

CATHOLIC CAMPUS MINISTRY CENTER

CITY OF COLORADO SPRINGS, STATE OF COLORADO

CONDITIONAL USE DEVELOPMENT PLAN



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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CATHOLIC
CAMPUS
MINISTRY
CENTER

CONDITIONAL USE
DEVELOPMENT PLAN

4785 Stanton Road
Colorado Springs, CO 80918

DATE: 05.03.18
PROJECT MGR: C. LEBER
PREPARED BY: T. BAXTER & B. ITEN

SCALE

COVER SHEET

1 OF 10

CPC CU 18-00056

GEO HAZARD DISCLOSURE STATEMENT
This property is subject to the findings, summary and conclusions of a Geological Hazard Report prepared by Eitech Engineering, Inc. dated April 27, 2018 and revised June 12, 2018, which identified the following specific geological hazards: erosion, landslides, and seismicity. The erosion hazard is associated with the proposed site and is controlled by the City of Colorado Springs Planning and Development team. Contact the Planning and Development Team, 30 South Nevada, Suite 105, Colorado Springs, CO if you would like to review said report.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF PIETRASZEK SUBDIVISION RECORDED UNDER RECEPTION NO. 099161236, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS THEREOF BY IRON PIPES, 4" IN DIAMETER, CAP STAMPED "P.L.S. 13830" IS ASSUMED TO BEAR S00°56'36"E, A DISTANCE OF 312.80 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF PIETRASZEK SUBDIVISION RECORDED UNDER RECEPTION NO. 099161236, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE N88°48'58"W, A DISTANCE OF 49.80 FEET, TO A POINT ON CURVE 6419.00 FEET BEING ON THE EASTERLY RIGHT OF WAY LINE OF STANTON ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 18144 AT PAGE 121; THENCE ON SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N64°36'50"E HAVING A DELTA OF 141°13'44", A RADIUS OF 225.00 FEET AND A DISTANCE OF 55.88 FEET TO A POINT OF TANGENT;
 2. TO A POINT ON CURVE 5724.00 FEET BEING THE SOUTHWESTERLY CORNER OF ROBINSON SUBDIVISION NO. 1, RECORDED IN PLAT BOOK V-2 AT PAGE 139;
- THENCE N89°53'58"E, ON THE SOUTHERLY BOUNDARY OF SAID ROBINSON SUBDIVISION NO. 1, A DISTANCE OF 102.00 FEET TO A POINT OF BEGINNING, THENCE N00°28'58"E, ON THE EASTERLY BOUNDARY OF SAID OLD EAGLE ROCK SUBDIVISION, A DISTANCE OF 33.87 FEET TO S89°40'38"E, A DISTANCE OF 54.14 FEET TO THE NORTHWESTERLY CORNER OF SAID PIETRASZEK SUBDIVISION; THENCE S00°56'36"W, ON THE WESTERLY BOUNDARY OF SAID PIETRASZEK SUBDIVISION, A DISTANCE OF 312.80 FEET TO THE POINT OF BEGINNING.

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

GENERAL NOTES

1. 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 DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ACCURACY OR COMPLETENESS OF 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. THE DESIGN PROFESSIONAL HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED PLAN AND HAS NOT CONDUCTED AN ACCESSIBILITY ANALYSIS. THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN," AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).
2. FLOODPLAIN STATEMENT: THIS SITE, 4785 STANTON DRIVE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804100218P, EFFECTIVE 03.07.97.
3. IN ACCORDANCE WITH THE COLORADO SPRINGS LANDSCAPE CODE & POLICY MANUAL, REQUIRED LANDSCAPE BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USE HAS BEEN MET. (SEE PRELIMINARY LANDSCAPE PLAN).
4. INSTALLATION OF THE GATE ON STANTON ROAD MUST BE COMPLETED PRIOR TO CONSTRUCTION OF THE MINISTRY CENTER. PROPERTY WILL NEED TO BE PLATTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. In accordance with the "Ignition Resistant Construction Manual" published by the Colorado Springs Fire Department in May 2011, the proposed site plan has been designed to meet the minimum requirements for ignition resistant construction. (C.S.F.D.) Wildfire Mitigation Hazard Report. Rating the risk category on property is "High" according to the last rating of the property conducted 2011. Construction of the Newman Center along with proposed landscape improvement shall assist in a lower fire rating of the property. Detachable space around the existing residential house will be created.

HILLSIDE OVERLAY NOTES

- NO DISTURBANCE GRADING OR SIGNIFICANT NATURAL FEATURES AND VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN ON THIS PLAN. THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED DURING CONSTRUCTION WITH FLAGS, ROPING AND/OR 4" TALL ORANGE CONSTRUCTION FENCING. RESIDING IN OR NEAR WILDLAND INTERFACE OR INTERMIX AREAS INVOLVES INCREASED FIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
- ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUEL MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUEL MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVED INSPECTIONS MUST BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. INITIAL FUEL MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE OCCUPANCY OF THE RESIDENCE. THE INITIAL FUEL MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

ZONE: R/H/S
USE: Residential Estate
with hillside overlay

ZONE: PUD
USE: VACANT

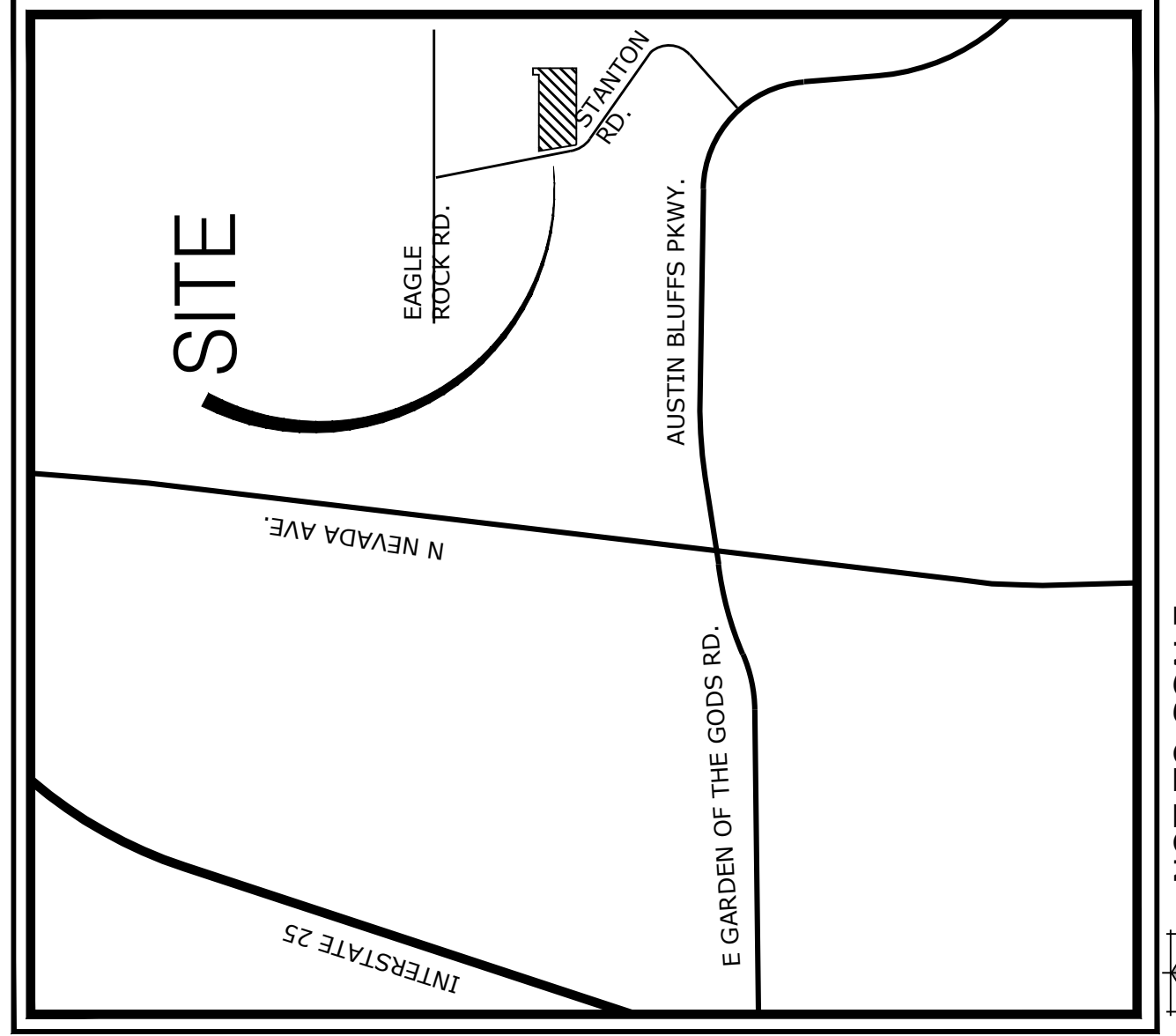
SITE DATA
SITE ACREAGE: 3.45 AC
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RELIGIOUS INSTITUTION
CURRENT ADDRESSING: 4785 STANTON RD
EXISTING ZONING: HILLSIDE RESIDENTIAL
SCHEDULE FOR CONSTRUCTION: FALL 2019
TAX ID: 6320000122
BUILDING MAXIMUM HEIGHT: 30 FT
LOT COVERAGE: 7.3%
- (%) IMPERVIOUS: 26%
FRONT (STANTON ROAD): 50' +
SIDE (NORTH): 10'
SIDE (SOUTH): 10'
STANTON ROAD (COLLECTOR): 10' SETBACK
NORTH (ZONE BOUNDARY): 15' BUFFER
EAST (NON RES BUFFER): 15' BUFFER

PARKING:
PARKING REQUIRED: 75 SPACES (4 HANDICAP) (LAND USE)
PARKING PROVIDED: 76 SPACES (4 HANDICAP)
*FRONT YARD SETBACK PER CITY CODE SECTION 7.3.105.J
**EXISTING GARAGE WILL PROVIDE REQUIRED PARKING FOR RESIDENCE.

