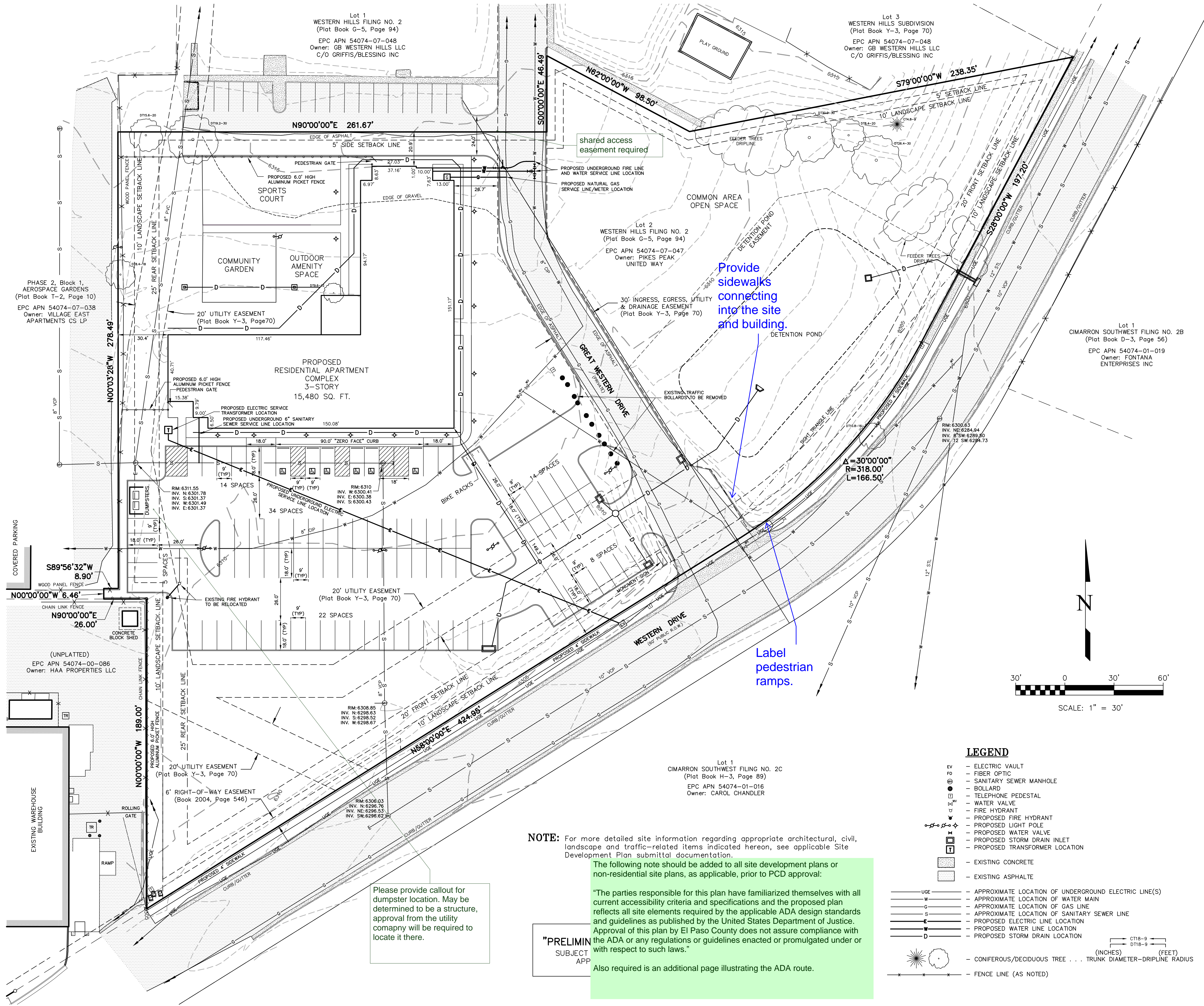
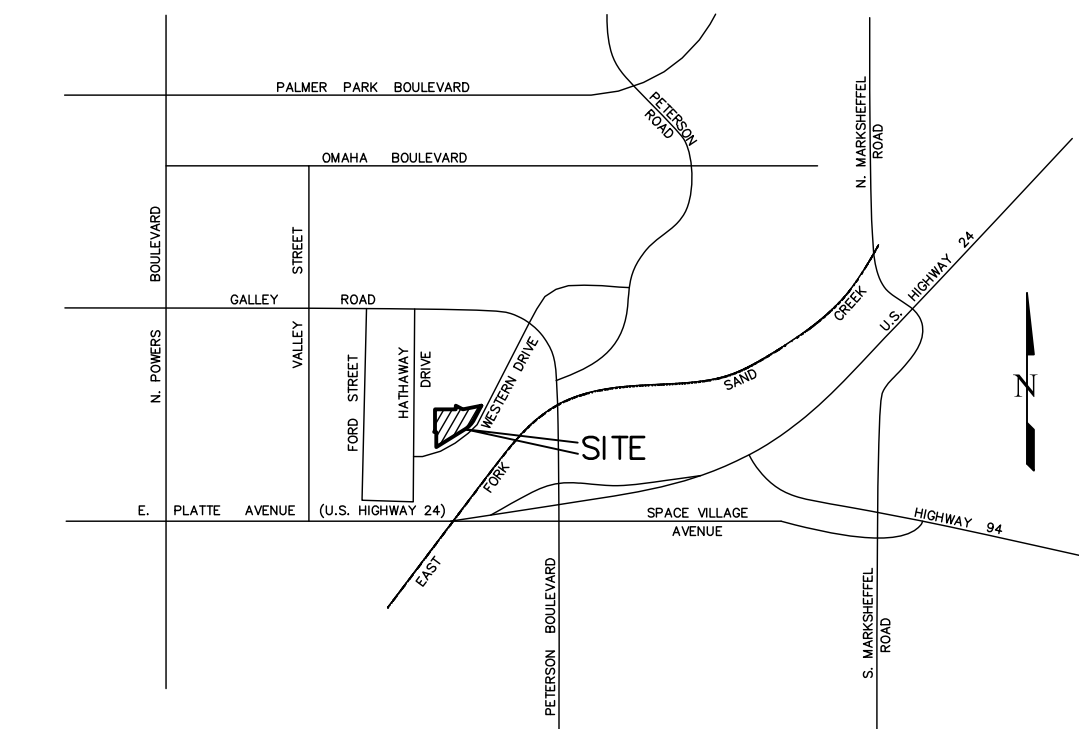


