

SHEET INDEX:

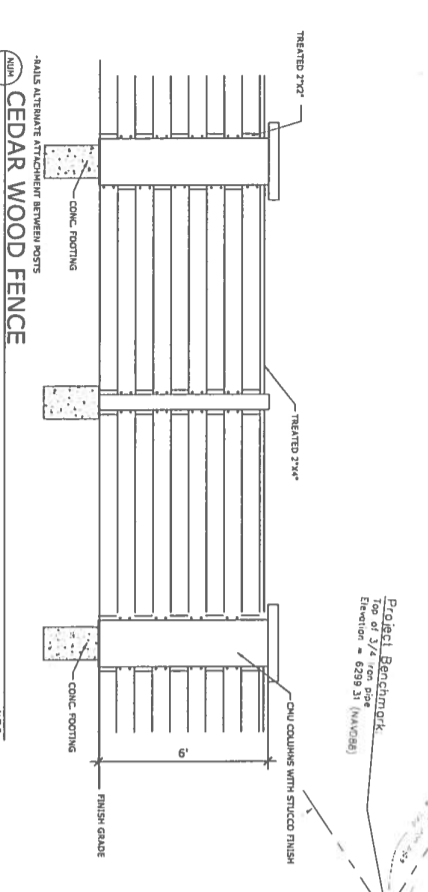
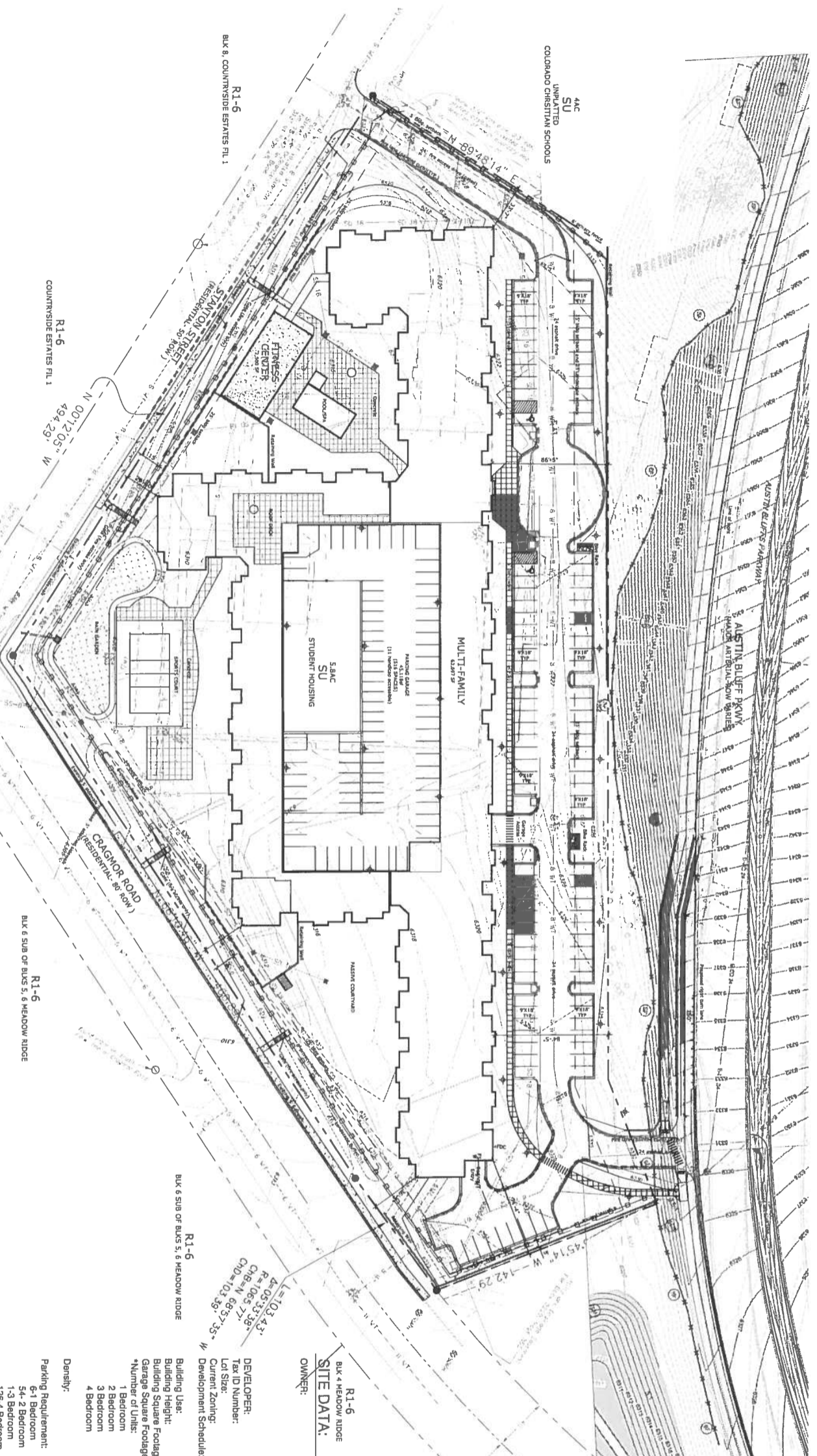
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# BATES STUDENT HOUSING

## DEVELOPMENT PLAN

### COLORADO SPRINGS, CO

VICINITY MAP



**LEGAL DESCRIPTION:**

Part of the 6.4-acre parcel owned by the City of Colorado Springs, Colorado, and described as follows:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 66 WEST OF THE 6TH P.M., UNING SOUTH AND WEST OF BLOCK 6 AND NORTHWEST OF BLOCK 1 IN A VACATION MAP OF A PORTION OF CADOGAN HILLS SUBDIVISION RECORDED JULY 23, 1978 IN PLAT BOOK 4 AT PAGE 57 AND NORTH OF CADOGAN ROAD AND EAST OF STANTON STREET AS PLATTED IN CADOGAN HILLS SUBDIVISION RECORDED JANUARY 4, 1957 IN PLAT BOOK 4 AT PAGE 67 AND TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF VACATED STANTON STREET VMS ADJACENT TO SUBJECT TRACT FIRST VACATED BY ORDINANCE NO. 38-242 RECORDED JANUARY 16, 1979 IN BOOK 3133 AT PAGE 28 AND TOGETHER WITH THAT PORTION OF BLOCK 6 OF THE VACATION MAP OF A PORTION OF CADOGAN HILLS SUBDIVISION RECORDED JULY 23, 1978 IN PLAT BOOK 4 AT PAGE 57 TOGETHER WITH THAT PORTION OF BLOCK 6 OF SAID CADOGAN HILLS SUBDIVISION CONVEYED TO THE CITY OF COLORADO SPRINGS BY ORDINANCE NO. 38-242 RECORDED JULY 23, 1978 IN PLAT BOOK 4 AT PAGE 57, AND EXCEPT A 167 FOOT STRIP OF LAND ADJACENT CADOGAN ROAD ADJACENT TO PUBLIC USE AS NOTED ON THE PLAN OF SAID CADOGAN HILLS SUBDIVISION RECORDED JULY 23, 1978 IN PLAT BOOK 4 AT PAGE 57, EL PASO COUNTY, COLORADO.