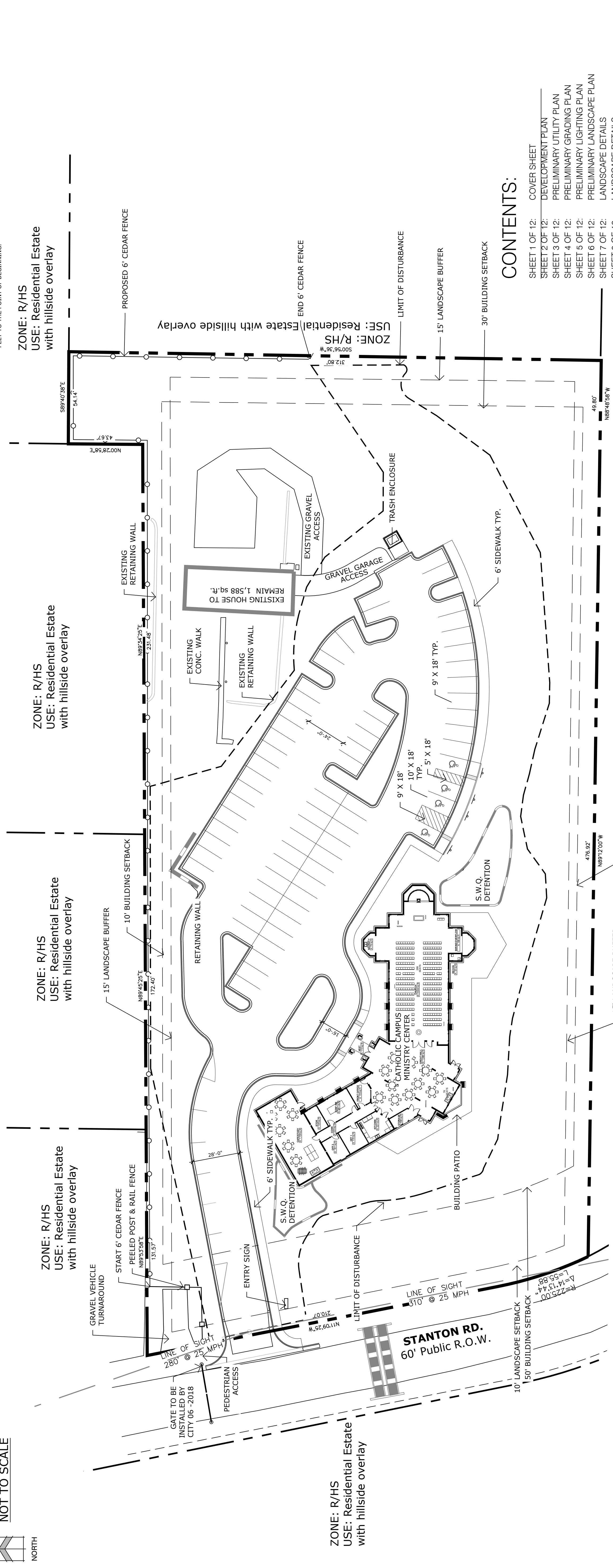
OWNER/DEVELOPER
The Catholic Diocese of Colorado Springs
228 N. Cascade Ave.
Colorado Springs, CO 80903

APPLICANT/LAND PLANNER
N.E.S., INC.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

CIVIL ENGINEER
Classic Consulting, Engineers and Surveyors LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903



NOT TO SCALE



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- SHEET 10 OF 12: ELEVATIONS
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- SHEET 12 OF 12: LAND SUITABILITY - SLOPE ANALYSIS

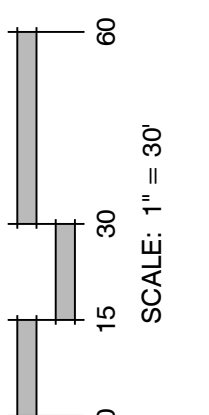


FIGURE 2



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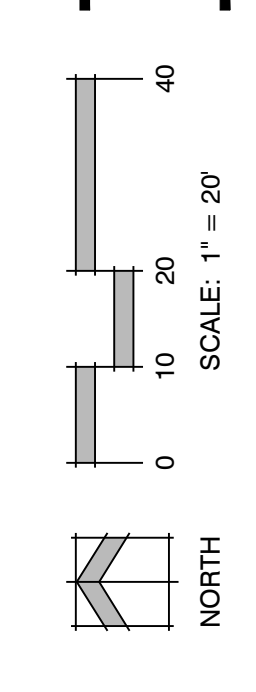
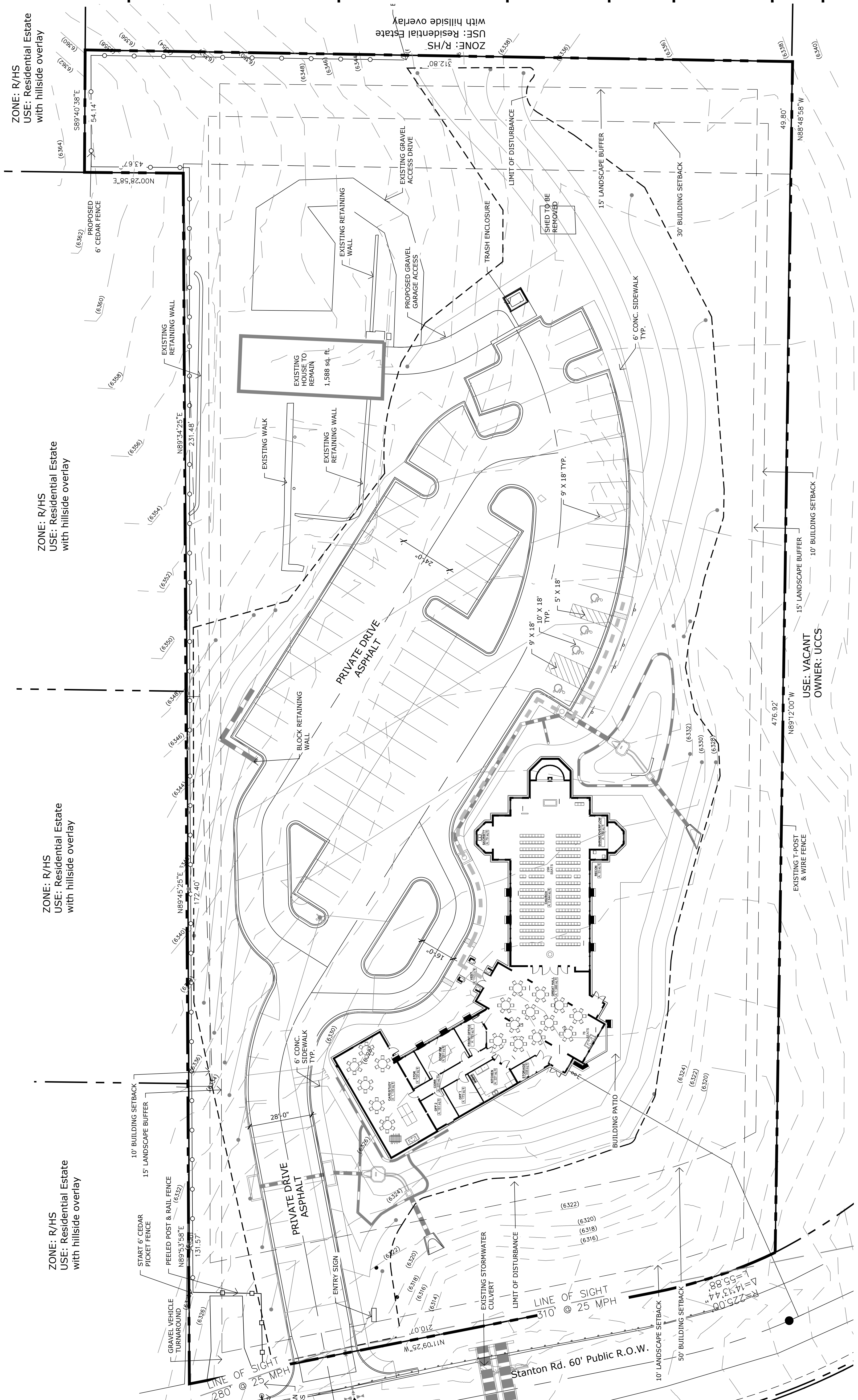
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DEVELOPMENT PLAN

2 OF 10
CPC CU 18-00056

CATHOLIC CAMPUS MINISTRY CENTER (NEWMAN CENTER)



