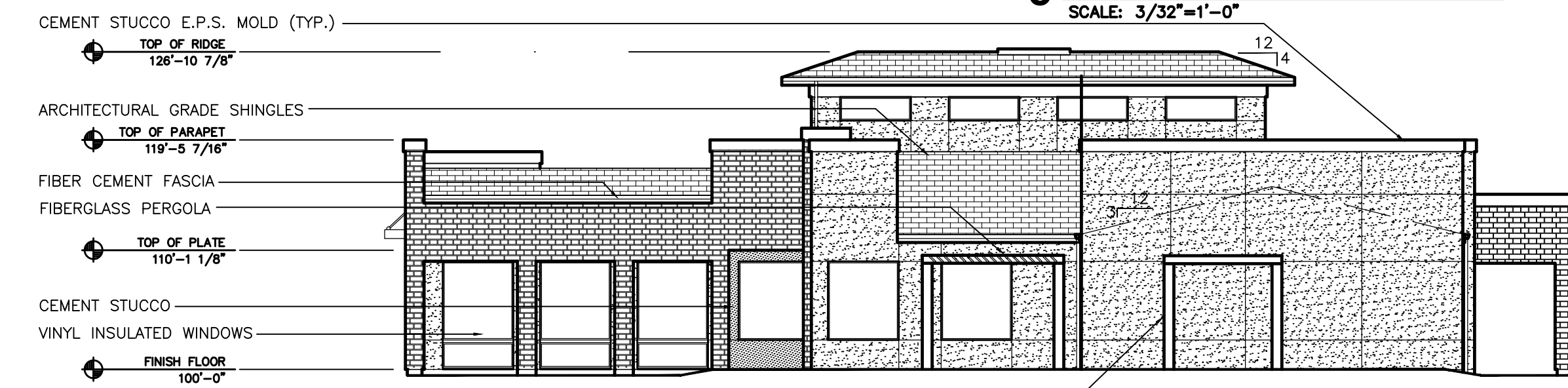
ADMINISTRATIVE SITE DEVELOPMENT PLAN - ELEVATIONS

SEPTEMBER, 2019

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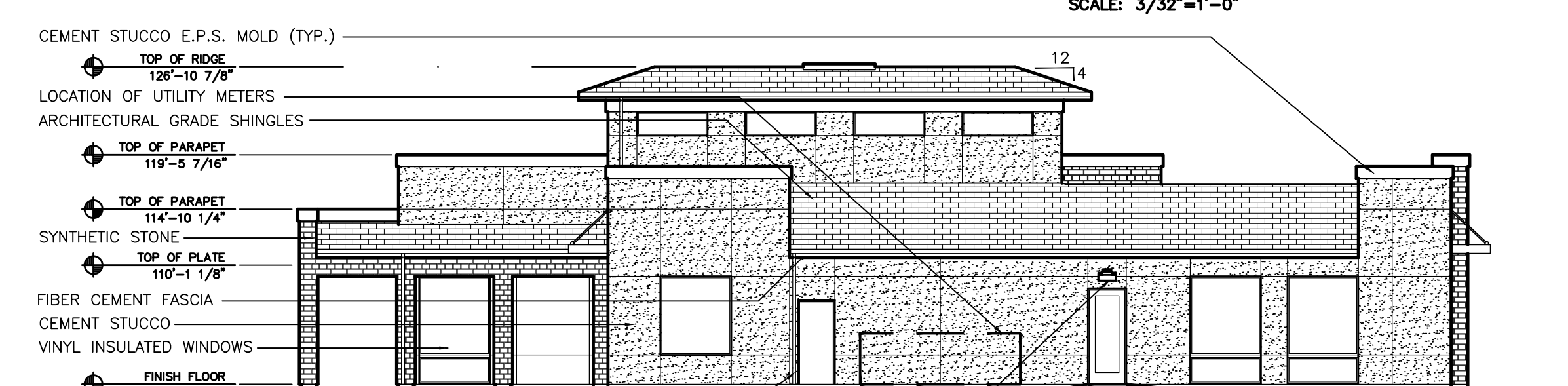
5 SOUTH CLUBHOUSE & EQUIPMENT BUILDING ELEVATIONS
SCALE: 3/32"=1'-0"



6 WEST CLUBHOUSE ELEVATION
SCALE: 3/32"=1'-0"



7 NORTH CLUBHOUSE & EQUIPMENT BUILDING ELEVATIONS
SCALE: 3/32"=1'-0"



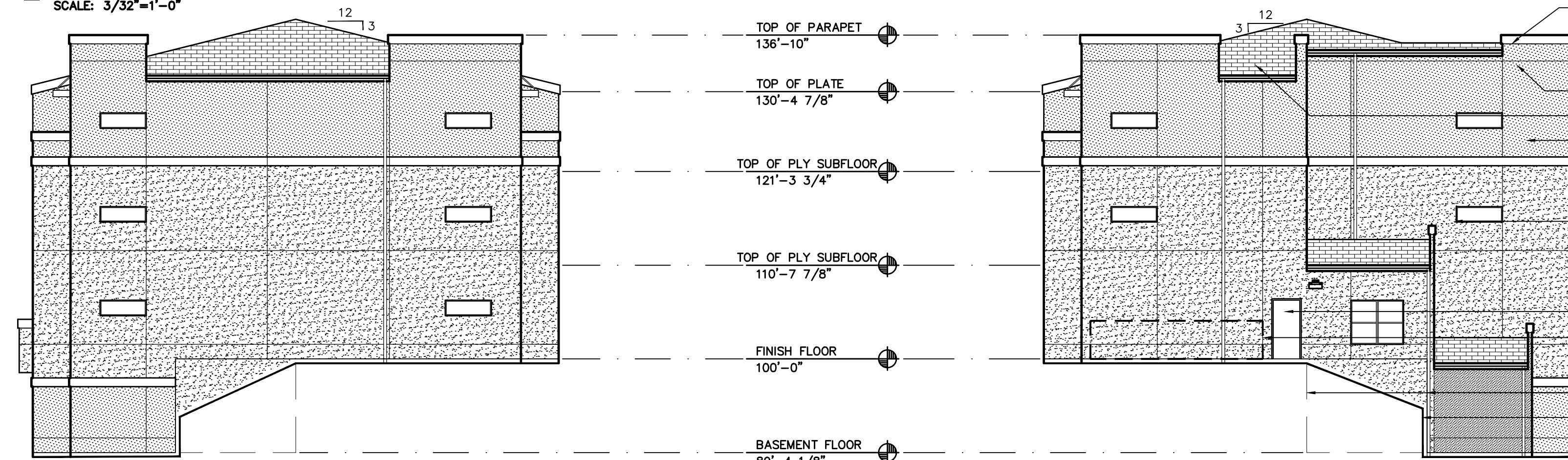
8 EAST CLUBHOUSE ELEVATION
SCALE: 3/32"=1'-0"



1 BUILDING TYPE 2 - FRONT ELEVATION
SCALE: 3/32"=1'-0"



2 BUILDING TYPE 2 - REAR ELEVATION
SCALE: 3/32"=1'-0"



3 BUILDING TYPE 2 - SIDE ELEVATION
SCALE: 3/32"=1'-0"

4 BUILDING TYPE 2 - SIDE ELEVATION
SCALE: 3/32"=1'-0"



WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com



Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

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ARCHITECTURAL
ELEVATIONS
SDP15
SHEET 15 OF 16
ALC PROJECT # 19-020