

# 326 E. BOULDER APARTMENTS PUD DEVELOPMENT PLAN

LOTS 7-8, AND A PORTION OF LOT 6, BLOCK 44, CITY (TOWN) OF COLORADO SPRINGS, LOCATED IN THE  
SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, STATE OF COLORADO.  
ADDRESS: 326 E. BOULDER STREET & 209 CHEYENNE AVENUE

## General Notes:

- All common areas, open space and landscape improvements shall be owned and maintained by the property owner and/or management company for the apartments.
- FLOODPLAIN STATEMENT: This property is located within Zone X, per Firm Panel 08041C0729G with an effective date of December 7, 2018.
- School and Park Fees in lieu of land dedication shall be provided at the time of recordation of the Utility Contract.
- All on-site drives, road, and surface parking facilities shall be asphalt and/or concrete.
- Signage is not approved with this plan. A separate sign permit is required. Please contact the City's Development Review Enterprise at 2880 International Circle for a Sign Permit application.
- 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 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.
- All lighting fixtures shall have full cut-off shielding or fixtures to reduce off-site lighting impacts.
- All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards, along E. Boulder St. and Washatch Ave. adjacent to the site will need to be removed and replaced prior to issuance of the Certificate of Occupancy (C.O.).
- The required parking for all developed uses shall be calculated per this PUD Development Plan.
- A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.
- Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the Fire Chief.
- Fences, where provided with an access gate equipped with a sign complying with the legend requirements of section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire chief and maintained operational at all times.

## Legal Description:

Lots e-8, block 44, City of Colorado Springs, State of Colorado, according to the plat thereof recorded in Plat Book A of Page 3, except the part that is described as follows: Beginning at the Southwest corner of Lot 9 in said Block 44; thence West parallel with the South line of Lot 6 to Cheyenne Avenue; thence Northeasterly along the Southerly line of said Avenue to the Northeast corner of said Lot 6; thence South along the East line of said Lot 6 to the place of beginning.

Lot is comprised of 25,000 ± sq. ft. (0.574 ± ac).

Located in the Southwest 1/4 of section 7, township 14 south, range 66 west of the 6th p.m.

## Site Data

Master Plan: Imagine Downtown Plan (2009)  
 Existing Zoning: R4 - Eight Family Residential  
 Existing Land Use: 7 Residential Units  
 Proposed Zone: PUD (Multi-Family Residential)  
 PUD Standards: 37 du/oc maximum; with a 40-foot maximum building height)  
 PUD File No. CPC-PUZ -18-00131  
 Ordinance No. 21 (16 New)  
 Total Dwelling Units: 37 du/oc  
 Proposed Gross Density: 6407425005 & 6407425006  
 Tax Schedule Number: 25,000 Sq. Ft. (1/4-0.574 acres)  
 Reasoning/Development Plan Area: 326 E. Boulder Street & 209 Cheyenne Avenue  
 Property Address: Shooks Run  
 Drainage Basin:

## Dimensional Controls

Maximum Building Height: 40-Foot  
 Minimum Building Setbacks:  
 Front (E. Boulder St.) - 5-Foot  
 Front (Cheyenne Ave.) - 5-Foot  
 Side (West) - 5-Foot  
 Rear (North) - 5-Foot  
 Lot Coverage:  
 Site Area - 25,000 Sq. Ft. (100%)  
 Proposed Apartment Building - 5,620 Sq. Ft. (30%)  
 Drives/Surface Parking - 4,200 Sq. Ft. (22%)  
 Open Space (including walks) - 5,180 Sq. Ft. (27%)  
 Undisturbed Area - 10,000 Sq. Ft. (21%)

## Parking Summary

Overall Parking Required: 7 Spaces  
 ADA Accessible parking stalls: 2 (2 Van Accessible Spaces)  
 Surface Parking Spaces: 5 Spaces  
 Existing Garage Parking: 1 Space  
**8 Spaces Provided**  
 Minimum Parking Size:  
 9' x 18' Standard 90° Stall  
 8' x 16' Compact 90° Stall  
 Typical ADA Parking Stall:  
 8.5' x 20' Stall  
 Typical ADA Loading Zone:  
 8' x 20' Striped Area

