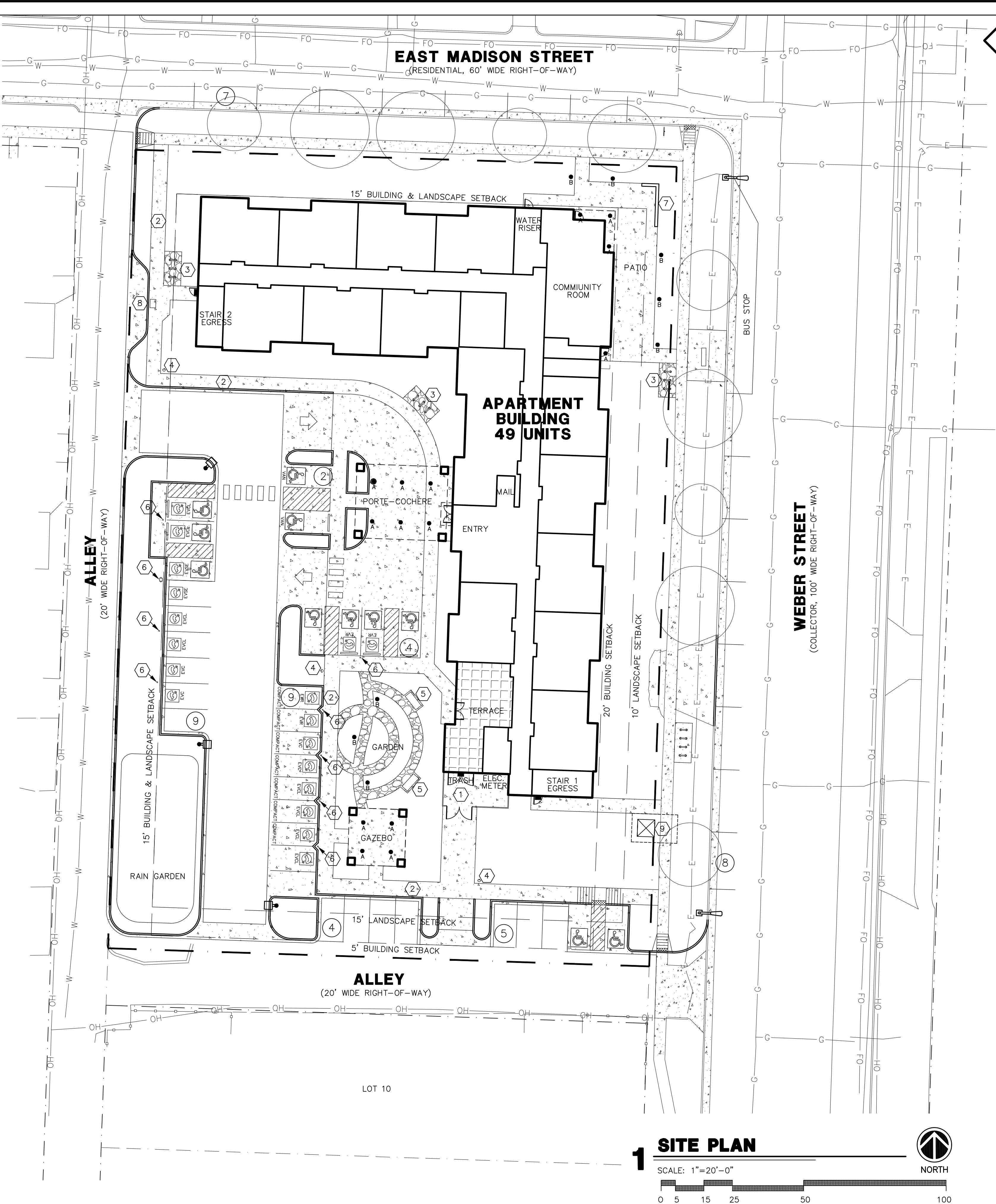


CONCEPTUAL SITE PLAN ONLY

SETBACKS ARE SHOWN ACCORDING TO
TABLE 7.2.3-A 'SETBACKS FOOTNOTE #2'

PARKING CALCULATIONS:

PARKING REQUIRED:	
1 X 47, 1-BEDROOM UNITS	47
1.5 X 2, 2-BEDROOM UNITS	3
TOTAL (BEFORE REDUCTIONS)	50
25% REDUCTION FOR AFFORDABLE SENIOR (7.4.1005, C)	-12.5
10% REDUCTION FOR TRANSIT PROXIMITY (7.4.1005, F)	-5
5% REDUCTION FOR BIKE/TRAIL PROXIMITY (7.4.1005, H)	-2.5
TOTAL REQUIRED	30
NUMBER OF ACCESSIBLE SPACES REQUIRED (PER 7.4.1006)	2
PARKING PROVIDED:	
STANDARD SPACES (9'Wx18'D)	15
COMPACT SPACES (8'Wx16'D)	7
STANDARD ON-STREET SPACES (22'Wx9'D)	15
STANDARD ACCESSIBLE SPACES (8'Wx18'D W/5' AISLE)	9
VAN-ACCESSIBLE SPACES (8'Wx18'D W/8' AISLE)	2
TOTAL PROVIDED	48
NUMBER OF ACCESSIBLE SPACES PROVIDED	11
EV READY PROVIDED:	
EVSE INSTALLED SPACES (1.5 REQUIRED)	2
EV READY SPACES (4.5 REQUIRED)	4
EV CAPABLE SPACES (3 REQUIRED)	4
EV CAPABLE LIGHT SPACES (9 REQUIRED)	8
*EVSE & EV CAPABLE SPACES EXCEEDING MIN. REQUIRED MAY BE USED TO MEET EV READY & EV CAPABLE LIGHT REQUIREMENTS	
BICYCLE PARKING:	
1 SPACE PER EVERY 3 UNITS REQUIRED (REDUCTION PER 7.4.1007, 4)	
49 UNITS/3	17
NEW ONSITE BICYCLE SPACES PROVIDED	18
EXISTING OFFSITE BICYCLE SPACES PROVIDED	8



1 SITE PLAN
SCALE: 1"=20'-0"
0 5 15 25 50 100
NORTH

NOT FOR
CONSTRUCTION

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318 NORTH TEJON COLORADO SPRINGS, COLORADO 80903
(719) 473-8400

DATE:	REVISION/DATE
12-08-25	
JOB NO. 2502	
DRAWN BY: DF/JS	
CHECKED BY: DF	

SILVER KEY
AT WEBER

2126 NORTH WEBER STREET,
COLORADO SPRINGS COLORADO 80907

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SITE PLAN

SP1 OF XX