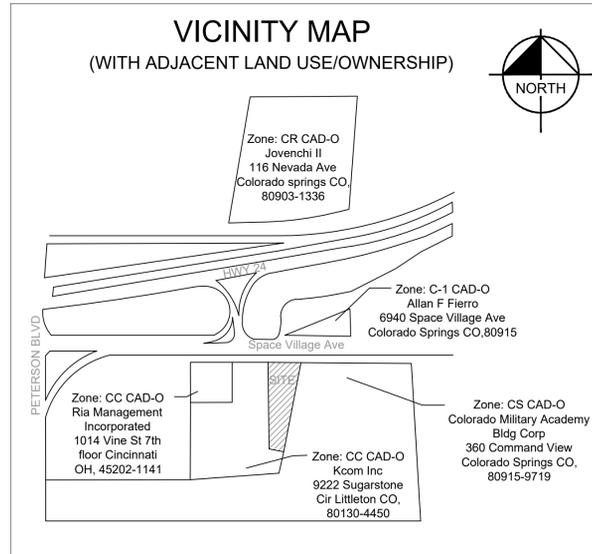


SPACE VILLAGE APARTMENTS SITE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



GENERAL NOTES:

1. THE PARTIES RESPONSIBLE FOR THE 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.

BASIS OF BEARINGS:

ALL BEARINGS REFERRED TO HEREIN ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST

LEGAL DESCRIPTION:

(TO BE PLATTED AS: LOT 1, SPACE VILLAGE APARTMENTS, FILING NO. 1)
THAT PORTION OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 OF THE RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489 OF SAID RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 29 MINUTES 53 SECONDS E, A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO INTERSECT THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 1005 AT PAGE 262 OF SAID RECORDS, (ALL BEARINGS REFERRED TO HEREIN ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST);

THENCE, NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 533.50 FEET ALONG SAID WESTERLY EXTENSION AND SOUTHERLY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 3630 AT PAGE 188;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 280.10 FEET ALONG THE NORHTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST 118.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 10 DEGREES 54 MINUTES 42 SECONDS WEST, 330.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOK 3679 AT PAGE 489;

THENCE NORTH 79 DEGREES 5 MINUTES 8 SECONDS WEST, 53.77 FEET

THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 227.41 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489;

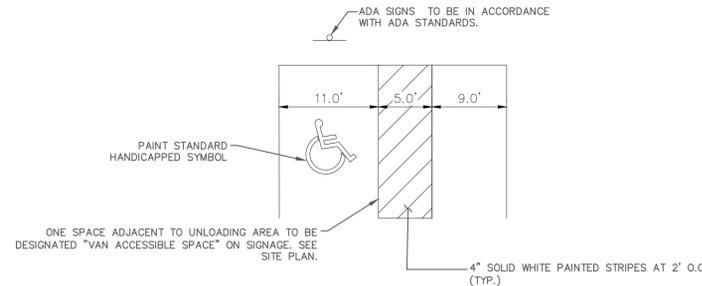
THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 85.84 FEET TO THE POINT OF BEGINNING.

FEMA CLASSIFICATION:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0754G EFFECTIVE DATE, DECEMBER 07, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

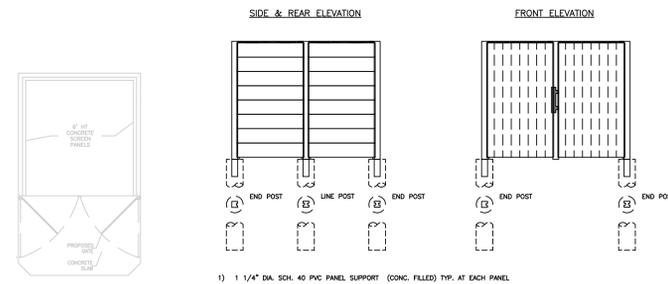
NOTICE AND WARNING (ADA NOTE):

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.



- NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEET 2).
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

A ADA PARKING STALL DETAIL
NTS



B TRASH ENCLOSURE DETAIL
NTS

SITE DATA	
ADDRESS/LOCATION:	6895 & 6875 SPACE VILLAGE AVE
PARCEL ID #:	5417000019
ACREAGE:	0.628 AC (27,625 SF)
ZONING:	CC
LAND USE:	MULTI-FAMILY (VA 20-1)
DWELLING UNITS	22
BUILDING HEIGHT	±22.1'
DENSITY	35 UNITS/ AC
IMPERVIOUS AREA	17,758.68 SF/0.408 AC (64.3% IMPERVIOUSNESS)
NATURAL/NON IMPERVIOUS AREA	9,866.32 SF/0.226 AC (35.7% NON IMPERVIOUS)

SETBACKS	
FRONT	25'
SAME ZONE DISTRICT (SIDE/REAR)	0'
APPROVED FOR EXISTING STRUCTURE BY BOA 83-074 (SIDE)	10'

BUILDING DATA	
BUILDING AREA	8,626 SF
BUILDING HEIGHT	±22.1
BUILDING LOT COVERAGE	31.2%
IMPERVIOUS AREA	64.3 % TOTAL IMPERVIOUS AREA

PARKING COUNTS	
REQUIRED PARKING (PROPOSED ALTERNATE RATIO)	33 SPACES (TOTAL OF RESIDENT, GUEST, ADA)
RESIDENT PARKING	22
GUEST PARKING	9
ADA PARKING	2

OPEN SPACE AREA	
TOTAL IMPERVIOUS AREA	17,758.68 SF (+/-0.408 AC)
TOTAL NON-IMPERVIOUS AREA	9,866 SF (0.226 AC)
TOTAL MULTIFAMILY OPEN SPACE REQ/ PRO	4,144 SF/ 9,866 SF

1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	LANDSCAPE PLAN

OWNERSHIP:
ELITE PROPERTY GROUP, LLC
ATTN: SCOTT BERKMAN
scott@current-installations.com
720-219-8411
6400 MONTVIEW BOULEVARD
DENVER, CO 80207

CONSULTANT(S):
KIMLEY-HORN
ATTN: RAIMERE FITZPATRICK
raimere.fitzpatrick@kimley-horn.com
719-453-0180
2. N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903



Space Village Apartments
VARIANCE SITE PLAN
Colorado Springs, CO

REV #	REVISIONS	DATE
1	1ST COUNTY COMMENT REVISIONS	6.24.20
2		
3		
4		
5		
6		

DESIGNED	RSF	02.14.19
DRAWN	RSF	02.14.19
CHECKED	RSF	2.5.2020
PROJECT NUMBER:		3837.00
SCALE:		AS NOTED

**SITE PLAN
V1**

