

# DEVELOPMENT PLAN DRAWINGS FOR: BRIARGATE CHURCH ASSEMBLY OF GOD ADDITION

9550 OTERO AVENUE  
COLORADO SPRINGS, COLORADO 80920

### OWNER/APPLICANT

**OWNER:** BRIARGATE CHURCH-ASSEMBLY OF GOD  
9550 OTERO AVE  
COLORADO SPRINGS, CO 80920  
**CONTACT:** SCOTT BOTTOMS  
(719) 528-6060  
e-mail: scott@cabag.org

**APPLICANT:** RMG-ROCKY MOUNTAIN GROUP  
19375 BEACON LITE RD  
MONUMENT, CO 80932  
**CONTACT:** KEITH MOORE  
(719) 203-3321  
e-mail: kmoore@rmg-engineers.com

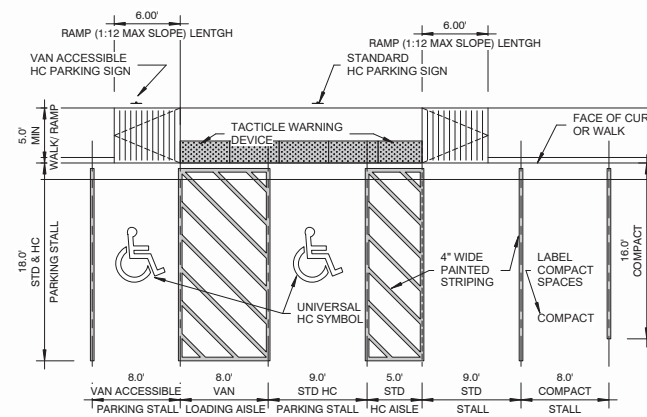
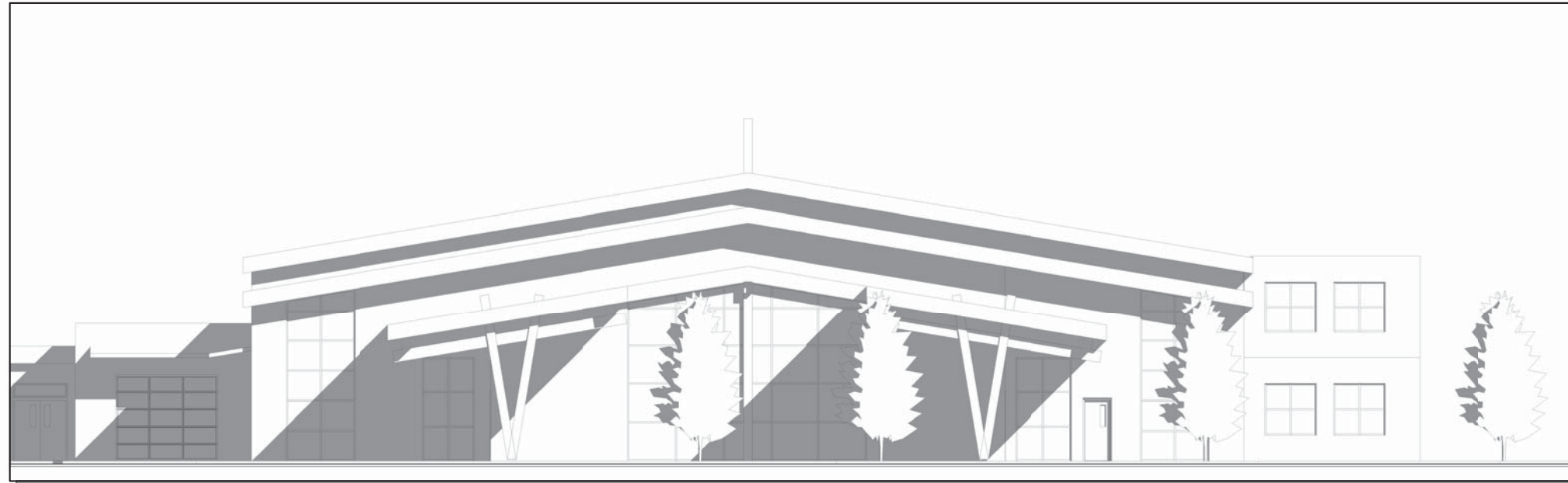
### PROJECT INFORMATION