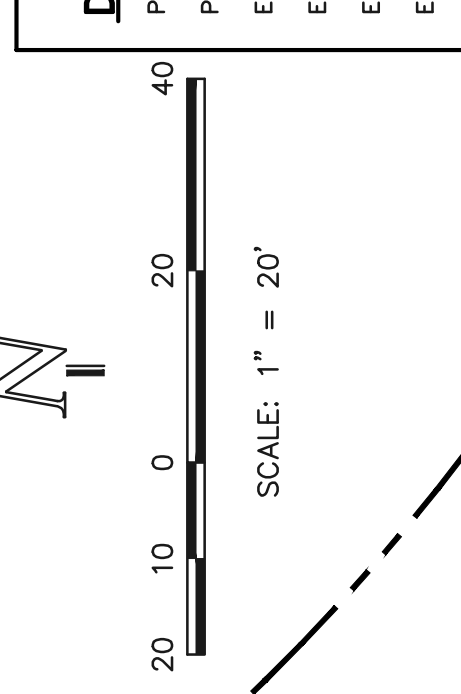
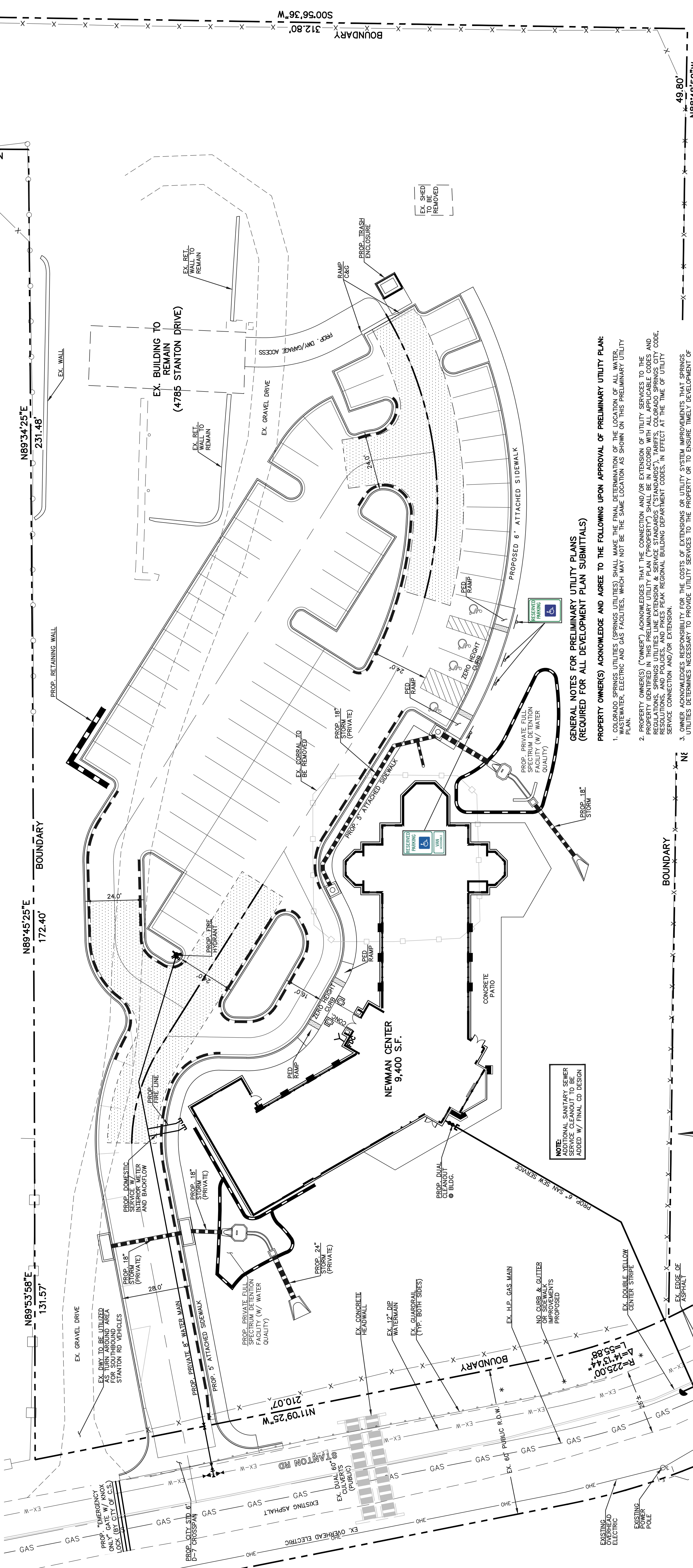
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FIGURE 2

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 ALONG STANTON ROAD IS 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 OTHERWISE UNDESIRABLE SHALL BE REPAIRED OR REPLACED. 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 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.

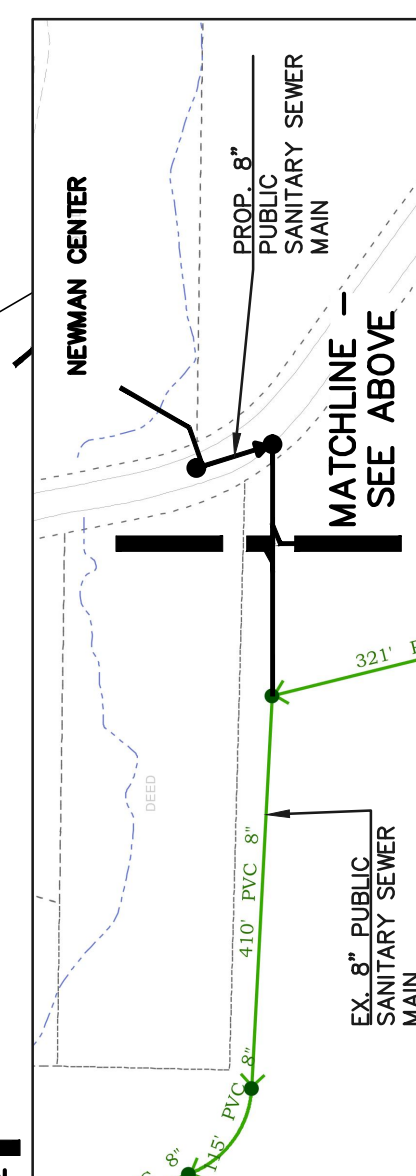
NOTE:
 1. EXISTING HOME TO REMAIN ON EXISTING SEPTIC SYSTEM.
 2. EXISTING CSU DOMESTIC WATER SERVICE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE (LOCATION UNKNOWN) OR RELOCATE TO ACCOMMODATE PROPOSED SITE DESIGN.



LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	--- (dashed line)
PROPOSED STORM INLET	--- (dashed line with circle)
EXISTING STORM SEWER	--- (solid line)
EXISTING STORM INLET	--- (solid line with circle)
EXISTING FIRE HYDRANT	--- (solid line with cross)
EXISTING WATER MAIN	--- (solid line with cross-hatch)
EXISTING SANITARY SEWER MAIN W/ MANHOLE	--- (solid line with cross-hatch and circle)
PROPOSED WATER MAIN	--- (dashed line with cross-hatch)
BOUNDARY LINE	--- (dashed line with 'x' marks)
NO PARKING FIRE LINE SIGNS (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.)	--- (dashed line with 'x' marks and text)
ADA ACCESS ROUTE	--- (dashed line with 'x' marks and text)

NEWMAN CENTER
 GROSS SQ. FOOTAGE: 9,400 S.F.
 REQ. GPM FIRE FLOW = 1,750 gpm
 AVG. DISCH. NUMBER HYDRANTS = 500
 BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
 AREA SEPARATION WALLS ARE NOT USED



ADA SITE ACCESSIBILITY:
 DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS REVIEWED THE PLAN WITH ALL CURRENT ADA CRITERIA AND REFLECTS REQUIRED SIZE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

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:

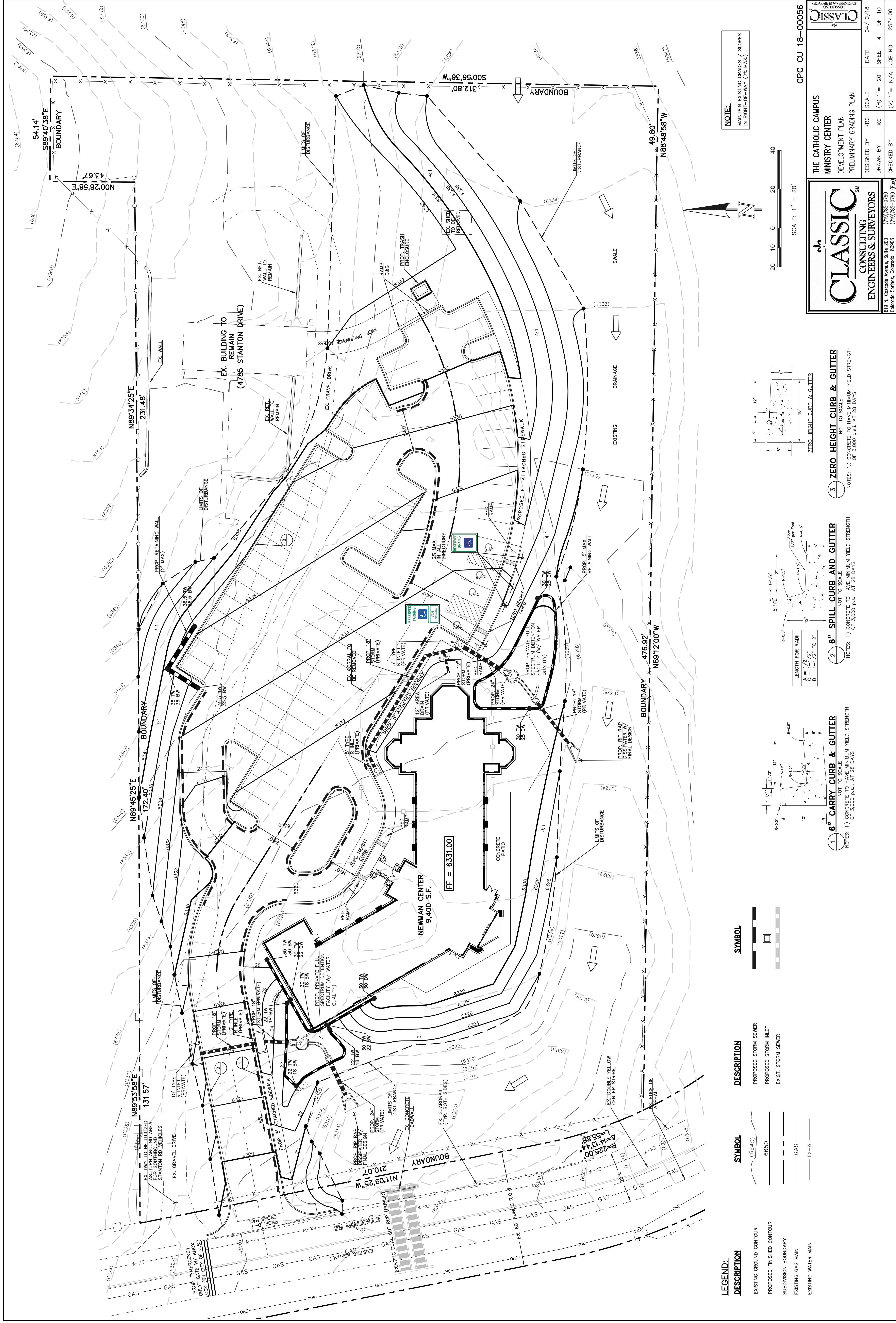
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR 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, AND APPLICABLE PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DEEM NECESSARY TO SERVE THE PROPERTY AND ARE NOT SHOWN ON THIS PRELIMINARY UTILITY PLAN. OWNER SHALL INSTALL UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INTEGRATED UTILITY 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.
- 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 WARRANTY OR REPRESENTATION AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST UNLESS OTHERWISE SPECIFIED. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES OUTSIDE THE PROPERTY SHALL BE AT THE OWNER'S SOLE COST UNLESS OTHERWISE SPECIFIED. OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DEEM NECESSARY TO SERVE THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM, ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- 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).
- 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.
- 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 668-4686 OR SOUTH 668-5969).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES SERVICE RIGHT-OF-WAY OR WITHIN ANY SPRINGS UTILITIES UTILITY IMPROVEMENTS, STRUCTURES AND TREES UNLESS THE RIGHT-OF-WAY WITHIN UTILITY EASEMENT SHALL NOT BE IMPAIRED. SPRINGS UTILITIES SHALL MAINTAIN CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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 WATER SYSTEM. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND SPRINGS UTILITIES. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS, POLICES OR CODES 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.

