

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019

VENETUCCI BOULEVARD
MINOR ARTERIAL (ROW VARIES)

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Not resolved:

Section 6.2.5.F
Bicycle
Facilities. They
are required
per code, there
seems to be
adequate room
near the
clubhouse,
please include
in next
submittal

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 2019 Commencement
Max. Building Height: 40'
Proposed Building Height: See Elevation Sheets
Typical Drive Aisle 24' unless otherwise noted
Asphalt Drive Aisles and Parking unless otherwise noted
All Sidewalks 5' Attached unless otherwise noted
Maximum Lot Coverage by Buildings = 60%
Proposed Lot Coverage by Buildings = 16.2%

BUILDING UNIT COMPOSITION:
Unit Total: 236 Units
1-Bedroom: 86 Units
2-Bedroom: 140 Units
3-Bedroom: 10 Units

PARKING REQUIREMENTS:
86 Units * 1.5 Spaces: 129 Spaces
140 Units * 1.7 Spaces: 238 Spaces
10 Units * 2.0 Spaces: 20 Spaces
Guest Units (236/3): 79 Spaces
Parking Spaces Required: 466 Spaces

Allowable Compact Spaces (30%): 140 Spaces
ADA Spaces Required: 9 Spaces

PARKING PROVIDED:
Total Parking Spaces Provided: 466 Spaces
Free-standing Garage Parking: 18 Spaces
Building Garage Parking: 154 Spaces
Compact Spaces: 113 Spaces
ADA Spaces: 9 Spaces

Typical Parking Space: 9' x 18'
Typical Compact Space: 8' x 18'
Typical ADA Space: 9' x 18'
Typical ADA Loading Zone: 4' x 18'

Use effective date
Dec. 7, 2018.

- Notes:
1. Federal Emergency Management Agency, Flood Insurance Rate Map Number 08041C0741 F, Effective Date March 17, 1997, 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.
 4. Speed bumps shall be provided approximately every 200-feet for straight drive lanes on the property. See Civil Grading Plans.

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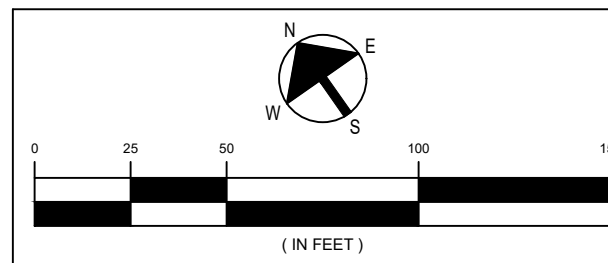
ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

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

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ORIGINAL SUBMITTAL DATE: 10.31.2019
DRAWN BY: RLB
CHECKED BY: JWO

REVISIONS:
NO. DATE BY
#1 02.21.2020 AKT



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