**SITE AREA:** 7.73 AC (336,718.8 SF)  
**DEVELOPMENT NAME:** BRIARGATE CHURCH ASSEMBLY OF GOD - ADDITION  
**TAX SCHEDULE NO.:** 62290 07 020  
**PROPERTY ADDRESS:** 9550 OTERO AVE, COLORADO SPRINGS, CO, 80920  
**LAND USE:** RELIGIOUS WORSHIP  
**EX. COUNTY ZONE:** RR-5  
**PROP. CITY ZONING:** A  
**ORDINANCE #:**  
**ANNEXATION NAME:** BRIARGATE CHURCH - ASSEMBLY OF GOD  
**ANNEXATION ORD.:**  
**LEGAL DESCRIPTION:** LOT 20, EXCEPT THE SOUTH 30 FT THEREOF, IN BLK B AMD FILING OF SPRING CREST, A SUBD RECD DEC 7, 1959 IN PLAT BOOK 8-2 AT PAGE 20 UNDER RECP NO 136096, OF THE RECORDS OF EL PASO COUNTY, COLORADO SAID PARCEL CONTAINS AN AREA OF 6.26 ACRES, MORE OR LESS.  
**LOT COV. EX.:** 2.851%  
**LOT COV. PROP.:** 6.7326%  
**IMPERVIOUS AREA:** EX. CHURCH SIZE 9,600 S.F.  
PROP. ADDT SIZE 13,070 S.F.  
LANDSCAPED AREA PAVED AREA

**SITE PARKING CALCULATION**

	REQUIRED	PROVIDED
688 SEATS SANCT. (1 SPACE PER 4 SEATS)	172 PS	172 PS
HANDICAP SPACES (INCL 151-200 SP, 6 REQ)	6 PS (INCL)	6 PS (INCL)
TOTAL SPACES (EXISTING & NEW):	172 PS	172 PS

**PROPOSED BUILDING HEIGHT:** 34'-8" FEET  
**BUILDING SETBACKS:**  
FRONT SETBACK: 25 FEET  
SIDE SETBACKS: 10 FEET  
REAR SETBACK: 35 FEET



### PARKING STALL DETAILS

SCALE: 1/8" = 1'-0"

### GENERAL SITE NOTES:

- Per City Code Section 7.4.102 D all exterior lighting shall be arranged to mitigate light directed away from adjacent properties and public right-of-way. The exterior lighting, including parking lot lights, shall be full cut off fixtures with no sag lens.
- Handicap access aisles, ramps, parking spaces and adjoining sidewalks shall meet all applicable City and ADA code requirements.
- Signage location and type shown on this plan is not approved with the Development Plan. All signage must be approved through the City sign specialist.
- Lot owners are responsible for the maintenance for shared common access drives and landscape areas fronting their property.
- The Design Professional responsible for this plan has familiarized themselves with all current ADA criteria and specifications, and the proposed plan reflects site elements. See "2010 ADA Standards for accessible Designs", as published by The Department of Justice (DOJ).
- Notice: This property may be impacted by notice and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.
- These items shall be addressed and completed as part of this development plan: Dedication of thirty feet (30') of Public Right-of-Way along Springcrest Drive; construction of new curb and gutter on the north side of Springcrest Drive aligning with the existing curb and gutter on Springcrest Drive east of Otero Ave.; widening Springcrest Drive to the north with the dedication of additional Public Right-of-Way. All items should be completed with the timing of the new construction and completed prior to occupancy of new church expansion.

