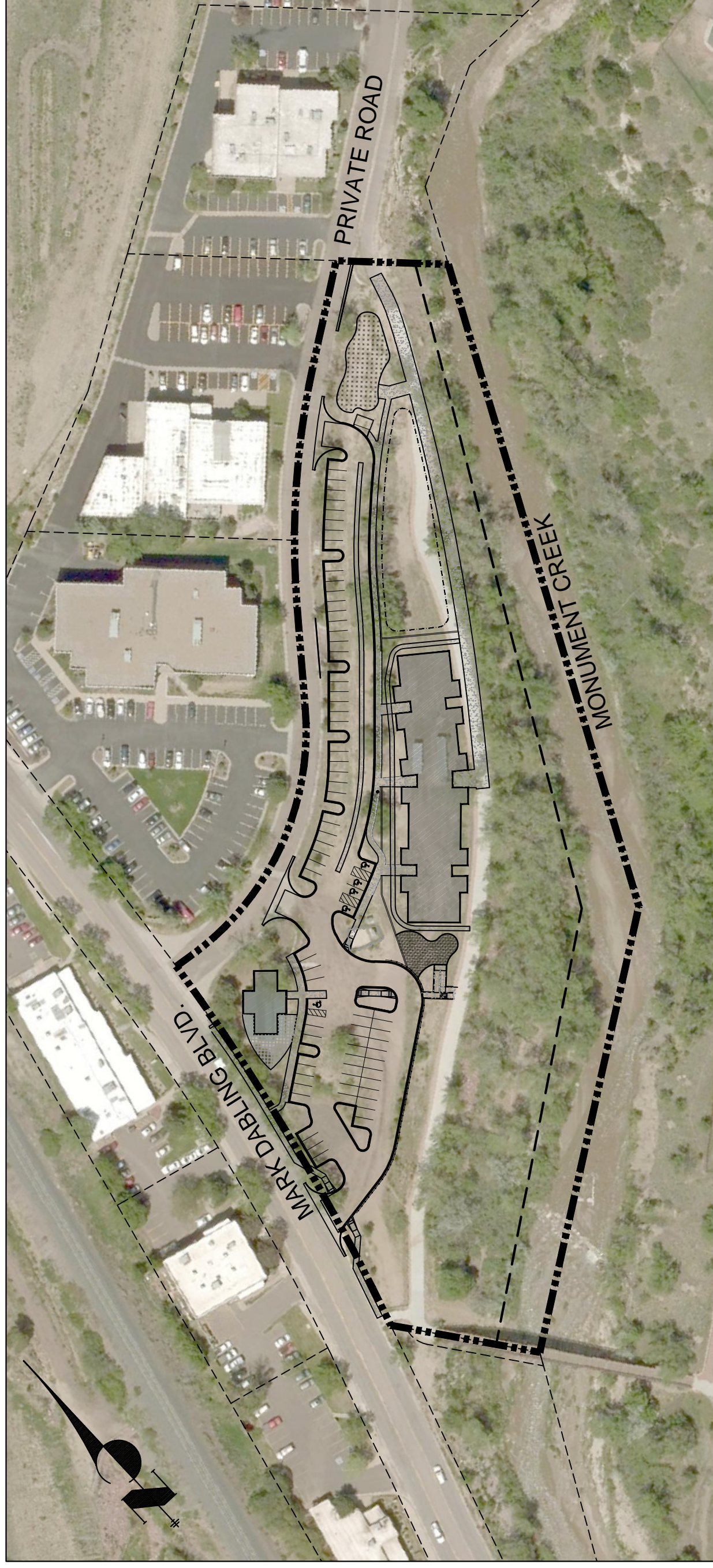


MONUMENT CREEK APARTMENTS

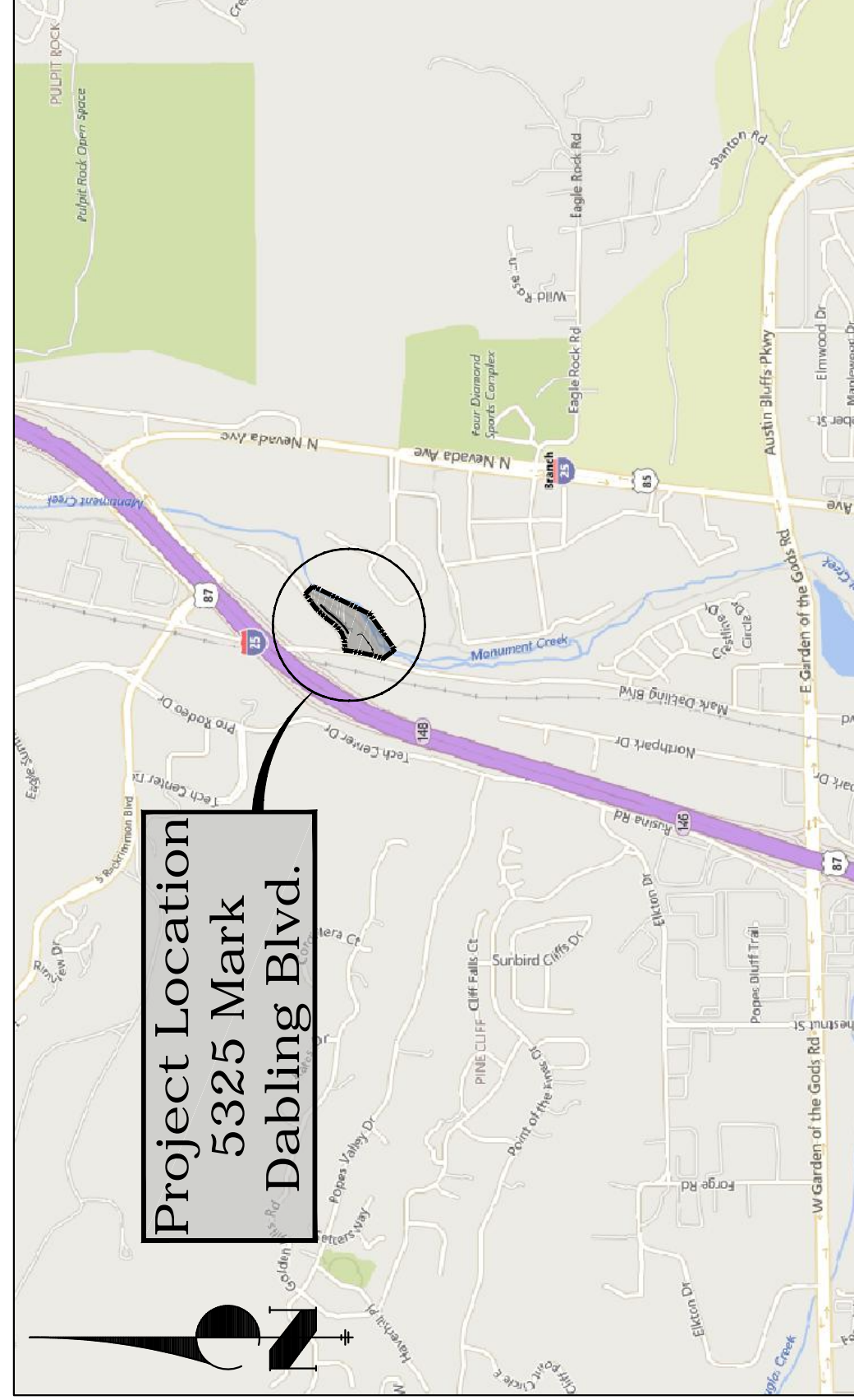
CITY OF COLORADO SPRINGS

CONCEPT PLAN

MAY, 2017



AERIAL LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1
EXISTING EASEMENT MAP	2
SITE PLAN	3
BUILDING ELEVATION	4

SITE DATA

DRAINAGE BASIN:	MONUMENT CREEK & SOUTH ROCKRIMMON
DEVELOPMENT SCHEDULE:	2017-2018
EXISTING ZONING:	PIP2 / CR SS
PROPOSED ZONING:	OC
TOTAL ACREAGE:	5.41 ACRES
TOTAL OPEN SPACE:	3.44 ACRES
MAXIMUM BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	44'-6"
PROPOSED MULTI-FAMILY:	24 UNITS
1 BEDROOM	24 UNITS
2 BEDROOM	48
TOTAL NUMBER OF UNITS:	8.9 DU/AC
GROSS DENSITY:	36 SPACES (1.5/UNIT)
REQUIRED PARKING:	41 SPACES (1.7/UNIT)
1 BEDROOM	4 SPACES (1/400 SQ. FT.)
2 BEDROOM	81 SPACES
CLUBHOUSE	81 SPACES
TOTAL REQUIRED PARKING:	
TOTAL PROVIDED PARKING:	

MINIMUM BUILDING SETBACKS

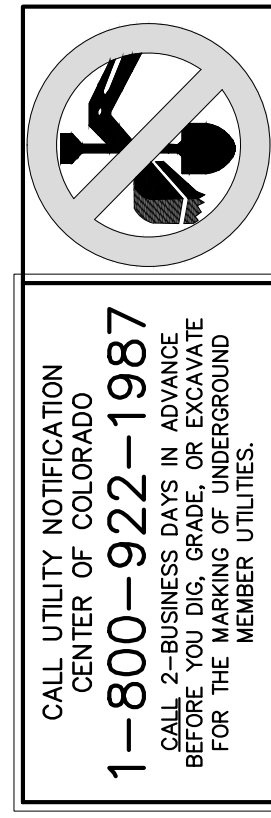
FRONT SETBACK:	25'
SIDE SETBACK:	20' (VARIANCE REQUESTED AT NEW PROPERTY LINE)
REAR SETBACK:	20'
LANDSCAPE SETBACK:	6'
LOT PARAMETERS	
MAXIMUM LOT COVERAGE	40%
