

GENERAL NOTES

- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- ALL LOTS ARE OWNED BY NEW LIFE CHURCH AND SHARE ACCESS VIA LOT 1. IF OWNERSHIP OF ANY LOT CHANGES, A SIGNED ACCESS AGREEMENT SHALL BE PROVIDED.
- ALL EASEMENTS DEPICTED ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEPARATE INSTRUMENTS MUST BE RECORDED TO OFFICIALLY CREATE THESE EASEMENTS.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO VOYAGER PARKWAY OR INTERQUEST PARKWAY.
- THE PRIVATE STREET CROSS PEAK VIEW, IS PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF LOT 1.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENT
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIAGATION EASEMENT GRANTED TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 220000425
- PRIVATE UNDERGROUND WATER QUALITY WILL BE OWNED AND MAINTAINED BY LOT 3 OWNER AND OR THEIR ASSIGNS.

ADA NOTE

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.

FEMA FLOODPLAIN

THIS SITE, 11025 VOYAGER PARKWAY, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080060 0506 G, EFFECTIVE 12.07.18

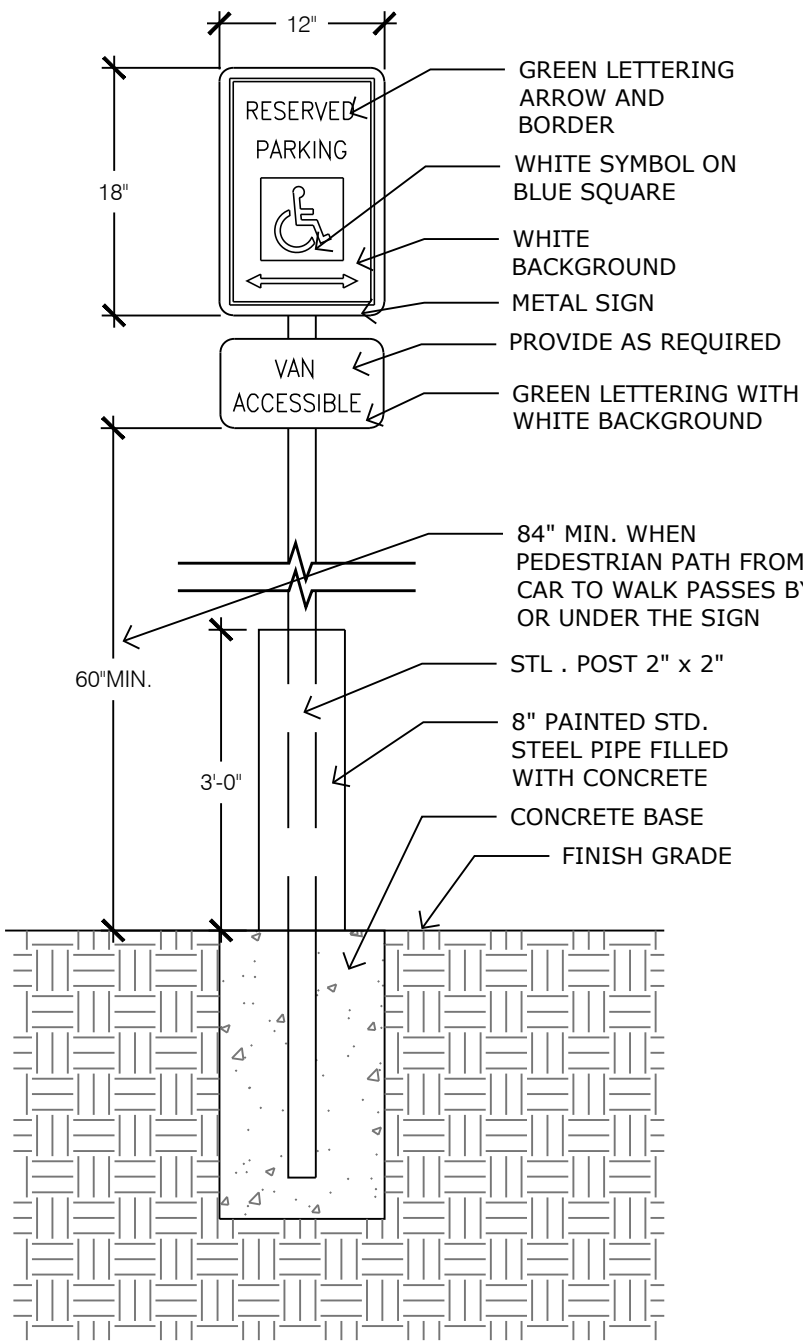
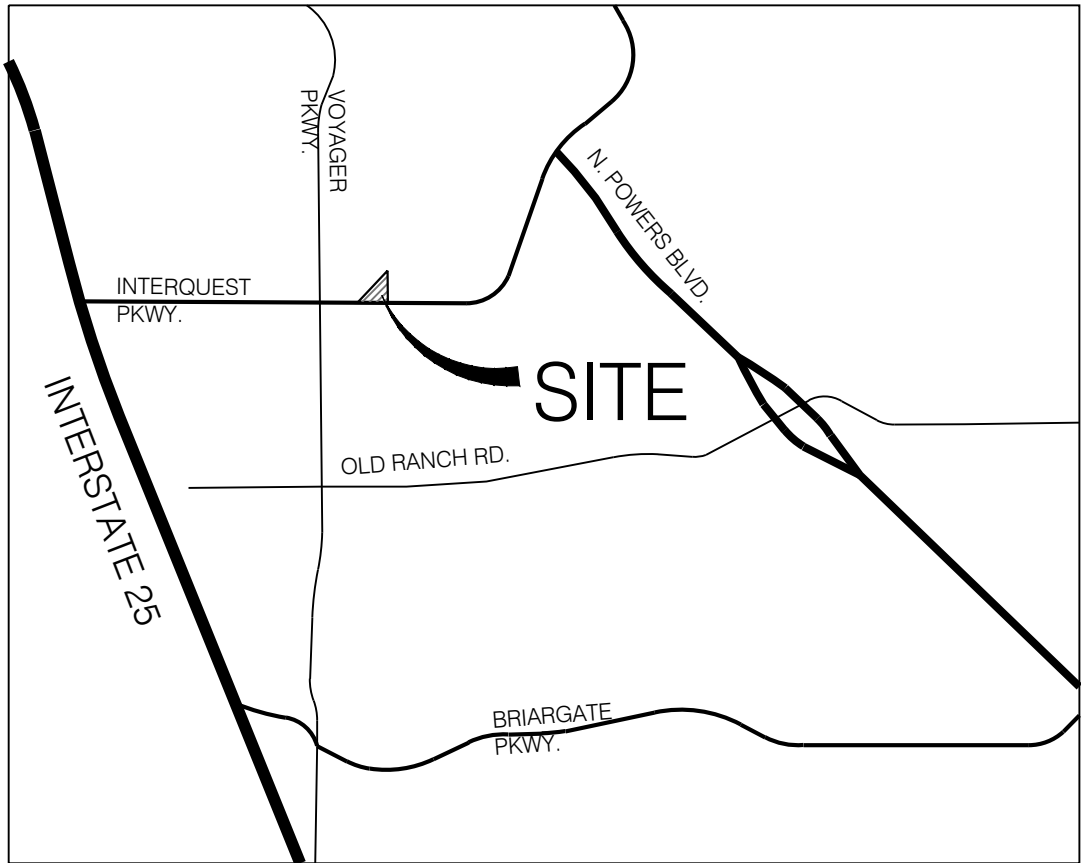
FEDERAL AVIGATION ADMINISTRATION

FUTURE SITE DEVELOPMENT PLANS SHALL BE SUBMITTED TO THE FAA AT [HTTP://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP](http://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP) TO DETERMINE IF A FULL AERONAUTICAL STUDY IS REQUIRED. RESULTS OF THIS REVIEW SHALL BE SUBMITTED TO THE UNITED STATES AIR FORCE ACADEMY (USFA) 10TH/ CIVIL ENGINEERING SQUADRON.