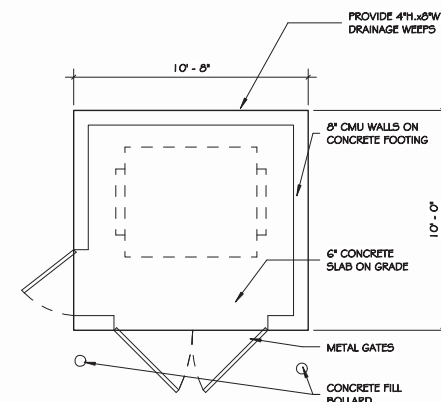
### NOTES:

- All existing curb, gutter and driveway aprons posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Springcrest Dr. 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.
- The full movement access along Springcrest Road will be used for church activities only. This access will be restricted to Right in/ Right out access if the church decided to add a school facility.
- Fire lines should enter the building perpendicular to the outside wall whenever possible, and should never be underground for more than 3 feet inside the building.

SHEET LIST	
NUMBER	SHEET NAME
DP-1	COVER SHEET
GO.02	GENERAL NOTES
GO.01	COVER SHEET
DP-2	DEVELOPMENT PLAN
DP-3	PRELIMINARY GRADING PLAN
DP-4	PRELIMINARY UTILITY PLAN
DP-5	EXTERIOR ELEVATIONS
DP-6	EXTERIOR ELEVATIONS
LS1	LANDSCAPE DEVELOPMENT PLAN
LS2	LANDSCAPE DEVELOPMENT DETAILS
IR1	IRRIGATION DEVELOPMENT PLAN
IR2	IRRIGATION DEVELOPMENT DETAILS

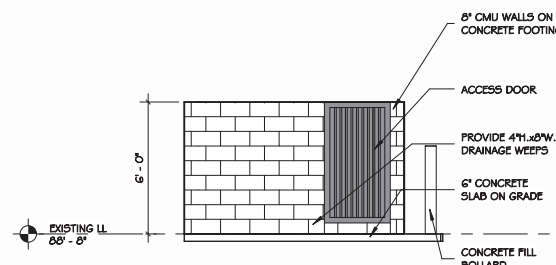


VICINITY MAP (NOT TO SCALE)



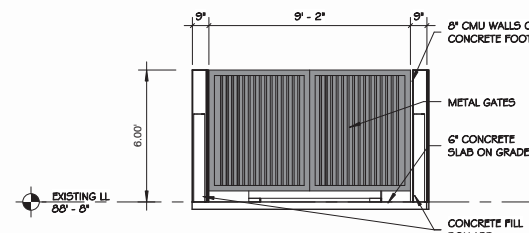
### 1 TRASH ENCLOSURE PLAN

DP-1 SCALE: 1/4" = 1'-0"



### 2 TRASH ENCLOSURE SIDE ELEVATION

DP-1 SCALE: 1/4" = 1'-0"



### 3 TRASH ENCLOSURE FRONT ELEVATION

DP-1 SCALE: 1/4" = 1'-0"

CITY FILE NO.: CPC-DP-18-00036

CITY PLANNING APPROVAL:

FIGURE 8

ROCKY MOUNTAIN GROUP  
ARCHITECTS  
1875 W. 14th Ave., Suite 100  
Denver, CO 80202  
(303) 733-1100  
www.rmge.com

OWNER/APPLICANT  
BRIARGATE CHURCH-ASSEMBLY OF GOD  
9550 OTERO AVE  
COLORADO SPRINGS, CO 80920  
(719) 528-6060  
scott@cabag.org

ARCHITECTS  
RMG-ROCKY MOUNTAIN GROUP  
19375 BEACON LITE RD  
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(719) 203-3321  
kmoore@rmg-engineers.com

BRIARGATE CHURCH Assembly of God

9550 OTERO AVENUE, COLORADO SPRINGS, COLORADO 80920

Colorado Commercial Construction, Inc.