- NOTES:**
- This property is subject to the findings summary and conclusions of a geological hazard report prepared by Epoch Engineering Inc. dated 09/19/2015. A copy of said report has been provided to the City of Colorado Springs. Contact development services 30 South Nevada Avenue, Suite 301, Colorado Springs, CO. If you would like to review said report.
  - This property is not within a designated F.E.M.A. floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0218 F, effective March 17, 1987 and shown on the attached Flood Insurance Rate Map. The City of Colorado Springs is not responsible for determining flood hazard status. Flood hazard information is available to the public through the City of Colorado Springs website at [www.coloradosprings.gov](http://www.coloradosprings.gov).
  - Fire escapes shall be provided with an all weather sign of red reflective material on each side of the escape. Each sign will have fire department approved equipment to allow for access of emergency personnel.

<b>Site Area:</b>	39.6474 (15%)
<b>Impervious Area:</b>	95.5164 (38%)
<b>Building Area:</b>	117.3924 (47%)
<b>Landscapa Area:</b>	38%
<b>Lot Coverage:</b>	38%
<b>Building Setbacks:</b>	
-Austin Bluffs Parkway:	25'
-Craigmoor Road:	25'
-Stanton Street:	25'
<b>Landscapa Setbacks:</b>	
-Austin Bluffs Parkway:	25'
-Craigmoor Road:	15' Buffer
-Stanton Street:	15' Buffer

**R1-6**  
BLK 4 MEADOW RIDGE

**OWNER:**  
SCHOOL DISTRICT 11  
Katherine Lee Bates School  
1115 N. El Paso Street  
Colorado Springs, CO 80903

**DEVELOPER:**  
GG Land Development  
6329201017  
1115 N. El Paso Street  
Colorado Springs, CO 80903

**Tax ID Number:**  
5U  
759846 (252,555\$)

**Current Zoning:**  
SU

**Development Schedule:**  
Fall/Winter 2015

**Building Use:**  
multi-family

**Building Height:**  
59' (to top of parapet)

**Building Square Footage:**  
283,000 SF

**Garage Square Footage:**  
190,000 SF

**Number of Units:**  
187

**Bedrooms:**  
6  
2 Bedroom  
54

**Bathrooms:**  
1  
3 Bedroom  
128

**Density:**  
32.3 DU/AC

**Parking Requirement:**  
6-1 Bedroom: 6 spaces  
54-2 Bedroom: 108 spaces  
1-3 Bedroom: 3 spaces  
128-4 Bedroom: 504 spaces  
Total Provided: 621 spaces (parking requirements of 1 space per bedroom)

**Parking provided = 621 spaces (105 surface spaces and 516 accessible parking spaces: (2 surface spaces with balance in garage)**

DATE: 07/2015  
PROJECT NO: 15-00231  
PROJECT NAME: BATES STUDENT HOUSING  
REVISIONS: 2, 3, 4, 5, 6, 7, 8

## BATES STUDENT HOUSING

### DEVELOPMENT PLAN

702 Craigmoor Road

PLANNED/LANDSCAPE ARCHITECT  
**NBS**  
Land Planning  
Landscape Architecture  
Urban Design

PLANNED/LANDSCAPE ARCHITECT  
**NBS**

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PLANNED/LANDSCAPE ARCHITECT	DATE	REVISION	DESCRIPTION
NBS	07/2015	1	Initial Design
NBS	07/2015	2	Final Design
NBS	07/2015	3	Final Design
NBS	07/2015	4	Final Design
NBS	07/2015	5	Final Design
NBS	07/2015	6	Final Design
NBS	07/2015	7	Final Design
NBS	07/2015	8	Final Design

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PLANNED/LANDSCAPE ARCHITECT  
**NBS**

## BATES STUDENT HOUSING

### DEVELOPMENT PLAN

702 Craigmoor Road

PLANNED/LANDSCAPE ARCHITECT  
**NBS**  
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Urban Design

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**NBS**

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## BATES STUDENT HOUSING

### DEVELOPMENT PLAN

702 Craigmoor Road

PLANNED/LANDSCAPE ARCHITECT  
**NBS**  
Land Planning  
Landscape Architecture  
Urban Design

PLANNED/LANDSCAPE ARCHITECT  
**NBS**

FIGURE 1

**LANDSCAPE CODE REQUIREMENTS**

**Landscaping Setbacks** (See Landscape Code 7.4.201)

Setback Name	Code/Section	Width (ft)	Height (ft)	Material	No. of Trees
Front Yard	7.4.201	5	4	Perennial	1
Side Yard	7.4.201	5	4	Perennial	1
Rear Yard	7.4.201	5	4	Perennial	1

**Major Vehicle Lots** (See Landscape Code 7.4.201)

Lot No.	Area (sq ft)	Planting Density	Planting Type
1	1000	1 tree per 100 sq ft	Perennial
2	2000	1 tree per 200 sq ft	Perennial
3	3000	1 tree per 300 sq ft	Perennial

