

Parking Master Plan
Colorado Springs Affordable Housing Apartments
Colorado Springs, Colorado

Project Number: 020506.01.001

Prepared for:



DOMINIUM

Dominium
2828 N. Central Avenue, Suite 1100B
Phoenix, AZ 85004

Prepared By:

Bowman
C O N S U L T I N G

7245 W. Alaska Dr. Ste 210
Lakewood, Colorado 80226

Contact: Patrick, Chelin, PE
Prepared by: Gabriel Villarreal
Phone: 303.801.2904

JN: 020506.01.001

09/17/2026

1. Introduction

This Parking Analysis evaluates the parking needs for the proposed affordable multifamily residential development located near the intersection of Bradley Road and Legacy Hill Road in Colorado Springs, Colorado. The purpose of this report is to demonstrate that the proposed parking ratio being proposed is appropriate based on the Colorado Springs Unified Development Code (UDC), Institute of Transportation Engineers (ITE) guidance, industry research, and documented parking demand characteristics for affordable housing developments.

The proposed multi-family community is being developed by Dominion, one of the nation's leading developers, owners, and managers of high-quality affordable housing. With more than 50 years of experience, Dominion has established a strong reputation for delivering thoughtfully planned residential communities that provide long-term value to residents and the communities they serve. The company currently manages more than 40,000 apartment homes across 19 states and employs over 1,200 professionals dedicated to the development, construction, and management of multifamily housing. As a multi-generational organization committed to addressing the nation's affordable housing needs, Dominion brings extensive experience in designing and operating residential communities that balance functionality, accessibility, and resident quality of life.

1.1 Project Location and Surrounding Area

The proposed development is located north of the intersection of Bradley Road and Legacy Hill Drive in southeastern Colorado Springs. The site is currently surrounded by undeveloped land and will be served by an extension of Legacy Hill Drive, with primary access provided from the future Waterview Drive.

According to the current land use plan, the property immediately east of the site is planned for Single-Family Attached residential development and is currently zoned R-Flex. The property immediately west of the site is planned for multifamily apartment development and is also currently zoned R-5. These adjacent land use designations are based on the current planning documents and are subject to change as future development occurs.

The project is located within an area planned for continued residential growth and will ultimately be supported by an interconnected street network providing convenient access to Bradley Road and surrounding employment centers, commercial services, schools, parks, and other community amenities.

2. Proposed Development

- 213 affordable multifamily dwelling units
- 355 total parking spaces
- City of Colorado Springs minimum parking requirement: 393 parking spaces

3. Parking Demand Analysis

3.1 Colorado Springs Parking Requirements

The Colorado Springs Unified Development Code (UDC) recognizes that affordable housing developments may require fewer parking spaces than conventional multifamily developments and authorizes the City Manager to approve reductions in the minimum required parking when specific criteria are satisfied. Section 7.4.1005(A)(2)(B) – Affordable Housing states that the Manager may reduce the minimum number of off-street parking spaces required by Table 7.4.10-A for affordable multifamily residential developments that meet the following criteria:

1. The development contains a minimum of ten (10) dwelling units;
2. At least twenty-five percent (25%) of the dwelling units are deed restricted for purchase or occupancy by households earning eighty percent (80%) or less of the Area Median Income (AMI); and
3. The Manager determines that the parking reduction is necessary for the successful completion of the project.

Unit Type	# of Units	City Parking Requirements	City Required Parking Spaces	Proposed Parking Ratio	Proposed Parking Spaces
Two bedroom	54	1.5	81	1.5	81
Three bedroom	103	2	206	1.73	178
Four bedroom	56	2	112	1.73	97
Total	213		399	1.67	355

The proposed development satisfies the minimum dwelling unit threshold and has been designed as an affordable multifamily residential community. The requested parking ratio shown in the above chart is reflective of the UDC and is further supported by the parking demand analysis presented in this report.

3.2 ITE Parking Generation

The Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, was reviewed to evaluate the adequacy of the proposed parking supply. The manual includes Land Use 223 – Affordable Housing, which represents income-restricted multifamily residential developments. ITE reports an average peak parking

demand of 1.00 parked vehicle per dwelling unit for this land use, with an 85th percentile peak parking demand of 1.33 parked vehicles per dwelling unit which results in **279 parking spaces**. The proposed parking ratio of 1.67 spaces per dwelling unit exceeds both the average and the 85th percentile peak parking demand documented by ITE, providing a reasonable margin above anticipated demand while avoiding the unnecessary construction of excess parking facilities. Based on the observed parking characteristics reported by ITE, the proposed parking supply is expected to adequately accommodate resident and visitor parking demand.

3.3 Reduced Vehicle Ownership

A study published on February 27, 2026, by the UCLA Institute of Transportation Studies, *The Impacts of Minimum Parking Requirements: A Research Synthesis*, found that residents of affordable housing developments generally own fewer vehicles than residents of comparable market-rate housing. The study concludes that lower household incomes, coupled with greater reliance on public transit, walking, bicycling, ridesharing, and household carpooling, contribute to lower vehicle ownership rates and, consequently, reduced parking demand.

3.4 American Community Survey Data

The American Community Survey (ACS), conducted annually by the U.S. Census Bureau, provides detailed information regarding household income, transportation characteristics, and vehicle availability. The ACS indicates that the median household income within the City of Colorado Springs is approximately \$84,800, with approximately 9 percent of residents living below the federal poverty level. National analyses of ACS vehicle availability data consistently supports that lower-income households own fewer vehicles than higher-income households, with many affordable housing residents owning one vehicle or no vehicle at all. These reduced vehicle ownership rates directly translate into lower parking demand than is typically experienced at conventional market-rate apartment communities.

3.5 Travel Characteristics

As noted in various studies, residents of affordable housing developments are statistically less likely to own multiple vehicles and are more likely to utilize public transit, walking, bicycling, rideshare services, and trip chaining. These characteristics reduce peak parking demand compared to conventional market-rate apartments.

3.6 National Parking Research

Research published by organizations including the Urban Land Institute (ULI), ITE, and affordable housing parking studies consistently demonstrates that affordable housing developments require fewer parking spaces than conventional multifamily developments. Excessive parking requirements can unnecessarily increase development costs, reduce housing affordability, increase impervious surface area, and consume land that could otherwise be devoted to housing or resident amenities.

3.7 Parking Ratio Evaluation

The proposed parking spaces provides sufficient parking to accommodate expected resident and visitor demand while remaining substantially above the average peak parking demand reported by ITE for Affordable Housing developments and other studies cited in this report.

3.8 Comparable Colorado Developments

A review of recently approved developments in Colorado further demonstrates that parking ratios below the City of Colorado Springs requirement are common and have been successfully implemented for affordable housing communities. Comparable projects are shown in the cart below.

Property	Typical AMI Levels	Notes
Atrium at Austin Bluffs	30–60% AMI	37-unit affordable senior housing community developed by Greccio Housing. Age-restricted development serving seniors with one- and two-bedroom apartments financed through the Low-Income Housing Tax Credit (LIHTC) program.
Bentley Commons Apartments	50–60% AMI	Affordable multifamily housing community offering one-, two-, and three-bedroom apartments for income-qualified households. Designed to provide long-term affordable housing for working families and individuals.
Artspace Colorado Springs	Up to 60% AMI	51-unit affordable live/work housing community located in downtown Colorado Springs. Developed to serve artists, creative professionals, and income-qualified households, with commercial space and community gathering areas integrated into the project.

Parking ratios for these developments are shown in the table below.

Affordable Housing Property in Colorado Springs	No. of Units	Parking Spaces Provided	Parking Ratio
Atrium at Austin Bluffs	37	28	0.76
Bentley Commons Apartments	192	284	1.48
Artspace Colorado Springs	51	60	1.18

4. Conclusions

The proposed number of parking spaces with allowed reductions is supported by the Colorado Springs Unified Development Code, Dominion's expertise in development of ITE Parking Generation, ACS vehicle ownership trends, and national research regarding affordable housing parking demand. Collectively, these resources demonstrate that affordable housing developments generate lower parking demand than conventional market-rate multifamily developments and that the proposed parking supply is appropriate for the project.

Appendix A - Figures



VICINITY MAP
N.T.S.