COVER SHEET

PRELIMINARY

ARCHING: KEM

DRAWN: JBJ

CHECKED: km

DATE

09.13.18

#

REVISION

DATE

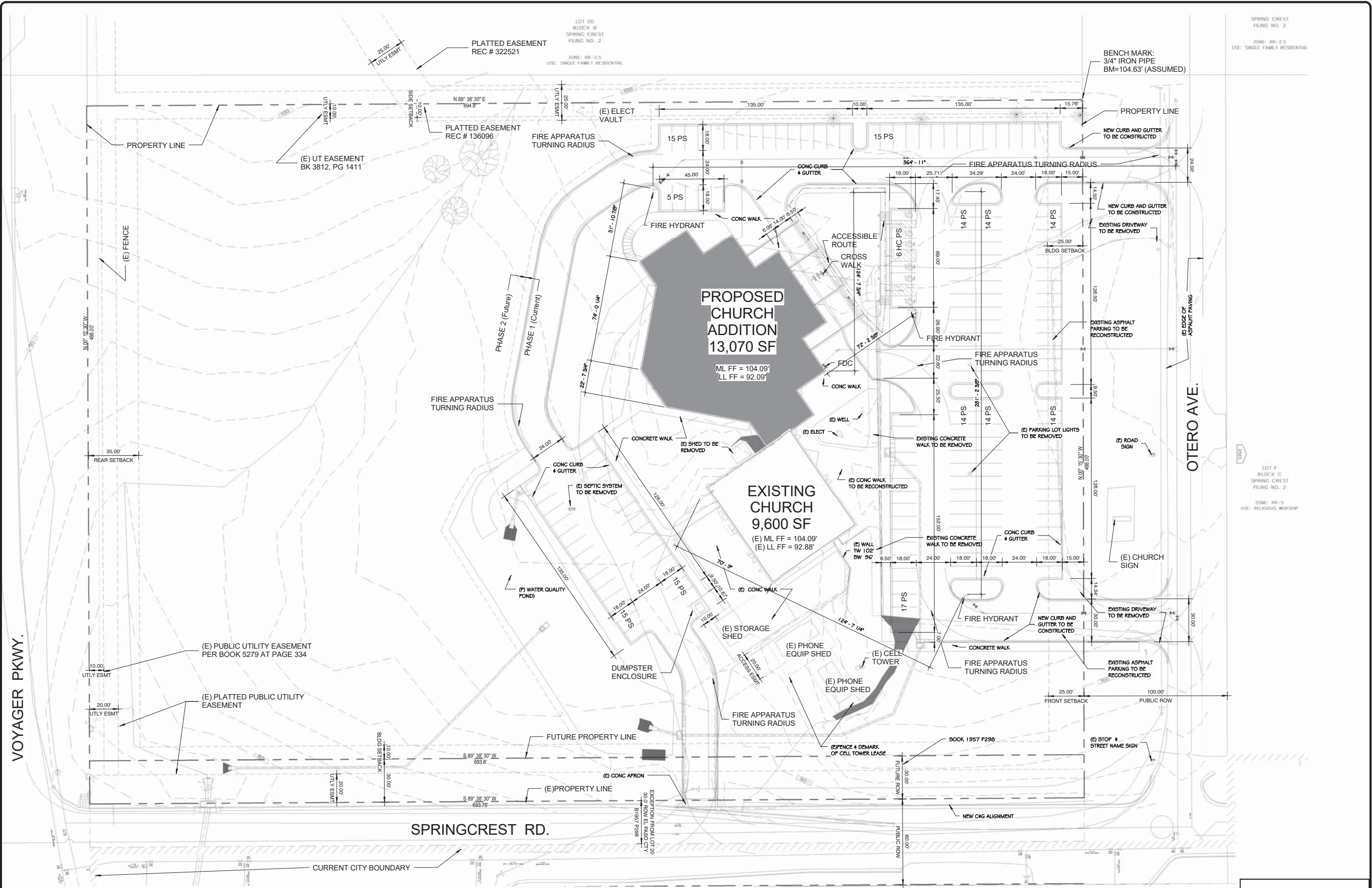
JOB NO.

150590

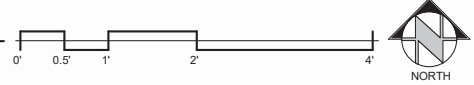
SHEET NO.