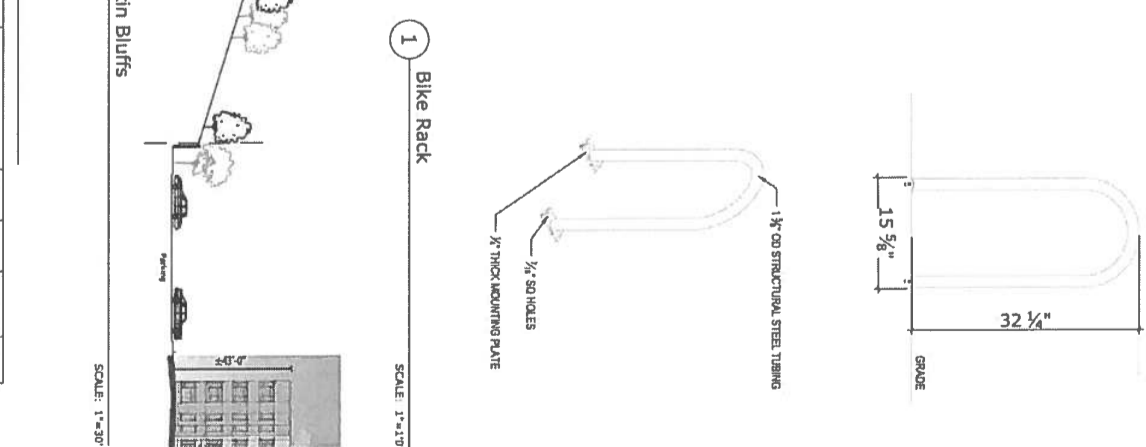
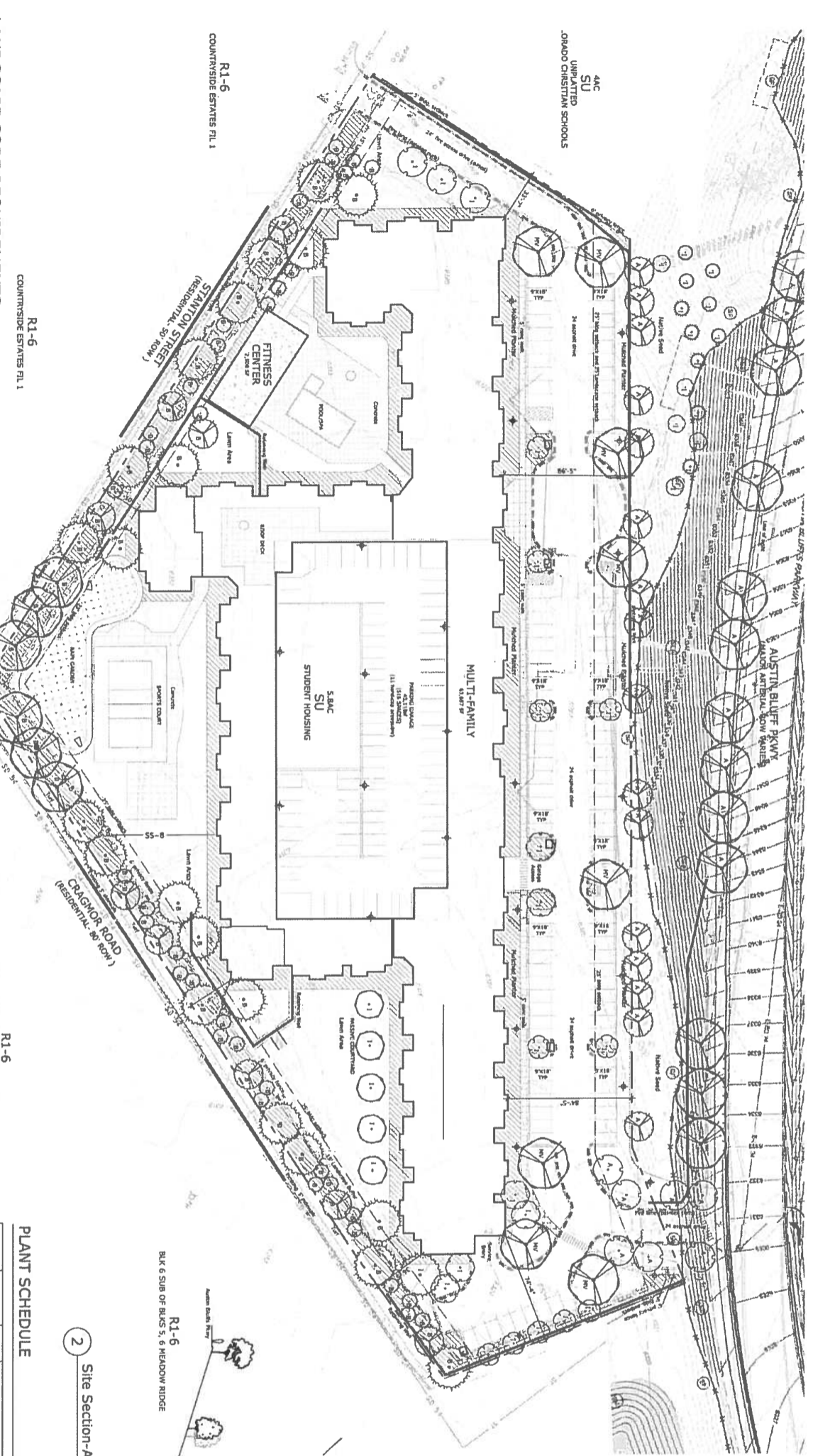
**Interior Landscaping** (See Landscape Code 7.4.202)

Area	Planting Density	Planting Type
Office	1 tree per 100 sq ft	Perennial
Reception	1 tree per 50 sq ft	Perennial
Break Room	1 tree per 20 sq ft	Perennial

**Landscape Buffers and Screens** (See Landscape Code 7.4.203)

Buffer Type	Width (ft)	Height (ft)	Material
Street	5	4	Perennial
Property	5	4	Perennial
Adjacent	5	4	Perennial