CLASSIC ENGINEERS & SURVEYORS
 519 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 578-0700
 (719) 578-0729 (fax)

THE CATHOLIC CAMPUS
 MINISTRY CENTER
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

DESIGNED BY: KRC SCALE: 1" = 20'
 DRAWN BY: KC (H) 1" = 20' SHEET: 3 OF 10
 CHECKED BY: (V) 1" = N/A JOB NO.: 2534.00

CPC CU 18-00056



CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

THE CATHOLIC CAMPUS
 MINISTRY CENTER
 DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

DESIGNED BY: KRC SCALE: DATE: 04/10/18
 DRAWN BY: KC (H) 1" = 20' SHEET: 4 OF 10
 CHECKED BY: (V) 1" = N/A JOB NO.: 2534.00

119 W. Cascade Avenue, Suite 200 (719) 785-0700
 Colorado Springs, Colorado 80903 (719) 785-0728 (fax)

CPC CU 18-00056

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LANDSCAPE ARCHITECT

ASSOCIATION WITH

CATHOLIC CAMPUS MINISTRY CENTER

CONDITIONAL USE DEVELOPMENT PLAN
4785 Stanton Road
Colorado Springs, CO 80918

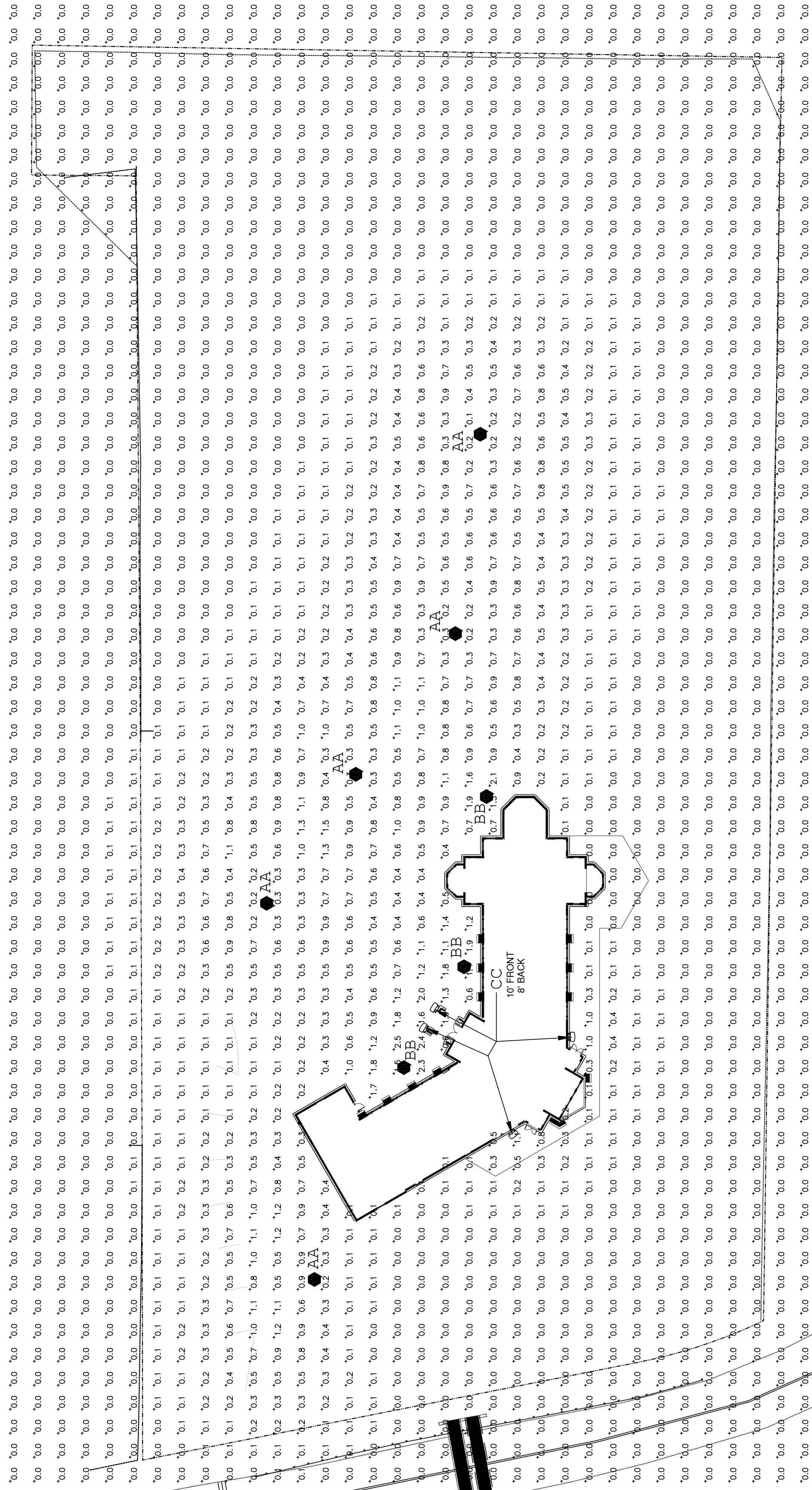
DATE: 05.03.18
PROJECT MGR: C. LEBBER
PREPARED BY: T. BAXTER & B. ITEN

DATE: 06.08.18
BY: B.L.I. Per City Comments

PRELIMINARY LIGHTING PLAN

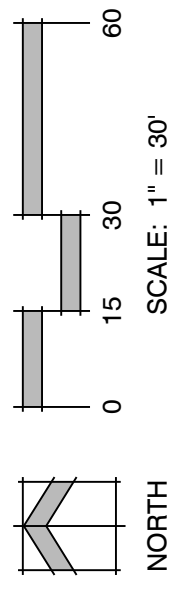
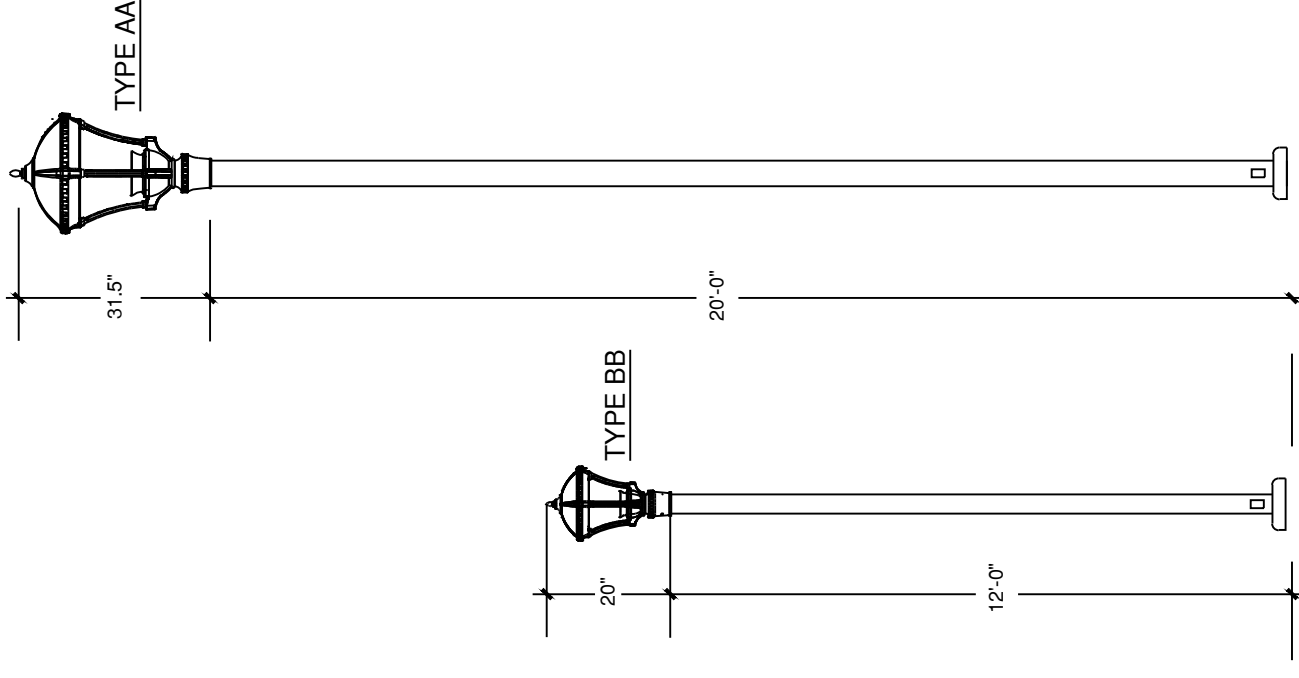
5 OF 10

