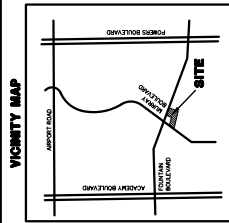
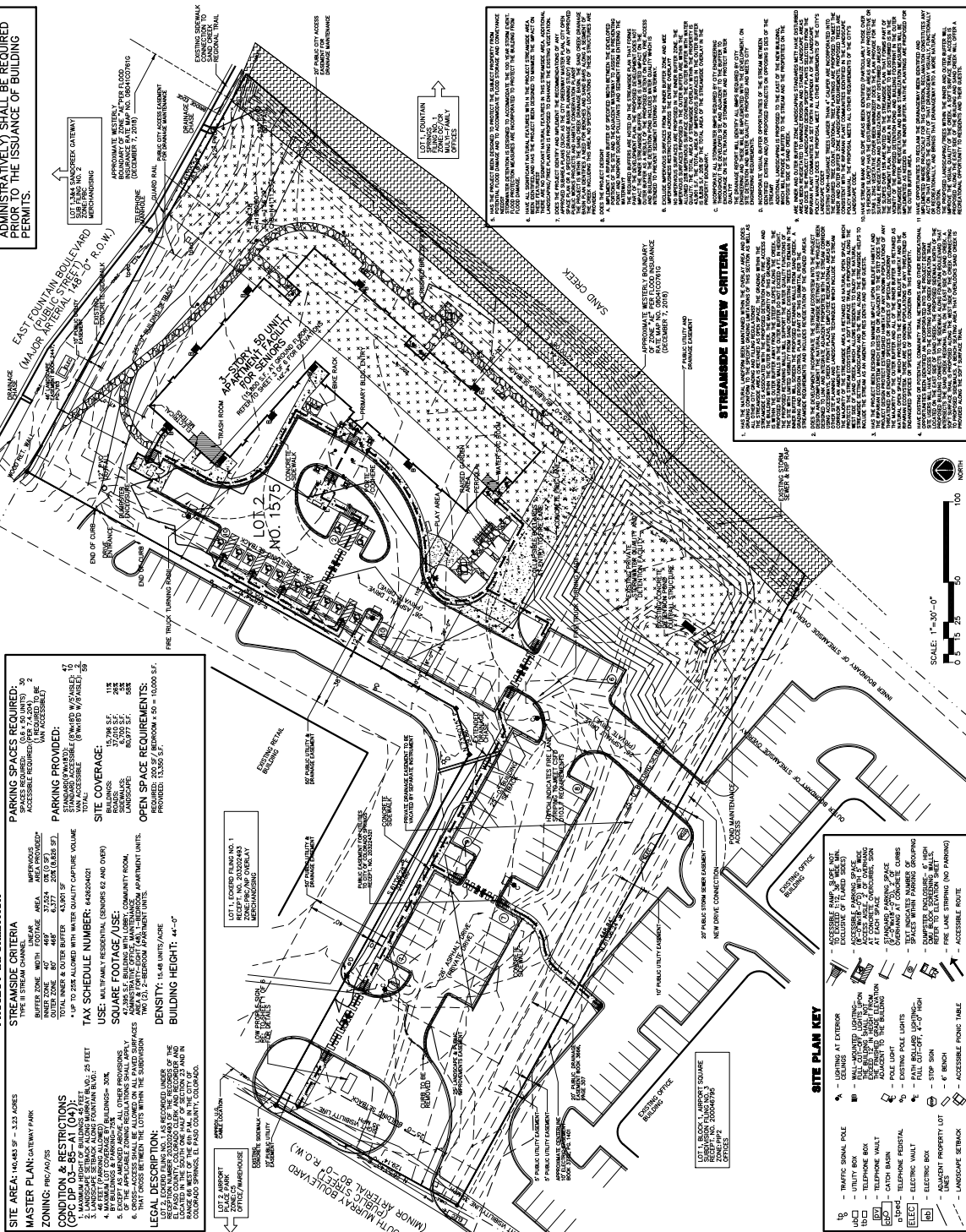


CONDITIONAL USE DEVELOPMENT PLAN - CONCEPT LEVEL



THIS IS A CONCEPT LEVEL CONDITIONAL USE DEVELOPMENT PLAN. A FULL DEVELOPMENT PLAN MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



PROJECT INFORMATION

STREAMSIDE CRITERIA
TYPE II STREAM CHANNEL
BUTTERE ZONE WIDTH: 40 FT
TOTAL WIDTH: 50 FT
TOTAL LENGTH: 43,500 LF
*UP TO 25% ALLOWED WITH WATER QUALITY CAPTURE VOLUME

PARKING SPACES REQUIRED: (0.8 x 20 UNITS) 90
ACCESSIBLE SPACES REQUIRED: (1 IN REQUIRED) 4
ACCESSIBLE SPACES PROVIDED: 4
STANDOFF PROVIDED: 10,000 SF (AS REQUIRED) 2
STANDOFF PROVIDED: 10,000 SF (AS REQUIRED) 2
LANDSCAPE: 80,877 SF (AS REQUIRED) 2

TAX SCHEDULE NUMBER: 46282401
USE: MULTIFAMILY RESIDENTIAL (SCHEDULES 62 AND OVER)
SQUARE FOOTAGE/USE: 15,736 SF 118
 10,000 SF 235
 80,877 SF 598

OPEN SPACE REQUIREMENTS:
 PROVIDED: 13,250 SF
 REQUIRED: 10,000 SF

DENSITY: 15.48 UNITS/ACRE
BUILDING HEIGHT: 44'-0"

CONDITIONS & RESTRICTIONS

1. LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.
2. LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.
3. LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.
4. LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.
5. EXCEPT AS NOTED, ALL OTHER PROVISIONS OF THE CITY OF COLORADO, COUNTY OF EL PASO, AND CITY OF COLORADO SPRINGS SHALL APPLY.
6. ACCESS SHALL BE MAINTAINED AT ALL TIMES.

LOCAL DESIGNATION: RECORDED UNDER INSTRUMENT NO. 200804843, RECEIVED IN THE OFFICE OF THE COUNTY CLERK, COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ON 08/14/2008.

GENERAL NOTES

1. LIGHTING SHALL BE PROVIDED AS SHOWN ON THE PLAN. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LIGHTING ORDINANCE (2008-09-01).
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND ANY OTHER AGENCIES.
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4. SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DEVELOPMENT STANDARDS, PART 4 SIGN REGULATIONS.
5. STOP SIGNS SHALL BE PROVIDED AT THE INTERSECTION OF THE DRIVEWAY AND SOUTH MURRAY BOULEVARD.
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STREAMSIDE REVIEW CRITERIA

1. THE APPLICANT SHALL MAINTAIN THE CHANNEL AND BANKS OF THE STREAM IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STREAMSIDE CRITERIA (2008-09-01).
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WAY ARCHITECTS, P.C.
 518 NORTH TEJON
 COLORADO SPRINGS, COLORADO 80903
 (719) 473-8400
 REVISION/DATE

DATE: 01-03-21
 JOB NO. 2109
 DRAWN BY: GW
 CHECKED BY: GW

SILVER KEY
 PLAN - CONCEPT LEVEL
 1575 SOUTH MURRAY BOULEVARD
 COLORADO SPRINGS, COLORADO 80916

© 2021 WAY ARCHITECTS, P.C.
 SITE PLAN
 1 OF 1
 CPC CU 21-00191

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SITE PLAN KEY

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