

SOLID ROCK CHRISTIAN CENTER

CONCEPT PLAN, APRIL, 2020
 COLORADO SPRINGS, CO 80910

COVER SHEET
 CONCEPT SITE PLAN

VICINITY MAPS:



ZONING:
 PROPERTY ADDRESS: 2520 ARLINGTON DRIVE
 TAX SCHEDULE NUMBER: 6428103028
 EXISTING ZONING: R1-6
 PROPOSED ZONING: R-5
 TOTAL ACRES: 4.53 ACRES

THE FOLLOWING STANDARDS SHALL BE PROVIDED ON THE DEVELOPMENT PLAN PER THE STANDARDS OF A R-5 ZONING CLASSIFICATION:

1. MAXIMUM BUILDING HEIGHT: 45-FEET
 40%
2. MAXIMUM BUILDING COVERAGE: 20-FEET
3. SETBACKS:
 3.1. FRONT SETBACK: 5-FEET
 3.2. SIDE SETBACK: 25-FEET
 3.3. REAR SETBACK: 4+- 78 UNITS
4. MULTIFAMILY (2-STORY BUILDING(S)): 200 SEATS

EXISTING RELIGIOUS INSTITUTION BUILDING TO REMAIN:
 CITY PARKING REQUIREMENTS:
 PLANNED UNIT MIX: 4+- 78 UNITS
 1-BEDROOM UNITS: 24 SPACES
 2-BEDROOM UNITS: 4+- 30 UNITS
 3-BEDROOM UNITS: 4+- 32 UNITS
 SUBTOTAL SPACES: 139 SPACES
 SOLID ROCK CHRISTIAN CENTER PARKING REQUIRED (1 SPACE/4 SEATS): 50 SPACES
 TOTAL SPACES REQUIRED: 189 SPACES

ON-SITE PARKING PROVIDED: 154 SPACES
 ADJACENT ON-STREET PARKING: 35 SPACES
 TOTAL SPACES PROVIDED: 189 SPACES

PLANNED LOTS/ TRACTS:

LOT/TRACT #	LAND USE:	ACREAGE	MAINTAINED BY OWNER
1	RELIGIOUS INSTITUTION	2.50 ACRES	OWNER
2	MULTIFAMILY RES.	1.98 ACRES	OWNER
		4.48 ACRES	

PROJECT CONTACTS:

OWNER
 SOLID ROCK CHRISTIAN CENTER
 C/O PASTOR BEN ANDERSON
 BENANDERSON@SOLIDROCKCDC.COM
 719.393.7625

DEVELOPER
 COMMONWEALTH DEVELOPMENT CORP.
 C/O DARYN MURPHY
 D.MURPHY@COMMONWEALTHCO.NET
 503.996.2970

ARCHITECT
 M&A DESIGN, INC.
 C/O BEN MARSHALL
 B.MARSHALL@MADESIGNINC.NET
 920.922.8170 EXT 209

PLANNER
 URBAN LANDSCAPES, LLC
 C/O JOHN OLSON
 JOHN@JOHNOLSON.COM
 719.600.8386

CONTACTS CONT'D:

CIVIL ENGINEER
 C/O MATT BUONO, PE
 MBUONO@OLSSON.COM
 303.374.3166

LAND SURVEYOR
 COMPASS SURVEYING & MAPPING, LLC
 C/O DON DULSEY, PLS
 WWW.CSAMLLC.COM
 719.354.4120

CITY PLANNER
 LAND USE REVIEW - SOUTH TEAM
 LONNA THELEN, ACP
 LTHELEN@SPRINGSGOV.COM
 719.385.5383

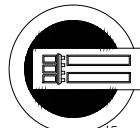
FLOODPLAIN STATEMENT:

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA MAP #08041C0742G, EFFECTIVE ON 12/07/2018.

APPROVAL STAMP

GENERAL NOTES:

1. THE DEVELOPMENT WILL BE COMPRISED OF AN EXISTING RELIGIOUS INSTITUTION AND PROPOSED MULTIFAMILY DEVELOPMENT.
2. ALL STREETS WITHIN THE DEVELOPMENT ARE TO BE PRIVATE.
3. STREET GRADES WILL BE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.
4. ALL BUILDINGS, DRIVE AISLES, AND OTHER COMPONENTS IN THIS PLAN, INCLUDING BUT NOT LIMITED TO LAND USES AND DENSITIES ARE SHOWN ESTABLISHED BY THIS PLAN AND BY ORDINANCE.
5. NO SIGNIFICANT NATURAL FEATURES EXIST ON THE PROPERTY.
6. FIRE LANE MARKINGS WILL BE PROVIDED PER THE CURRENT CITY OF COLORADO SPRINGS FIRE DEPARTMENT STANDARDS. FIRE LANE MARKINGS ON THE STREET TO BE INSPECTED BY THE COLORADO SPRINGS FIRE DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY.
7. CURBS/GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED ON ALL FUTURE DEVELOPMENT PLANS.