FIGURE 1



TODD + ASSOCIATES

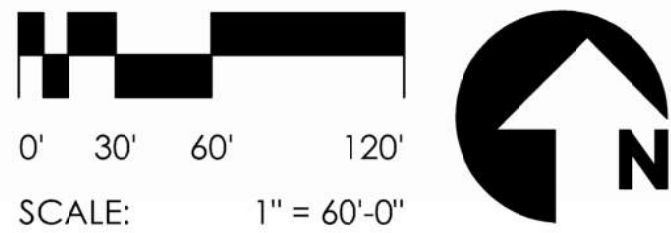
602-952-8280 / TODDASSOC.COM
26-2016-00



Apts. near Bradley Road & Legacy Hill Road

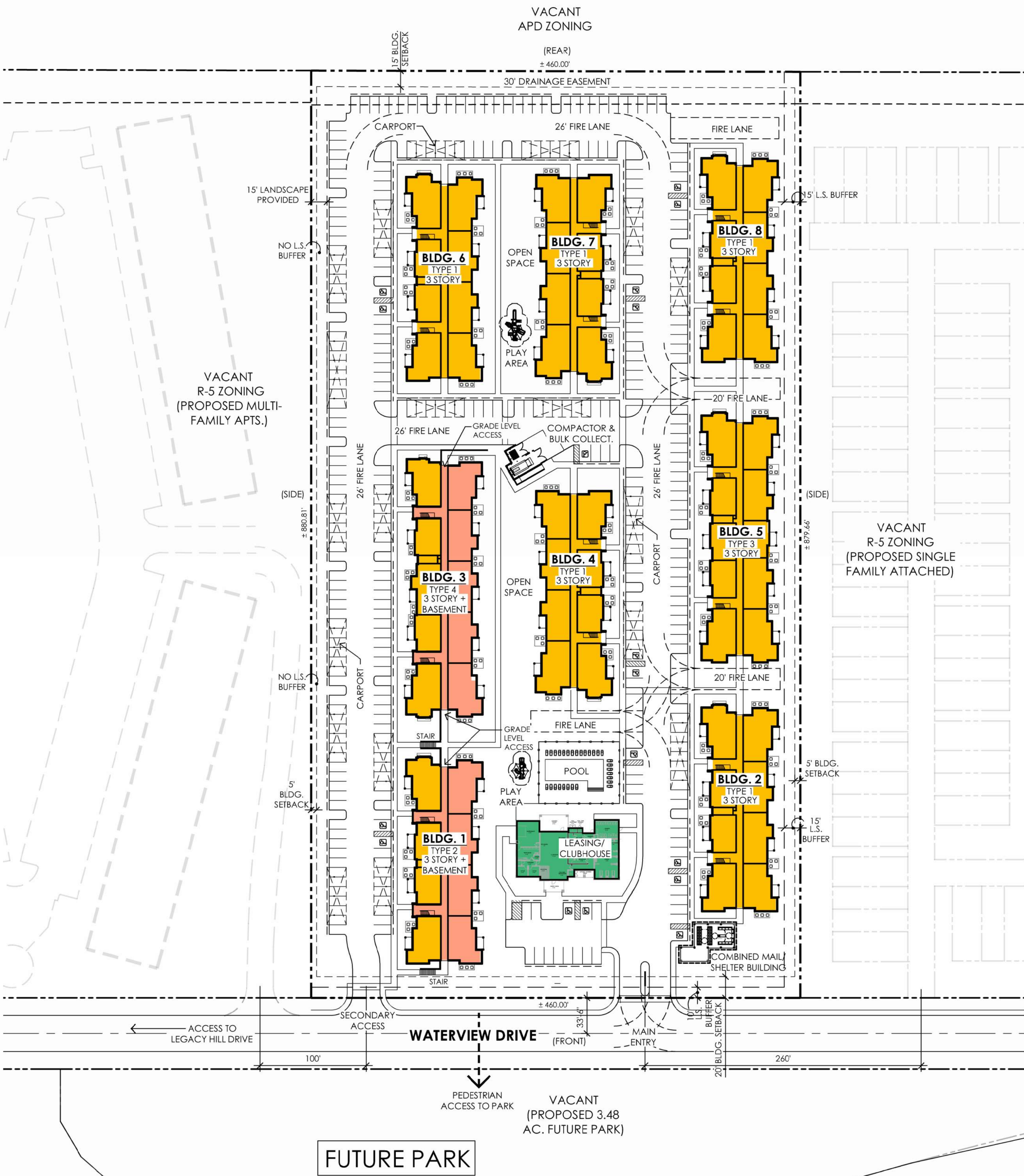
Colorado Springs, Colorado
Client Review

September 10, 2026



CONCEPTUAL SITE PLAN #11

Preliminary Not For Construction



SYMBOLS

	STEEL PARKING CANOPY
	PROPERTY LINE
	ACCESSIBLE PARKING SPACE
	AC CONDENSOR - GROUND MOUNTED
	REMOTE F.D.C. (FIRE DEPT. CONNECTION)
	FIRE TRUCK RADIUS - 53' OUTSIDE CURVE 33' INSIDE CURVE
	ELECTRIC VEHICLE-READY PARKING SPACE

SITE DATA

SITE DATA	
ASSESSOR'S PARCEL NUMBER (APN)	5500000454
SITE ADDRESS - JURISDICTION	COLORADO SPRING, CO.

PROJECT DESCRIPTION:
FAMILY APARTMENT PROJECT WITH 3-STORY WALK-UP BUILDINGS WITH 204 DWELLING UNITS

GENERAL ZONING ANALYSIS:

SITE AREA:	
GROSS SITE AREA	+/- 9.56 AC. (416,434 S.F.)
NET SITE AREA	+/- 9.20 AC. (400,752 S.F.)

ZONING:	
EXISTING - VILLAGES AT WATERVIEW NORTH MASTER PLAN	R-5
PROPOSED	R-5

DENSITY:	
DENSITY ALLOWED (GROSS)	25.0 DU / AC.
DENSITY PROPOSED (GROSS)	22.3 DU / AC.

UNIT MIX:			
	UNIT TYPE	RATIO	#D.U.
B	2 BEDROOM/ 2 BATH	25.4%	54 DU
C	3 BEDROOM/ 2 BATH	48.4%	103 DU
D	4 BEDROOM/ 2 BATH	26.3%	56 DU
	TOTAL	100%	213 DU

BUILDING HEIGHT:	
ALLOWED	50 FEET
PROPOSED	45 FEET*

SETBACKS:

	BLDG. REQD.	BLDG. PROV.	LANDSCAPE
FRONT	20'	20'	10'
SIDE - EAST	5'	87'	10'
SIDE - WEST	5'	22'	0'
REAR	15'	91'	0'

PARKING:

PARKING REQUIRED (9' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)		
UNIT TYPE	P.S. RATIO	P.S. REQD.
B 2 BEDROOM	1.5 P.S./ DU	81 P.S.
C 3 BEDROOM	2.0 P.S./ DU	206 P.S.
D 4 BEDROOM	2.0 P.S./ DU	112 P.S.
TOTAL REQUIRED		399 P.S.
		(1.87 P.S./DU)

PARKING PROVIDED:	
UNCOVERED PARKING	219 P.S.
A.D.A. PARKING	17 P.S.
CARPORT PARKING	119 P.S.
TOTAL PROVIDED	355 P.S.
	(1.67 P.S./DU)
(EV PARKING AT 10% OF 213 DU = 21 P.S.)	

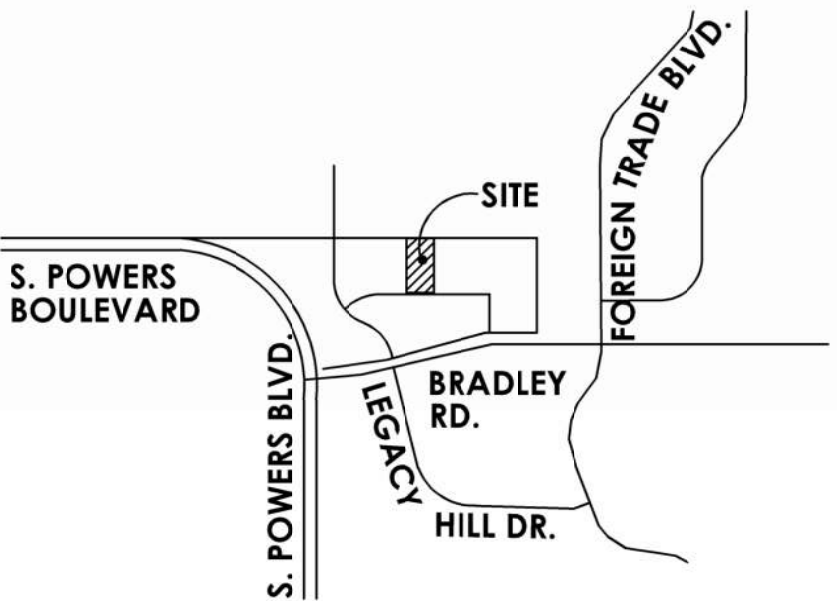
BIKE PARKING REQUIRED: (146 BIKES)	
BIKE PARKING PROVIDED	146 BIKES

OPEN SPACE:	
GREEN SPACE REQUIRED (NET):	
ACTIVE GREEN SPACE	10% (40,076 S.F.)
NON-ACTIVATED GREEN SPACE	5% (20,037 S.F.)
TOTAL REQUIRED GREEN SPACE	15% (60,113 S.F.)

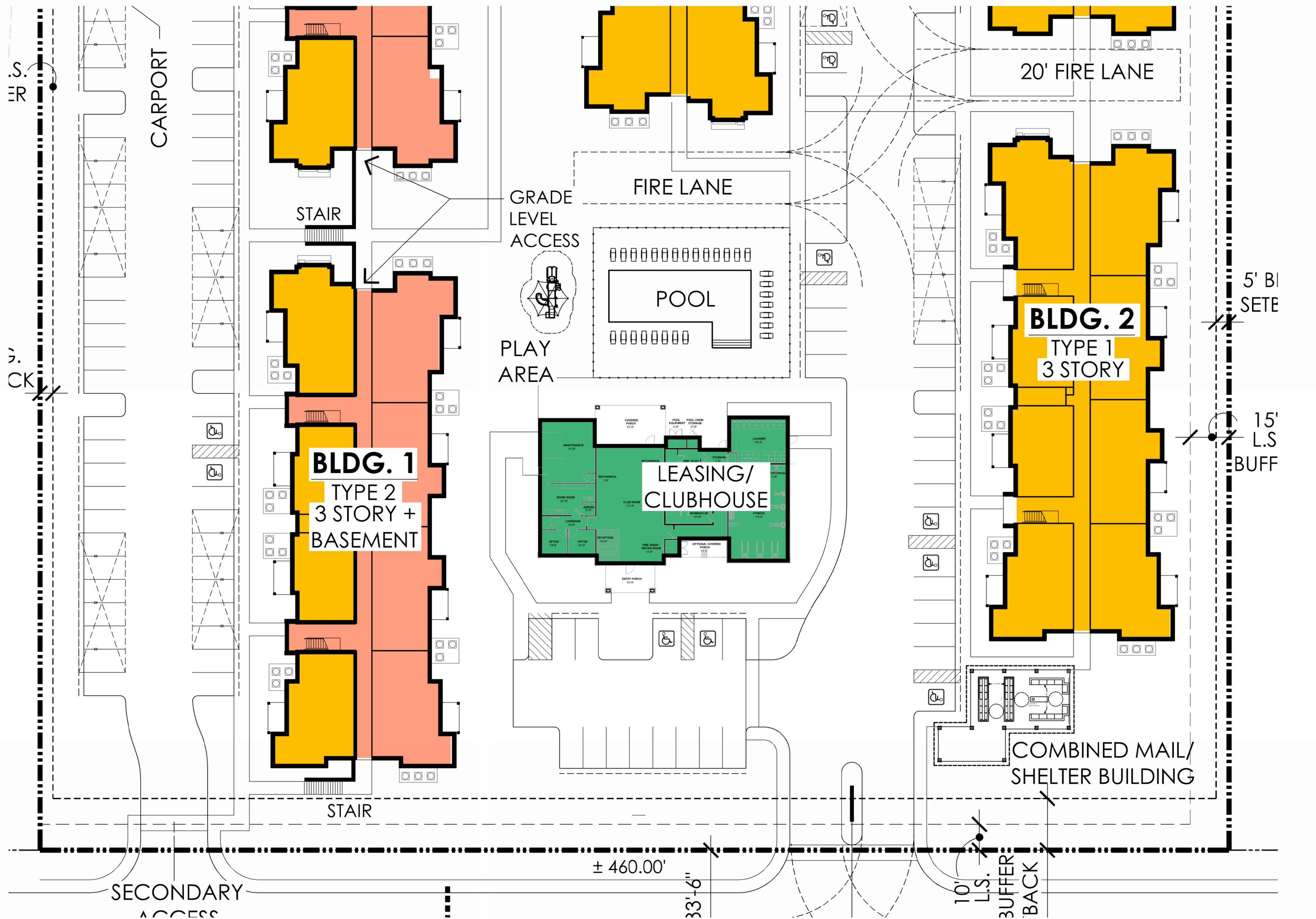
AFFORDABLE HOUSING REDUCTION:	
GREEN SPACE	25% REDUCTION OF THE 15%
ACTIVE GREEN SPACE	7.5% (30,057 S.F.)
NON-ACTIVATED GREEN SPACE	3.75 (15,028 S.F.)
TOTAL GREEN SPACE	11.25% (45,085 S.F.)