## Project Contacts:

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 PHONE: 720.413.9671

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**LANDSCAPE ARCHITECT**  
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 2727 N. CASCADE, SUITE 160  
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 PHONE: 719.231.3959

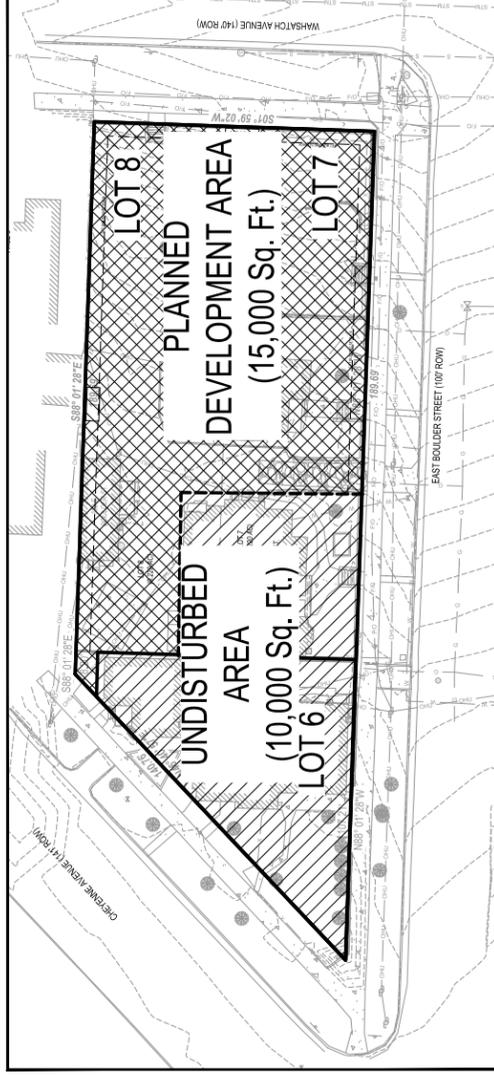
**ARCHITECT**  
 IREMMELE DESIGN GROUP  
 201 ELIAS AVENUE, SUITE 13  
 COLORADO SPRINGS, CO 80903  
 CONTACT: MARK BEHWHEEL, AIA  
 PHONE: 719.310.6437

## Construction Schedule

Commence Construction: Fall, 2019  
 Construction Completion: Winter, 2021



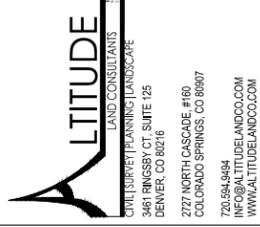
Existing Site Plan:



Adjacent Parking Exhibit:



DRAWING NO.	DRAWING NAME	SHEET NO.
DP1.0	COVER SHEET & NOTES	01 OF 7
DP2.0	SITE PLAN	02 OF 7
DP3.0	PRELIMINARY GRADING & DRAINAGE PLAN	03 OF 7
DP4.0	PRELIMINARY UTILITY PLAN	04 OF 7
DP5.0	PRELIMINARY LANDSCAPE PLAN	05 OF 7
DP6.0	BUILDING ELEVATIONS	06 OF 7
DP7.0	FIRE ACCESS PLAN	07 OF 7



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NO.	DATE	BY
1	03.05.19	JMO
2	03.05.19	JMO