- LANDSCAPE NOTES**
1. SOIL ANALYSIS - PER SOIL ANALYSIS.
  2. CONTRACTOR TO UTILIZE STIPPLED TOPSOIL FROM GRADING OPERATION AS WALL, TILL INTO TOP 6" OF SOIL.
  3. FOR STABILIZED SOILS, CONTRACTOR TO ADD TOPSOIL TO PHOTOGRAPHIC PLAN.
  4. FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANTING AREAS AND SHALL BE INSTALLED AT THE OWNER'S DISCRETION.
  5. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT WILL BE BASED ON THE TYPE AND NOTES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS.
  6. NATIVE SEEDS SHALL BE USED FOR ALL PLANTING AREAS UNLESS OTHERWISE SPECIFIED. ALL SEEDS SHALL BE INSTALLED AT THE OWNER'S DISCRETION.
  7. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING AREAS SHALL BE RECEIVED WITHIN 3 INCH DEPTH WHICH RING UNLESS OTHERWISE SPECIFIED. MULCH BINGS TO BE SIZED PER PLANTING DETAILS.
  8. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING AREAS SHALL BE RECEIVED WITHIN 3 INCH DEPTH WHICH RING UNLESS OTHERWISE SPECIFIED. MULCH BINGS TO BE SIZED PER PLANTING DETAILS.
  9. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING AREAS SHALL BE RECEIVED WITHIN 3 INCH DEPTH WHICH RING UNLESS OTHERWISE SPECIFIED. MULCH BINGS TO BE SIZED PER PLANTING DETAILS.
  10. ALL SPACING, HOLE, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOIL AND NATIVE SEEDS AND BETWEEN ALTERNATIVE TURF AND NATIVE SEEDS SHALL BE A MINIMUM OF 1/2" GALVANIZED STEEL EDGING. WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. USE SOLID STEEL EDGING TO BE 1/2" GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. SEE PLAN FOR LOCATIONS OF THE.
  11. ALL PLANTS NOT LABELED AS PLANTING A CITY LANDSCAPE REQUIREMENT ARE "STREET" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
  12. ALL PLANTS NOT LABELED AS PLANTING A CITY LANDSCAPE REQUIREMENT ARE "STREET" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
  13. ALL PLANTS NOT LABELED AS PLANTING A CITY LANDSCAPE REQUIREMENT ARE "STREET" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
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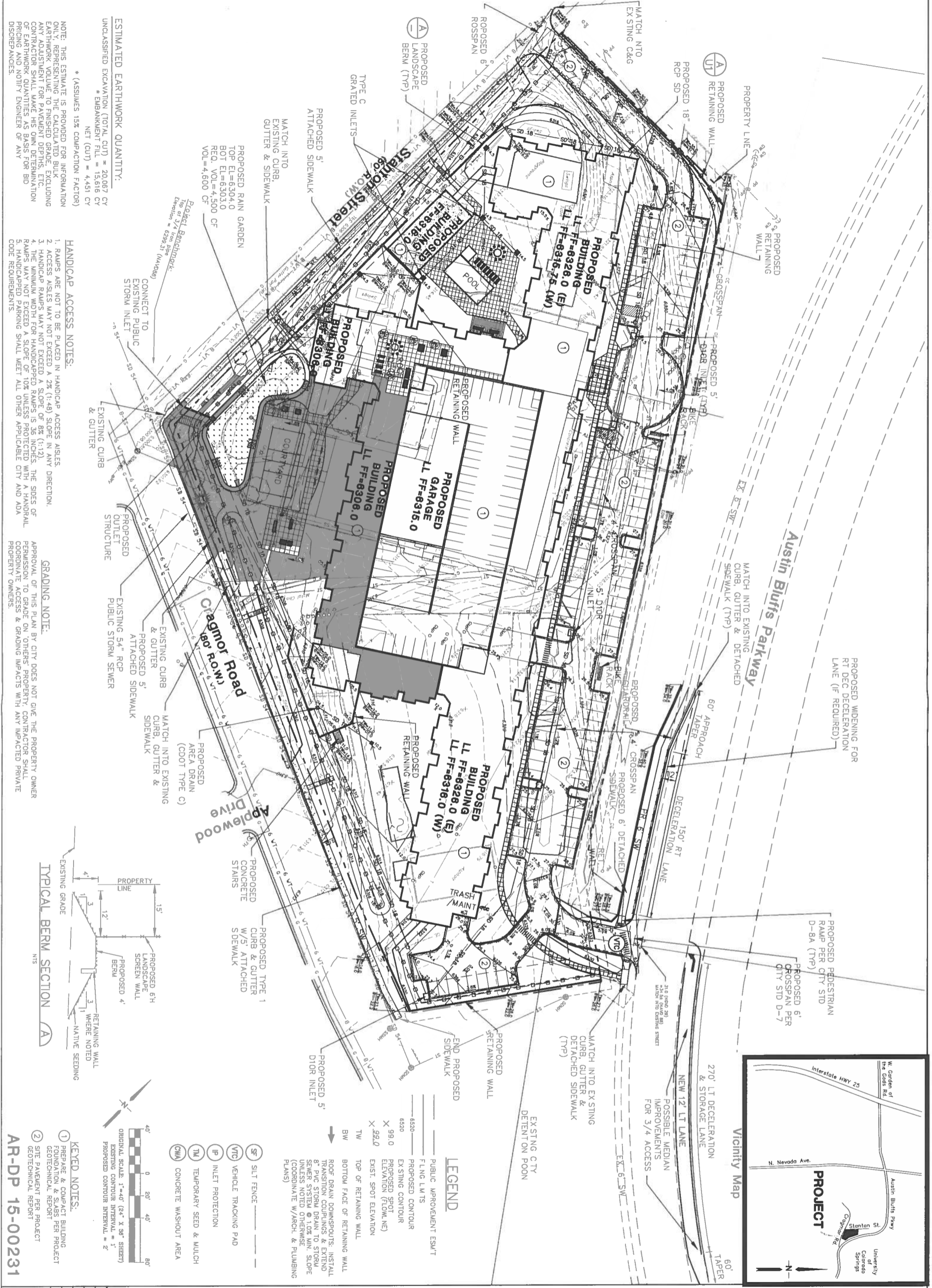


**PLANT SCHEDULE**

Symbol	Plant Name	Quantity	Scientific Name	Common Name	Size	Age	Seasonal Interest
DT	DOGWOOD	1	<i>Cornus florida</i>	Flowering Dogwood	2' cal.	4-5	Spring
CC	CRABAPPLE	1	<i>Malus domestica</i>	Crabapple	2' cal.	4-5	Spring
TR	TRIFOLIUM	1	<i>Trifolium repens</i>	White Clover	2' cal.	4-5	Spring

**CONTRACTOR'S CHECKLIST**

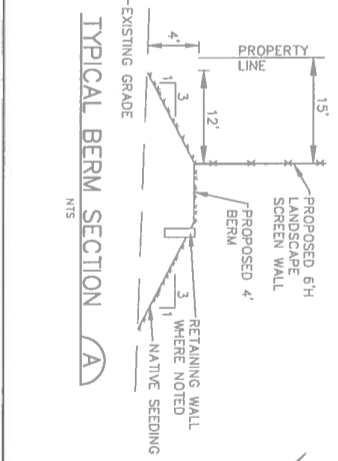
Item	Check	Notes
1. Soil Analysis	Yes/No	
2. Topsoil Installation	Yes/No	
3. Irrigation System	Yes/No	
4. Planting Details	Yes/No	
5. Mulch Installation	Yes/No	
6. Edging Installation	Yes/No	
7. Final Inspection	Yes/No	



**ESTIMATED EARTHWORK QUANTITY:**  
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 20,087 CY  
 EMBANKMENT FILL = 15,616 CY  
 NET (CUT) = 4,451 CY  
 \* (ASSUMES 15% COMPACTION FACTOR)

**HANDICAP ACCESS NOTES:**  
 1. RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.  
 2. ACCESS AISLES MAY NOT EXCEED A 2% (1:49) SLOPE IN ANY DIRECTION.  
 3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).  
 4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS SHALL EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.  
 5. HANDICAP ACCESS SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

**GRADING NOTE:**  
 APPROVAL OF THIS PLAN BY CITY DOES NOT GIVE THE PROPERTY OWNER PERMISSION TO GRADE ON OTHERS PROPERTY. CONTRACTOR SHALL VERIFY ALL ACCESS & GRADING IMPACTS WITH ANY IMPACTED PRIVATE PROPERTY OWNERS.



