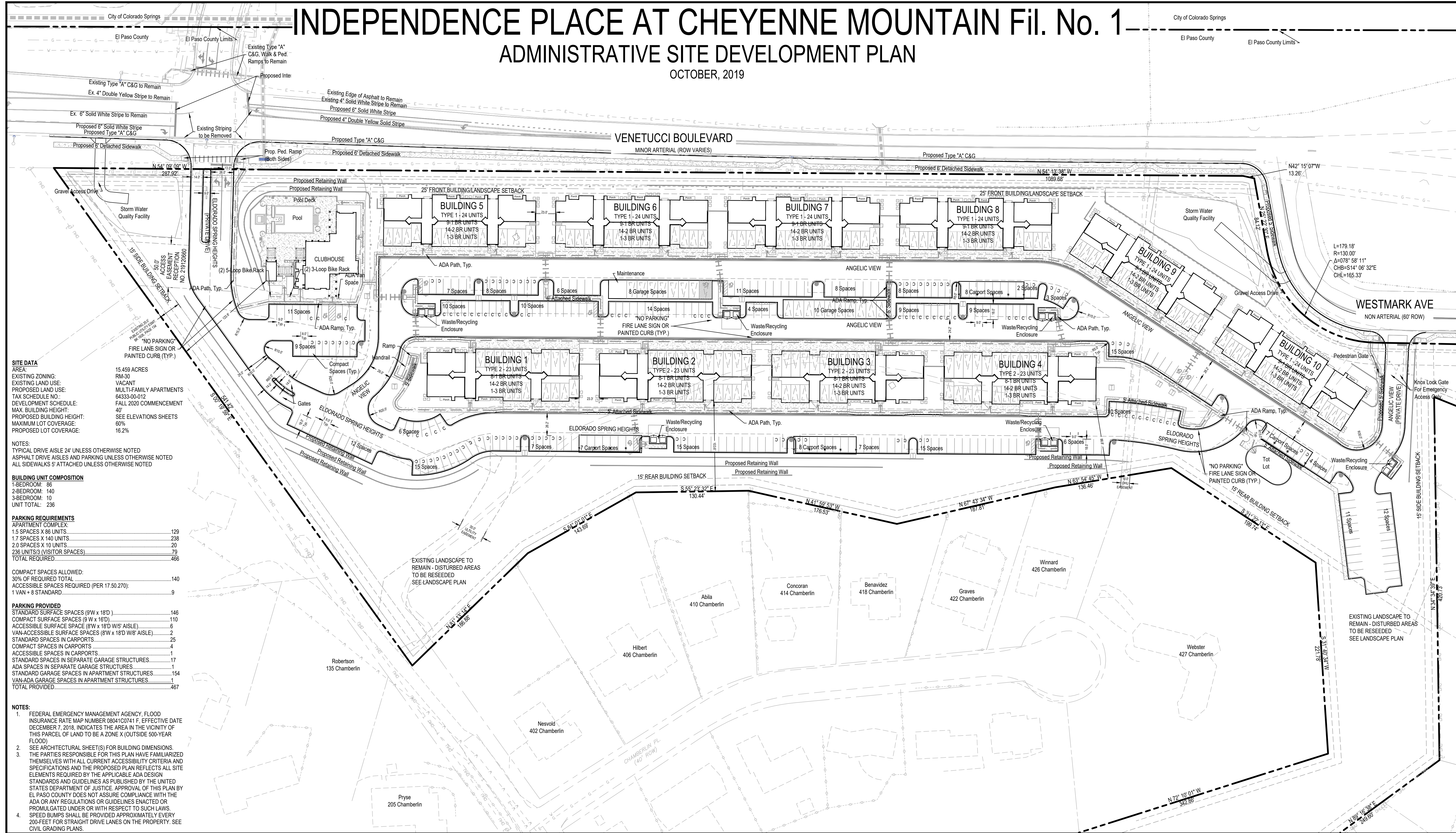


# INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

## 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

**COMPACT SPACES ALLOWED:**  
 30% OF REQUIRED TOTAL..... 140  
 ACCESSIBLE SPACES REQUIRED (PER 17.50.270):  
 1 VAN + 8 STANDARD..... 9

**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.  
 4.

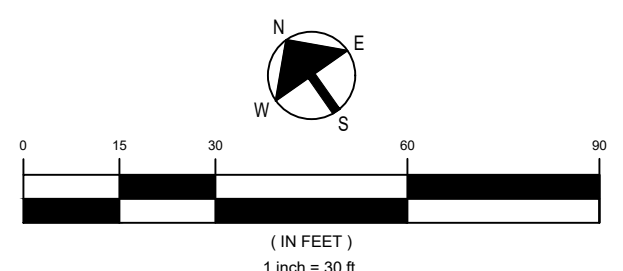
**ELDORADO SPRINGS**  
 ADMINISTRATIVE SITE DEVELOPMENT PLAN  
 SOUTH VENETUCCI BOULEVARD  
 EL PASO COUNTY, STATE OF COLORADO