GREEN SPACE PROVIDED (NET):	
ACTIVE GREEN SPACE	10.5% (42,339 S.F.)
NON-ACTIVATED GREEN SPACE	5.3% (21,170 S.F.)
TOTAL PROVIDED GREEN SPACE	15.8% (63,509 S.F.)
NOTE: (PARK AREA LOCATED SOUTH OF PARCEL WAS NOT USED IN THE GREEN SPACE COMPLIANCE)	

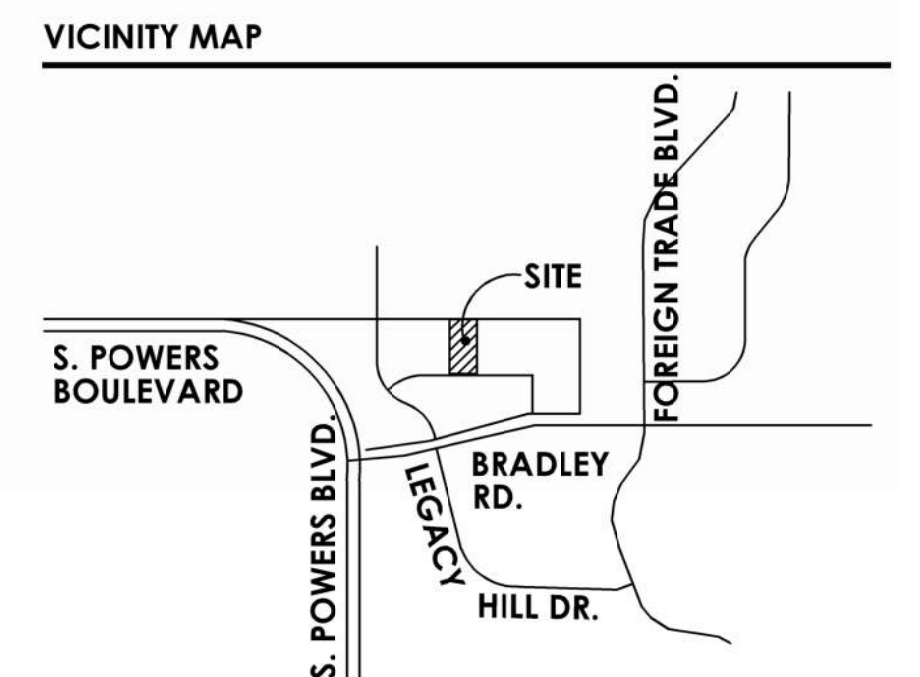
VICINITY MAP



A1.1



SITE DATA	SITE DATA	
	ASSESSOR'S PARCEL NUMBER (APN)	5500000454
	SITE ADDRESS - JURISDICTION	COLORADO SPRING, CO.
	PROJECT DESCRIPTION:	
	FAMILY APARTMENT PROJECT WITH 3-STORY WALK-UP BUILDINGS WITH 204 DWELLING UNITS	
	GENERAL ZONING ANALYSIS:	
	SITE AREA:	
	GROSS SITE AREA	+/- 9.56 AC. (416,434 S.F.)
	NET SITE AREA	+/- 9.20 AC. (400,752 S.F.)
	ZONING:	
	EXISTING - VILLAGES AT WATERVIEW NORTH MASTER PLAN R-5	
	PROPOSED R-5	
	DENSITY:	
	DENSITY ALLOWED (GROSS)	25.0 DU / AC.
	DENSITY PROPOSED (GROSS)	22.3 DU / AC.
	UNIT MIX:	
	UNIT TYPE	RATIO #D.U.
	B 2 BEDROOM/ 2 BATH	25.4% 54 DU
	C 3 BEDROOM/ 2 BATH	48.4% 103 DU
	D 4 BEDROOM/ 2 BATH	26.3% 56 DU
	TOTAL	100% 213 DU
	BUILDING HEIGHT:	
	ALLOWED	50 FEET
	PROPOSED	45 FEET*
	SETBACKS:	
	BLDG. REQD.	BLDG. PROV. LANDSCAPE
	FRONT 20'	20' 10'
	SIDE - EAST 5'	87' 10'
	SIDE - WEST 5'	22' 0'
	REAR 15'	91' 0'
	PARKING:	
	PARKING REQUIRED (9' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)	
	UNIT TYPE	P.S. RATIO P.S. REQD.
	B 2 BEDROOM	1.5 P.S./ DU 81 P.S.
	C 3 BEDROOM	2.0 P.S./ DU 206 P.S.
	D 4 BEDROOM	2.0 P.S./ DU 112 P.S.
	TOTAL REQUIRED	399 P.S.
		(1.87 P.S./DU)
	PARKING PROVIDED:	
	UNCOVERED PARKING	219 P.S.
	A.D.A. PARKING	17 P.S.
	CARPORT PARKING	119 P.S.
	TOTAL PROVIDED	
	355 P.S.	
	(1.67 P.S./DU)	
	(EV PARKING AT 10% OF 213 DU = 21 P.S.)	
	BIKE PARKING REQUIRED: (146 BIKES)	
	BIKE PARKING PROVIDED	
	146 BIKES	
	OPEN SPACE:	
	GREEN SPACE REQUIRED (NET):	
	ACTIVE GREEN SPACE	10% (40,076 S.F.)
	NON-ACTIVATED GREEN SPACE	5% (20,037 S.F.)
	TOTAL REQUIRED GREEN SPACE	15% (60,113 S.F.)
	AFFORDABLE HOUSING REDUCTION:	
	GREEN SPACE	25% REDUCTION OF THE 15%
	ACTIVE GREEN SPACE	7.5% (30,057 S.F.)
	NON-ACTIVATED GREEN SPACE	3.75 (15,028 S.F.)
	TOTAL GREEN SPACE	11.25% (45,085 S.F.)
	GREEN SPACE PROVIDED (NET):	
	ACTIVE GREEN SPACE	10.5% (42,339 S.F.)
	NON-ACTIVATED GREEN SPACE	5.3% (21,170 S.F.)
	TOTAL PROVIDED GREEN SPACE	15.8% (63,509 S.F.)
	NOTE: (PARK AREA LOCATED SOUTH OF PARCEL WAS NOT USED IN THE GREEN SPACE COMPLIANCE)	



A1.2

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age. Multifamily housing (low-rise) (Land Use 220), multifamily housing (mid-rise) (Land Use 221), and multifamily housing (high-rise) (Land Use 222) are related land uses.

Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use database.

Separate data plots and statistics are presented for subsets of the affordable housing database: sites with income limitations for its tenants, sites with minimum age thresholds for its tenants (i.e., senior housing), and sites comprised entirely of single-room-only units.

The average parking supply ratios for the study sites with parking supply information are as follows:

- In a general urban/suburban setting, 1.3 spaces per dwelling unit (28 sites) and 0.7 spaces per bedroom (9 sites)
- In a dense multi-use urban setting, 0.6 spaces per dwelling unit (28 sites) and 0.3 spaces per bedroom (26 sites)
- In a center city core setting, 0.3 spaces per dwelling unit (6 sites) and 0.3 spaces per bedroom (6 sites)

The sites were surveyed in the 1990s and the 2010s in California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586

Affordable Housing - Income Limits (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

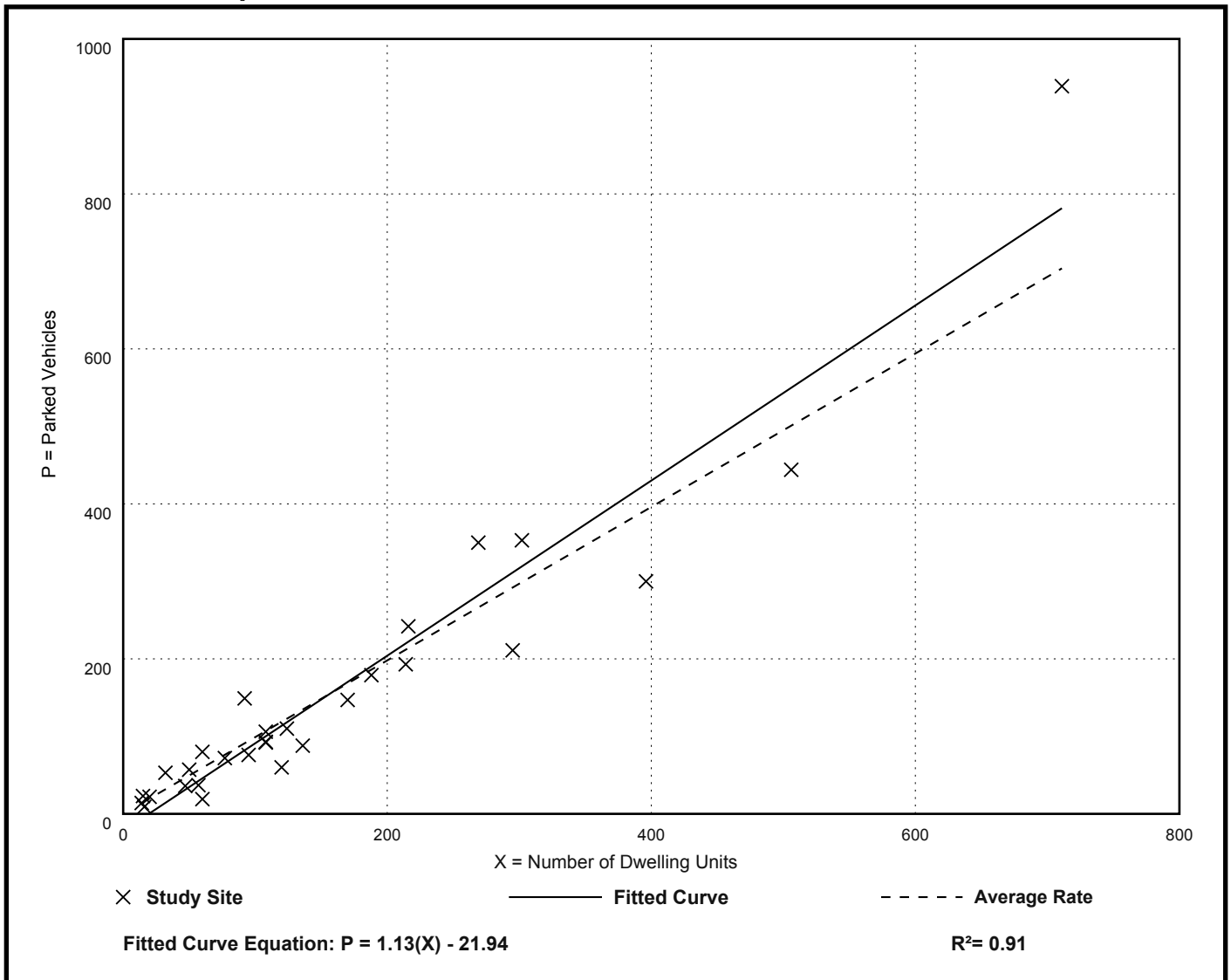
Number of Studies: 29

Avg. Num. of Dwelling Units: 159

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.99	0.32 - 1.66	0.85 / 1.33	0.89 - 1.09	0.27 (27%)

Data Plot and Equation



UTILITY LOCATION: THE TYPE, DEPTH, LOCATION AND NUMBER UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES IN THE VICINITY OF THE WORK. FOR UTILITY LOCATION, THE COLORADO UTILITY NOTIFICATION CENTER, 1-800-922-1987, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND CITY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

2. **SAFETY:** THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

3. **LIMITED REVIEW:** THE DUTY OF THE CITY/OWNER/ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

4. **NOTIFICATION:** CONTRACTOR SHALL NOTIFY THE CITY, OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.