COMMONWEALTH COMPANIES
 8 SHERBOYAN STREET
 FOND DU LAC, WISCONSIN 54937
 1.pln@maadesigninc.net

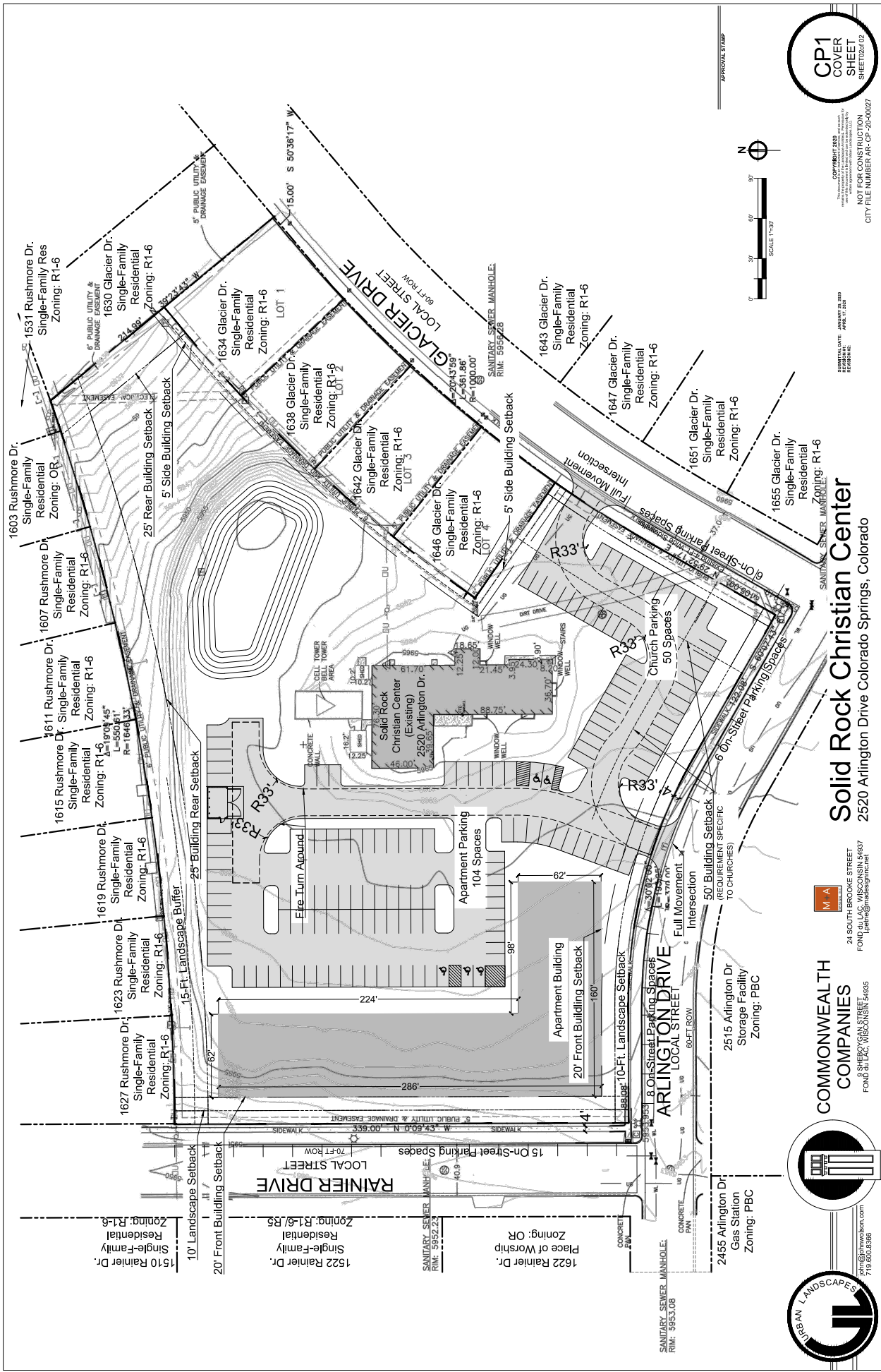
MA
 24 SOUTH BROOKE STREET
 FOND DU LAC, WISCONSIN 54937
 1.pln@maadesigninc.net

Solid Rock Christian Center
 2520 Arlington Drive Colorado Springs, Colorado



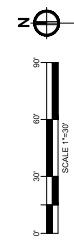
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 CITY FILE NUMBER AR-CP-20-00027

SUBMITAL DATE: JANUARY 29, 2020
 REVISION #1: APRIL 17, 2020



CP1 COVER SHEET
SHEET 02 OF 02

NOT FOR CONSTRUCTION
CITY FILE NUMBER AR-CP-20-00027



DATE: JANUARY 29, 2020
REVISION: APRIL 17, 2020

Solid Rock Christian Center
2520 Arlington Drive Colorado Springs, Colorado

COMMONWEALTH COMPANIES
24 SOUTH BROOKS STREET
FOND DU LAC, WISCONSIN 54937
lpaine@commonwealth.com

COMMONWEALTH COMPANIES
9 SHEDDOGAN STREET
FOND DU LAC, WISCONSIN 54605

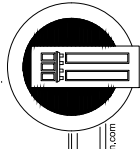


FIGURE 1