DATE: 10.10.2018  
 DRAWN BY: AKT  
 CHECKED BY: JMO

COVER SHEET & NOTES

DP1.0

SHEET 1 OF 7

FIGURE 1

# 326 E. BOULDER APARTMENTS PUD DEVELOPMENT PLAN

LOTS 7-8, AND A PORTION OF LOT 6, BLOCK 44, CITY (TOWN) OF COLORADO SPRINGS, LOCATED IN THE  
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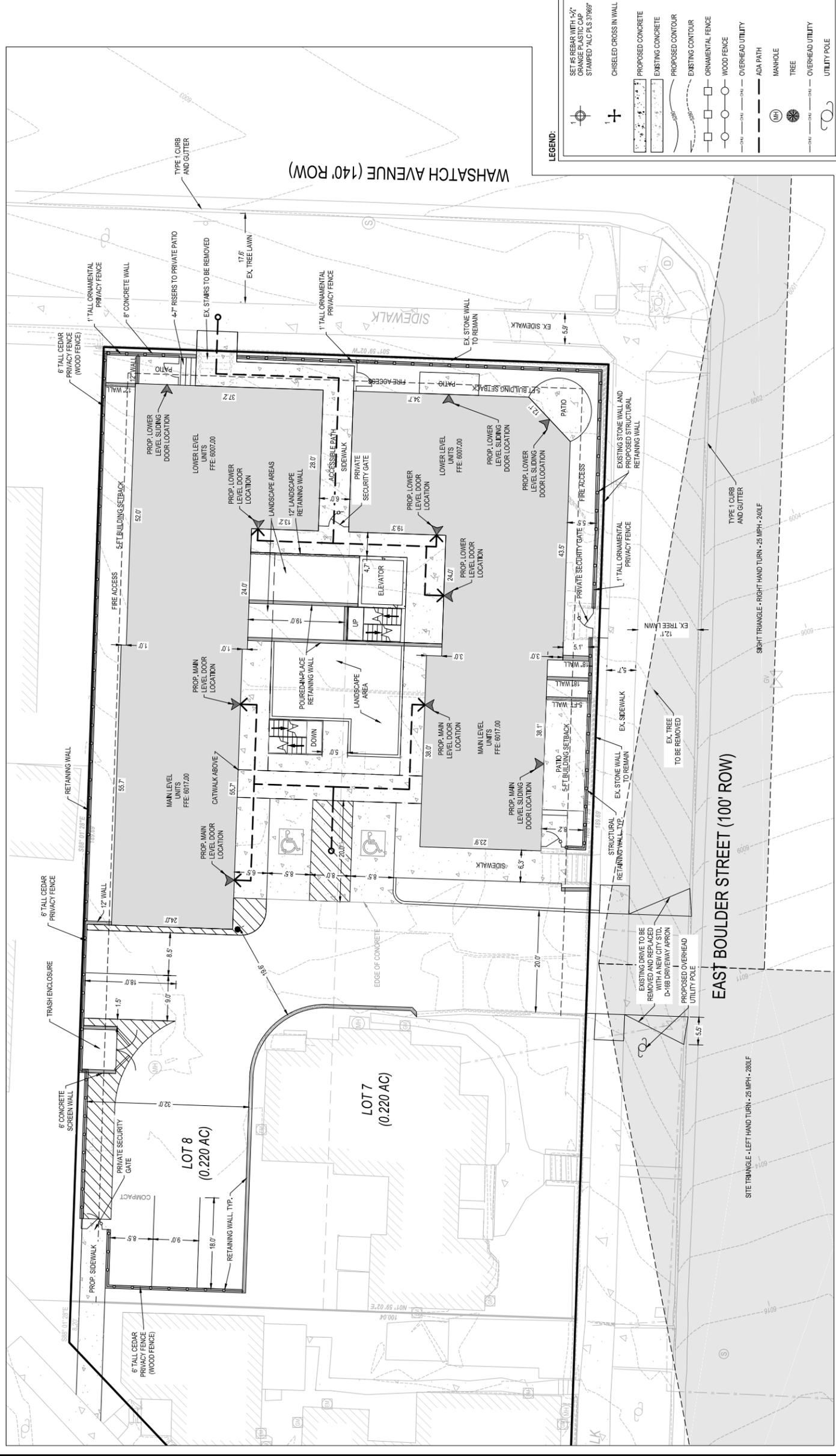
**CONTRACT 210**  
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**SITE PLAN**