5. **APPROVED PLANS:** THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

6. **PERMITS:** CONTRACTOR SHALL OBTAIN SHALL PERMITS FOR STREET CUTS, UTILITY WORK, AND TRAFFIC CONTROL.

7. **MATERIALS:** ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY REQUIREMENTS. ALL STREET, WATER MAIN, STORM SEWER AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE CITY, AS APPLICABLE.

8. **TRAFFIC CONTROL:** THE CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRAFFIC MAINTENANCE PLANS TO THE CITY AND TO COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PRIOR TO CONSTRUCTIONS.

9. **SOIL REPORT:** REFER TO THE SOILS AND FOUNDATION INVESTIGATION REPORT FOR PAVEMENT DESIGN, RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, EMBANKMENT, TOPSOIL REMOVAL AND REPLACEMENT.

10. **EROSION CONTROL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.

11. **WATER/SEWER SEPARATION:** IN ALL CASES MAINTAIN TEN FEET (10) HORIZONTAL DISTANCE BETWEEN WATER AND SANITARY SEWER.

12. **TRENCHES:** ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED FOR THE SAFETY OF WORKERS AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION". THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE. WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

13. **DEWATERING:** IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.

14. **TRENCHES BACKFILL:** COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.

15. **PATCHING:** WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITIONS. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE CITY AND CDOT CONSTRUCTION INFORMATION REPORT CUTS AS MADE. PATCHES SHALL BE DONE IN CONFORMANCE WITH THE CITY AND CDOT STANDARDS. ALL LARGE PATCHES SHALL BE PAVED WITH ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREAS, MAY BE REQUIRED.

16. **STORM DRAINAGE:** ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY". FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590.

17. **UTILITY COORDINATION:** PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.

18. **SERVICE INTERRUPTION:** CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND AN EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS.

19. **DAMAGE:** REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DAMAGE TO EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED.

20. **INSPECTION:** ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD PRACTICES ARE NOT BEING FOLLOWED.

21. **WARRANTEE:** THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF TWO-YEAR FROM THE DATE OF ACCEPTANCE.

22. **FLOOD PLAN:** FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0537 F, EFFECTIVE DATE, MARCH 17, 1997, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAN).

23. **APPROXIMATE SCHEDULE FOR DEVELOPMENT:** DECEMBER 16 PRE-APPLICATION, JANUARY 2017 PLANNING SUBMITTAL, APRIL 2017 PLANNING APPROVAL, MAY 2017 BUILDING PERMIT, "120 DAYS CONSTRUCTION".

24. **MAINTENANCE OF PRIVATE ROADS WITHIN THE DEVELOPMENT** IS THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNERS. DETAILS ARE IN ACCORDANCE WITH RECORDED DOCUMENT 206037533 (EL PASO COUNTY).

Standard Statement and Notes for SWMP design drawings "Pursuant to Sections 138-440 and 138-442 of the COLORADO SPRINGS Municipal Code, the Permittee shall locate, install, and maintain all Best Management Practices, including, but not limited to, erosion controls, sediment controls, drainage controls, and water quality BMPs as indicated in the approved Stormwater Management Plan (SWMP). The following notes are a requirement and shall be included on the SWMP design drawings developed for this project and shall be incorporated into the SWMP design drawings. The CITY OF COLORADO SPRINGS Standard Detail in effect at the time of installation or per the approved SWMP design drawing, a CITY OF COLORADO SPRINGS approved variance, or a CITY OF COLORADO SPRINGS approved design drawing plan amendment."

1. THE PERMITTEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. ADJACENT EROSION AND SEDIMENT CONTROL BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXPANDED AND MAINTAINED BY THE PERMITTEE. THE PERMITTEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO, SLOTTED BMPs AS INDICATED ON THIS PLAN AND AS NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES, RECEIVING WATERS, OR OFF THE PROJECT SITE.
3. THE PERMITTEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPs. SEDIMENT, MUD, OR CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
4. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPOIL OPERATIONS. IF AN INCOMPLETE AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OF CONSTRUCTION OF LANDSCAPING ACTIVITIES.
5. THE APPROVED SWAMP DESIGN DRAWING AND THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OR AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE PERMITTEE SHALL REPAIR OR REPLACE THE BMP.
6. THE DISCHARGING OF CEMENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITTEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE CONSTRUCTION OR PAVING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TAKEN.
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF COLORADO SPRINGS FOR APPROVAL PRIOR TO ANY CONSTRUCTION OF THE PROPOSED PORTION OF THE PROJECT. PORTALS, CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWMP, CITY OF COLORADO SPRINGS STANDARD DETAIL DESIGNS, CITY OF COLORADO SPRINGS APPROVED VARIANCES OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
8. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS. A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON-SITE FOR STORAGE OF CONTAMINATED SOIL.
9. STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMPs WITHIN THE CITY OF COLORADO SPRINGS AND MAY NOT BE USED.

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS
CONTACT: JASON OLDHAM
5539 COLT DRIVE
LONGMONT, CO 80503
970-420-9555

ARCHITECT
KEPHART
ATTN: MR. DAVID BECKNER
2555 WALNUT ST.
DENVER, CO 80205
303-832-4474

SURVEY
COMPASS SURVEYING
721 S. 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-452-4120

DEVELOPER
MEDICI DEVELOPMENT
ATTN: MR. SHANNON SPERRY
2140 S. DELAWARE ST. SUITE 104
DENVER, CO 80223
303-961-7705

REVIEW AGENCY
CITY OF COLORADO SPRINGS PLANNING
30 S. NEVADA STREET, SUITE 301.
COLORADO SPRINGS, CO 80901
719-385-5905

REVIEW AGENCY
PIKES PEAK REGIONAL BUILD. DEPARTMENT
2880 INTERNATIONAL CIR.
COLORADO SPRINGS, CO 80910
719-327-2880

OWNER
GRECCIO HOUSING
ATTN: MR. LEE PATKE
2531 E. UINAH STREET
COLORADO SPRNGS, CO 80907
719-419-5612

SITE ENGINEER
STRATEGIC LAND SOLUTIONS, INC.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
ROBERT J. PALMER, P.E.
720-384-7661

SIGHT TRIANGLE NOTES

- A ROADWAY SIGHT TRIANGLE 25MPH LOCAL STREET (QUITMAN/RALEIGH): ONE LEG OF TRIANGLE PLACED ON CENTER OF LANE, 18.0' BACK OF THE TRAVEL LANE; LEFT=280', RIGHT=240'. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30' WITHIN THE ROADWAY SIGHT TRIANGLE, WITH THE EXCEPTION OF STREET TREES.
- B PEDESTRIAN SIGHT TRIANGLE: 10' LEG LOCATED AT EDGE OF EACH DRIVEWAY; 10' LEG LOCATED AT THE BACK OF SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18-INCHES MAY BE TALLER THAN 30' WITHIN THE PEDESTRIAN SIGHT TRIANGLE.
- C CORNER SIGHT TRIANGLE: 30' LEG LOCATED IN EACH INTERSECTING STREETS FLOWLINE. CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30-INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.

ZONING=AO

ZONING=AO

SITE PLAN NOTES

- ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
- PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
- LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY CLC, INC.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT.
- THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF SIX-INCHES OF ASPHALT OVER FOUR-INCHES OF AGGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY FIRE APPARATUS (40.5 TON, 3 AXLES).
- THE DRIVE THRU, LOADING AREA, AND TRASH DUMPSTER AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, REINFORCED WITH #3 BARS, 16" O.C.B.W. IN CENTER OF SLAB. USE 3/2" CHAIRS AT 48" O.C.B.W.
- ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
- ALL CONSTRUCTION WITHIN PUBLIC-RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF COLORADO SPRINGS CITY STANDARD CONSTRUCTION SPECIFICATIONS.