**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  
 #2 04.30.2020 AKT  
 #3 06.18.2020 AKT

**LEGEND:**  
 - - - - - 6" IRON FENCE





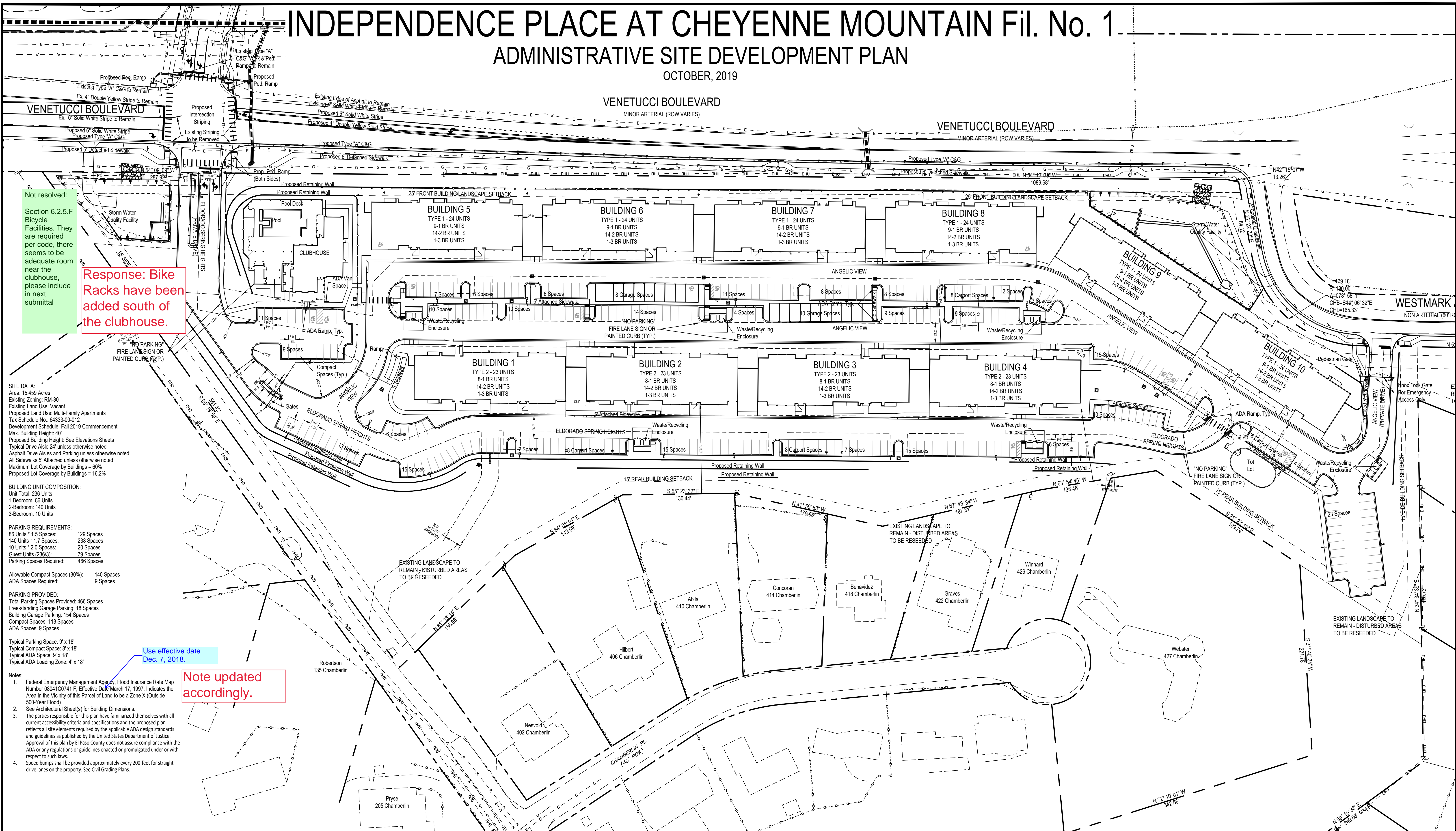
# INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

## ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019

VENETUCCI BOULEVARD  
MINOR ARTERIAL (ROW VARIES)

VENETUCCI BOULEVARD  
MINOR ARTERIAL (ROW VARIES)



Not resolved:  
Section 6.2.5.F  
Bicycle  
Facilities. They  
are required  
per code, there  
seems to be  
adequate room  
near the  
clubhouse.  
Response: Bike  
Racks have been  
added south of  
the clubhouse.

**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 = 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.

Note updated  
accordingly.

- Notes:**
- 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)
  - See Architectural Sheet(s) for Building Dimensions.
  - 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 lanes on the property. See Civil Grading Plans.

**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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| DRAWN BY:                | RLB        |
| CHECKED BY:              | JWO        |
| REVISIONS:               | BY         |
| NO. DATE                 | AKT        |
| #1 02.21.2020            |            |

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