DP-1

1 OF 10



**1** DEVELOPMENT PLAN  
 DP-2 SCALE: 1" = 30'-0"



CITY FILE NO: CPC-DP-18-00036  
 CITY PLANNING APPROVAL:

**FIGURE 8**

**ROCKY MOUNTAIN GROUP**  
 ARCHITECTS  
 General  
 Mechanical  
 Electrical  
 Plumbing  
 Engineering

**RMG ENGINEERS**

1975 W. 14TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111

**COLORADO COMMERCIAL**

1410 POWERS CENTER POINT, STE 230  
 COLORADO SPRINGS, COLORADO 80920  
 (719) 595-1145

**BRIARGATE CHURCH Assembly of God**  
 9550 OTERO AVENUE, COLORADO SPRINGS, COLORADO 80920

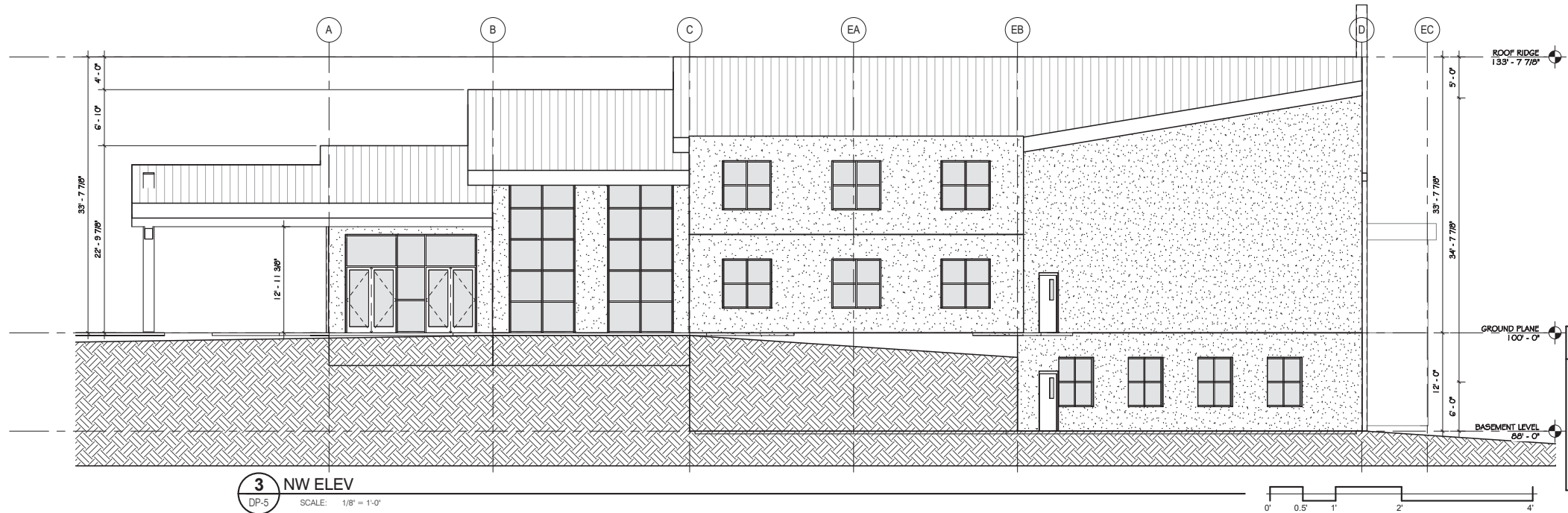
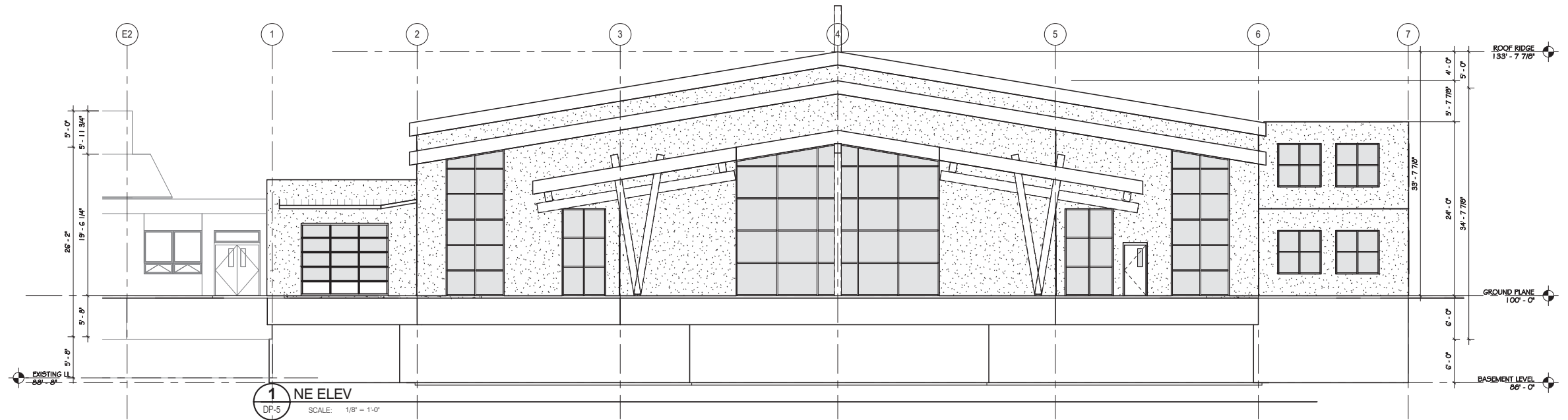
**Colorado Commercial Construction, Inc.**