NEW LIFE CHURCH FILING NO. 4 LOT 3

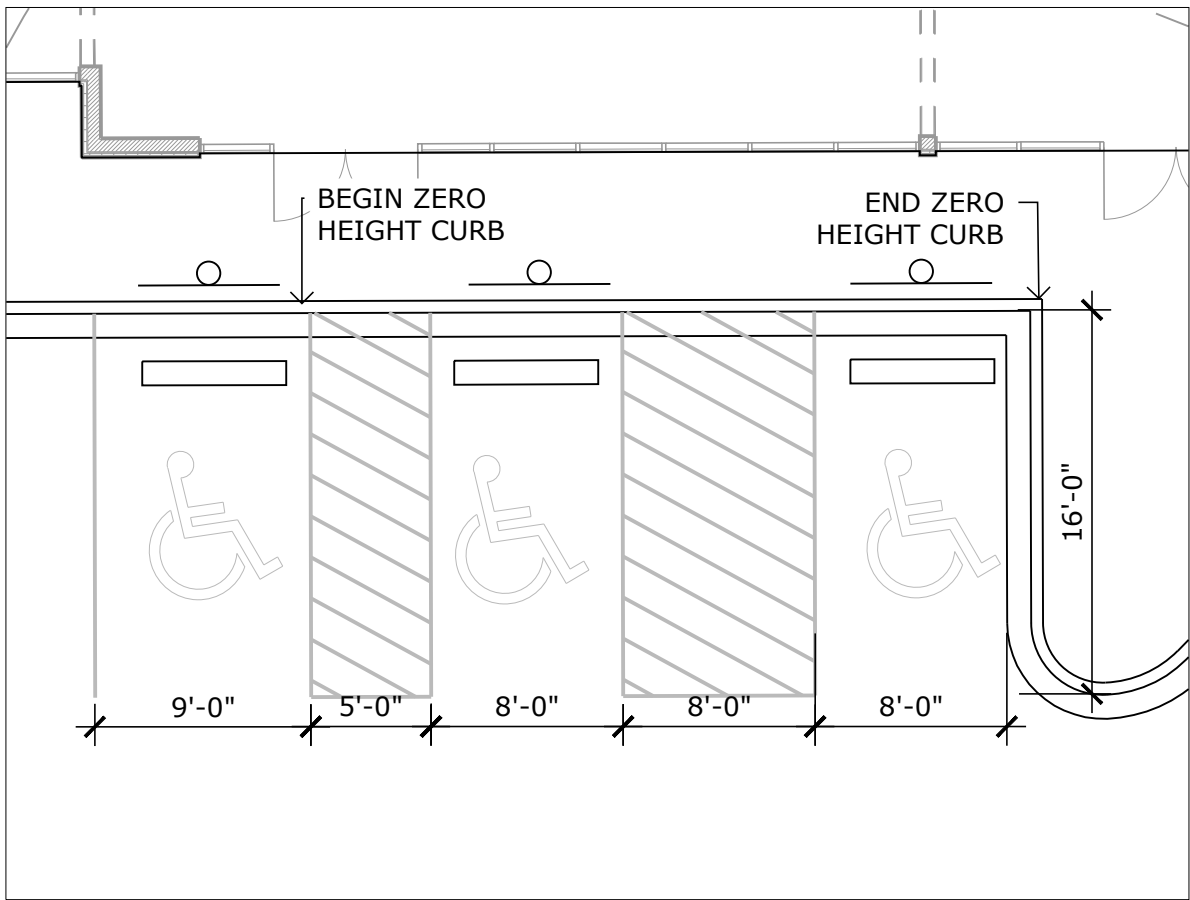
CITY OF COLORADO SPRINGS, COLORADO
PHASE 2 DEVELOPMENT PLAN

VICINITY MAP



C
S1 ADA SIGN

N.T.S.

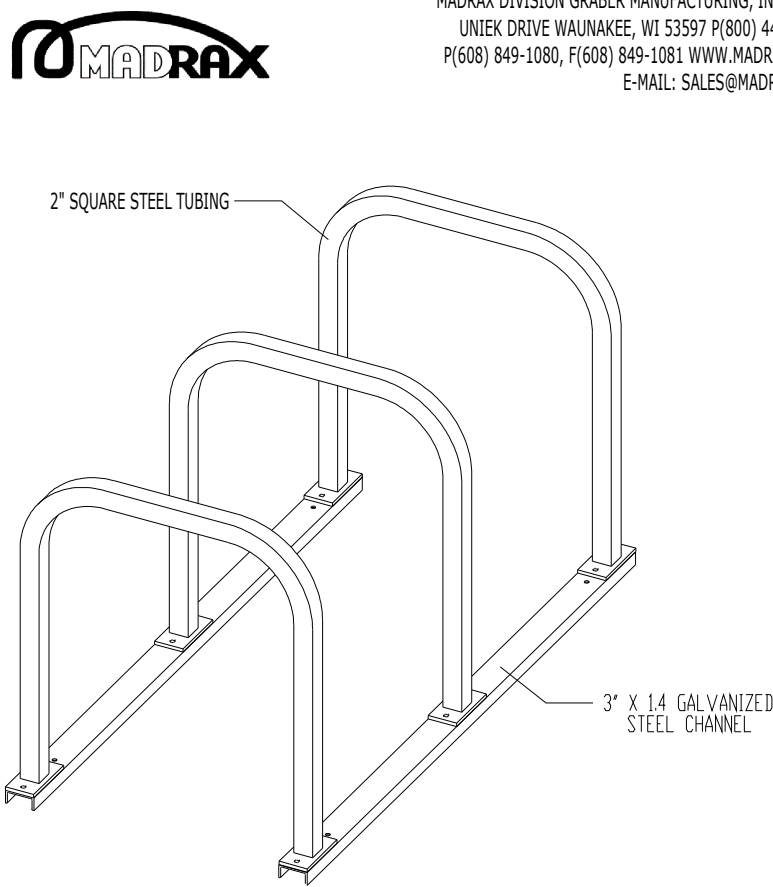


B
S1 ADA PARKING EXHIBIT

N.T.S.

D
S1 BICYCLE RACK

N.T.S.



MADRAX DIVISION GRABER MANUFACTURING, INC. 1080
UNION DRIVE WAUKESHA, WI 53091 P(800) 448-7531
P(608) 849-1080, F(608) 849-1081 WWW.MADRAX.COM
E-MAIL: SALES@MADRAX.COM

PHASE 2 SITE DATA

Owner/Developer:	New Life Church 11025 Voyager Parkway Colorado Springs, CO
Applicant:	N.E.S. INC. 619 N. Cascade Ave. Suite 200 Colorado Springs, CO 80903
Tax ID Number:	6220101008
Site Area:	2.092 AC (91,127 sf)
Limit of Work Area:	Phase 2 1.512 AC (65,684 sf)
Master Plan:	None
Concept Plan:	CPC CP 18-00144
Current Zoning:	PBC (Planned Business Center)
Development Schedule:	2021

Building Use:	Commercial Center
Building Size:	7,808 sf.
Building Height:	24 ft.

Parking:	
-Required (1/250 sf):	32 Regular Stalls (2 ADA)
-Provided:	56 Regular Stalls (3 ADA)

Zoning Boundary Setbacks: (Per approved Concept Plan CPC# 18-00144)	
-Front:	25 ft.
-Rear:	25 ft.
-Side:	25 ft.

Lot Setbacks per Development Plan:	
-Front (Interquest Parkway):	25 ft.

