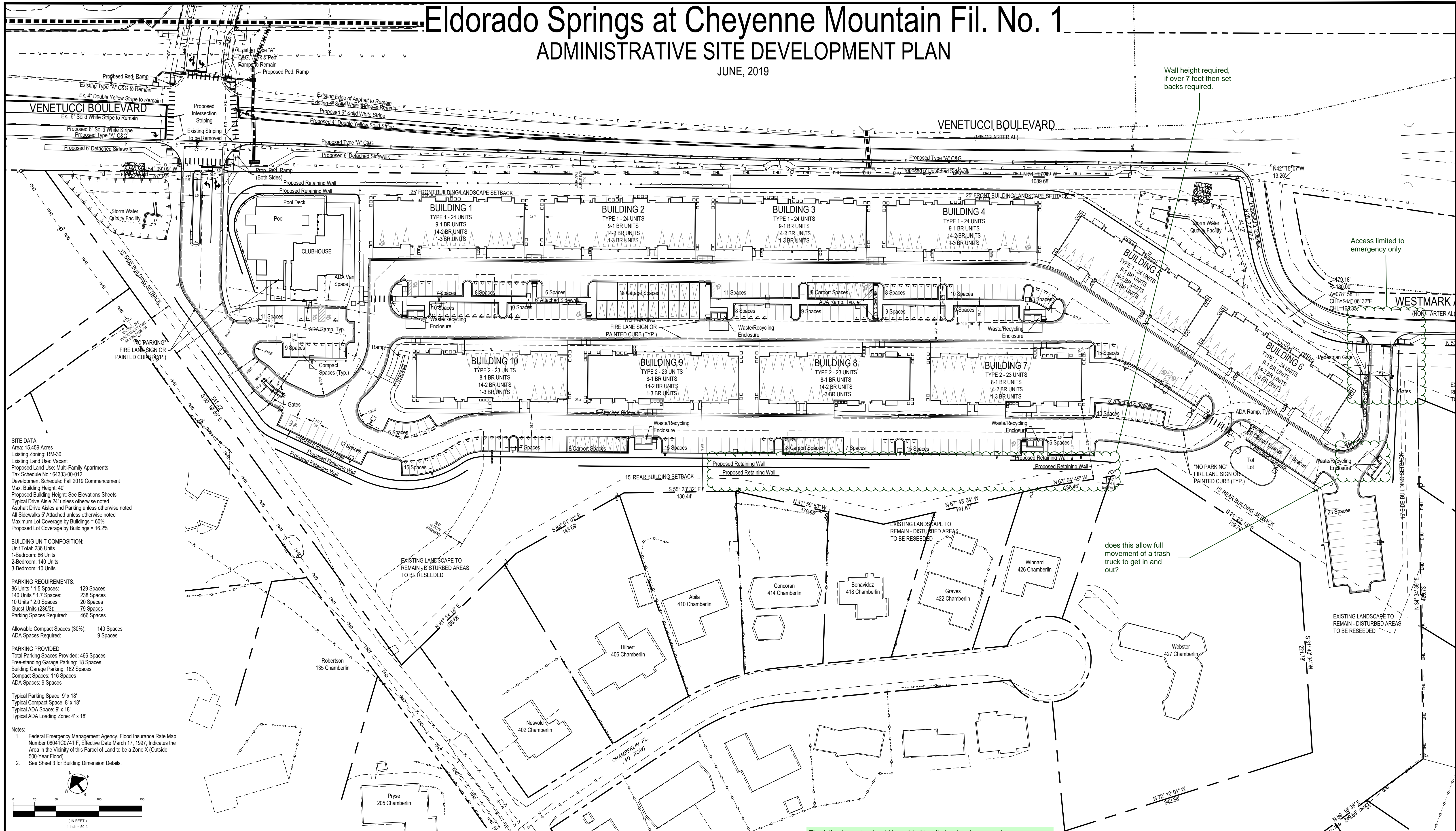


# Eldorado Springs at Cheyenne Mountain Fil. No. 1

## ADMINISTRATIVE SITE DEVELOPMENT PLAN

JUNE, 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 2019 Commencement  
Max. Building Height: 40'  
Proposed Building Height: See Elevations 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 = 18.2%

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

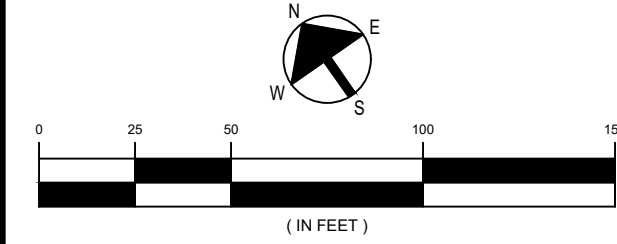
**PARKING REQUIREMENTS:**  
86 Units \* 1.5 Spaces: 129 Spaces  
140 Units \* 1.7 Spaces: 238 Spaces  
10 Units \* 2.0 Spaces: 20 Spaces  
Guest Units (236/3): 79 Spaces  
Parking Spaces Required: 466 Spaces

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: 162 Spaces  
Compact Spaces: 116 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'

- 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 Sheet 3 for Building Dimension Details.



**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

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:

"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."

Also required is an additional page illustrating the ADA route.

DATE: 06.28.2019  
DRAWN BY: RLB  
CHECKED BY: KAW  
REVISION: NO. DATE BY

**SITE PLAN**

**SDP2.0**

SHEET 2 OF 16

ALC PROJECT # 19-020

COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

PPR-19-032