PROPOSED LOT COVERAGE	36.4%

CPC CP XX-XXXXX

LEGAL DESCRIPTION:
LOT 6, OF A REPLAT OF LOTS 4, 5 AND 6 OF PIKES PEAK RESEARCH PARK FILING NO. 2, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

- MAIL BOX PLACEMENT SHALL BE APPROVED BY THE USPS.
- THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE DESIGN CONCEPTS. MINOR VARIATIONS IN DRIVE AISLE ALIGNMENT, PARKING, AND EASEMENT LOCATION MAY OCCUR AT TIME OF FINAL DESIGN.
- IN ACCORD WITH CITY CODE 7.5.505 AND 7.9.101 (F), THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC CONTROL DEVICE (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, TRAFFIC SIGNS AND STREET MARKINGS) ON PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS OR ANY OTHER APPROVED DEVELOPMENT DOCUMENT, AFTER INSTALLATION OF THE TRAFFIC CONTROL DEVICES. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY SUCH MODIFICATION. THE CITY ENGINEER'S NOTICE OF REMOVAL OF THE TRAFFIC CONTROL DEVICES, IN ACCORD WITH CITY CODE 10.1.309, NO PRIVATE PERSON OR ENTITY HAS ANY OWNERSHIP RIGHT OR VESTED INTEREST IN OR RIGHT TO THE CONTINUED OPERATION OR PRESENCE