

VIEWHOUSE CONCEPT PLAN VIEWHOUSE RESTAURANT

7110 AND 7114 CAMPUS DR.
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
MARCH 2016

SITE DATA

SITE ADDRESS
7029 AND 7063 CAMPUS DR.
COLORADO SPRINGS, COLORADO 80920

SITE AREA
165,796 SQUARE FEET (3.8062 ACRES)

ZONE
EXISTING ZONE FOR CURRENT LOTS 1 AND 2, ENT FEDERAL CREDIT UNION
SUBDIVISION NO. 8 IS OC/CR
PROPOSED ZONE IS PBC

FEMA STATEMENT
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP NO. 08041C0516 F, EFFECTIVE DATE MARCH 17, 1997, THE SUBJECT SITE
LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN).

EXISTING STRUCTURES
EXISTING LOT 1 HAS A CREDIT UNION BUILDING WITH DRIVE-UP FACILITY AND
ASSOCIATED PARKING. 1996 MINOR AMENDMENT PD DP 84-166-A(186). NO OTHER
BUILDINGS EXIST ON THE SITE. FURTHER DEVELOPMENT OF LOT 1 WILL REQUIRE A
DEVELOPMENT PLAN AMENDMENT.

PROPOSED IMPROVEMENTS
IT IS PROPOSED TO CONSTRUCT A 2 STORY 8075 SF FOOTPRINT RESTAURANT ON
EXISTING LOT 2, WITH ADJACENT PARKING. MAXIMUM BUILDING HEIGHT PER ZONE
IS 45 FT.

AN EXISTING PAVED PARKING LOT ON THE EASTERLY PORTION OF EXISTING LOT 1
WILL BE RETAINED.

THE EXISTING DRIVE-UP BANKING FACILITY WILL BE REMOVED, AND THE CURRENT
BUILDING REPURPOSED TO GENERAL OFFICE SPACE WITH FUTURE EXPANSION.

EXISTING TRACT A, BY PLAT, IS CURRENTLY AND WILL REMAIN A NON-EXCLUSIVE
INGRESS/EGRESS, DRAINAGE AND UTILITIES TRACT SERVING BOTH THE SUBJECT
PROPERTY AND LOT 1, WOODMEN & CAMPUS FILING NO. 2, TO THE SOUTH.
A SEPARATE SHARED ACCESS AND MAINTENANCE AGREEMENT FOR TRACT A HAS
BEEN EXECUTED BY THE RESPECTIVE LOT OWNERS AND IS RECORDED UNDER
RECEPTION NO. 216043464.