Lot 3 Phase 1 & 2 Coverage	
-(10%) building	
-(63%) impervious	

Land Planning

Landscape

Architecture

Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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NEW LIFE
CHURCH
FILING NO. 4
LOT 3

PHASE 2
11010 CROSS PEAK VIEW
COLORADO SPRINGS, CO

DATE:	03.03.2021
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05.20.2021	B.I.	PER CITY COMMENTS
06.28.2021	B.I.	PER CITY COMMENTS
09.27.2021	B.I.	PER CITY COMMENTS

COVER SHEET

1

1 OF 7

AR DP 21-00141

LEGAL DESCRIPTION

LOT 3, NEW LIFE CHURCH FILING NO. 4



Land Use Review
Approved

10/21/2021
4:53:56 PM
Hannah.VanNi

SHEET INDEX

Sheet 1 of 7:	COVER SHEET
Sheet 2 of 7:	DEVELOPMENT PLAN
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Sheet 4 of 7:	PRELIMINARY UTILITIES PLAN
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Sheet 6 of 7:	FINAL LANDSCAPE PLAN
Sheet 7 of 7:	BUILDING ELEVATIONS

PHASE 2

11010 CROSS PEAK VIEW
COLORADO SPRINGS, CO

PROJECT INFO	DATE:	03.03.2021
	PROJECT MGR:	J. ROMERO
	PREPARED BY:	B. ITEN

DATE:	BY:	DESCRIPTION:
05.20.2021	B.I.	PER CITY COMMENTS
06.28.2021	B.I.	PER CITY COMMENTS
09.27.2021	B.I.	PER CITY COMMENTS

AR DP 21-00141



SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

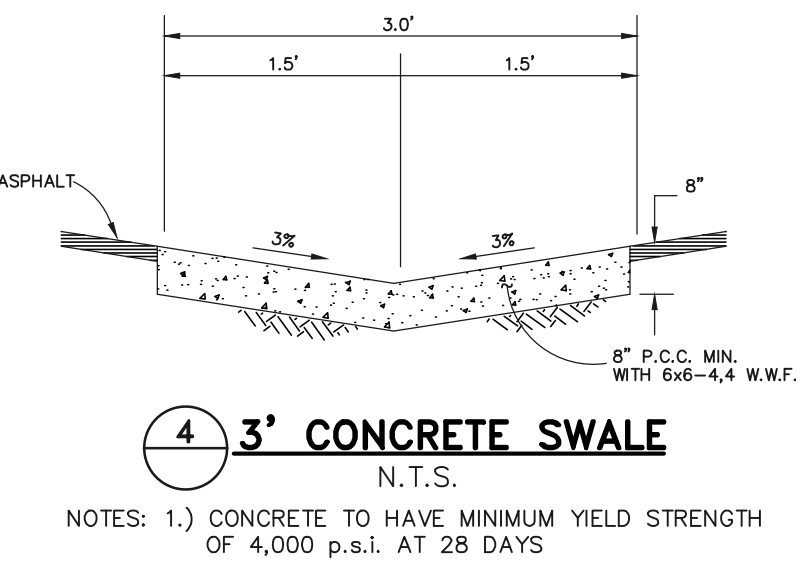
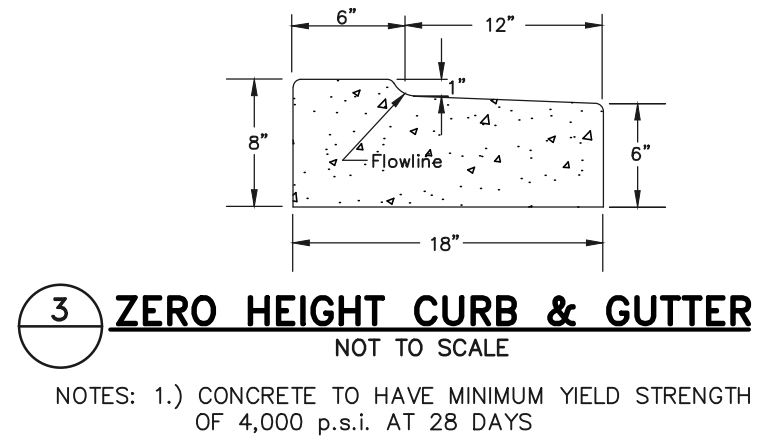
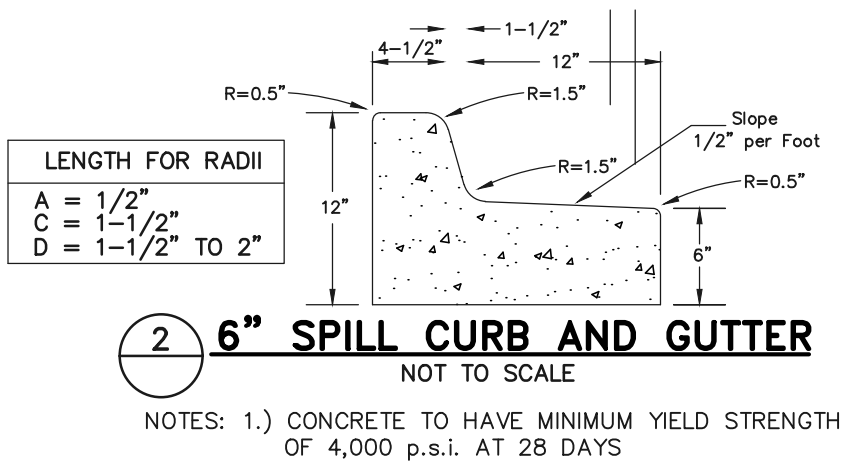
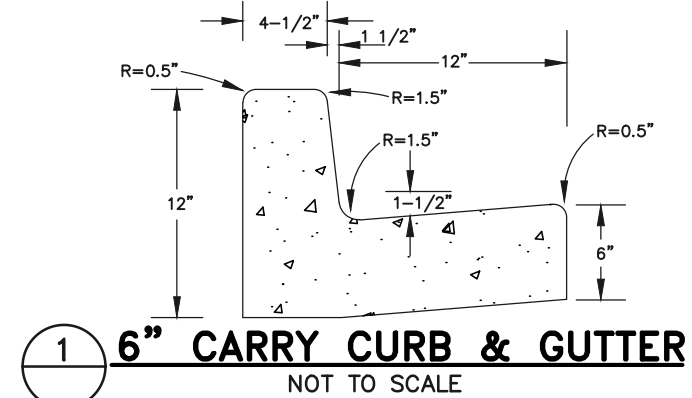
ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ALONG INTERQUEST PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP THE THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

LOT 1,
NEW LIFE CHURCH
FILING NO. 4
RECEPTION
NO. 220714595

NOTE:
SEE DEVELOPMENT PLAN
FOR 11020 CROSS CREEK
FOR DETAILS OF THIS SITE



LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED PRIVATE INLET
- PROPOSED PRIVATE STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT
- FIRE ACCESS

NOTE:
MAINTAIN EXISTING GRADES / SLOPES
IN RIGHT-OF-WAY (2% MAX.)

COLORADO
SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
10/21/2021
4:53:57 PM
Hannah.VanNi

SCALE: 1" = 20'

AR DP 21-001411

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

LOT 3, NEW LIFE CHURCH FILING NO. 4
PHASE 2 DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	KRC	SCALE	DATE	06/28/21
DRAWN BY	KC	(H) 1" = 20'	SHEET	3 OF 7
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	2385.15

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CHANGES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL PROPOSED & EXISTING CURB & GUTTER ALONG CORDERA CREST AVENUE DRIVE TYPE 1.

ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ALONG INTERQUEST PARKWAY ADJACENT TO THE SITE WILL NEED TO BE RELOCATED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

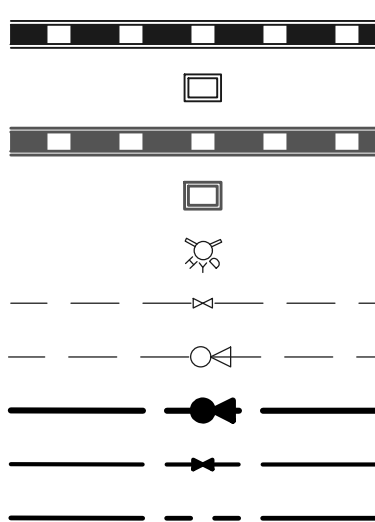
A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

DESCRIPTION

PROPOSED STORM SEWER
PROPOSED STORM INLET
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING FIRE HYDRANT
EXISTING WATER MAIN
EXISTING SANITARY SEWER MAIN W/ MANHOLE
PROPOSED SANITARY MAIN
PROPOSED WATER MAIN
BOUNDARY LINE

LEGEND:

SYMBOL



"NO PARKING" FIRE LANE SIGNS
AND/OR PAINTED CURB
(AT NO TIME SHALL VEHICLES BE PARKED
IN THE DRIVEWAYS THAT ACCESS THIS SITE.)



Land Use Review
Approved

10/21/2021
4:53:57 PM
Hannah.VanNi

PROPOSED BUILDING

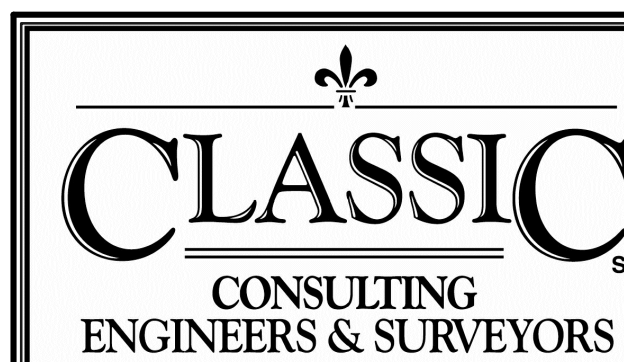
GROSS SF: 7,668 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 2,250 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 150'
MAX. HOSE LENGTH = 225'
AREA SEPARATION WALLS ARE NOT USED
BUILDING IS FULLY SPRINKLED

NOTE:

NO TREES ALLOWED WITHIN 15' OF
WATER AND WASTEWATER MAINLINES.