OF ANY SPECIFIC TRAFFIC CONTROL DEVICE ON A PUBLIC RIGHT-OF-WAY OR EASEMENT. ALL DESIGN PLANS OF TRAFFIC CONTROL DEVICES SUBMITTED ON ANY DEVELOPMENT DOCUMENT MUST HAVE APPROVAL SIGNATURES FROM THE CITY TRAFFIC ENGINEER (OR HIS DESIGNEE) FOR:
 - CONCEPTUAL APPROVAL OF THE INSTALLATION OF A FUTURE TRAFFIC CONTROL DEVICE
 - DESIGN AND CONSTRUCTION OF ANY TRAFFIC CONTROL DEVICE
 - PERMISSION TO CONSTRUCT OR INSTALL A SPECIFIC TRAFFIC CONTROL DEVICE
- ALL FINAL CRITERIA, CONDITIONS AND DESIGN FOR A TRAFFIC CONTROL DEVICE APPROVED BY THE CITY TRAFFIC ENGINEER SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN APPROVED DEVELOPMENT DOCUMENTS.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
- ALL FIRE LANES WILL BE STRIPED AND SIGNAGE PROVIDED PER CITY STANDARDS.
- THE FINAL GRADING PLAN SHALL BE REVIEWED AND APPROVED BY BOTH CITY ENGINEERS AND CITY UTILITIES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- TRACT A WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS FOR PUBLIC DRAINAGE USES, AND PUBLIC AND PRIVATE UTILITY USES AND PUBLIC RECREATIONAL USES.