CPC CU 18-00056



1 LIGHTING EXHIBIT

Not to Scale



ALLEGRO W LED ARCHITECTURE OUTDOOR

FEATURES

- Aluminum Housing w/ Powder Coated Finish
- Aluminum Mount Bar w/ Powder Coated Finish
- Luminaire Housing w/ Powder Coated Finish
- Luminaire Lens w/ Powder Coated Finish
- Includes Mounting Hardware
- CSA Approved for Wet Location (Per Manufacturer)
- Mounting Hardware Included
- Vandal Resistant

FINISHES

Color	Material	Mounting Hardware
Black	Aluminum	Aluminum
White	Aluminum	Aluminum
Black	Aluminum	Aluminum
White	Aluminum	Aluminum

LINE DRAWING

Providence LED™ - Small Housing PROS

FEATURES

- Recessed luminaire
- Type II, III, and IV enclosure
- 10-15 year life expectancy
- 10-15 year warranty
- 10-15 year performance guarantee

SPECIFICATIONS

- Diameter: 10.00 (254.00 mm)
- Height: 1.75 (44.28 mm)
- Weight: 0.50 (141.75 g)
- Efficacy: 100 lm/W
- IP Rating: IP65

ORDERING INFORMATION

PROVIDENCE LED™	1	2	3	4	5	6
MODEL	1000	1000	1000	1000	1000	1000
FINISH	Black	White	Black	White	Black	White
CONTROL	On/Off	On/Off	On/Off	On/Off	On/Off	On/Off

Providence LED™ - Large Housing PROCL

FEATURES

- Recessed luminaire
- Type II, III, and IV enclosure
- 10-15 year life expectancy
- 10-15 year warranty
- 10-15 year performance guarantee

SPECIFICATIONS

- Diameter: 12.00 (304.80 mm)
- Height: 1.75 (44.28 mm)
- Weight: 0.50 (141.75 g)
- Efficacy: 100 lm/W
- IP Rating: IP65

ORDERING INFORMATION

PROVIDENCE LED™	1	2	3	4	5	6	7
MODEL	1000	1000	1000	1000	1000	1000	1000
FINISH	Black	White	Black	White	Black	White	Black
CONTROL	On/Off	On/Off	On/Off	On/Off	On/Off	On/Off	On/Off

FIGURE 2

CATHOLIC CAMPUS MINISTRY CENTER

Land Planning
Landscape
Architecture
Urban Design

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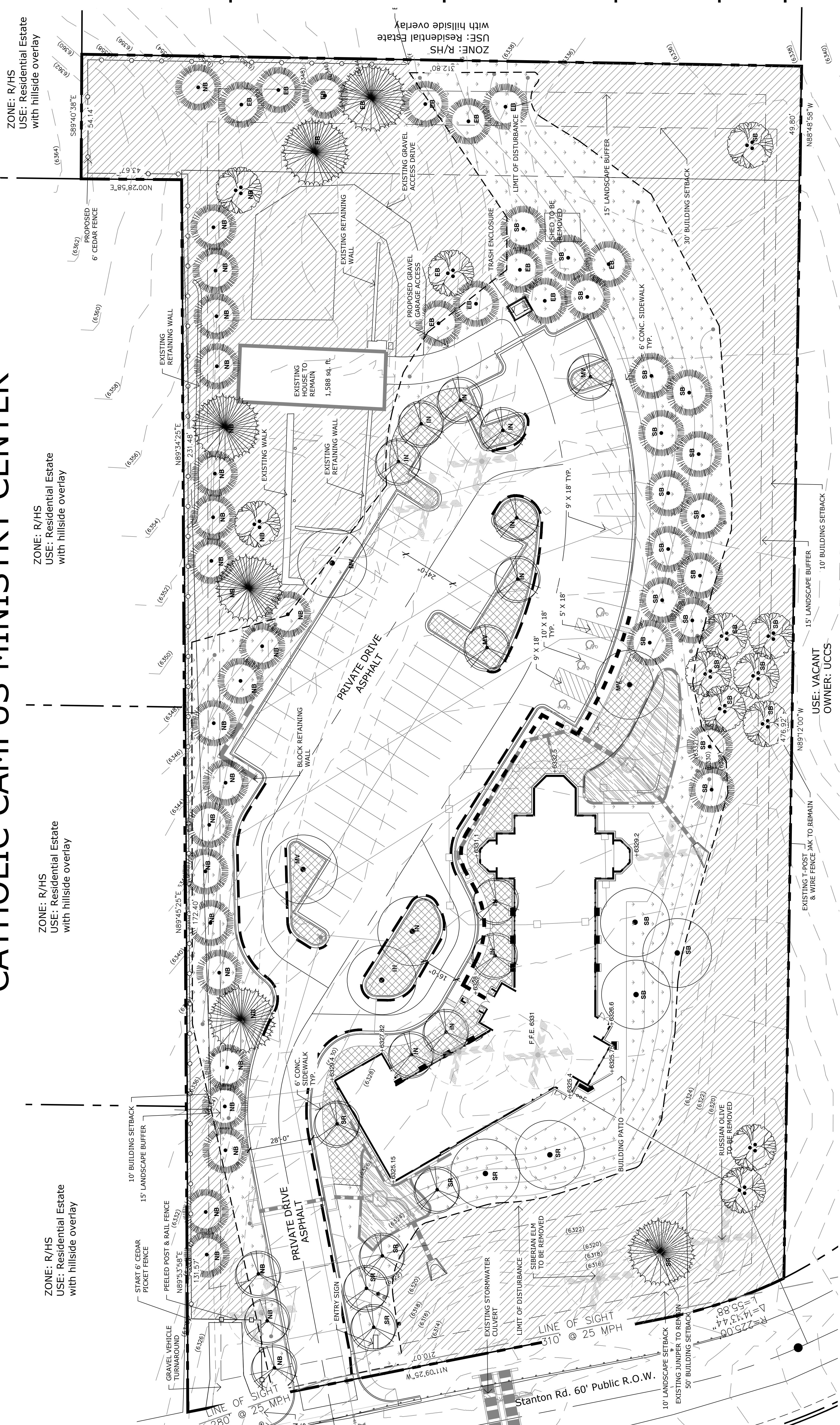
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DATE: 05.03.18
PROJECT MGR: C. LEIBER
PREPARED BY: T. BAXTER & B. JTEH

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: 6 OF 10

PLAN FILE # CPC CU 18-00056



CONCEPT PLANT SCHEDULE & GROUND COVER DATA

Symbol	Quantity	Description	Area (sq. ft.)
	44	EXISTING TREE TO BE REMOVED	29,315 sf
	10	NATIVE SEED	6,939 sf
	24	SHRUB BED	2,621 sf
	6	STORM WATER QUALITY SEED MIX	61,127 sf
	13	UNDISTURBED	

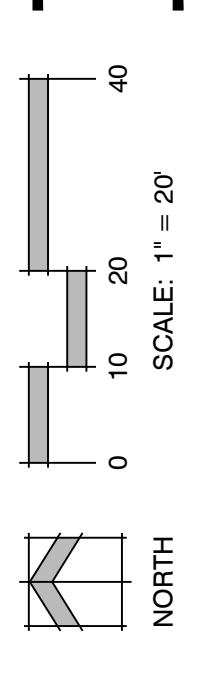


FIGURE 2

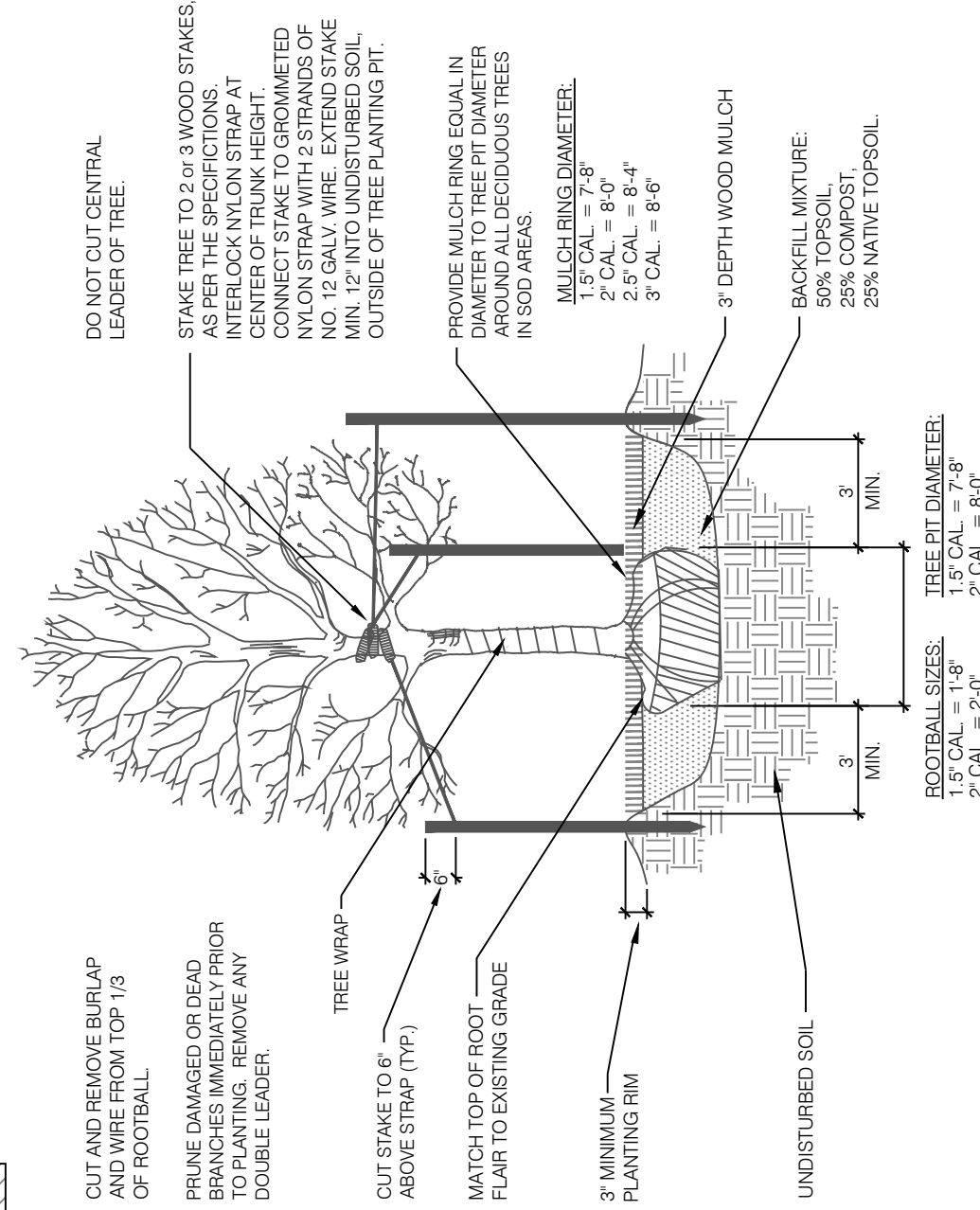
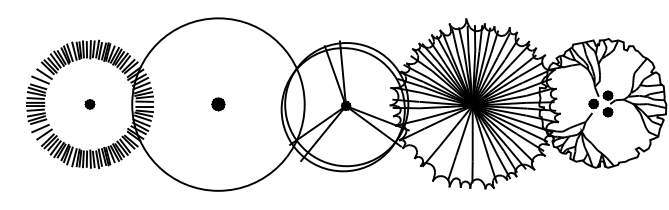
CATHOLIC CAMPUS MINISTRY CENTER