SCALE: 1" = 20'

AR DP 21-00141



LOT 3, NEW LIFE CHURCH FILING NO. 4
PHASE 2 DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	06/28/21
DRAWN BY	KC	(H) 1" = 20'	SHEET	4 OF 7
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	2385.15

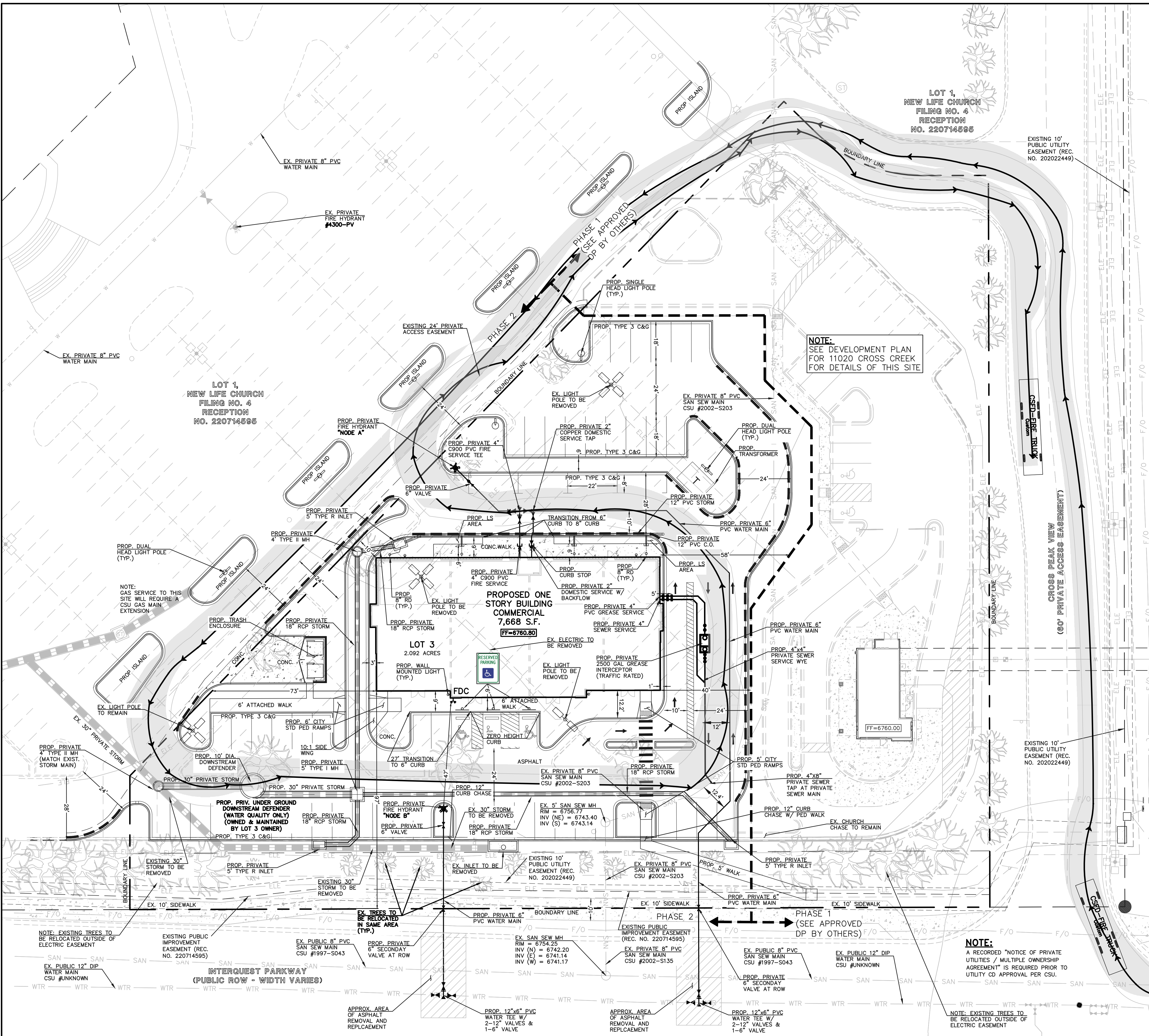
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

NOTE:

A RECORDED "NOTICE OF PRIVATE
UTILITIES / MULTIPLE OWNERSHIP
AGREEMENT" IS REQUIRED PRIOR TO
UTILITY CD APPROVAL PER CSU.

NOTE: EXISTING TREES TO
BE RELOCATED OUTSIDE OF
ELECTRIC EASEMENT



NOTE:
SEE DEVELOPMENT PLAN
FOR 11020 CROSS CREEK
FOR DETAILS OF THIS SITE

EXISTING 10'
PUBLIC UTILITY
EASEMENT (REC.
NO. 202022449)

CROSS CREEK VIEW
(100' PRIVATE ACCESS EASEMENT)

EXISTING 10'
PUBLIC UTILITY
EASEMENT (REC.
NO. 202022449)

NOTE:

A RECORDED "NOTICE OF PRIVATE
UTILITIES / MULTIPLE OWNERSHIP
AGREEMENT" IS REQUIRED PRIOR TO
UTILITY CD APPROVAL PER CSU.

NOTE: EXISTING TREES TO
BE RELOCATED OUTSIDE OF
ELECTRIC EASEMENT

NEW LIFE CHURCH FILING NO. 4 LOT 3

CITY OF COLORADO SPRINGS, COLORADO

PHASE 2 DEVELOPMENT PLAN

LANDSCAPE PHASING

PHASE 2 LANDSCAPE IMPROVEMENTS INCLUDING THOSE OUTSIDE THE PHASE LINE WILL BE INSTALLED BY THE TENANT AND MAINTAINED BY OWNER OF LOT 3.

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:

TRI-MIX III as supplied by CBC Sand
-To be applied as backfill in planting pits

- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB
NITROGEN	4.0 LBS/1000SF	0.4 LBS/1000SF	0.6 LBS/1000SF
PHOSPHORUS (P205)	0.2 LBS/1000SF	0.0 LBS/1000SF	0.0 LBS/1000SF
POTASSIUM (K2O)	1.8 LBS/1000SF	0.3 LBS/1000SF	0.5 LBS/1000SF
MANGANESE (Mn)	0.2 LBS/1000SF	0.0 LBS/1000SF	0.2 LBS/1000SF

- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
 - FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
 - FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
 - ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
 - NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
 - ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
 - ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
 - SE- SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
 - ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
 - ROCK MULCH: 3/4" DIAMETER BLUE GREY RIVER ROCK. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
 - WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
 - ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 3-5 CUBIC FEET MINIMUM, INDIAN SUNSET BOULDERS UNLESS OTHERWISE SPECIFIED.
 - AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
 - A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
 - ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
 - LANDSCAPE IMPROVEMENTS & MAINTENANCE TO BE THE RESPONSIBILITY OF LOT 3 OWNER AND/OR THEIR ASSIGNS.
 - ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW AND WILL BE MAINTAINED BY THE LOT 3 OWNER.
 - ALL EXISTING TREES WHICH ARE BEING USED TO MEET REQUIRED SITE LANDSCAPE REQUIREMENTS (20 TOTAL TREES) WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.
 - EXISTING LANDSCAPE AREA ALONG THE SOUTH PROPERTY BOUNDARY ADJACENT TO INTERQUEST PARKWAY TO BE RE-SEEDDED WITH FOOTHILLS NATIVE MIX.