REFERENCE DRAWINGS

X-887-AMD02244	
X-887-FRBLDG	
X-887-EX-SUB	
X-887-EX-FEAT	

COMPUTER FILE MANAGEMENT

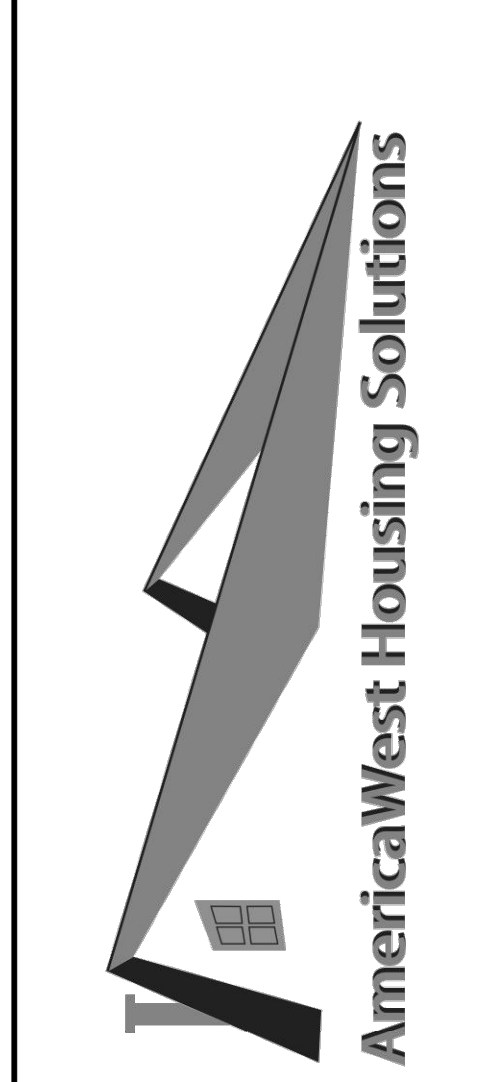
FILE NAME:	S:116.867.002 (Monument Creek Apartments)J\dwg\Conceptual Plan\867-TS01.dwg
CTB FILE:	Matrix(black).ctb
PLOT DATE:	May 12, 2017 2:05:32 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

REVISIONS

No.	DATE	DESCRIPTION	BY

SHEET KEY



OWNER:
AMERICAWEST HOUSING SOLUTIONS
P.O. BOX 9024
WOODLAND PARK, COLORADO 80863
(719) 331-4961

ARCHITECT:
HORD | COPLAN | MACHT
1331 NINETEENTH STREET
DENVER, COLORADO 80202
(303) 607-0977

CIVIL ENGINEER:
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, COLORADO 80920
(719) 575-0100

LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204
(303) 892-1166

PROJECT No. 16.867.002

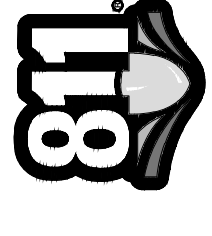
DESIGNED BY:	EWS	SCALE:	N/A	DATE ISSUED:	MAY.2017	DRAWING No.	TS01
DRAWN BY:	RAF	HORIZ:	N/A	SHEET	01	OF 04	
CHECKED BY:	EWS	VERT:	N/A				