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/100 SQ. AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUIVALENT ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SQ. AREA OF ORGANIC COMPOST (COMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- CONTRACTOR TO UTILIZE STONE-COMPOLED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTO-METRIC PLAN.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTS AND BE USED TO MAINTAIN ALL PLANTS AND TREES THROUGHOUT THE LIFESPAN OF THE PROJECT. PLANTS AND TREES TO BE PLANTED SHALL BE IRRIGATED ON TYPICAL SCHEDULING RATES BASED ON TREE TYPE, AND NOTES FOR NEWLY PLANTED PLANTS. 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. SEEDS SHALL BE COVERED WITH A 3" DEPTH OF MULCH AND PROTECTED FROM ALL SEED EATING MAMMALS.
- EROSION CONTROL BLANKETS TO BE APPLIED IN ALL SEED AREAS WITH A 3" DEPTH OF MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE INSTALLED IN PLANTING BEDS TO RECEIVE 3" DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE SEPARATED BY SOLID 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 "DURADECK" 1/2" THICK X 4" WIDE. STEEL LANDSCAPE EDGING, GREEN COLOR, AND ALL OTHER TYPES SHALL BE APPROVED BY THE DESIGNER. ALL EDGING SHALL BE INSTALLED AT THE TIME OF BUILDING PERMIT APPLICATION. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. A FINAL LANDSCAPE TO INCLUDE AN IRRIGATION PLAN, WITH ASSIGNED PERCENTAGES OF GRASS, TREE, AND SHRUB SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL.
- 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 SEEDING DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL OBTAIN 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.

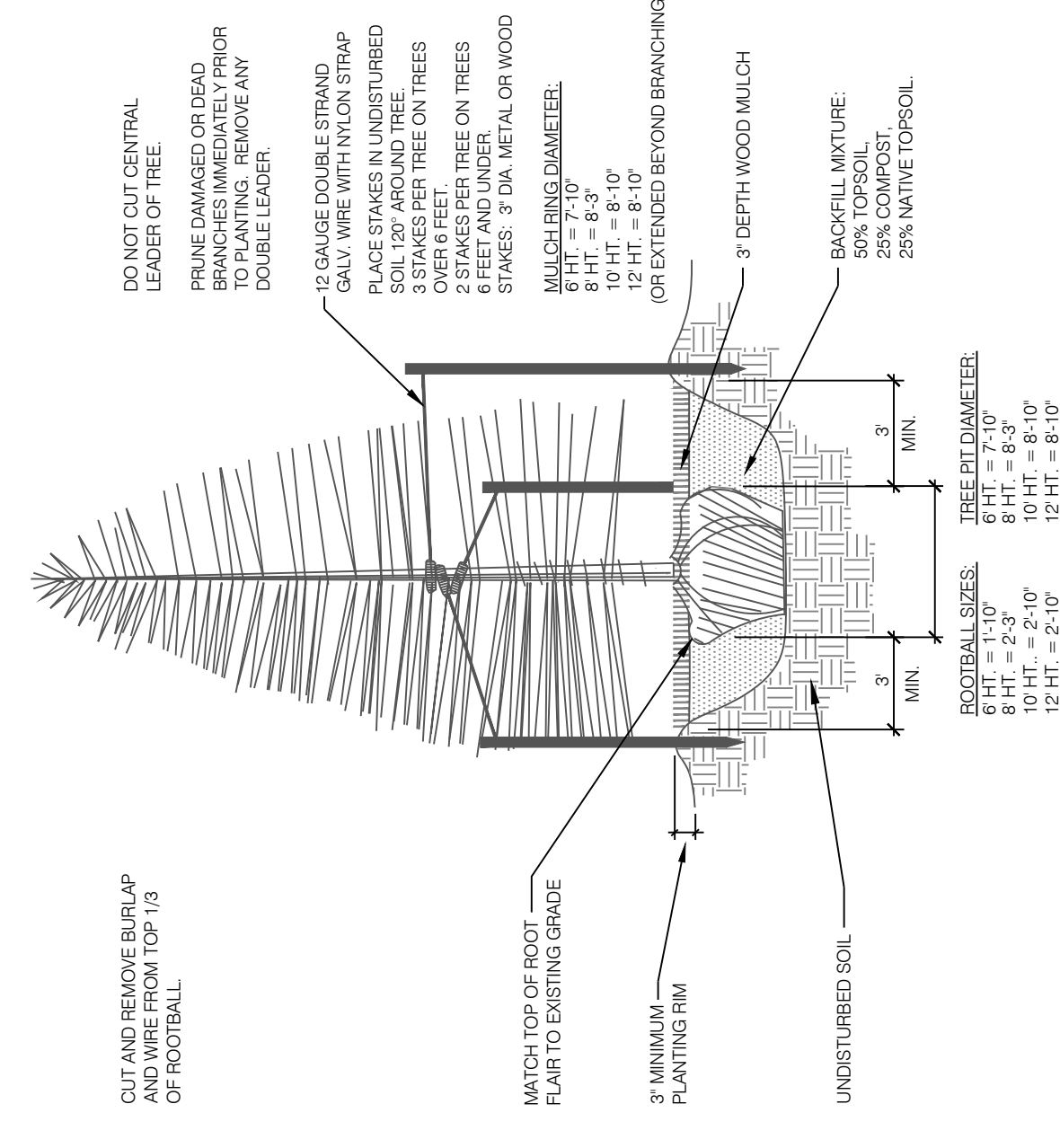
CONCEPT PLANT SCHEDULE & GROUND COVER DATA

Category	Quantity	Notes
EVERGREEN	44	EXISTING TREE TO BE REMOVED
SHADE	10	NATIVE SEED
ORNAMENTAL	24	SHRUB BED
EXISTING EVERGREEN TO REMAIN	2	STORM WATER QUALITY SEED MIX
EXISTING DECIDUOUS TO REMAIN	15	UNDISTURBED



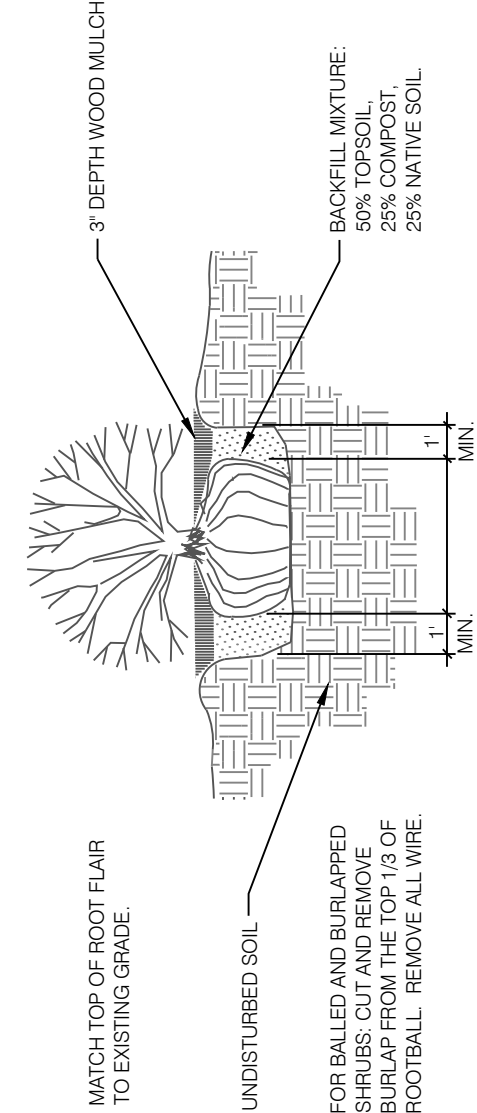
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

PLANT SCHEDULE

Alias	Quantity	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
DECIDUOUS TREES							
Ap	--	Acer platanoides	Norway Maple	2-1/2' cal. 4S		30-40'	B&B
Cs	--	Gleditsia triacanthos inermis Skyline	Skyline Honeylocust	2-1/2' cal. 4SA		30-40'	B&B
Or	--	Quercus rubra	Northern Red Oak	2-1/2' cal. 4S		40-60'	B&B
Tar	--	Tilia americana Piedmont'	Piedmont Linden	2-1/2' cal. 4S		30-40'	B&B
ORNAMENTAL TREES							
AJ	--	Acer ginnala	Amur Maple	2' cal.	457A	15-20'	B&B
Ac	--	Amelanchier canadensis	Shadblow Serviceberry	2' cal.	457BS	15-20'	B&B
Cl	--	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2' cal.	235AD	15-20'	B&B
Ms	--	Malus sp. Spring Snow	Spring Snow Crabapple	2-1/2' cal.	467S	20-25'	B&B
Sr	--	Syringa reticulata	Japanese Tree Lilac	2' cal.	4S	15-20'	B&B