Lot 3 Phase 2 Landscape Requirements Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Interquest Parkway	Major Arterial	25 / 25	382 FT	1 / 20'	20 / 20 Existing
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0 / 0	0 / 0	(IP)	75% / 75%		

Internal Landscaping

See Code Section/Policy 322 & 317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
65,684 S.F.	5%	3,285 / 23,851	7 / 7
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	(IN)	75% / 75%

Motor Vehicle Lots

See Code Section/Policy 321 & 317

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
63	5 / 5 (MV)	Interquest Parkway	226 FT	151
Min. 3' Screening Plants Prov.	Evergreen Plants (50%) Prov.	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req. / Prov.	
56	56	0 FT	75% / 75%	

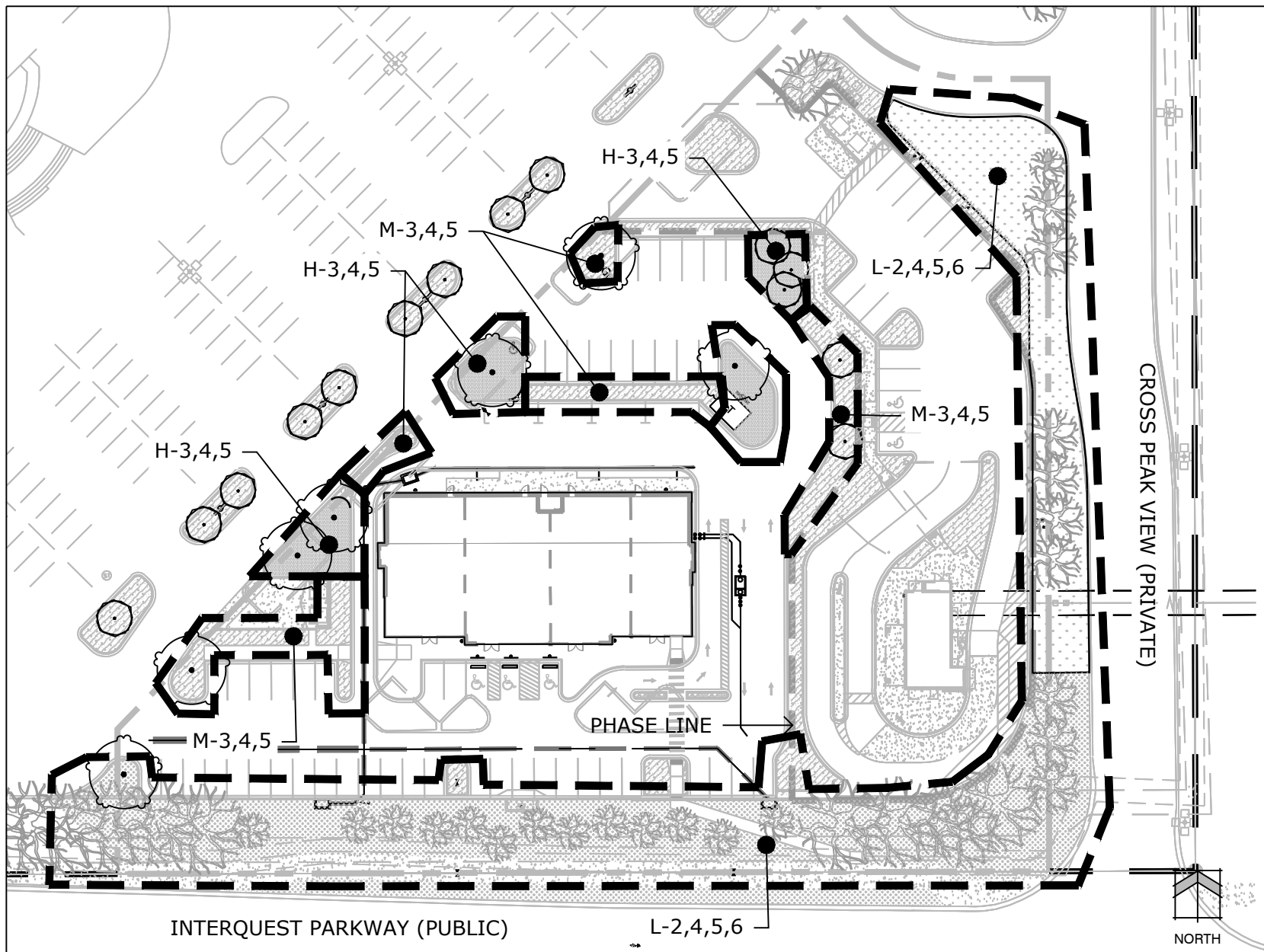
SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: New Life Church Lot 3 Phase 2
Date: 02.26.2021

Climate Zone: Foothills Foothills & Plains Plains

Plant Communities - to be labeled by numbers on diagram
1.-Semi-arid Shrublands
2.-Pinon-Juniper Woodlands
3.-Prairie
4.-Lower Elevation Riparian
5.-Foothill Shrublands
6.-Ponderosa Pine Forest
7.-Upper Elevation Riparian
8.-Douglas-Fir Forest

Hydrozones - to be labeled by letters on diagram
V.-- Very Low (0 to 7 inches per year)
L.-- Low (7 to 15 inches per year)
M.-- Moderate (15 to 25 inches per year)
H.-- High (more than 25 inches per year)



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Gs	7	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	40'	30'	2" Cal.	B&B	4SA
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Agl	14	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B	45678S
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Cl	12	Cornus sericea `Isanti` / Isanti Red Twig Dogwood	6'	6'	5 GAL.	CONT	457S
	Jb	5	Juniperus chinensis `Blue Point` / Blue Point Juniper	10'	8'	5 GAL	CONT	2568DA
	Js	6	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	15'	3'	5 GAL	CONT	125678D
	Pin	73	Pinus mugo mugo / Dwarf Mugo Pine	4' - 5'	6'	5 GAL	CONT	1256D
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Ck	31	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	4'	2'	1 GAL	CONT	A
	Hse	112	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	1235D

Percent Signature Trees**:
(60% minimum - Policy 311.3K)

Signature Trees: 21
Total No. of Trees: 21 = 100% Signature Trees

Percent Signature Shrubs**:
(60% minimum - Policy 311.3K)