AMERICAWEST HOUSING SOLUTIONS	
MONUMENT CREEK APARTMENTS	
CONCEPT PLAN	
TITLE SHEET	

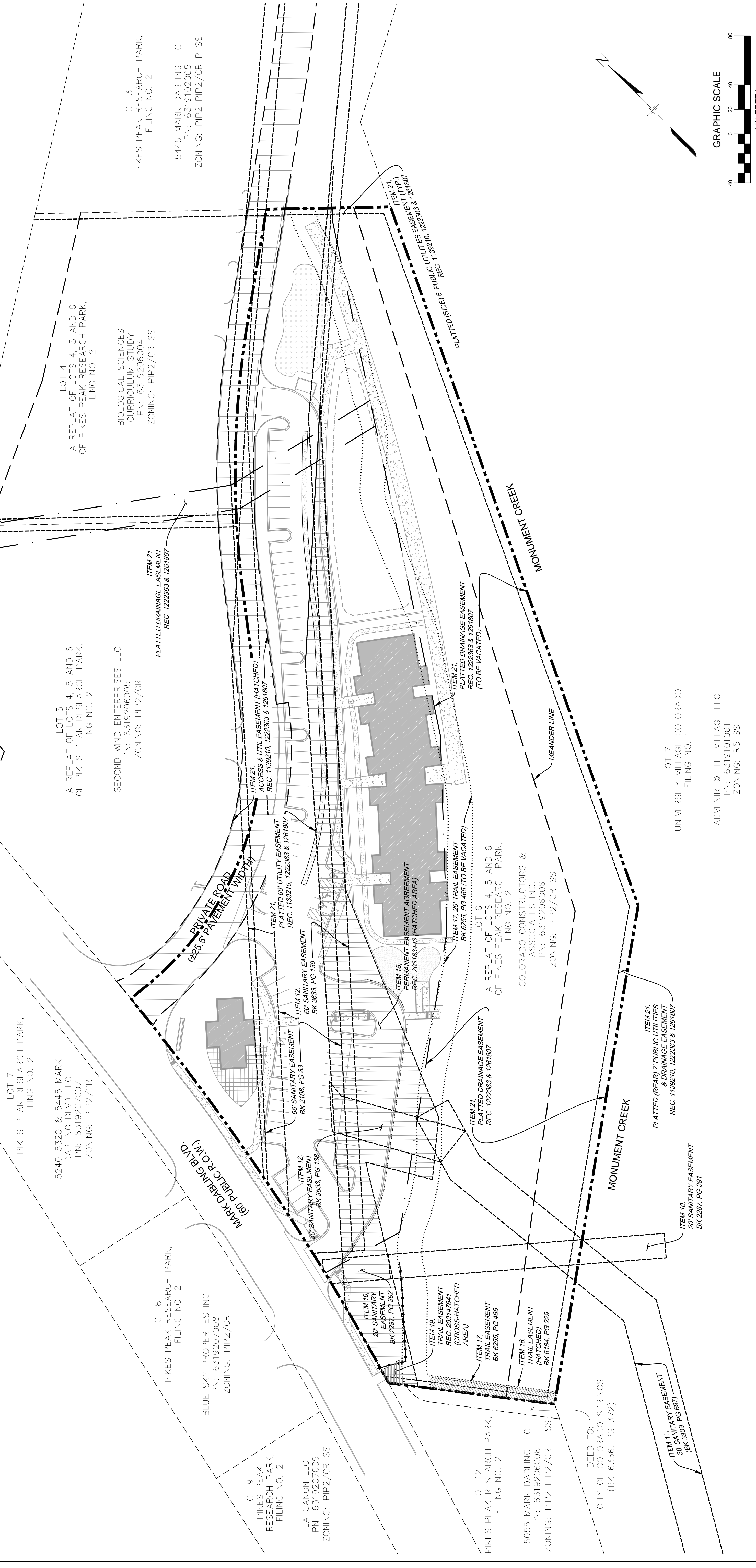
SHEET No.



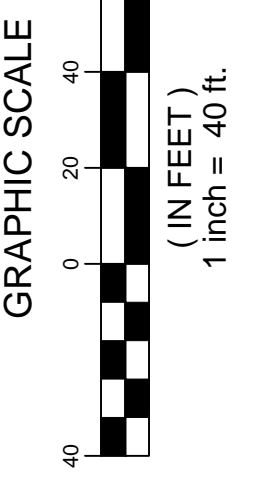
Know what's below.
Call before you dig.