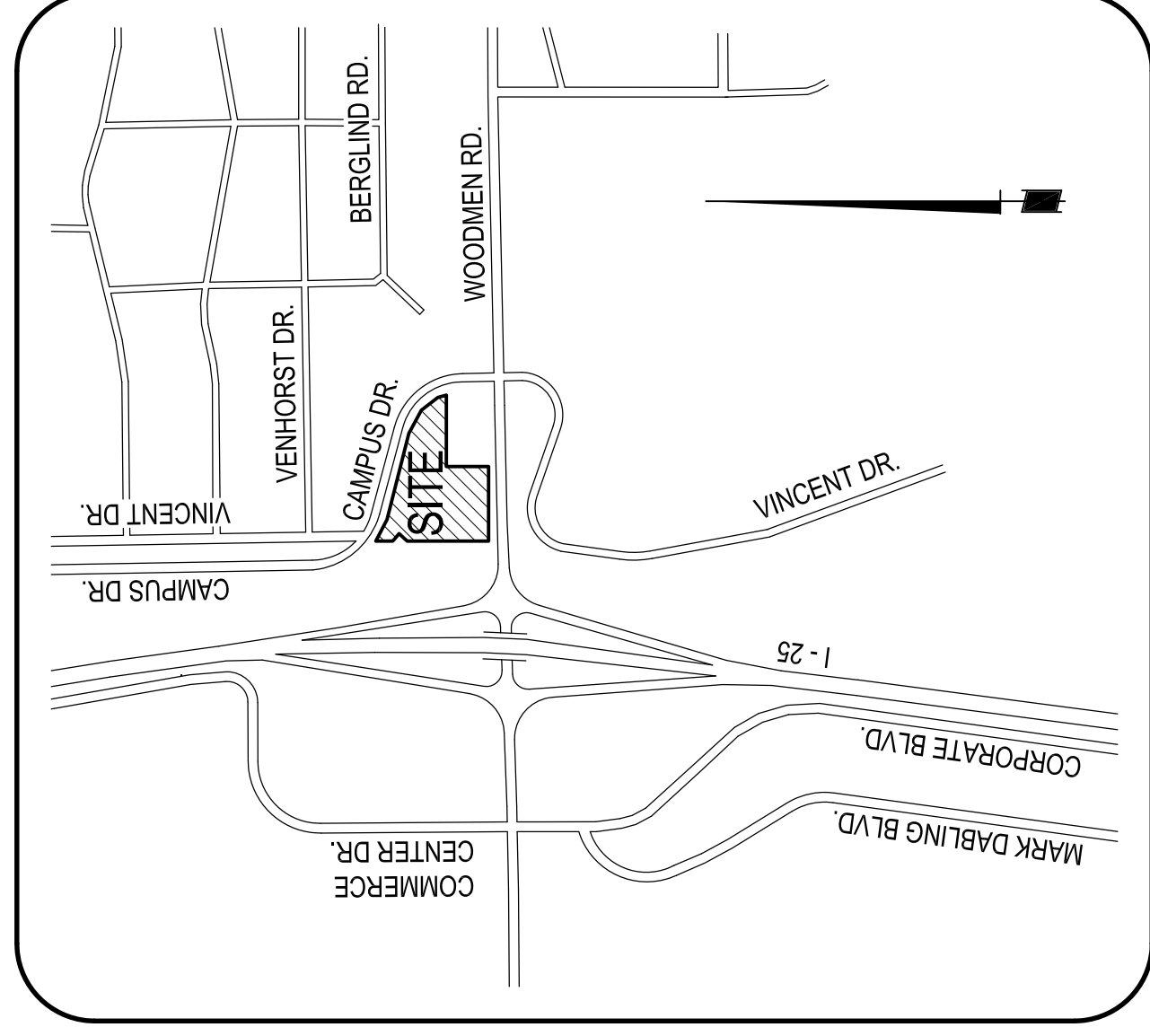
PARKING DATA

OFFICE PARKING REQUIRED = 22
OFFICE PARKING PROVIDED = 39 (INCLUDING 3 HC)

RESTAURANT PARKING REQUIRED = 160
RESTAURANT PARKING PROVIDED = 166 (INCLUDING 6 HC)

LOT COVERAGE
LOT 1 AREA = 41,207 S.F.
LOT 1 BLDG = 7780 S.F. (18.9% COVERAGE)

LOT 2 AREA = 121,086 S.F.
LOT 2 BLDG = 8075 S.F. (6.7% COVERAGE)



VICINITY MAP

NOT TO SCALE

SITE DATA

APPLICANT
OBERING, WURTH & ASSOCIATES LLP
1046 ELKTON DR.
COLORADO SPRINGS, CO 80907
ATTN: ROLAND OBERING, P.E. & P.L.L.S.
TEL 719-531-6200

OWNER
ENT CREDIT UNION
7250 CAMPUS DRIVE
COLORADO SPRINGS, CO 80920
ATTN: BARBARA WINTER, EXECUTIVE VICE PRESIDENT
TEL 719-550-6888

DEVELOPER
7029-63 CAMPUS DRIVE LLC
dba VIEWHOUSE EATERY, BAR & ROOFTOP
2015 MARKET STREET
DENVER, CO 80205
ATTN: FRANCOIS SAFIEDDINE
TEL 303-260-7001

LEGAL DESCRIPTION
LOTS 1 AND 2, AND TRACT A, ENT FEDERAL CREDIT UNION SUBDIVISION NO. 8 AS
RECORDED UNDER RECEPTION NO. 96163481 OF THE RECORDS OF EL PASO
COUNTY, COLORADO.