Signature Shrubs: 96
Total No. of Shrubs: 96 = 100% Signature Shrubs

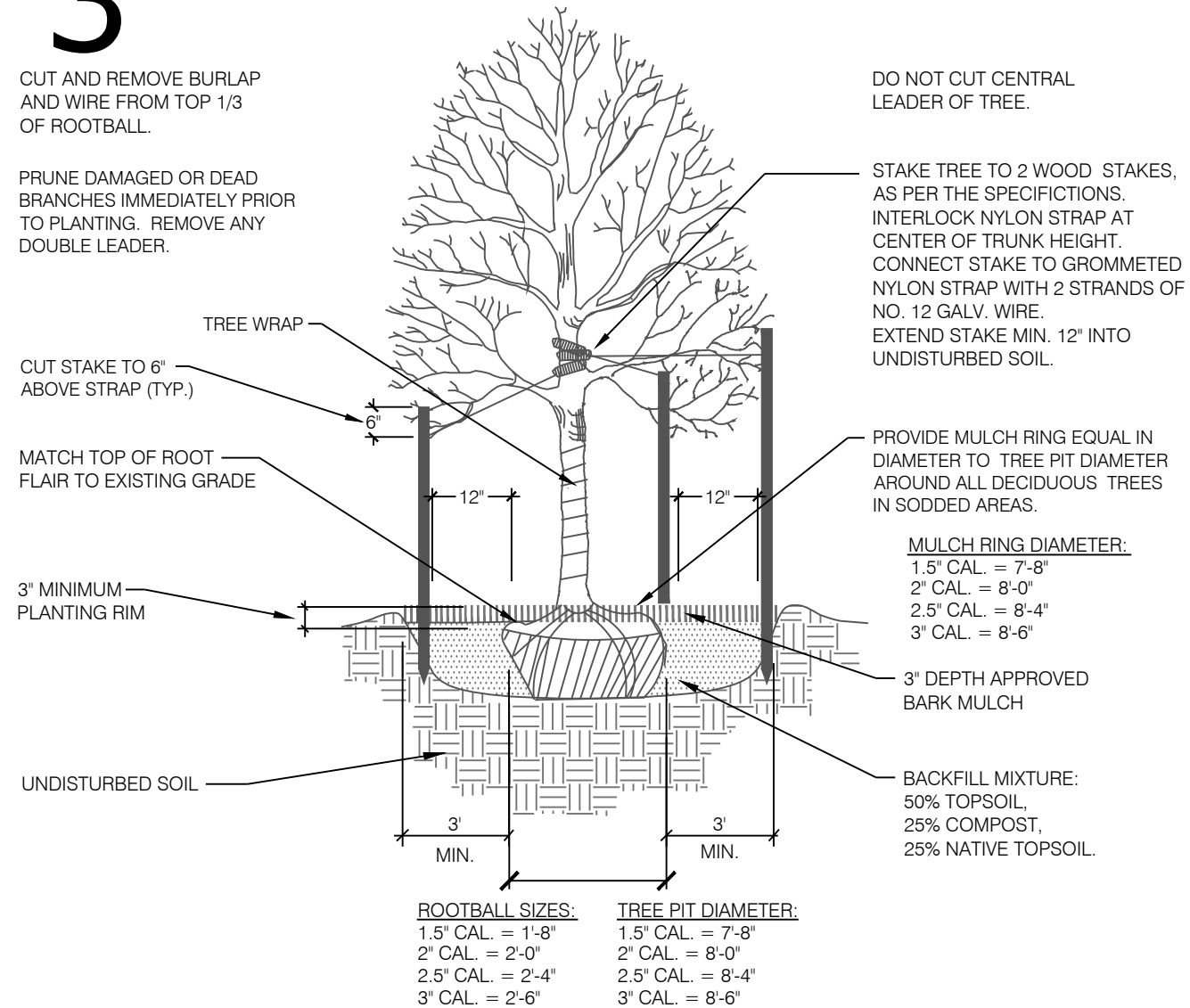
CONCEPT PLANT SCHEDULE

	COBBLE 2-4" BLUE GREY RIVER ROCK 3" MINIMUM DEPTH	74 sf
	SOD Kentucky Bluegrass Sod	2,428 sf
	FOOTHILLS MIX NATIVE SEED 20% Annual Ryegrass 15% Slender Wheatgrass 12% Crested Wheatgrass 10% Mountain Brome 10% Hard Fescue 10% Canada Bluegrass 6% Sideoats Grama 6% Big Bluestem 5% Blue Grama (Coated) 5% Switchgrass 1% Sand Dropseed	14,201 sf

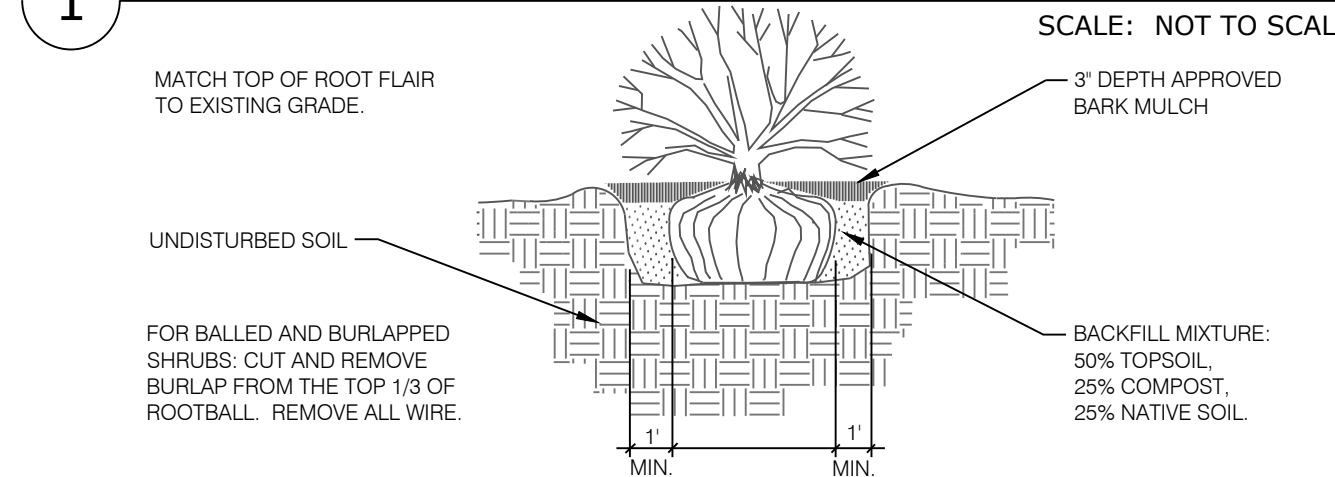
	ROCK 0.75" Blue Grey River Rock 3" Minimum Depth	5,234 sf
	EXISTING LANDSCAPE TO REMAIN	6,149 sf
	LANDSCAPE BOULDERS INDIAN SUNSET 3-5 Cubic Feet	

EXISTING AUSTRIAN PINE TREES TO REMAIN

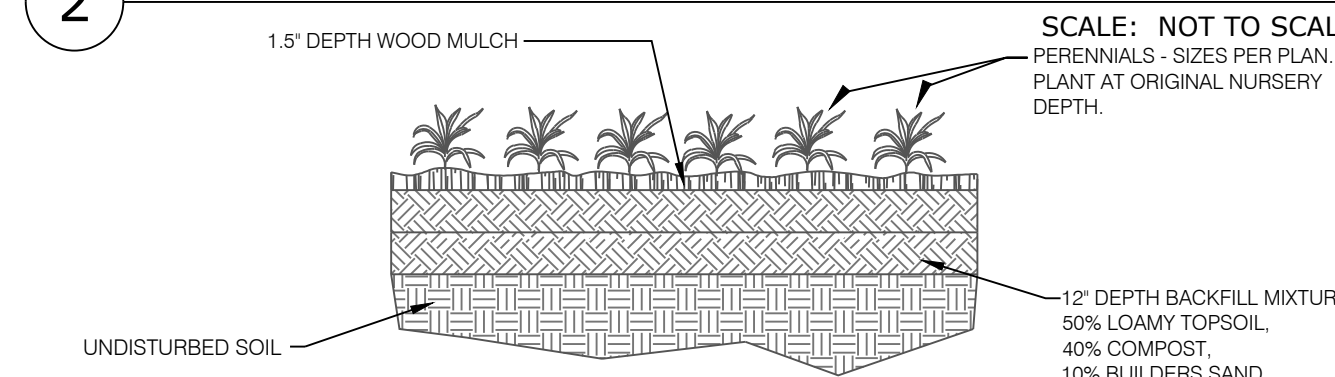
EXISTING TREE TO BE REMOVED



1 DECIDUOUS TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL

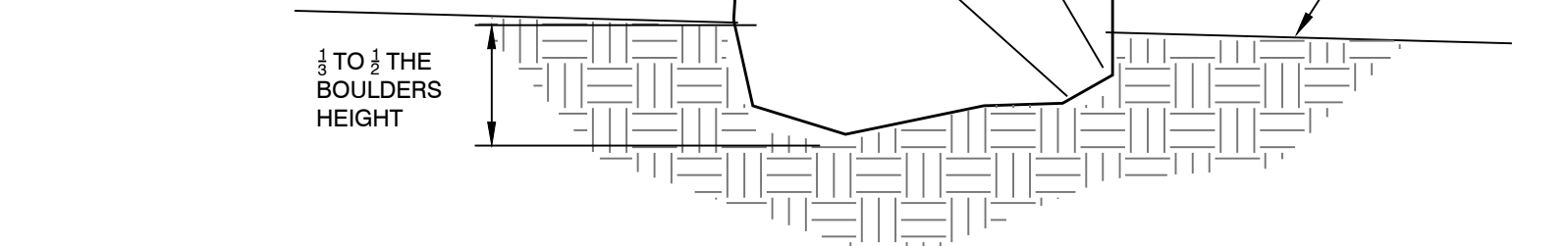


3 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

NOTES:

- BOULDERS TO BE INDIAN SUNSET 3-5 CUBIC FEET
- LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS, AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
- BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
- BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
- BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