Base Leveling Pad Notes:

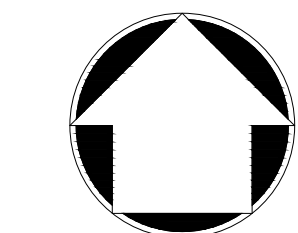
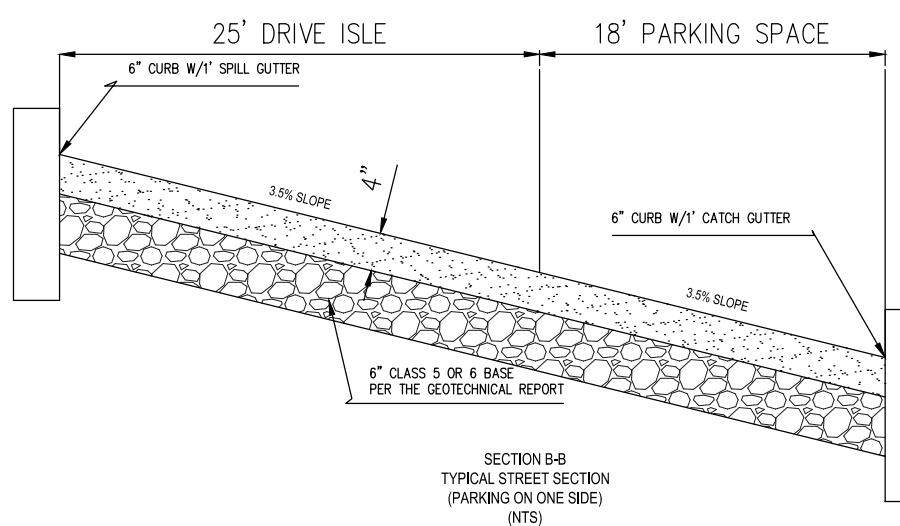
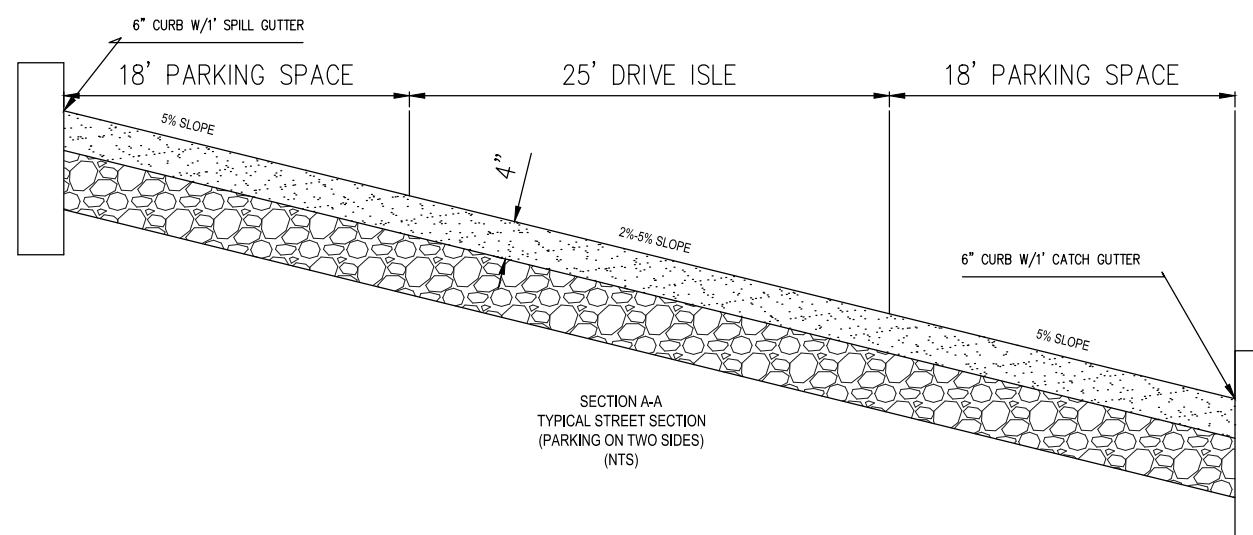
- The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Compac Unit		Cap Unit	
*Width:	18"	*Width:	18"
*Depth:	12"	*Depth:	10 1/2"
*Height:	8"	*Height:	4"
*Weight:	90 lbs	*Weight:	50 lbs

Excavation Limits

6" Crushed Rock or Unreinforced Concrete Leveling Pad

Compac Unit/Base Pad Isometric Section View
BASIC KEYSTONE "RED" COLOR



PLAN SCALE: 1" = 20'

SITE PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- ADA ACCESSIBLE ROUTE
- ADJACENT PARCEL PROPERTY LINE
- EXISTING CURBLINE
- PROPOSED 6" CURBLINE
- PROPOSED 6" CURBLINE W/1" CATCH PAN GUTTER, UNLESS OTHERWISE NOTED
- PROPOSED 6" CURBLINE W/1" SPILL PAN GUTTER, UNLESS OTHERWISE NOTED
- PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTED)
- PROPOSED OVERHEAD ROOF/CANOPY LINE
- PROPOSED BUILDING LINE
- CONCRETE RETAINING WALL - GRAY CONCRETE
- CONCRETE - KEYSTONE
- PARKING SPACES



MEDICI CONSULTING GROUP
2140 S. Delaware Street, Suite 104
Denver, Colorado 80223
Attn: Mr. Josh Russell - 303-915-7841
Josh@mcgdenver.com

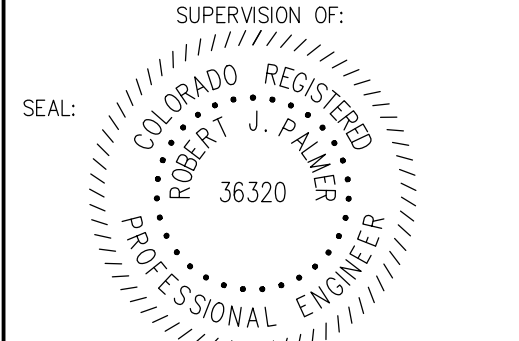
CIVIL ENGINEER



2585 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
palmer@strategics.net
Robert J. Palmer, PE
President

CIVIL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF:



BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

1 07/26/19 SCHEMATIC DESIGN

NO. DATE REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:

The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:

ATRIUM SENIOR HOUSING

4921 TEMPLETON GAP ROAD
COLORADO SPRINGS CO

SCALE: AS NOTED

DATE: 09/27/2019

DESIGNED BY: RJP

DRAWN BY: SEL

CHECKED BY: FPP

FILE NAME: CURRENTCIVIL.DWG

SLS JOB: 19-004-02

DRAWING TITLE:

SITE PLAN

SHEET NO:

3 OF 23

BENTLEY COMMONS
CITY OF COLORADO SPRINGS, COLORADO
MAJOR AMENDMENT DEVELOPMENT PLAN

LEGAL DESCRIPTION

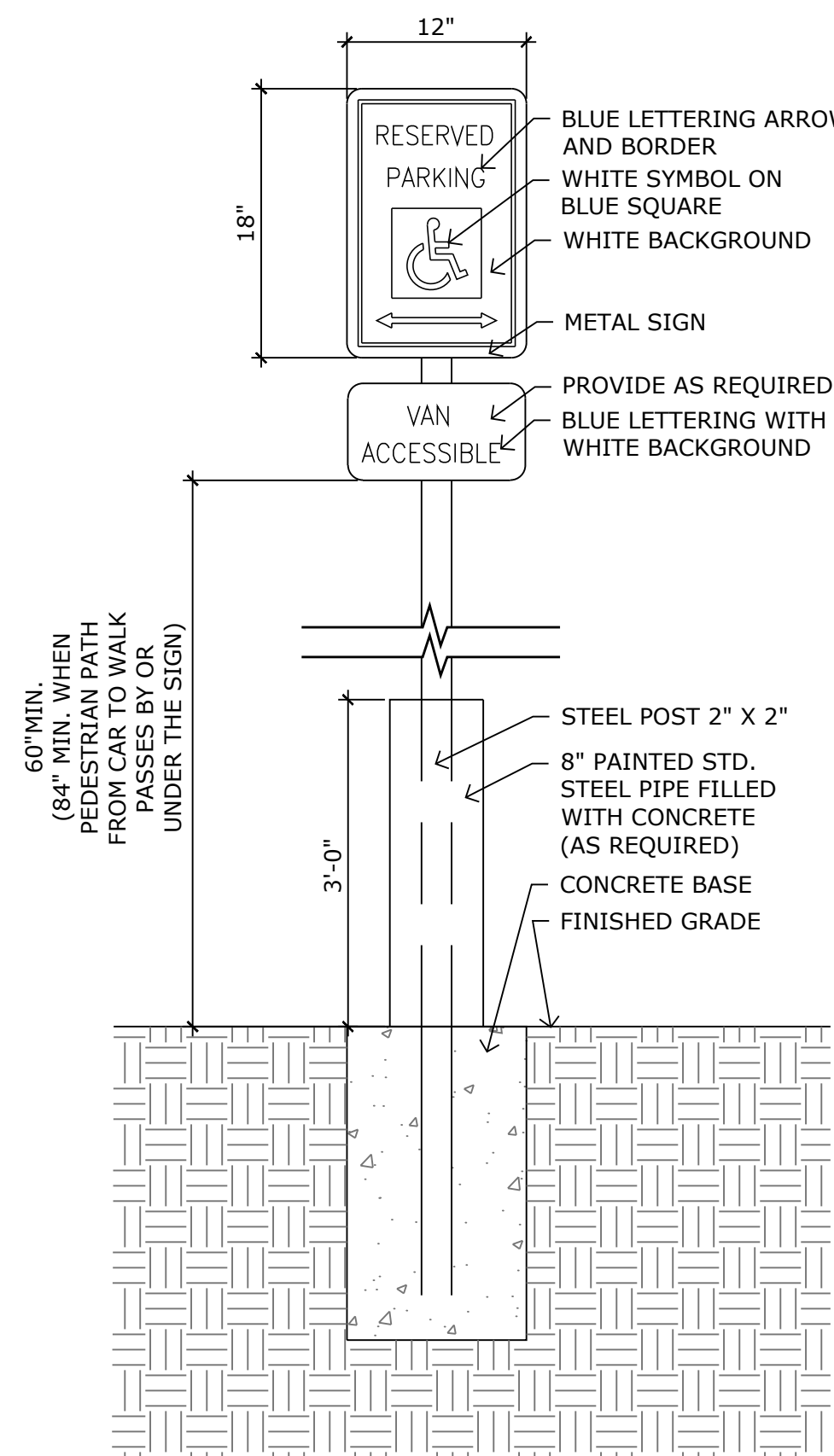
A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14, SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF HANCOCK RD (NOW KNOWN AS HANCOCK EXPRESSWAY AS DESCRIBED IN BOOK 2023 AT PAGE 912 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE SOUTHEASTERLY LINE OF SAND CREEK GREENBELT AS DESCRIBED IN PLAT BOOK 1-2 PAGE 14 OF SAID RECORDS; THENCE NORTH 40° 45' 30" WEST PARALLEL WITH SAID SAND CREEK GREENBELT 849.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID HANCOCK ROAD; THENCE NORTH 49° 14' 30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.80 ACRES, MORE OR LESS.