# SITE DEVELOPMENT PLAN

## VICINITY MAP NO SCALE



### PROPERTY DESCRIPTION: EPC APN 54074-07-047

Lot 2, WESTERN HILLS SUBDIVISION FILING NO. 2, County of El Paso, State of Colorado, according to the plat thereof recorded December 13, 1994 under Reception No. 164557 in Plat Book G-5 at Page 94 . . . 734 Western Drive.

### SITE DATA:

R-4 MULTI-FAMILY RESIDENTIAL  
PERMITTED USE: APARTMENT HOUSES

LOT AREA REQUIREMENTS:  
68 units, maximum  
50 units proposed

BUILDING HEIGHT REQUIREMENTS: 40'-0" maximum

BUILDING AREA REQUIREMENTS: None

SETBACK REQUIREMENTS:  
Side Yard = 5'-0" minimum  
Front Yard = 20'-0" minimum  
Rear Yard = 25'-0" minimum  
Landscape (perimeter) = 10'-0" minimum

MAXIMUM LOT COVERAGE: 35%  
Lot Size: 3.87 acres = 168,577.2 SQFT  
Impervious: 59,527 SQFT  
Open Space: 109,050.2 SQFT  
Percentage of Open Space: 65%

### PARKING REQUIREMENTS:

1.1 parking spaces per Studio = 6.6 parking spaces  
1.5 parking spaces per One Bdrm = 57 parking spaces  
1.7 parking spaces per Two Bdrm = 10.2 parking spaces  
TOTAL UNIT PARKING SPACES = 73.8 parking spaces

Guest Parking = 1 parking space per 3 Units  
50 Units = 17 Spaces Required  
ADA Parking = 1 per Accessible, Type A Unit  
6 Units = 6 Spaces Required

Parking Required = 96.8 parking spaces  
PARKING PROVIDED = 97 parking spaces

### UNIT DISTRIBUTION AND AREA SUMMARY

	STUDIO, TYPE "A"	STUDIO, TYPE "B"	1 BD, TYPE "A"	A BD, TYPE "B"	2 BD, TYPE "A"	2 BD, TYPE "B"	TOTAL
1st FLOOR	1	1	1	8	1	1	13
2nd FLOOR	0	2	2	12	0	2	18
3rd FLOOR	0	2	1	14	0	2	19
<b>TOTAL</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>34</b>	<b>1</b>	<b>5</b>	<b>50</b>
<b>TYPE A</b>	<b>1</b>			<b>4</b>			<b>6</b>
<b>NET SQ.FT. TOTALS</b>	<b>433</b>	<b>2,120</b>	<b>2,152</b>	<b>18,292</b>	<b>665</b>	<b>3,325</b>	<b>26,987</b>

GROSS SQ.FT.	
1st FLOOR	14,921
2nd FLOOR	14,736
3rd FLOOR	14,769
<b>TOTAL</b>	<b>44,426</b>