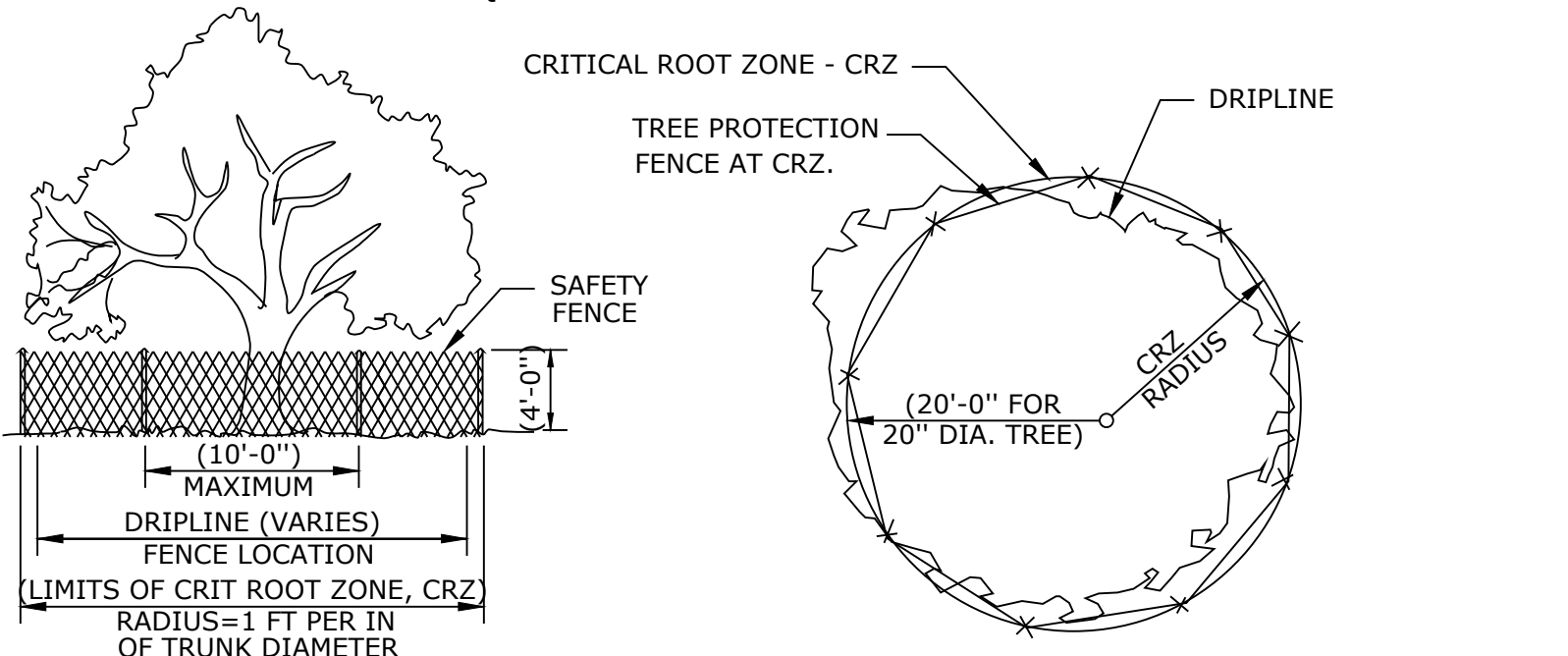
4 LANDSCAPE BOULDER

SCALE: NOT TO SCALE

TREE PROTECTION FENCE - SAFETY FENCE

NOTE:

- ADDITIONAL WOOD MULCH REQUIRED AS SHOWN. LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- SUPPLEMENTAL WATERING REQUIRED BY CONTRACTOR DURING CONSTRUCTION.



5 TREE PROTECTION DETAIL

SCALE: NOT TO SCALE

Land Planning

Landscape

Architecture

Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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NEW LIFE CHURCH FILING NO. 4 LOT 3

11020 CROSS PEAK VIEW
COLORADO SPRINGS, CO

DATE: 02.26.2021
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

10/21/2021
4:53:50 PM
Hannah.VanNi

DATE: BY: DESCRIPTION:

05.20.2021 B.I. PER CITY COMMENTS

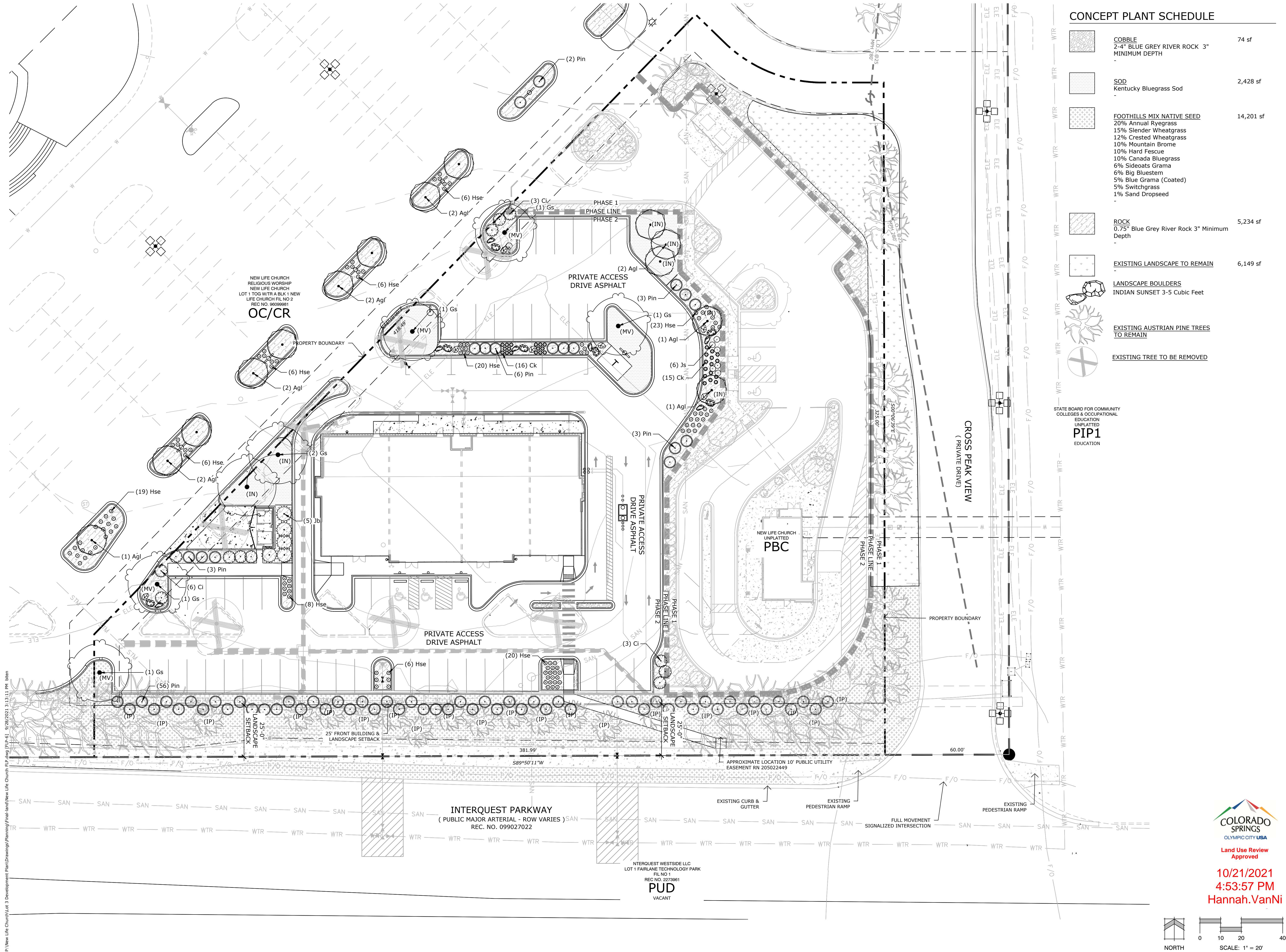
06.28.2021 B.I. PER CITY COMMENTS

09.27.2021 B.I. PER CITY COMMENTS

LANDSCAPE
NOTES & DETAILS

5 OF 7

AR DP 21-00141

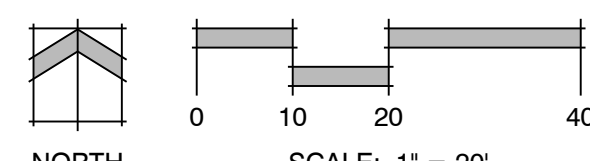


CONCEPT PLANT SCHEDULE

	COBBLE 2-4" BLUE GREY RIVER ROCK 3" MINIMUM DEPTH	74 sf
	SOD Kentucky Bluegrass Sod	2,428 sf
	FOOTHILLS MIX NATIVE SEED 20% Annual Ryegrass 15% Slender Wheatgrass 12% Crested Wheatgrass 10% Mountain Brome 10% Hard Fescue 10% Canada Bluegrass 6% Sideots Grama 6% Big Bluestem 5% Blue Grama (Coated) 5% Switchgrass 1% Sand Dropseed	14,201 sf
	ROCK 0.75" Blue Grey River Rock 3" Minimum Depth	5,234 sf
	EXISTING LANDSCAPE TO REMAIN	6,149 sf
	LANDSCAPE BOULDERS INDIAN SUNSET 3-5 Cubic Feet	
	EXISTING AUSTRIAN PINE TREES TO REMAIN	
	EXISTING TREE TO BE REMOVED	
	STATE BOARD FOR COMMUNITY COLLEGES & OCCUPATIONAL EDUCATION UNPLATTED PIP1 EDUCATION	