**KEYED NOTES:**  
 ① PREPARE & COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT  
 ② SITE PAVEMENT PER PROJECT GEOTECHNICAL REPORT

PROJECT NO. 021506  
 SHEET: **C1**  
 3 OF 7

**SITE GRADING AND EROSION CONTROL PLAN**

**BATES STUDENT HOUSING  
 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, CO**

No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	4/28/15
2	CITY COMMENTS	JPS	5/27/15
3	CITY COMMENTS	JPS	6/10/15

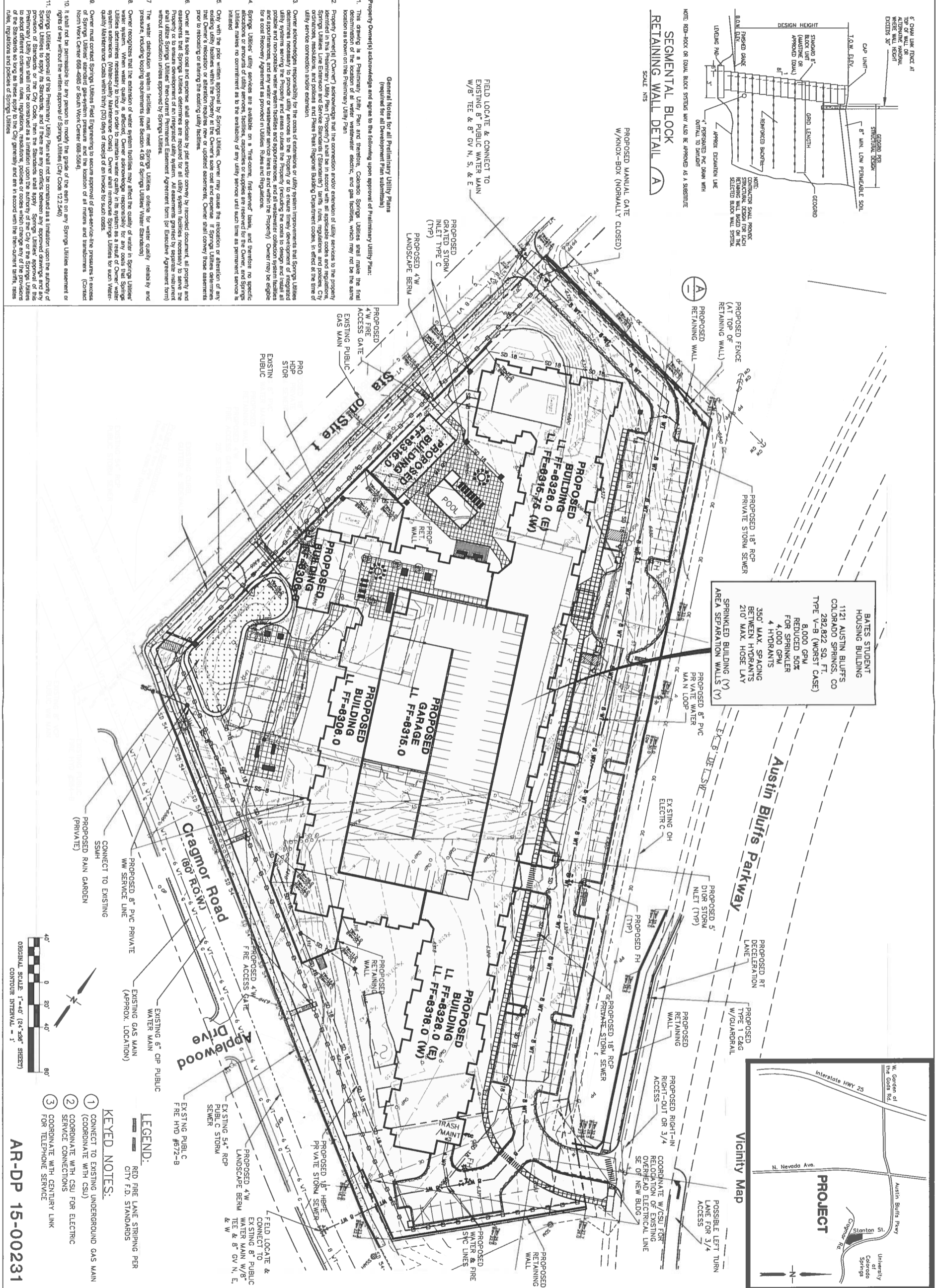
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



19 E. Wiltonette Ave.  
 Colorado Springs, CO 80903  
 Ph: 719-477-9429  
 Fax: 719-471-0765  
 www.jpseng.com

**JPS ENGINEERING**

**FIGURE 1**



# BATES STUDENT HOUSING

## 1121 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, CO

### PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

AR-DP 15-00231

4 OF 7

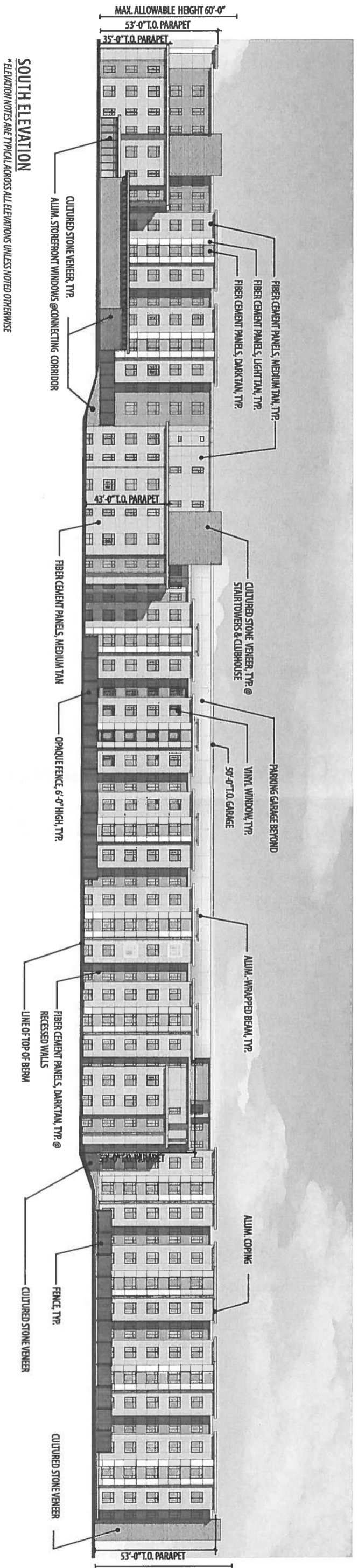
No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	4/28/15
2	CITY COMMENTS	JPS	5/27/15
3	CITY COMMENTS	JPS	6/10/15

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE ANY SHIELDING OR MARKING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