GENERAL NOTES

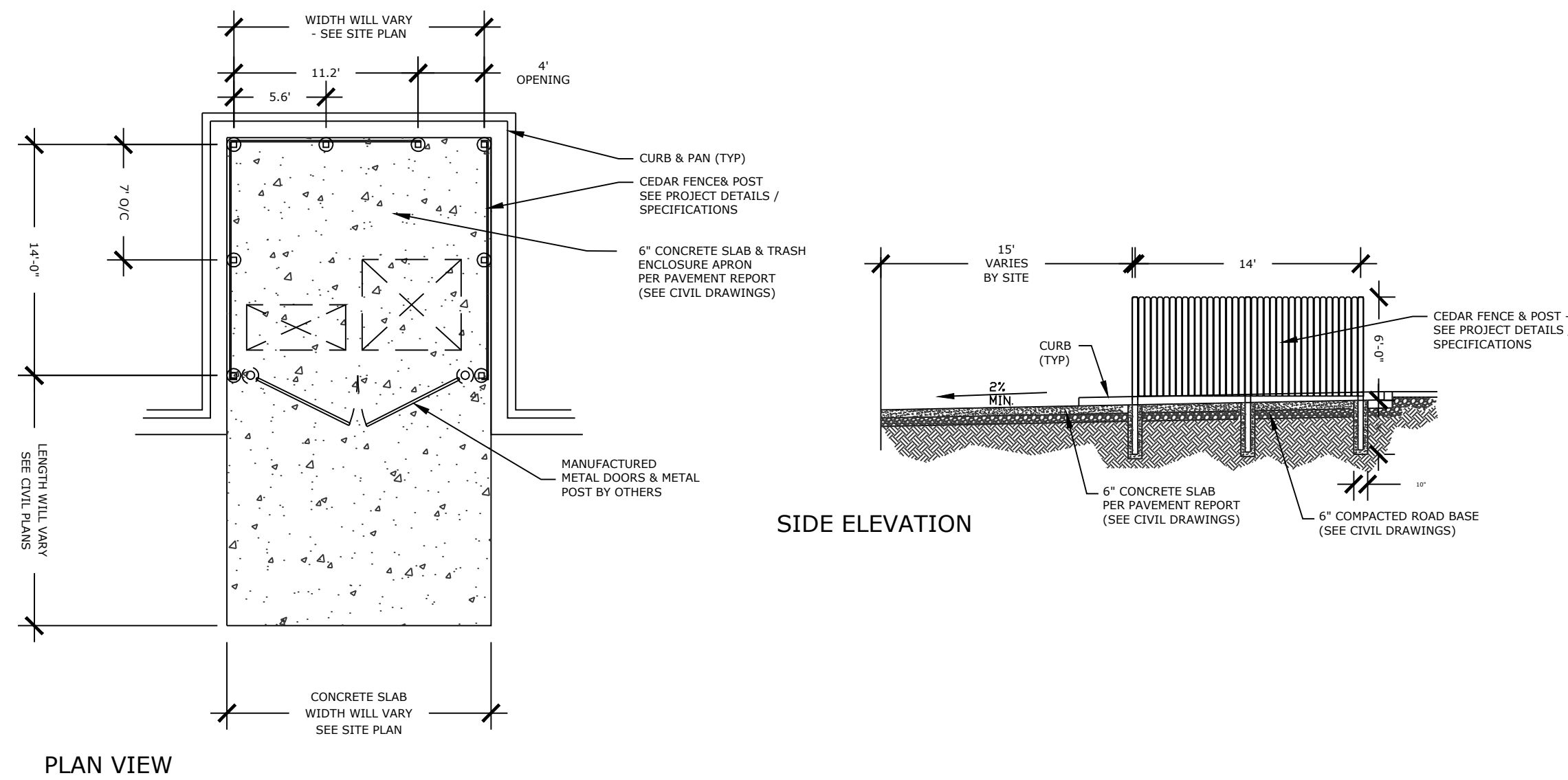
1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
5. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO CONSTRUCTION OF THIS PROJECT. (C.F.R. 105.10.1.2)
6. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING A DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
7. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 7200LB/S SINGLE AXLE WEIGHT AND 75000LB TRAILER WEIGHT.
8. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
9. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
10. FEDERAL EASEMENT, EXERCISE OF RIGHT OF FIRST REFUSAL, AND DEED DATED 12/15/2015, MAKE ALTHOUGH THE DEED DATED, DECEMBER 7, 2018, INDICATES THE FEDERAL EASEMENT IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
11. 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE CONFORMANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ADA PARKING SIGN TYPICAL

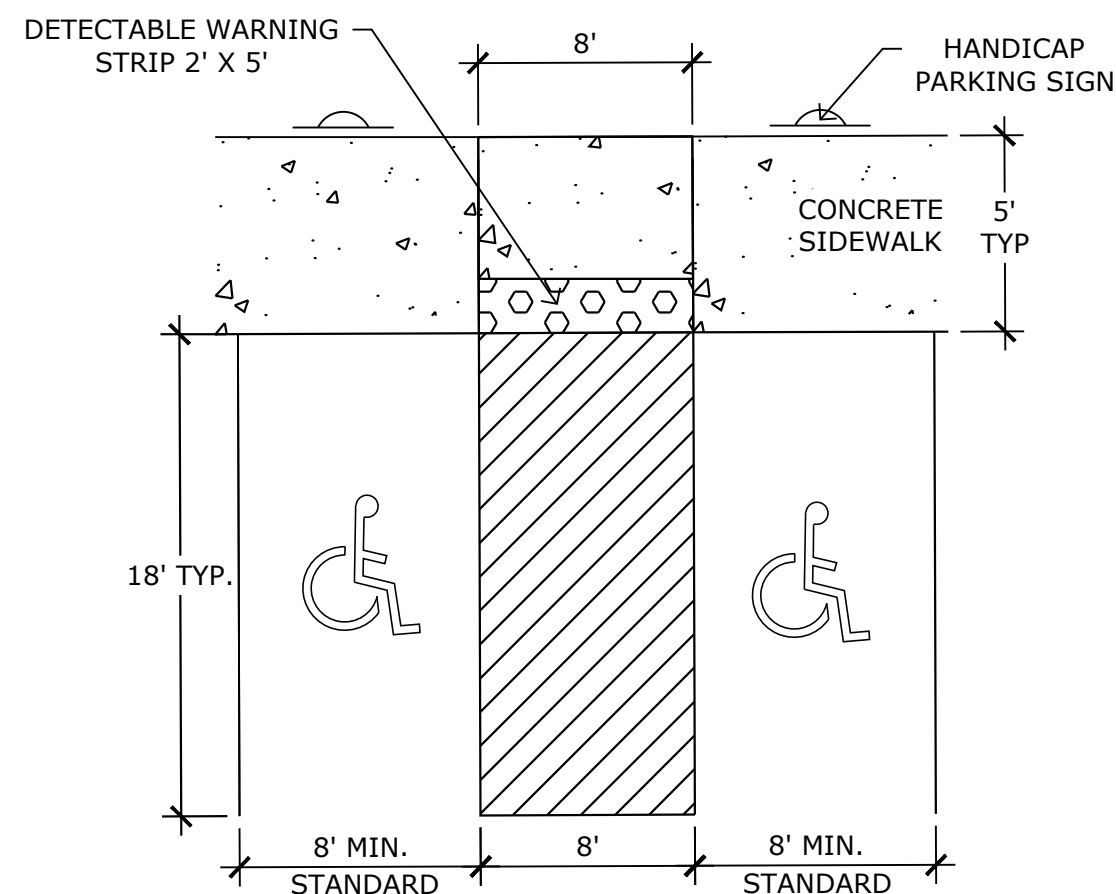


- NOTES:**
1. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED.
 2. ALL SIGNS TO BE PER CURRENT MUTCD STANDARDS.

TRASH & RECYCLING ENCLOSURE TYPICAL

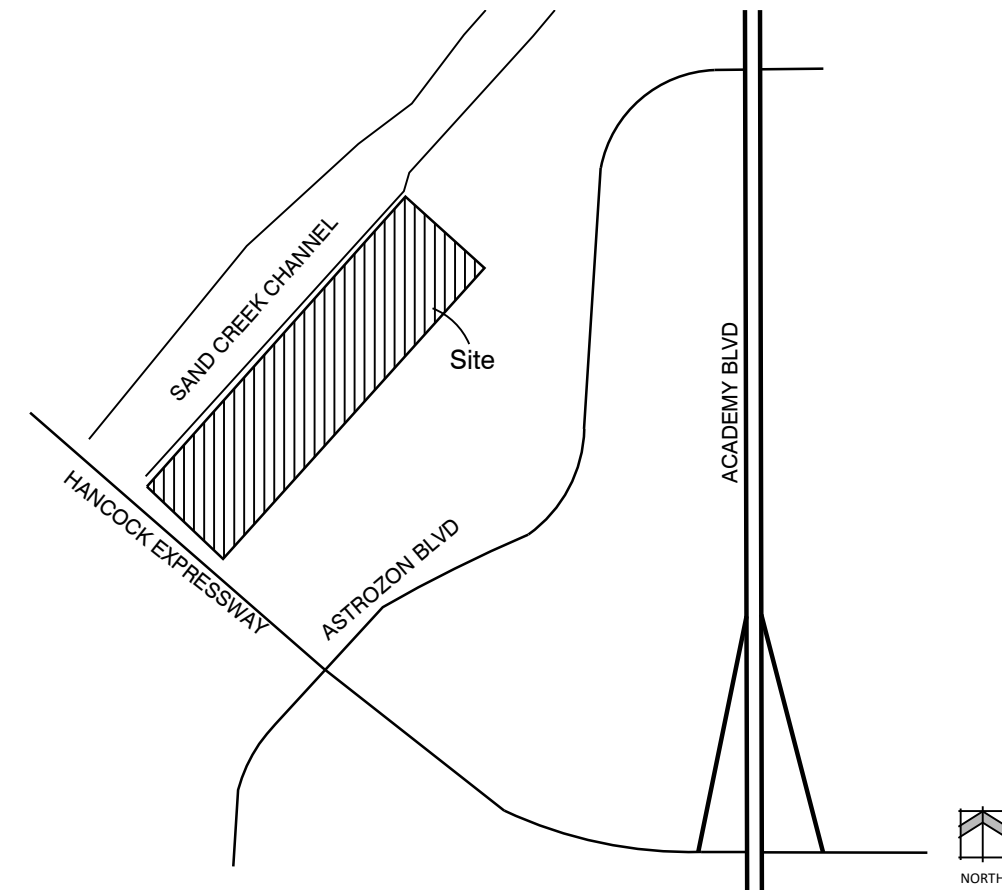


ADA PARKING STALL TYPICAL



AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
AR DP 02-156	04/26/2003	Approved Development Plan
AR DP 02-156 M21-XXXX	05/12/2021	Provided an additional 168 Units, Parking, and Open Space Amenity Area

VICINITY MAP



SITE DATA

Tax ID Number:	6434112007, 6434112008, 6434100038
Total Area:	7.8 Acres
Development Schedule:	Fall 2021
Current Zoning:	R5/CR/SS/AO

Current Use:	Multi-Family Res. / Vacant
Proposed Use:	Multi-Family Residential
Proposed Density:	24.62 DU/AC
Proposed # of Units:	192