### OWNER:

PIKES PEAK UNITED WAY  
518 N. Nevada Avenue  
Colorado Springs, CO 80903

### DEVELOPER/ARCHITECTURE:

VECINO BOND GROUP, LLC  
Chris Ball, AIA NCARB (417) 720-1577, Ext. 2603  
305 W. COMMERCIAL ST.  
Springfield, MO 65803

### PLANNER/SURVEYOR:

LAND DEVELOPMENT CONSULTANTS, INC.  
David V. Hostetter, PLS (719) 528-6133  
3898 Maizeland Road  
Colorado Springs, CO 80909

### CIVIL ENGINEER:

MVE, INC.  
David R. Gorman, PE (719) 635-5736  
1902 Lelaray Street, Suite 200  
Colorado Springs, CO 80909

### LANDSCAPE ARCHITECT:

JWLA, LLC  
Jon Walch, RLA (719) 640-9428  
P.O. Box 354  
Palmer Lake, CO 80133

### TRAFFIC ENGINEER:

LSC TRAFFIC CONSULTANTS, INC.  
Jeffrey C. Hodson, PE, PTOE  
545 E. Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811

No.	Date	By	Description
1	02/19/18	SLG	DATA CLARIFICATION
2	03/07/18	DVH	SITE IMPROVEMENT COMMENTS
3	03/29/18	DVH	SDP DATA CLARIFICATION
4	05/02/18	SLG	CITY COMMENTS
5	07/16/18	SLG	CLIENT COMMENTS
6	08/21/18	SLG	CIVIL CURB, STORM DRAIN

H Scale: 1" = 30'  
V Scale: N/A  
Designed By: N/A  
Drawn By: SLG  
Checked By: DVH  
Date: 02/14/18

Land Development Consultants, Inc.  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548  
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

## FREEDOM SPRINGS SITE DEVELOPMENT PLAN

Project No.: 18005  
Sheet: 1 of 1

**NOTE:** For more detailed site information regarding appropriate architectural, civil, landscape and traffic-related items indicated hereon, see applicable Site Development Plan submittal documentation.

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."

"PRELIM  
SUBJECT  
APP

Also required is an additional page illustrating the ADA route.

Please provide callout for dumpster location. May be determined to be a structure, approval from the utility company will be required to locate it there.

### LEGEND

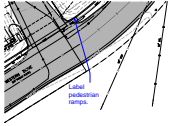
- EV - ELECTRIC VAULT
- FO - FIBER OPTIC
- SM - SANITARY SEWER MANHOLE
- B - BOLLARD
- TP - TELEPHONE PEDESTAL
- WV - WATER VALVE
- FH - FIRE HYDRANT
- PH - PROPOSED FIRE HYDRANT
- LP - PROPOSED LIGHT POLE
- WP - PROPOSED WATER VALVE
- PSI - PROPOSED STORM INLET
- PTL - PROPOSED TRANSFORMER LOCATION
- EC - EXISTING CONCRETE
- EA - EXISTING ASPHALTE
- U - APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE(S)
- WM - APPROXIMATE LOCATION OF WATER MAIN
- GL - APPROXIMATE LOCATION OF GAS LINE
- SS - APPROXIMATE LOCATION OF SANITARY SEWER LINE
- EL - PROPOSED ELECTRIC LINE LOCATION
- WL - PROPOSED WATER LINE LOCATION
- SD - PROPOSED STORM DRAIN LOCATION
- CT - CONIFEROUS/DECIDUOUS TREE . . . TRUNK DIAMETER-DRIPLINE RADIUS
- FL - FENCE LINE (AS NOTED)

# Markup Summary

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## Label pedestrian ramps. (1)

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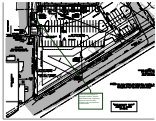
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**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdrice  
**Date:** 10/2/2018 12:20:25 PM  
**Color:** ■

Label pedestrian ramps.

---

## Please provide callout for dumpster location. May be determined to be a structure, approval from the utility company will be required

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**Author:** dsdsevigny  
**Date:** 10/2/2018 12:20:26 PM  
**Color:** ■

Please provide callout for dumpster location. May be determined to be a structure, approval from the utility company will be required to locate it there.

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## Provide sidewalks connecting into the site and building. (1)

---



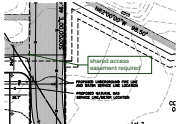
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**Author:** dsdrice  
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Provide sidewalks connecting into the site and building.

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## shared access easement required (1)

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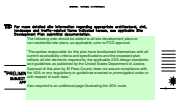
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**Author:** dsdsevigny  
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**Color:** ■

shared access easement required

---

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

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Also required is an additional page illustrating the ADA route.