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SHEET NAME: DEVELOPMENT PLAN  
 PROJECT STATUS: PRELIMINARY

ARCHING:	KEM	
DRAWN:	JLZ	
CHECKED:	lm	
DATE:	09.13.18	
#	REVISION	DATE
JOB NO:	150590	
SHEET NO:	DP-2	
	2 OF 10	





CITY FILE NO: CPC-DP-18-00036

CITY PLANNING APPROVAL:

**FIGURE 8**

**ROCKY MOUNTAIN GROUP**  
 ARCHITECTS  
 ENGINEERS

1875 S. W. 14th Ave., Suite 100  
 Denver, CO 80202  
 (303) 733-1111  
 www.rmgroup.com

**COLORADO COMMERCIAL**  
 CONSTRUCTION, INC.

1410 POWERS CENTER POINT, STE 232  
 COLORADO SPRINGS, COLORADO 80920  
 (719) 595-3145  
 www.cocommercial.com

**BRIARGATE CHURCH Assembly of God**

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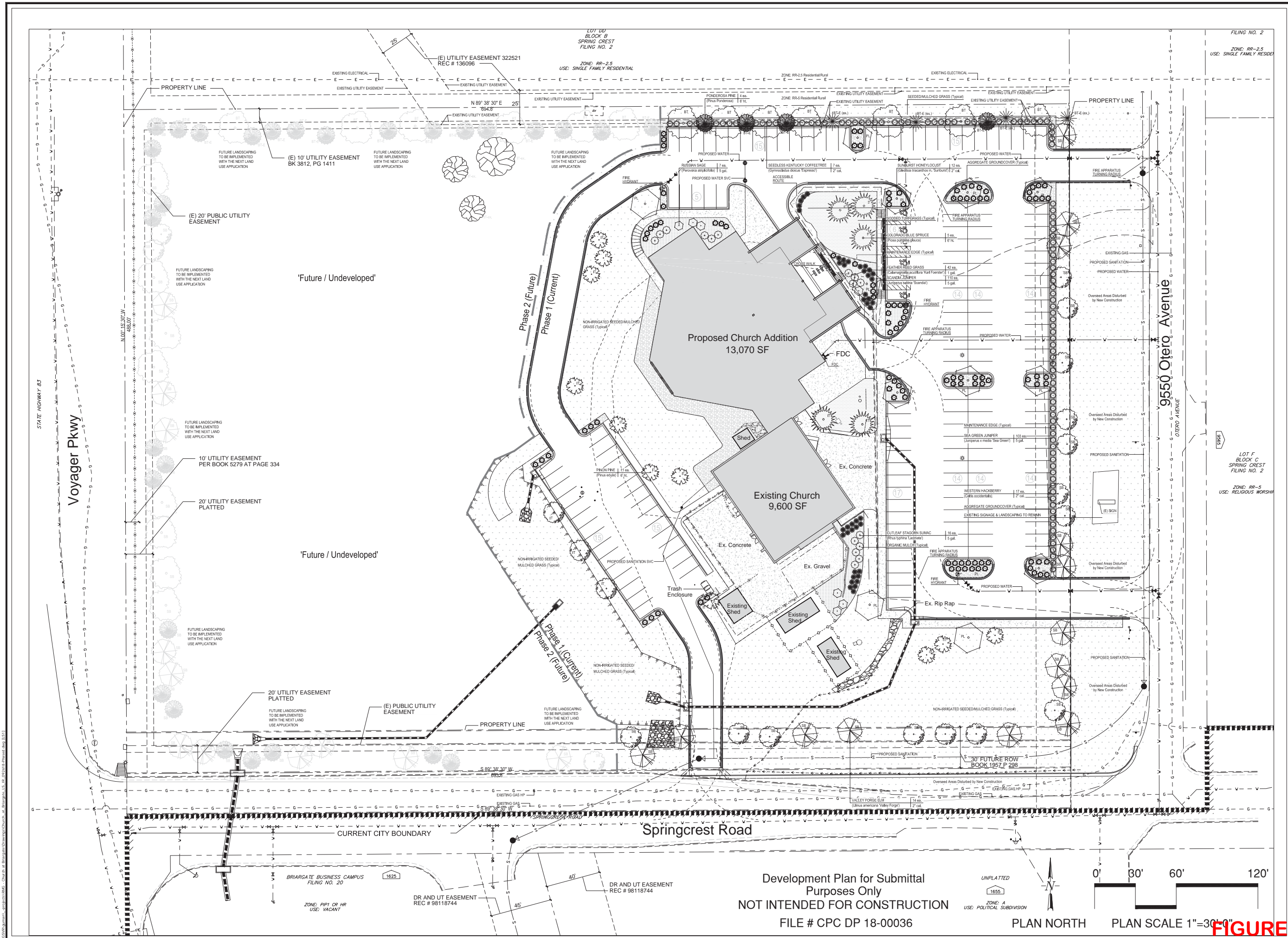
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SHEET NAME  
**EXTERIOR ELEVATIONS**

PROJECT STATUS  