Lot Standards:

Maximum Lot Coverage:	40%
Proposed Lot Coverage:	
Maximum Building Height:	45'
Proposed Building Height:	45'

Building Setbacks:

Front (Hancock Expressway):	20'
Side (Sand Creek & Southeast):	5'
Rear (Northeast):	25'*

Non-use Variance for Rear Building Setback requested

Landscape Setbacks / Buffers:

Hancock Expressway:	25'
Northeast and Southeast Buffers:	15'

Parking:

Required:	60 1-Bed Units @1.5 spaces per Unit 105 2-Bed Units @ 1.7 spaces per Unit 27 3-Bed Units @ 2.0 spaces per Unit 323
Total Required:	
Alternative Parking Reduction for Bike Trail Access (5%) =	307 spaces required
Provided:	284 (80 Existing Spaces + 204 Proposed Spaces)*
Non-use Variance for Parking Requested	
ADA Formula:	201 - 300 Provided Spaces
Required:	7; 2 Van Accessible Spaces
Provided:	10; 2 Van Accessible Spaces

Amenity Space:

Formula:	200 SF per bedroom
Required:	70,200 SF
Provided:	77,350 SF

New Development Streamside Overlay:

Total Streamside Buffer:	56,882 SF
25%:	14,221 SF
Impervious Area:	12,154 SF = 21%

SHEET INDEX

Sheet 1 of 12:	Cover Sheet
Sheet 2 of 12:	Development Plan
Sheet 3 of 12:	Preliminary Grading Plan
Sheet 4 of 12:	Preliminary Utility Plan
Sheet 5 of 12:	Preliminary Landscape Plan Notes
Sheet 6 of 12:	Preliminary Landscape Plan
Sheet 7 of 12:	Streamside Overlay Plan
Sheet 8 of 12:	Preliminary Landscape Plan Details
Sheet 9 of 12:	Photometric Plan
Sheet 10 of 12:	Photometric Plan Details
Sheet 11 of 12:	Building Elevation
Sheet 12 of 12:	Building Elevation



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PROJECT TEAM

OWNER:	GPR Properties III 1808 W. Colorado Ave. Colorado Springs, CO 80904
CONSULTANT:	Medici Consulting Group 2140 S. Delaware, Suite #104 Denver, CO
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite #200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Terra Nova Engineering Inc. 721 S. 23rd St. Colorado Springs, CO 80904
ARCHITECT:	WAY Architects 318 N. Tejon St. Colorado Springs, CO 80903

BENTLEY
COMMONS

DEVELOPMENT PLAN MAJOR AMENDMENT

2610 BENTLEY POINT

PROJECT INFO	DATE:	06/08/2021
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. PERKINS

ENTITLEMENT

	ISSUE INFO
	DATE: _____ BY: _____ DESCRIPTION: _____ _____ _____ _____ _____
E / ADVISION	_____

COVER SHEET

1

1 OF 12

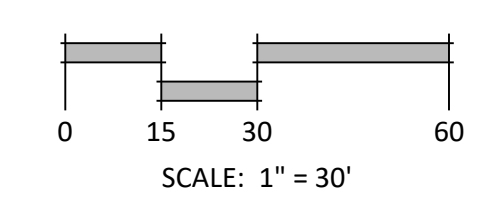
AR DP 02-156-MJ21XXXX



2610 BENTLEY POINT

ENTITLEMENT

AR DP 02-156-MJ21XXXX



ARTSPACE COS LOFTS

315 E. COSTILLA STREET

COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

GENERAL NOTES:

1. THE EXISTING BOUNDARY INFORMATION TAKEN FROM THE ALTA SURVEY PREPARED BY DREXEL, BARRELL & CO. DATE ISSUED 3/19/21.
2. ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
3. THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY DIRECTION.
4. THIS DEVELOPMENT IS PROPOSED FOR ONE PHASE.
5. LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
6. ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
7. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.
8. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM E. COSTILLA STREET AND S. WAHSATCH AVENUE.
9. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISES AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
10. MAIL KIOSK IS TO BE LOCATED WITHIN THE BUILDING.
11. MAINTENANCE WITHIN COMMON AREAS AND ROW FRONTAGE IS THE OWNER'S RESPONSIBILITY, OTHER THAN PUBLICLY/CITY OF COLORADO SPRINGS OWNED PROPERTY.

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 70 FEET OF LOT 8, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2:
PART OF LOT 8, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 22.2 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ANGLE RIGHT FROM SAID WESTERLY LINE OF SAID LOT, 92 DEGREES 46 MINUTES AND RUN NORTHEASTERLY, A DISTANCE OF 41.5 FEET; THENCE ANGLE RIGHT 24 DEGREES 26 MINUTES AND RUN EAST, A DISTANCE OF 15.5 FEET TO THE WEST LINE OF THE EAST, A DISTANCE OF 70 FEET OF SAID LOT 8; THENCE ANGLE LEFT AND RUN NORTH ALONG THE WEST LINE OF SAID EAST, A DISTANCE OF 70 FEET OF SAID LOT, A DISTANCE OF 7 FEET TO THE NORTH LINE OF SAID LOT; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING.

PARCEL 3:
ALL THAT PORTION OF LOT 8, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT AND RUN NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 22.2 FEET; THENCE INTERIOR ANGLE RIGHT 87 DEGREES 14 MINUTES AND RUN NORTHEASTERLY, A DISTANCE OF 41.5 FEET; THENCE INTERIOR ANGLE RIGHT, A DISTANCE OF 135 DEGREES 34 MINUTES AND RUN EAST, A DISTANCE OF 15.5 FEET; THENCE INTERIOR ANGLE 92 DEGREES 20 MINUTES AND RUN SOUTH, A DISTANCE OF 43 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 30.35 FEET TO THE PLACE OF BEGINNING. A CERTAIN TRACT OR PARCEL OF LAND LOCATED BLOCK 134 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY CORNER COMMON TO LOTS 7 AND 8, BLOCK 134 AND PROCEEDING SOUTHERLY ALONG THE NORTHERLY BOUNDARY LINE OF PUEBLO AVENUE FOR A DISTANCE OF 12.5 FEET TO A POINT; THENCE ANGLING LEFT AT A 90 DEGREES ANGLE FOR A DISTANCE OF 12.5 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY LINE OF LOT 7; AND THENCE PROCEEDING WESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 7 TO THE PLACE OF BEGINNING.

PARCEL 4:
THE EAST 96 FEET OF LOT 9, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

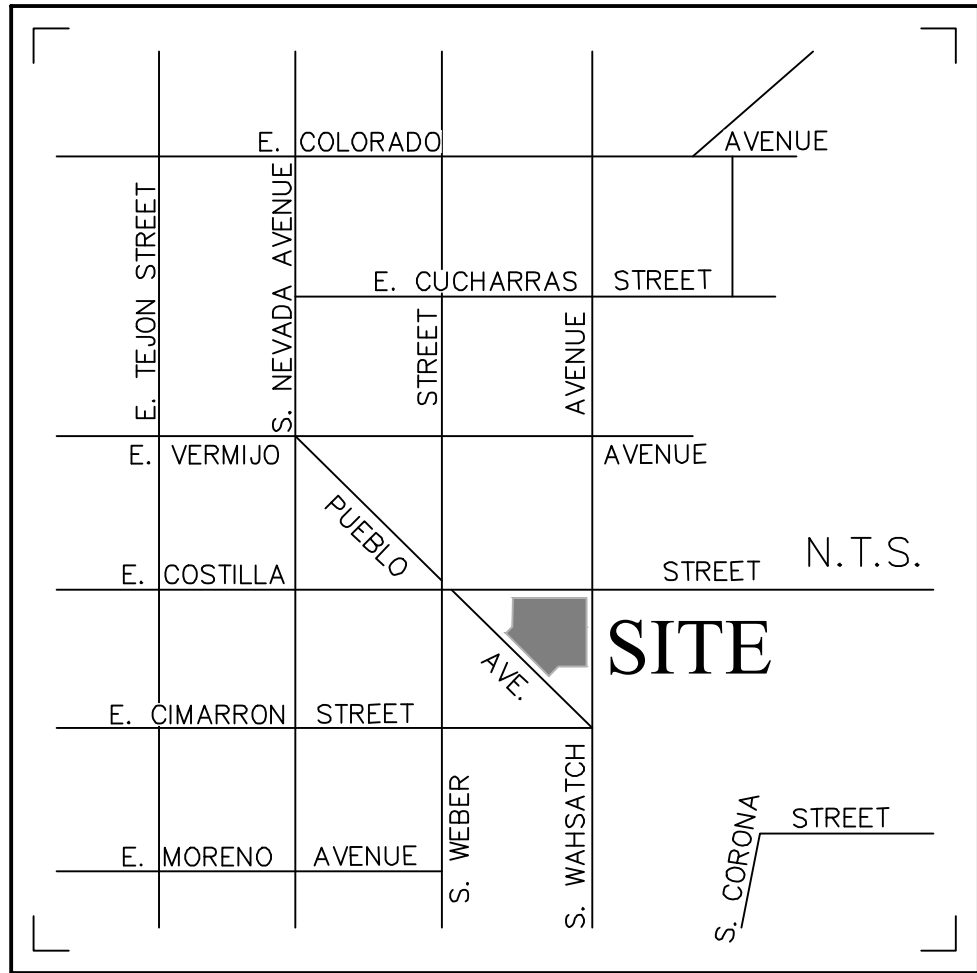
PARCEL 5:
ALL THAT PART OF LOTS 9 AND 10, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 162 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF WAHSATCH AVENUE 81.8 FEET TO A POINT; RUNNING THENCE SOUTHEASTERLY, A DISTANCE OF 11 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF PUEBLO AVENUE, A DISTANCE OF 24.7 FEET, NORTHWESTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 9; RUNNING THENCE NORTHWESTERLY ALONG PUEBLO AVENUE, A DISTANCE OF 31.55 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF WAHSATCH AVENUE, A DISTANCE OF 61 FEET 8 INCHES TO NORTH LINE OF SAID LOT 10; THENCE EAST A DISTANCE OF 28 FEET TO THE PLACE OF BEGINNING.