10/21/2021
4:53:57 PM
Hannah.VanNi



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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NEW LIFE CHURCH
FILING NO. 4
LOT 3

11020 CROSS PEAK VIEW
COLORADO SPRINGS, CO

DATE:	02.26.2021
PROJECT MGR:	E. GANAWAY
PREPARED BY:	B. ITEN

DATE:	BY:	DESCRIPTION:
05.20.2021	B.I.	PER CITY COMMENTS
06.28.2021	B.I.	PER CITY COMMENTS
09.27.2021	B.I.	PER CITY COMMENTS

PHASE 2 FINAL
LANDSCAPE PLAN



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

NEW LIFE CHURCH RETAIL

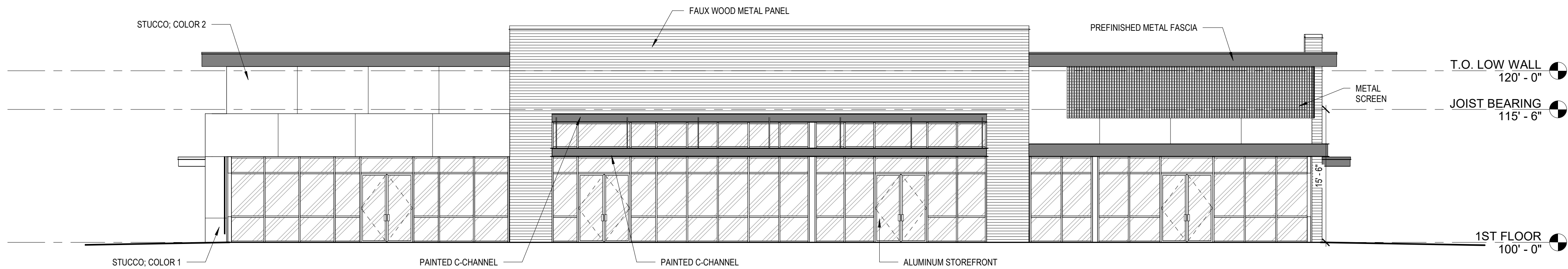
FILING NO. 4 - LOT 3
Colorado Springs, Colorado

Structural: ...
Electrical: ...
Mechanical: ...
Plumbing: ...

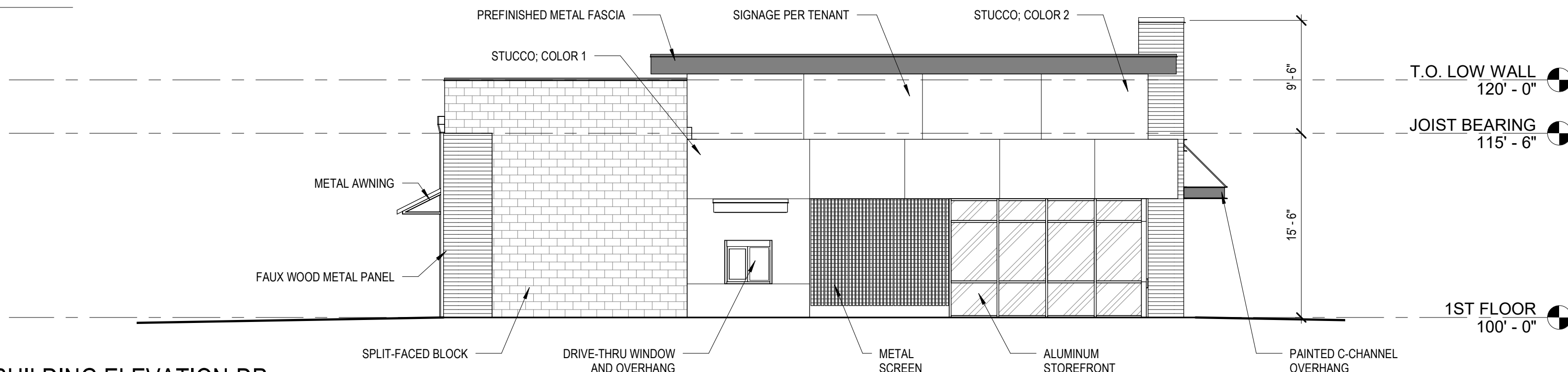
Directory File
Planning development plan
Drawn By MG
Date 4/30/2021
Revised

DRAWING NO.

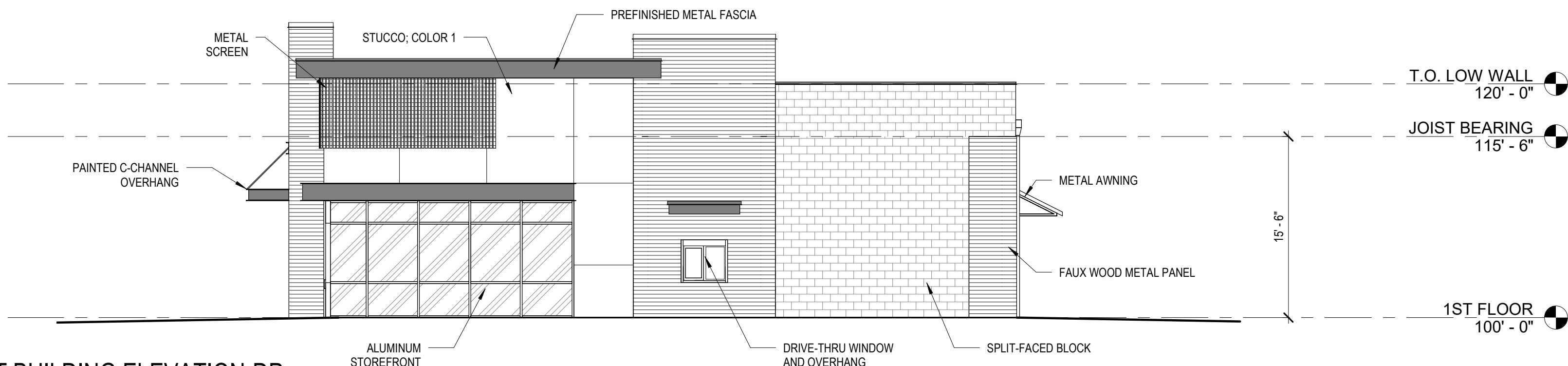
7 of 7
Elevations



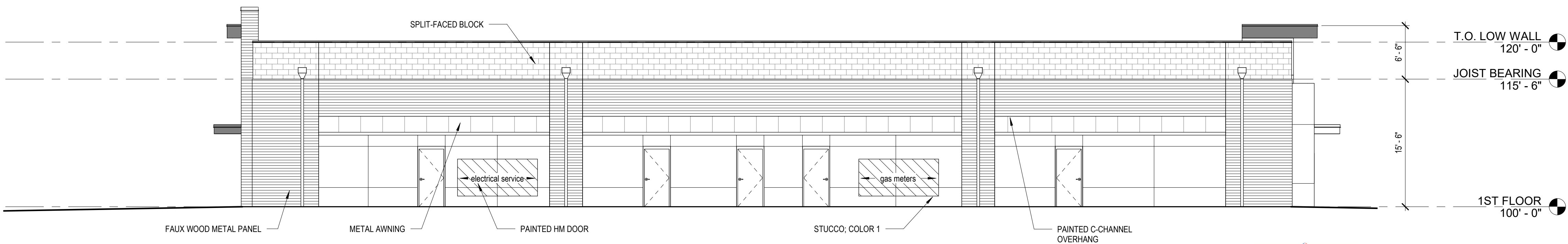
1 SOUTH BUILDING ELEVATION-DP
1/8" = 1'-0"



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



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



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



Land Use Review
Approved

10/21/2021
4:53:57 PM
Hannah.VanNi

city file no:

AR DP 21-00141