Alias	Quantity	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
EVERGREEN TREES							
Ac	--	Abies concolor	White Fir	8' ht.	456785A	20-30'	B&B
Jb	--	Juniperus chinensis 'Spartan'	Spartan Juniper	8' ht.	DA	10-15'	B&B
Ppc	--	Picea pungens	Colorado Blue Spruce	8' ht.	678S	20-30'	B&B
Pp	--	Pinus ponderosa	Ponderosa Pine	8' ht.	2678D	30-40'	B&B
Ps	--	Pinus sylvestris	Scotch Pine	8' ht.	5678S	20-30'	B&B

Alias	Quantity	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
DECIDUOUS SHRUBS							
Cc	--	Corylopsis x glaucomens	Bluemeet Spirea	5 GAL.	123BA	2-3'	CONT.
Fp	--	Forestiera pubescens	New MexicoPrivet	5 GAL.	145DA	6-8'	CONT.
Fs	--	Forsythia 'Sunrise'	Sunrise Forsythia	5 GAL.	D	4-6'	CONT.
Pb	--	Phytolacca sp.	Sandcherry	5 GAL.	134SA	4-6'	CONT.
Po	--	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 GAL.	566SA	4-5'	CONT.
Ptg	--	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	5 GAL.	4567S	3-4'	CONT.
Rag	--	Ribes alpinum 'Green Mound'	Green Mound Currant	5 GAL.	5678A	2-3'	CONT.
Rko	--	Rosa Knock Out Double	Double Knock Out Rose	5 GAL.	45678SA	3-4'	CONT.
Sp	--	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 GAL.	566A	3-5'	CONT.
Vb	--	Viburnum x burkwoodii	Burkwood Viburnum	5 GAL.	47A	6-8'	CONT.

Alias	Quantity	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
EVERGREEN SHRUBS							
Jb	--	Juniperus sabina 'Acadiah'	Acadiah Juniper	5 GAL.	566A	4-6'	CONT.
Jbb	--	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 GAL.	566A	6-8'	CONT.
Pen	--	Pinus strobus 'triar'	Dwarf Eastern White Pine	5 GAL.	45S	2-3'	CONT.
Pmm	--	Pinus mugo 'Mops'	Miniature Mugo Pine	5 GAL.	1256D	2-3'	CONT.

Alias	Quantity	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
GROUND COVER PERENNIAL/GRASS							
Cak	--	Calliagramma acutiflora 'Kaif Forester'	Feather Reed Grass	4"-pot	A	1-3'	2 o.c.
Hbb	--	Helictotrichon sempervirens	Blue Oat Grass	3 GAL.	123SD	3-4'	2 o.c.
Hso	--	Hemerocallis 'Shells Dorco'	Shells Daylily	1 GAL.	D	15-24"	2 o.c.
Lam	--	Lavandula angustifolia 'Munstead'	English Lavender	1 GAL.	AD	8-12"	18" o.c.
Plh	--	Pennisetum alopecuroides	Dwarf Fountain Grass	1 GAL.	A	12-18"	18" o.c.
Pre	--	Penstemon exaltatus	Firecracker Penstemon	1 GAL.	12345678D	12-18"	18" o.c.
Ps	--	Penstemon strictus	Rocky Mountain Penstemon	1 GAL.	12345678D	12-18"	18" o.c.

Percent Signature Grasses*: Signature Grasses: --- = ---% Signature Grasses
 * SPECIES ABBREVIATIONS DETERMINED BY DESIGNER.
 ** CLASSIFIED AS N, H, O, C, N, APPENDIX B. SELECTED PLANTS FOR COLORADO SPRINGS.
 SE Stee Edging

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (In Ft.) Req./Prov.	Linear Footage Req./Prov.	Tree/Foot. No. of Trees Required/Provided
Stanton Road	Local	10' / 10'	266'	1 / 30 8 / 8 (1 Existing)
Shrub Substitutes	Ornamental Grass Sub.	Setback Plant Abbr.	Percent Ground Plane	Percent Ground Plane
Req./Provided	Req./Provided	Denoted on Plan	Veg. Req. / Provided	Req./Provided

Internal Landscaping

Net Site Area (SF)	See Code Section/Policy 322 & 317	Internal Area (SF)	Internal Trees (1/500 SF)
145,926 SF	7,286' / 96,981'	7,286' / 96,981'	14 / 14
Shrub Substitutes	Ornamental Grass Substitutes	Internal Plant Abbr.	Percent Ground Plane
Req./Provided	Req./Provided	Denoted on Plan	Veg. Req. / Provided

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces)	Vehicle Lot Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
76	5 / 5 (M/V)	---	---
Min. 3' Screening	Evergreen Plants	Length of Screening	Vehicle Lot Plant
Plants Req./Prov.	Req. (50%) / Prov.	Wall or Berm Provided	Abbr. on Plan

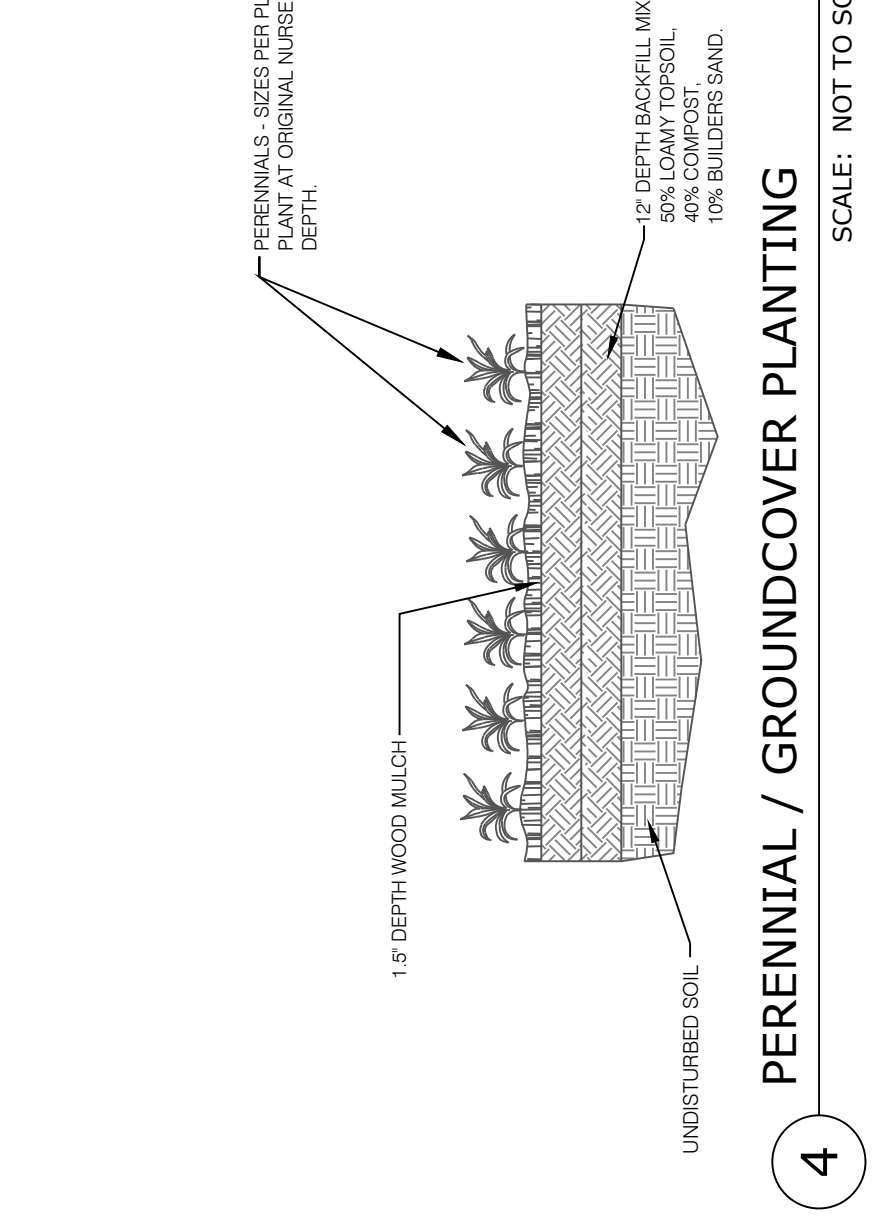
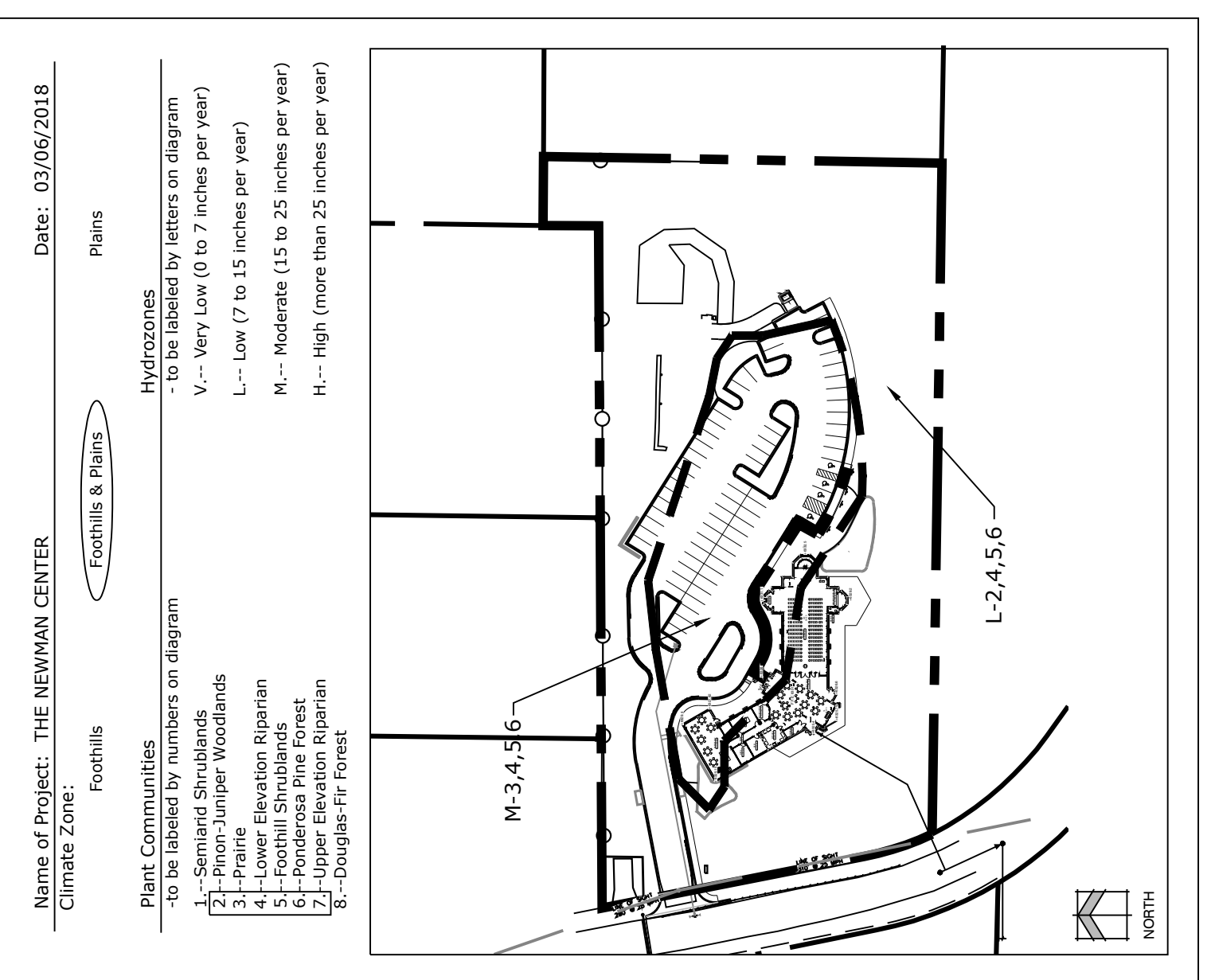
Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage Req. / Provided	Evergreen Trees (1/20) Req. (50%) / Provided
NORTH BOUNDARY	15' / 15'	589'	29 / 29 (5 Existing) 14 / 18
EAST BOUNDARY	15' / 15'	311'	15 / 15 (4 Existing) 7 / 6
SOUTH BOUNDARY	15' / 15'	527'	26 / 26 (7 Existing) 13 / 16