**DP2.0**  
SHEET 2 OF 7



**LEGEND:**

- SET #5 REBAR WITH 1/2" ORANGE PLASTIC CAP STAMPED "ALC PLS 379697"
- CHEISEL CROSS IN WALL
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ORNAMENTAL FENCE
- WOOD FENCE
- OVERHEAD UTILITY
- ADA PATH
- MANHOLE
- TREE
- OVERHEAD UTILITY
- UTILITY POLE

ALL PLANNING LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL DIMENSIONED TEXT THAT IS FADED BACK AND IT'S DIMENSIONED LINEWORK HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

0 5 10 15 20 25 30  
(IN FEET)  
1" = 30'

**GENERAL NOTES:**

- FIELD WORK PERFORMED IN MARCH OF 2018 BY ALITUDE LAND CONSULTANTS INC.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SURVEY. EASEMENTS AND ENCUMBRANCES REFERENCED HEREIN ARE FOR INFORMATION PURPOSES ONLY.
- BASE OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 6 BETWEEN A FOUND CHEISEL CROSS AND SET MAGNAL ASSUMED TO BEAR S88°17'28"E.
- ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
- ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT. ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
- ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
- SITE ADDRESS IS: 326 E. BOULDER STREET & 209 CHEYENNE AVE.
- TEMPORARY POINTS ON THE CALCULATED POSITIONS AND CREATE THE SHEETS DURING CONSTRUCTION IN ACCORDANCE WITH C.S.S. 38-31.
- BENCHMARK:** ELEVATIONS ARE BASED ON COLORADO SPRINGS BENCHMARK 1536 MONUMENTED BY A BRASS CAP FOUND IN THE NORTHEAST CORNER OF A STORM SEWER INLET ON THE NORTHEAST CORNER OF THE INTERSECTION OF PRAIRIE AND BOULDER STREETS (NG 5228).
- SEE THE BLOCK SENSITIVE SETBACK DIAGRAM FOR ALL EXISTING BUILDING SETBACK INFORMATION (SAME SHEET).

**LEGAL NOTICE:**  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

9. BENCHMARK: ELEVATIONS ARE BASED ON COLORADO SPRINGS BENCHMARK 1536 MONUMENTED BY A BRASS CAP FOUND IN THE NORTHEAST CORNER OF A STORM SEWER INLET ON THE NORTHEAST CORNER OF THE INTERSECTION OF PRAIRIE AND BOULDER STREETS (NG 5228).