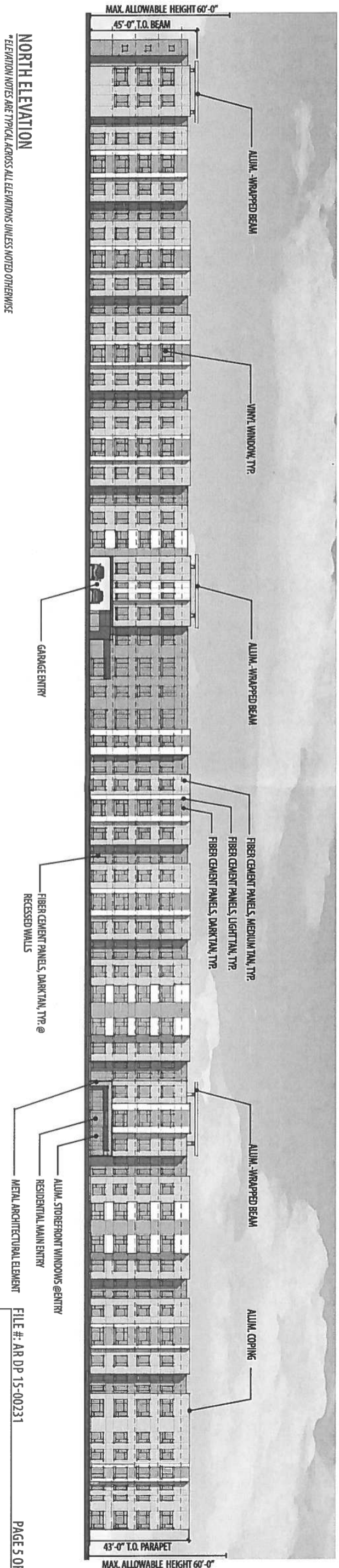
**JPS ENGINEER**

19 E. W. Arnette Ave  
Colorado Springs, CO  
80903  
PH: 719-477-9442  
FAX: 719-471-0708  
www.jpseng.com



**SOUTH ELEVATION**

\*ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE



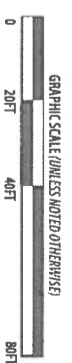
**NORTH ELEVATION**

\*ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE

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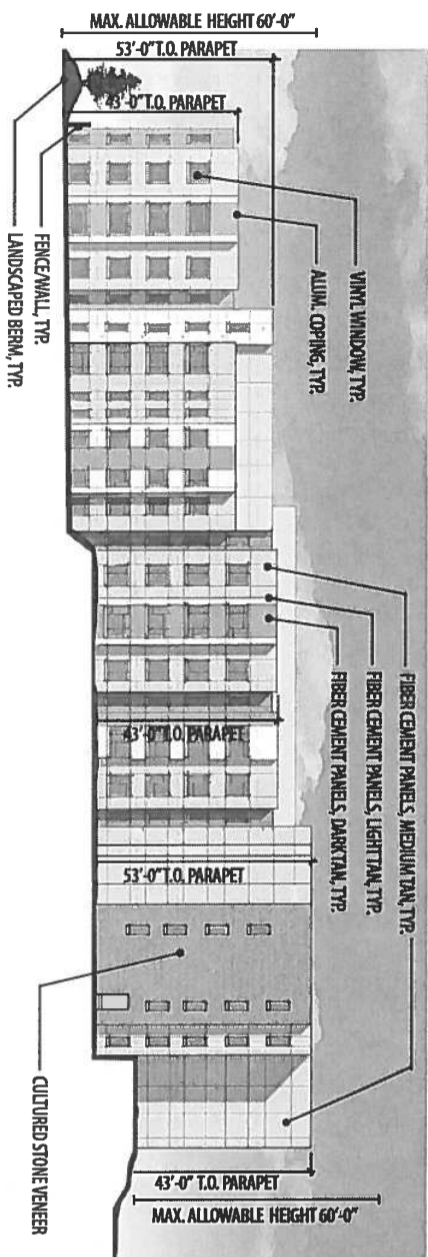
PRELIMINARY ELEVATIONS

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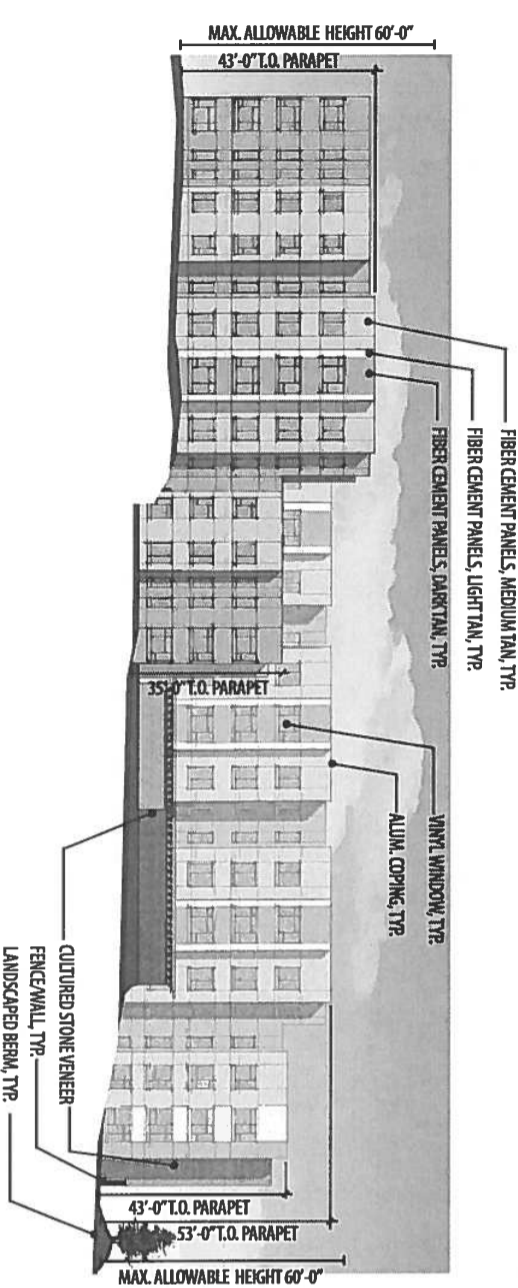
DATE: 15 JUNE 2015 K&A #: 15014