Know what's below.
Call before you dig.



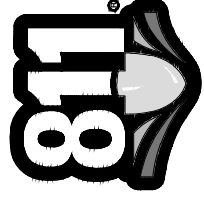
NOTE:
EASEMENT ITEM NUMBERS CORRESPOND TO THE ALTA / NSPS LAND TITLE SURVEY
PREPARED BY MATRIX DESIGN GROUP.



CPC CP XX-XXXX

<p>AMERICAWEST HOUSING SOLUTIONS MONUMENT CREEK APARTMENTS CONCEPT PLAN</p>		<p>PREPARED BY: Matrix DESIGN GROUP AN EMPLOYEE-OWNED COMPANY</p>	<p>PROJECT No. 16.867.002</p>																					
			<p>DESIGNED BY: EWS</p> <p>DRAWN BY: RAF</p> <p>CHECKED BY: EWS</p>	<p>SCALE: 1"=40'</p> <p>DATE ISSUED: MAY 2017</p> <p>DRAWING No: 02 OF 04</p>																				
<p>EXISTING EASEMENT MAP</p>																								
<p>COMPUTER FILE MANAGEMENT</p>																								
<p>REFERENCE DRAWINGS</p> <ul style="list-style-type: none"> X-897-EX-FEAT X-897-EX-JUTIL X-897-EX-P-PLAN X-897-PR-BLDG X-897-PR-PARKING 		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			No.	DATE	DESCRIPTION	BY																
No.	DATE	DESCRIPTION	BY																					
<p>FILE NAME: PLOT FILE: PLOT DATE:</p> <p>THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.</p>																								

FIGURE 1 - Consent Plan



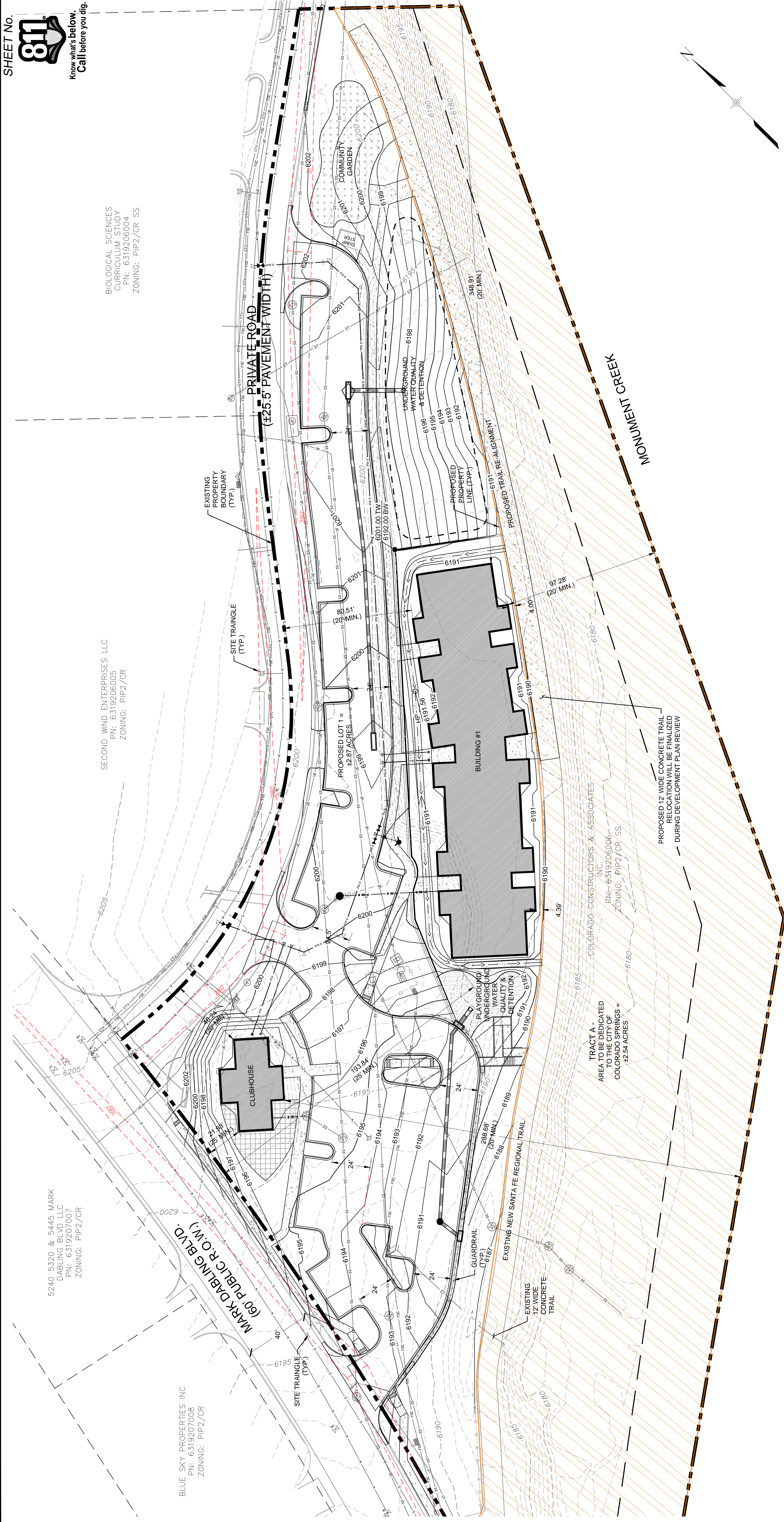
Know what's below.
Call before you dig.