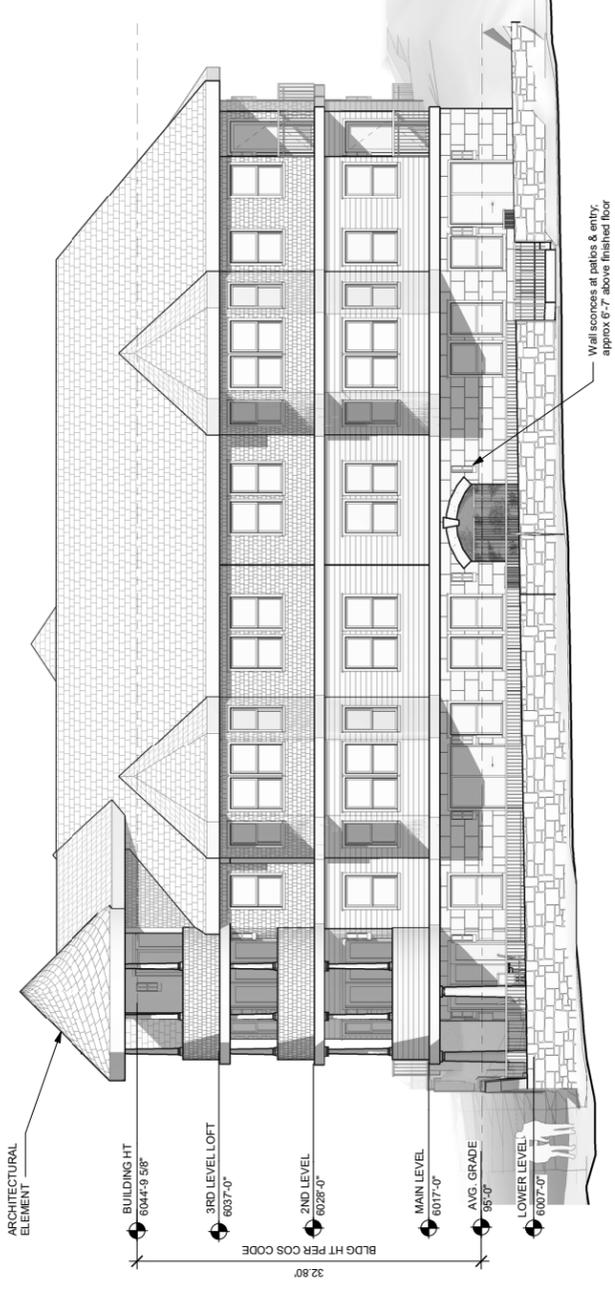
10. SEE THE BLOCK SENSITIVE SETBACK DIAGRAM FOR ALL EXISTING BUILDING SETBACK INFORMATION (SAME SHEET).

**FIGURE 1**









4 NORTH ELEVATION  
1/8" = 1'-0"

3 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

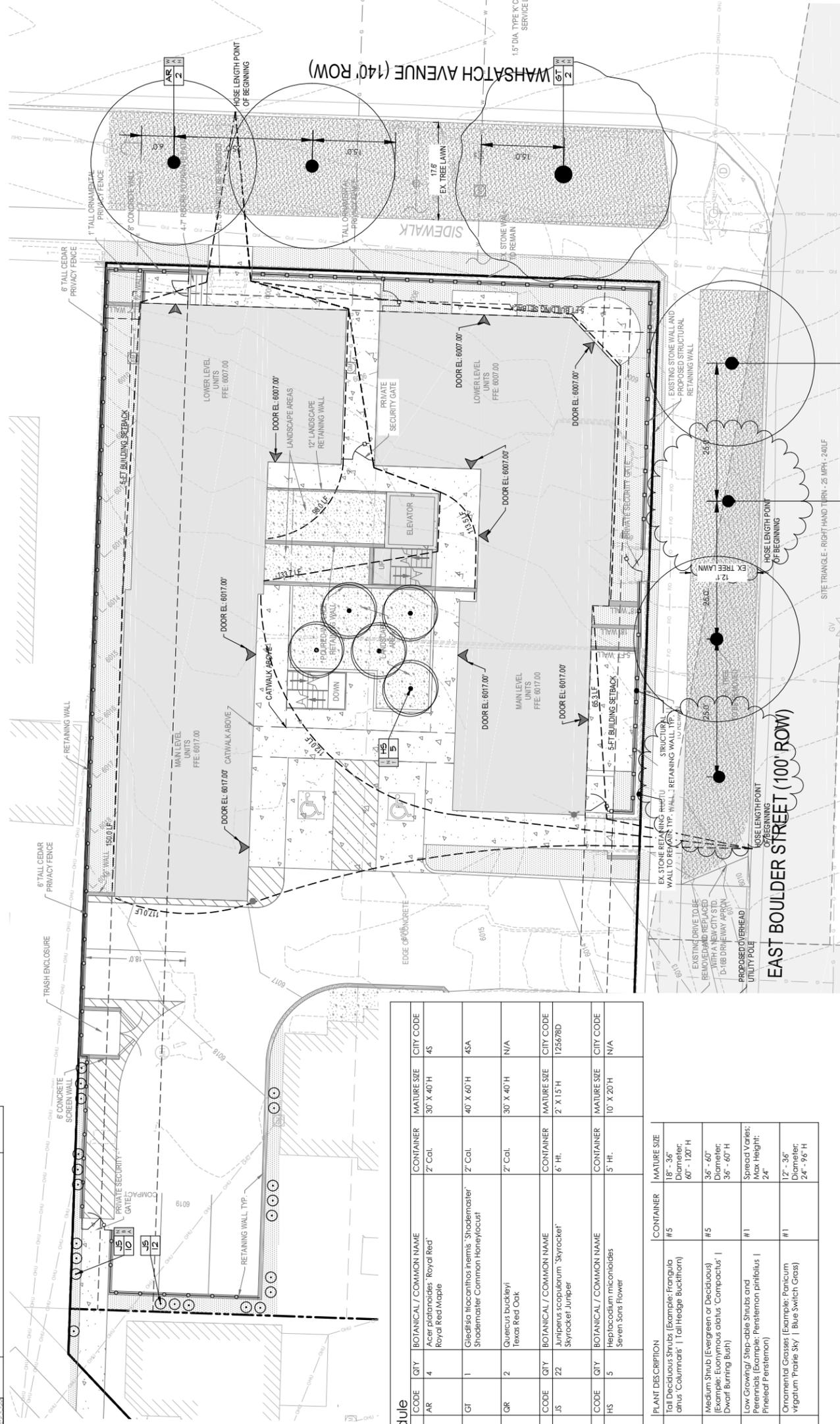
1 SOUTH ELEVATION  
1/8" = 1'-0"