PARCEL 6:
THAT PART OF LOTS 9 AND 10, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 131 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF WAHSATCH AVENUE, A DISTANCE OF 79 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT ON THE NORTHEAST LINE OF PUEBLO AVENUE AND 10 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG PUEBLO AVENUE, A DISTANCE OF 14.7 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 11 FEET, MORE OR LESS, TO A POINT, A DISTANCE OF 81.8 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE NORTH PARALLEL WITH FIRST COURSE, A DISTANCE OF 81.8 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 28 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:
THAT PART OF LOTS 9 AND 10, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 96 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF WAHSATCH AVENUE, A DISTANCE OF 100 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID LOT 9, A DISTANCE OF 55.8 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF PUEBLO AVENUE, A DISTANCE OF 10 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT, A DISTANCE OF 21 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 9 AND A DISTANCE OF 36 FEET WEST FROM FIRST COURSE; THENCE NORTHERLY PARALLEL TO FIRST COURSE, A DISTANCE OF 79 FEET TO THE NORTH LINE OF SAID LOT 10; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 38 FEET TO THE PLACE OF BEGINNING.

PARCEL 8:
THE EAST 96 FEET OF LOT 10, BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 9:
LOT 11 AND THE EAST 25 FEET OF LOT 12 IN BLOCK 134, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH A PORTION OF VACATED PUEBLO AVENUE CREATED ON MARCH 9, 2010 BY CITY ORDINANCE NO. 10-29, LOCATED BETWEEN EAST COSTILLA AVENUE AND WAHSATCH AVENUE, RECORDED JULY 27, 2010 UNDER RECEPTION NO. 210071614.



VICINITY MAP
NOT TO SCALE



SHEET INDEX:

- 1 - COVER SHEET
- 2 - DEVELOPMENT SITE PLAN
- 3 - PRELIMINARY GRADING PLAN
- 4 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
- 5 - SITE DETAIL SHEET
- 6 - SITE PHOTOMETRIC PLAN
- 7 - EXTERIOR ELEVATIONS
- 8 - EXTERIOR ELEVATIONS
- 9 - TRASH ENCLOSURE/WALL DETAIL DETAILS
- 10 - BUILDING RENDERING
- 11 - BUILDING RENDERING
- 12 - BUILDING RENDERING
- 13 - FINAL LANDSCAPE PLAN
- 14 - FINAL LANDSCAPE PLAN
- 15 - FINAL LANDSCAPE PLAN
- 16 - FINAL LANDSCAPE PAN
- 17 - IRRIGATION PLAN
- 18 - IRRIGATION DETAILS & NOTES

SITE/BUILDING DATA:

OWNER: COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY
111 S TEJON ST. SUITE 703 COLORADO SPRINGS CO 80903

DEVELOPER: ARTSPACE
250 THIRD AVE. SUITE 400 MINNEAPOLIS MN 55401

TAX SCHEDULE NUMBER: 64184-13--022

DEVELOPMENT PLAN/LOT AREA: 41,074 S.F. (0.94 AC)

ZONING: (EXISTING & PROPOSED) FBZ T2B CU
(FORM-BASED ZONE TRANSITION SECTOR 2B CONDITIONAL USE)

LAND USE: APARTMENTS/COMMERCIAL

DRAINAGE BASIN: SHOOKS RUN

BUILDING CONSTRUCTION TYPE: IIB

BUILDING FOOTPRINT: 13,918 SF
TOTAL BUILDING SQUARE FOOTAGE: 56,046 SF
COMMERCIAL SQUARE FOOTAGE: 7,121 SF

BUILDING HEIGHT ROOF: 63'
TALLEST PARAPET: 65'-8"
TOP OF SHORT STAIR: 66'-6"
TOP OF TALLER STAIR: 73'-0"

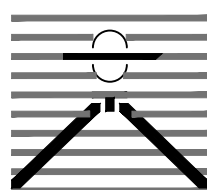
BUILDING SETBACKS FRONT (COSTILLA) 0'
SIDE (WAHSATCH) 0'
REAR (PUEBLO) 0'

LANDSCAPE SETBACK: FRONT (COSTILLA) 0'
SIDE (WAHSATCH) 0'
REAR (PUEBLO) 0'

LOT COVERAGE:

BUILDING(S)	13,918 SF	33.9%
PROPOSED PAVING	18,460 SF	44.9%
PROPOSED SIDEWALK	1,741 SF	4.2%
PROPOSED LANDSCAPING	6,955 SF	17.0%
TOTAL IMPERVIOUS COVERAGE	41,074 SF	100.0%

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



250 THIRD AVENUE, SUITE 400
MINNEAPOLIS, MN 55401
CONTACT: LUCAS KOSKI
(612) 333-9012

DEVELOPMENT PLAN FOR:

ARTSPACE COS LOFTS

315 E. COSTILLA STREET
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/05/21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21479-01CV01

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21479-01CSCV
DRAWING NO.

CV1

SHEET: 1 OF 18

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, PANEL NUMBER 08041 C 0729 G, DATED DECEMBER 7, 2018.

SITE BENCHMARKS:

#1: TOP OF SANITARY SEWER MANHOLE LID LOCATED BEHIND SIDEWALK ALONG PUEBLO AVENUE
ELEV= 5986.36 NGVD29

#2: TOP OF SANITARY SEWER MANHOLE LID LOCATED IN E. COSTILLA AVENUE ALONG SOUTH CURB AND GUTTER
ELEV= 5986.57 NGVD29

ADA DESIGN PROFESSIONAL STANDARDS:

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 STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

PARKING SPACES REQUIRED:

1 BED APARTMENTS - 1.0 SP x 51 UNITS	51 SPACES
7121 SF RETAIL - 1.0 SP/500 SF	15 SPACES
TOTAL REQUIRED SPACES	66 SPACES
REDUCTION ALLOWANCE 90% FOR COMBINED RETAIL/RESIDENTIAL	60 SPACES

PARKING SPACES PROVIDED:

ON-SITE STANDARD SPACES	54 SPACES
ON-SITE HANDICAP SPACES	4 SPACES
ON-STREET STANDARD SPACES	2 SPACES
TOTAL PROVIDED SPACES	60 SPACES

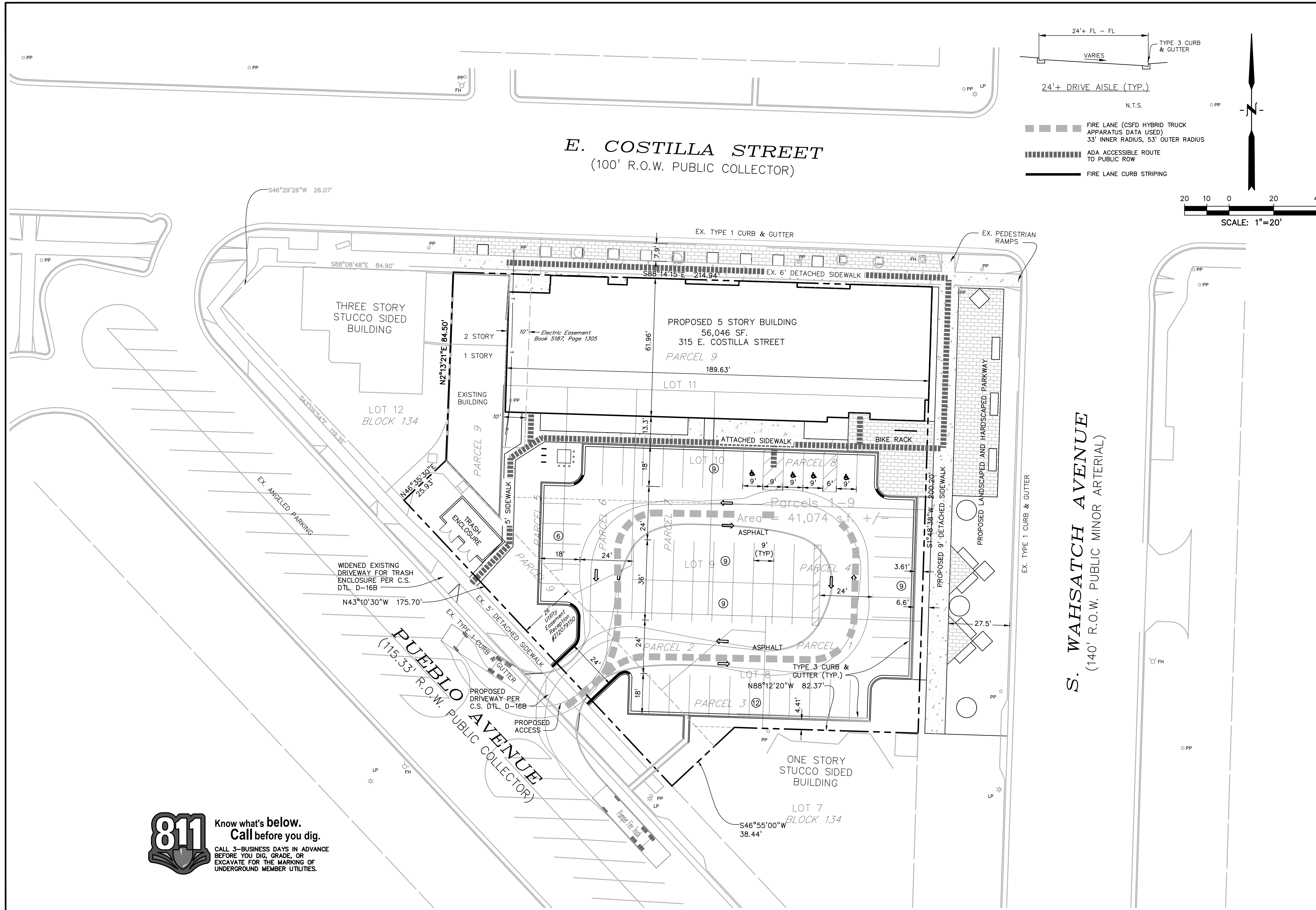
APPROXIMATE SCHEDULE OF DEVELOPMENT:

BEGIN SPRING 2022
COMPLETE SPRING 2023

DEVELOPMENT HISTORY:

MINOR AMENDMENT 04/19/2017 AR DP 09-00338-A1MN17 (ADDITION OF SATELLITE DISH & 6' TALL ENCLOSURE)

CPC DP 21-00____



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

24'+ FL - FL
VARIES
TYPE 3 CURB & GUTTER
N.T.S.
FIRE LANE (CSFD HYBRID TRUCK APPARATUS DATA USED) 33' INNER RADIUS, 53' OUTER RADIUS
ADA ACCESSIBLE ROUTE TO PUBLIC ROW
FIRE LANE CURB STRIPING

20 10 0 20 40
SCALE: 1"=20'

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

250 THIRD AVENUE, SUITE 400
MINNEAPOLIS, MN 55401
CONTACT: LUCAS KOSKI
(612) 333-9012

DEVELOPMENT PLAN FOR:
ARTSPACE COS LOFTS
315 E. COSTILLA STREET
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/05/21
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21479-01SP01

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21479-01CSCV
DRAWING NO.

SP01

SHEET: 2 OF 18