**PRELIMINARY**

ARCHING:	KEM	
DRAWN:	JD	
CHECKED:	lm	
DATE	09.13.18	
#	REVISION	DATE
1		
JOB NO.	150590	
SHEET NO.	DP-5	
	5 OF 10	



**William Guman & Associates, L.L.C.**  
 Landscape Architecture  
 731 North Weber Street, Suite 10  
 Colorado Springs, CO 80903  
 719.633.9700 fax 719.633.4250  
 Email: Wguman@wgaol.com

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# Briargate Church Assembly of God

## Colorado Springs, CO

### LANDSCAPE DEVELOPMENT PLAN

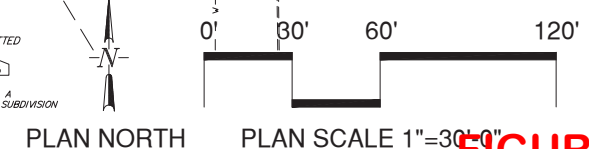
DATE: 06/21/18  
 DRAWN: WFG  
 CHECKED: MST

REVISIONS:		
DATE:	BY:	COMMENTS:
06/07/18	GEH	REVISE PLANS

LANDSCAPE DEVELOPMENT PLAN

SHEET NO. **LS1**  
 1 OF 4 SHEETS  
 DP-7

Development Plan for Submittal  
 Purposes Only  
 NOT INTENDED FOR CONSTRUCTION  
 FILE # CPC DP 18-00036



**FIGURE 8**