CPC-CP 16-00038

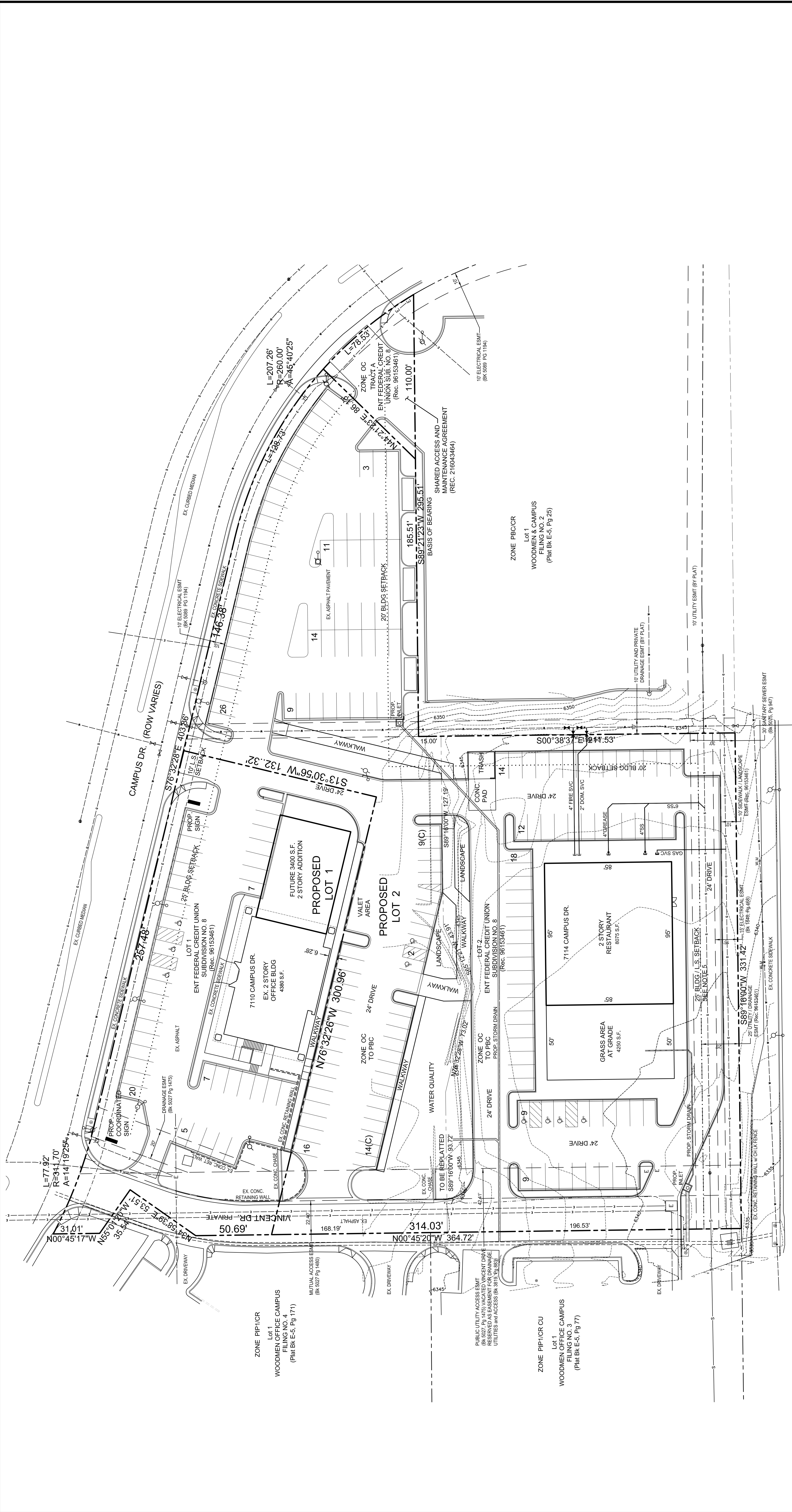
NO.	DATE	REVISION
3	5-09-16	ADDED NOISE NOTE TO SHEET CPZ
2	4-25-16	REVISED PER FINAL REVIEW COMMENTS
1	4-15-16	REVISED PER INITIAL REVIEW COMMENTS

FIELD NO.	DATE	SCALE	BY
LA	11-3-15	1" = 30'	LA
LA	MARCH 2016		LA

PROJECT	VIEWHOUSE CONCEPT PLAN VIEWHOUSE EATERY, BAR & ROOFTOP
PROJECT	7029 and 7063 CAMPUS DRIVE COLORADO SPRINGS, COLORADO
PROJECT NO.	16003