BIOLOGICAL SCIENCES
CURRICULUM STUDY
PN: 6319206004
ZONING: PIP2/CR SS

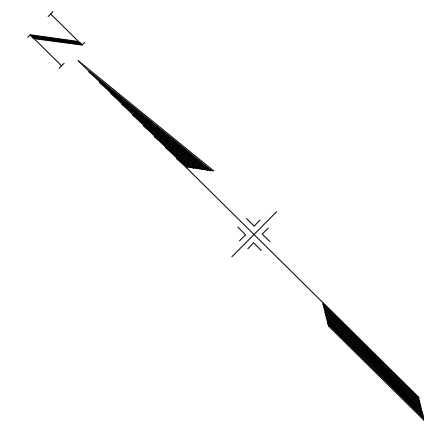
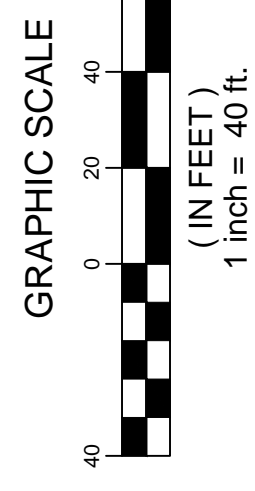
SECOND WIND ENTERPRISES LLC
PN: 6319206005
ZONING: PIP2/CR

5240, 5320, & 5445 MARK
DABLING BLVD. LLC
PN: 6319207007
ZONING: PIP2/CR

BLUE SKY PROPERTIES INC
PN: 6319207008
ZONING: PIP2/CR



ADVENIR @ THE VILLAGE LLC
PN: 6319101061
ZONING: R5 SS



CPC CP XX-XXXXX

AMERICAWEST HOUSING SOLUTIONS
MONUMENT CREEK APARTMENTS
CONCEPT PLAN

SITE PLAN
DESIGNED BY: EWS SCALE: DATE ISSUED: MAY 2017 DRAWING No.
DRAWN BY: RAF HORZ. 1"=40' N/A SHEET 03 OF 04
CHECKED BY: EWS VERT. N/A SHEET 03 OF 04 SP01



SHEET KEY

No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

REFERENCE DRAWINGS
X-887-AMD02924
X-887-EX-FEAT
X-887-PR-BUILD
X-887-PR-PARKING
X-887-PR-UTIL

FIGURE 1 - Consent Plan