**FIGURE 1**



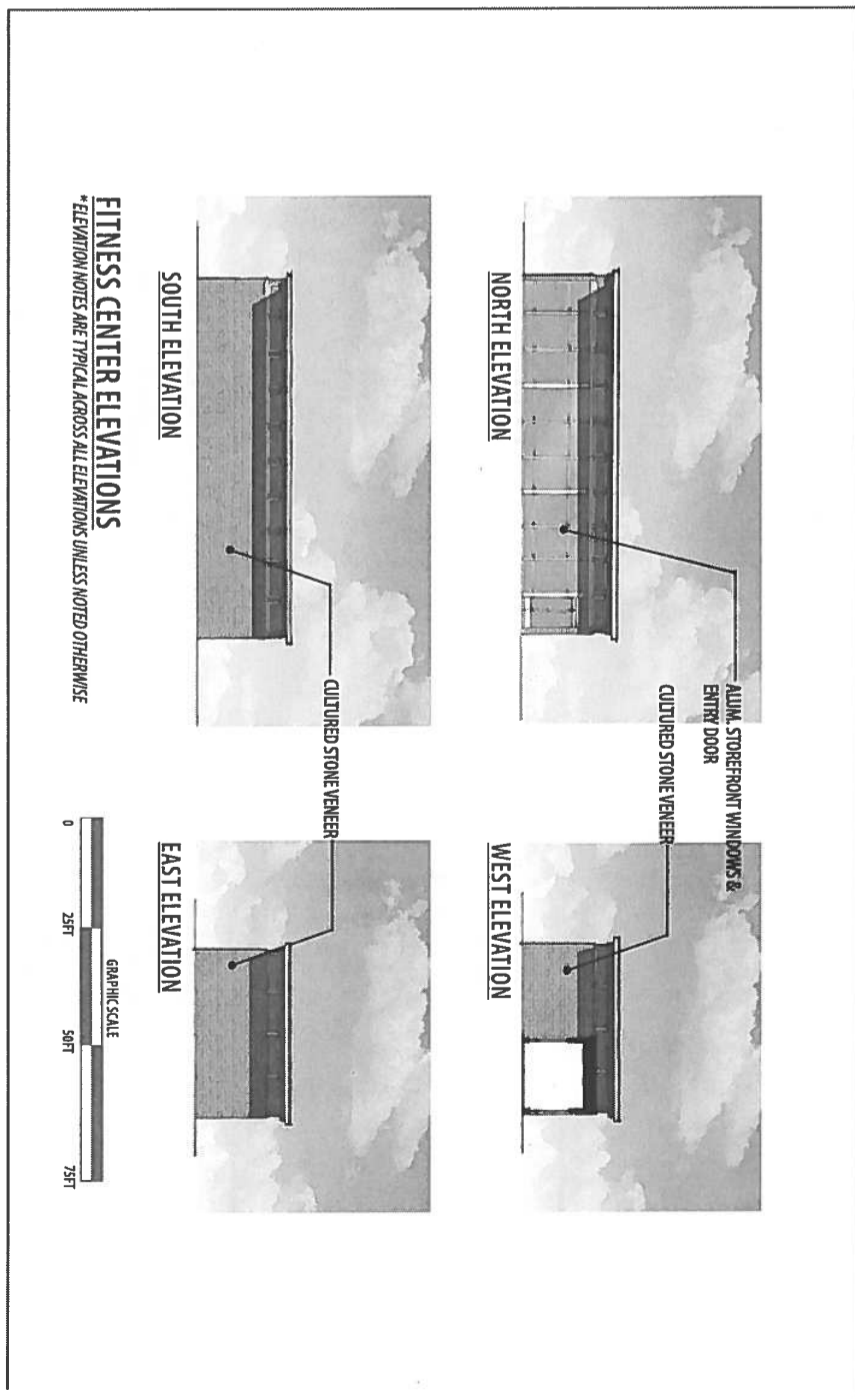
**EAST ELEVATION**

\* ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE



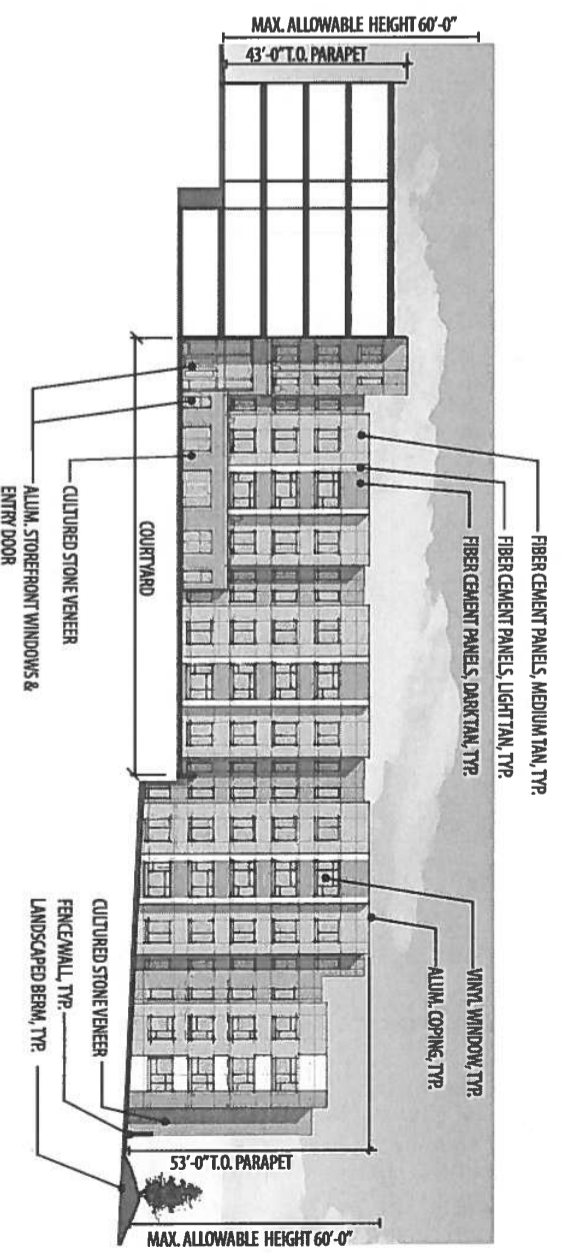
**WEST ELEVATION**

\* ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE



**FITNESS CENTER ELEVATIONS**

\* ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE



**SECTION #1**

\* SEE SECTION LOCATION KEY PLAN ON SHEET 7 OF 8

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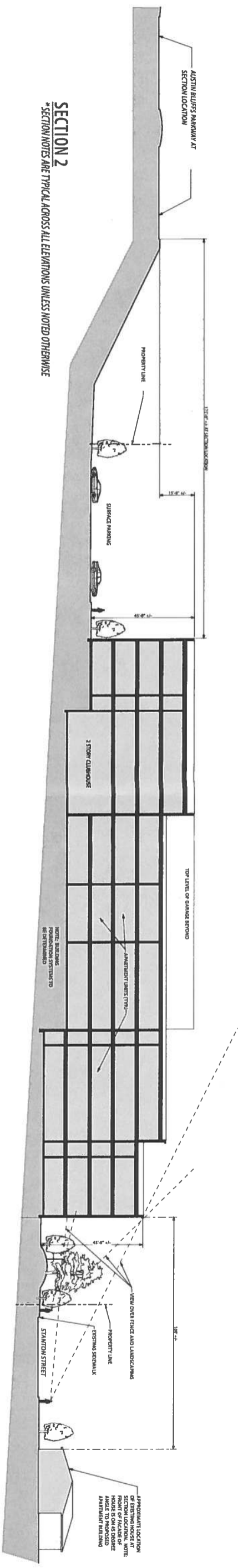


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Architecture • Engineering • Planning • Interiors

FILE #: AR DP 15-00231 PAGE 6 OF  
**PRELIMINARY ELEVATIONS & PARTIAL BUILDING SECTION**  
 GRAPHIC SCALE (UNLESS NOTED OTHERWISE)  
 0 20FT 40FT 80FT  
 DATE: 15 JUNE 2015 R&A #: 15014