FIGURE 1

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Ground Plane Schedule		
QTY	BOTANICAL NAME / COMMON NAME	NOTES
843 sf	"Griffith Hair" Streeded Cypress Organic Mulch	3" Depth
2,043 sf	Decomposed Granite Brezze	3" Depth
3,044 sf	Festuca arundinacea / Rhizomatous Tall Fescue "RF"	SOD



Tree Schedule				
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CITY CODE
AR	4	Acer platanoides 'Royal Red' Royal Red Maple	30' X 40' H	45
GT	1	Gleditsia triacanthos hermsii 'Shademaster' Shademaster Common Honeylocust	40' X 60' H	45A
QR	2	Quercus buckleyi Texas Red Oak	30' X 40' H	N/A
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CITY CODE
JS	22	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	2' X 15' H	125678D
FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	CITY CODE
HS	5	Heptacodium miconioides Seven Sons Flower	10' X 20' H	N/A

PLANT SYMBOL	PLANT DESCRIPTION	CONTAINER	MATURE SIZE
(Symbol)	Tall Deciduous Shrubs (Example: Fraxinus alnus 'Columnaris'   Tall Hedges Buckthorn)	#5	18" - 36" Diameter: 60" - 120" H
(Symbol)	Medium Shrub (Evergreen or Deciduous) (Example: Elyonurus alatus 'Compactus'   Dwarf Burning Bush)	#5	36" - 60" Diameter: 36" - 60" H
(Symbol)	Low Growing/ Step-table Shrubs and Perennials (Example: Penstemon patifolius   Phlox paniculata)	#1	Spread Varies: Max Height: 24"
(Symbol)	Ornamental Grasses (Example: Panicum virgatum 'Prairie Sky'   Blue Switch Grass)	#1	17" - 36" Diameter: 24" - 96" H

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REVISION:  
NO. DATE BY  
1 03.05.19 JMO  
2 03.05.19 JMO

DATE: 10.10.2018  
DRAWN BY: AKT  
CHECKED BY: JMO

**FIRE PROTECTION  
SITE PLAN**

**7.0**  
SHEET OF 7

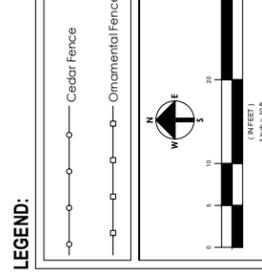


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