ISSUED FOR REVIEW	09 MAY 2016
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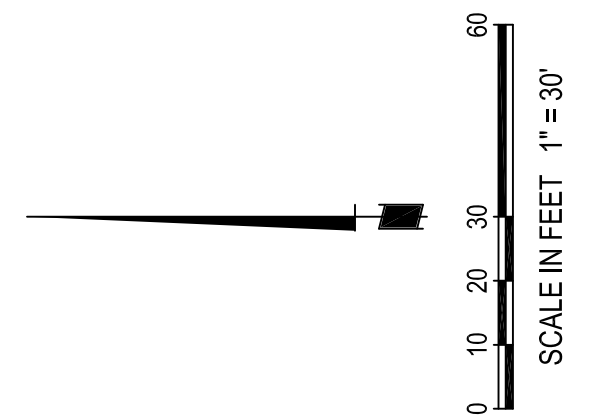
PREPARED BY	Obering, Wirth & Associates Consulting Civil Engineers Registered Land Surveyors 1046 Elkton Drive Colorado Springs, Colorado Phone (719) 531-6200 Fax (719) 531-6266
SHEET NO.	CP1
OF 2 SHEETS	



WOODMEN RD. (ARTERIAL) (R-O-W VARIES)

NOTES

1. SEE COVER SHEET FOR SITE INFORMATION
2. SITE IMPROVEMENTS AND TOPOGRAPHY ARE AS FURNISHED BY THE OWNER AND PREPARED BY LAND DEVELOPMENT CONSULTANTS (LDC).
3. PROPERTY IS TO BE REPLATTED AS INDICATED AND A DEVELOPMENT PLAN SUBMITTED FOR LOT 2 AFTER ZONE CHANGE IS COMPLETE. ANY FURTHER DEVELOPMENT OF LOT 2 WILL REQUIRE DEVELOPMENT PLAN APPROVAL. THIS CONCEPT PLAN SERVES AS A PRELIMINARY PLAN FOR THE PROPERTY.
4. REMOVAL OF DRIVE-THRU FACILITY AND PARKING CONFIGURATION ON EXISTING LOT 1 WILL BE ACCOMPLISHED AT TIME OF DEVELOPMENT FOR LOT 2. VIEWHOUSE RESTAURANT.
5. THE REQUIRED 25' LANDSCAPE SETBACK IS PARTIALLY ENCUMBERED BY EXISTING UTILITY EASEMENTS THAT RESTRICT THE ABILITY TO FULLY LANDSCAPE. AT THE TIME OF DEVELOPMENT PLAN AN ALTERNATE COMPLIANCE VARIANCE WILL BE REQUESTED WHEREBY ADDITIONAL LANDSCAPING WILL BE PROVIDED ON OTHER AREAS OF PROPOSED LOT 2.
6. IF THE BUILDING ON LOT 1 BECOMES A MULTI-TENANT BUILDING, ENUMERATIONS SHALL BE CONTACTED FOR SECONDARY ADDRESSING OF SUITE NUMBERS.
7. DESIGN MEASURES WILL BE TAKEN TO DIRECT NOISE PRODUCED FROM SPEAKERS USED AT THE RESTAURANT, AND OUTDOOR NOISE PRODUCED FROM THE OUTDOOR AREAS OF THE RESTAURANT, AWAY FROM THE SURROUNDING NEIGHBORHOOD IF SUCH NOISE EXCEEDS THOSE LEVELS ALLOWED BY CURRENT CITY CODE.



CPC-CP 16-00038

NO.	DATE	REVISION
1	4-15-16	REVISED PER INITIAL REVIEW COMMENTS
2	4-25-16	REVISED PER FINAL REVIEW COMMENTS
3	5-05-16	ADDED NOISE NOTE TO SHEET CP2

PROJECT	VIEWHOUSE CONCEPT PLAN VIEWHOUSE EATERY, BAR & ROOFTOP
PROJECT NO.	16003
PROJECT ADDRESS	7029 and 7063 CAMPUS DRIVE COLORADO SPRINGS, COLORADO
PREPARED BY	Obering, Wurth & Associates Consulting Civil Engineers Registered Land Surveyors 1046 Billion Drive Colorado Springs, Colorado Phone (719) 531-6500 Fax (719) 531-6266
ISSUED FOR REVIEW	09 MAY 2016

FIGURE 1