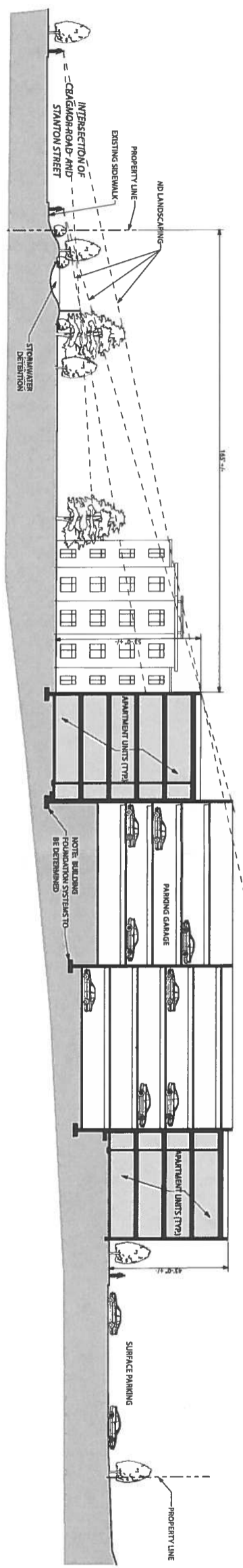
**BATES STUDENT HOUSING**  
1121 Austin Bluffs Parkway, Colorado Springs, Colorado

**FIGURE 1**

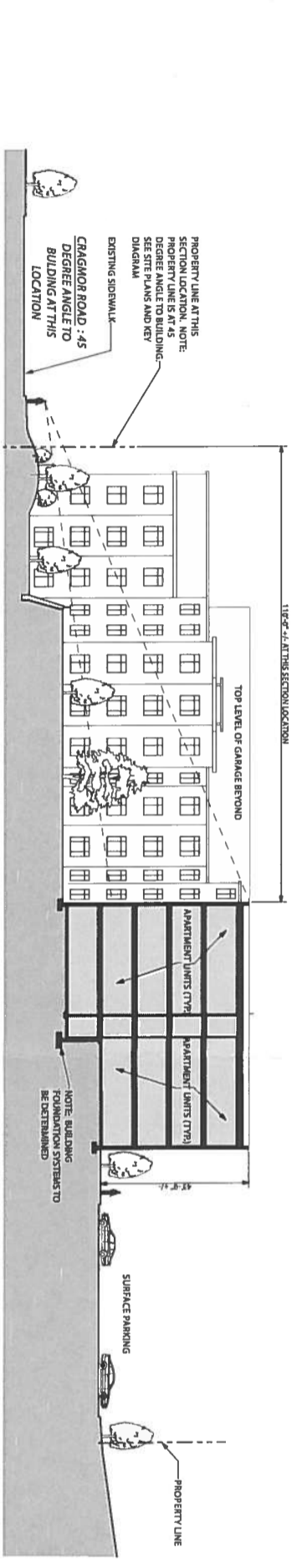


**SECTION 2**  
\*SECTION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE

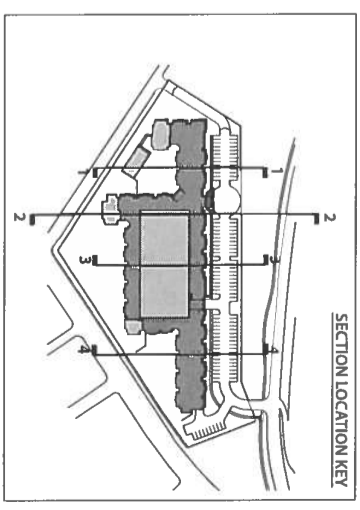
**FIGURE 1**



**SECTION 3**  
\*SECTION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE

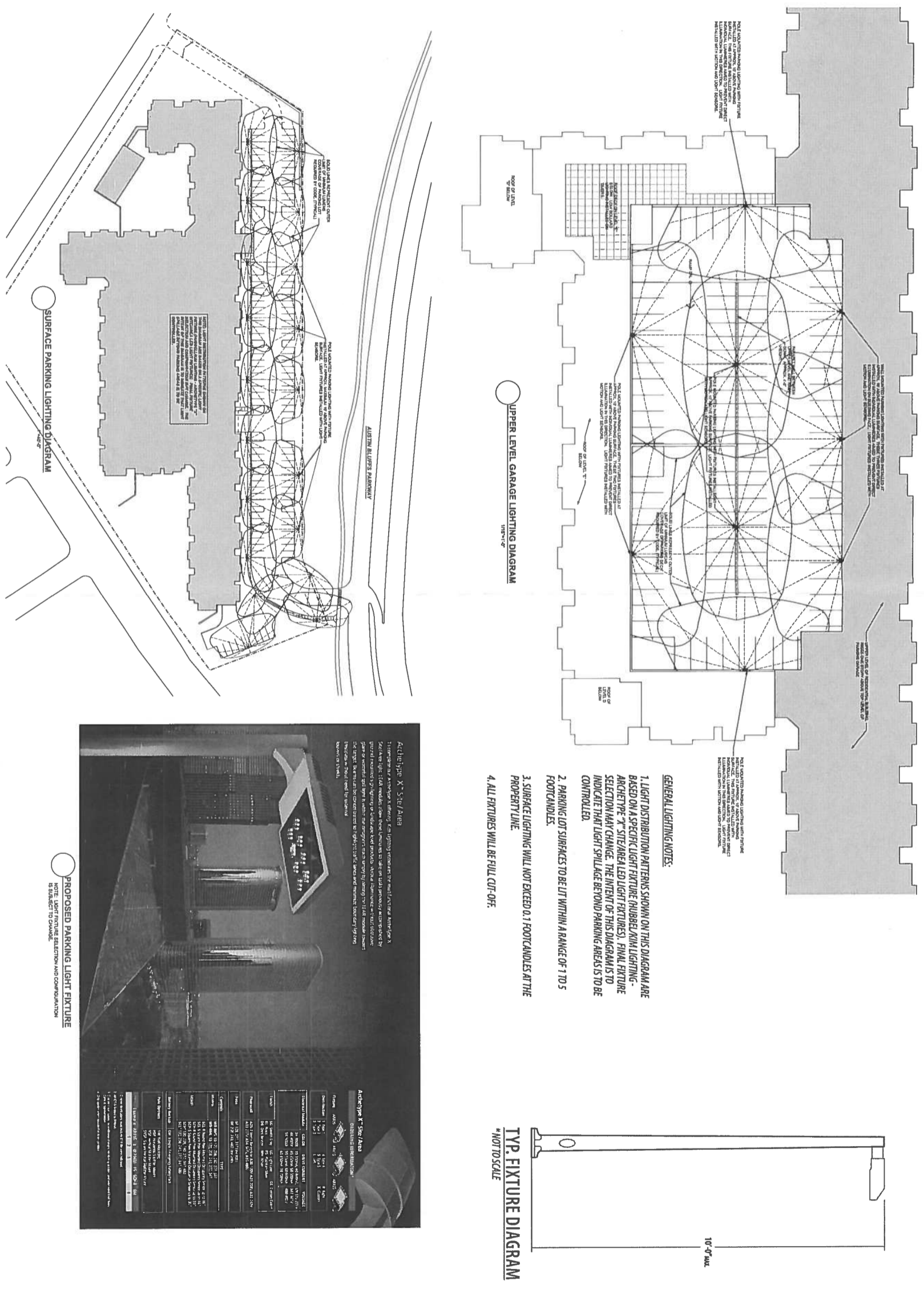


**SECTION 4**  
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**FIGURE 1**



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