Length of 6' Opaque Structure Req./Prov.

Structure Req./Prov.	Denoted on Plan	Percent Ground Plane
75% / 100%	NB	75% / 100%
75% / 100%	SB	75% / 100%

SCHEMATIC LANDSCAPE DIAGRAM



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

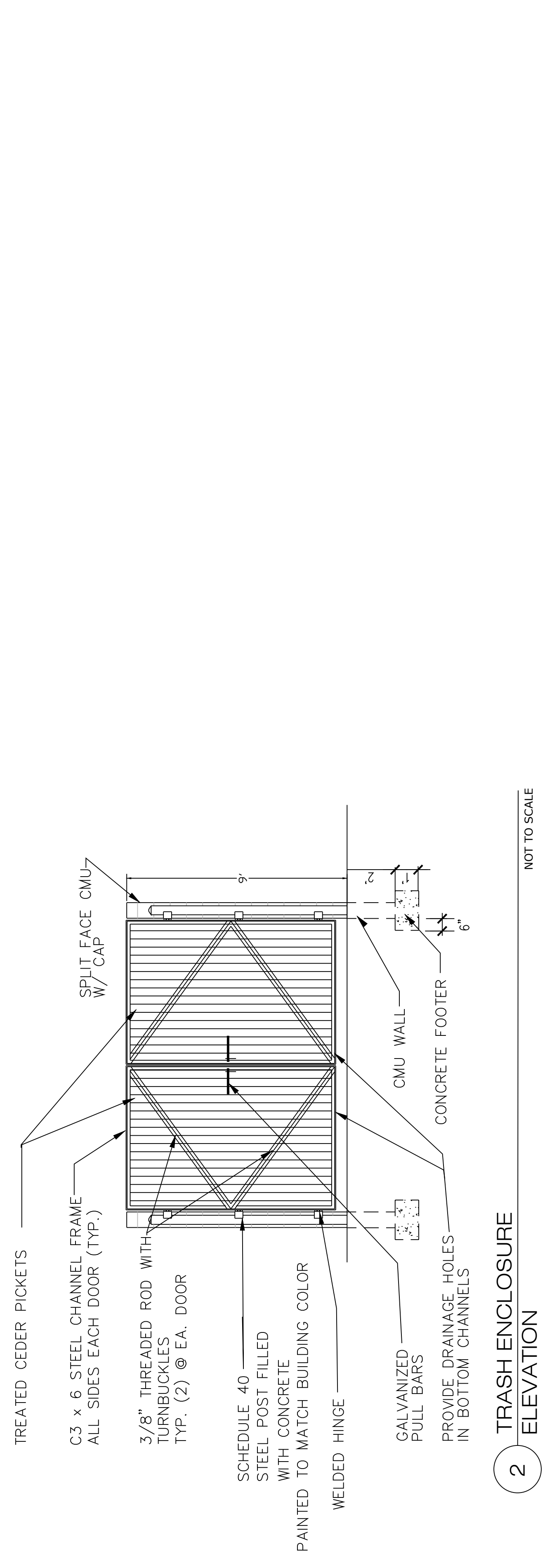
CATHOLIC CAMPUS MINISTRY CENTER
 DEVELOPMENT PLAN

4785 Stanton Road
 Colorado Springs, CO 80918

DATE: 05.03.18
 PROJECT MGR: C. LEIBER
 PREPARED BY: T. BAXTER & B. ITEN

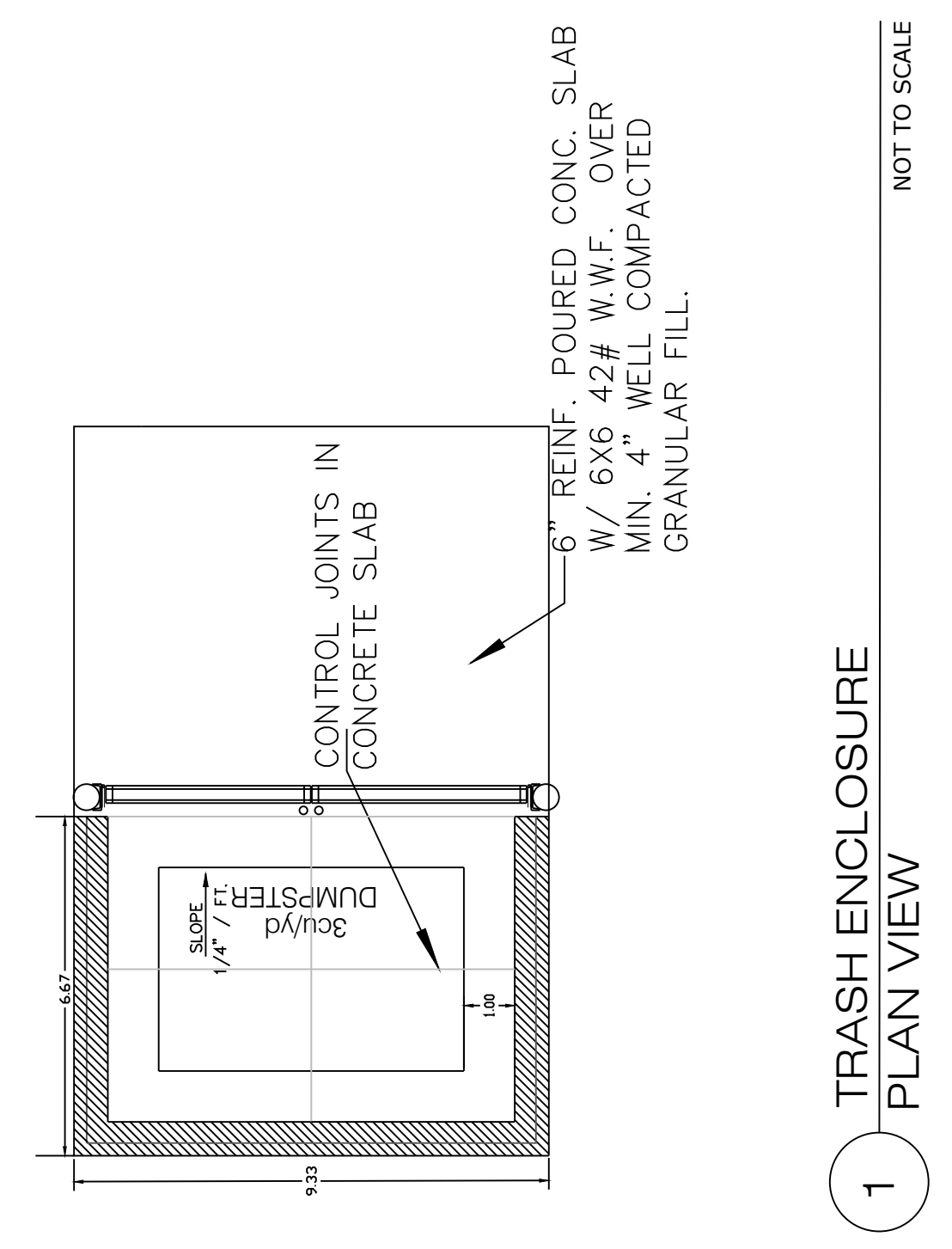
DATE: 06.06.18
 BY: B.I.
 DESCRIPTION: Per City Comments

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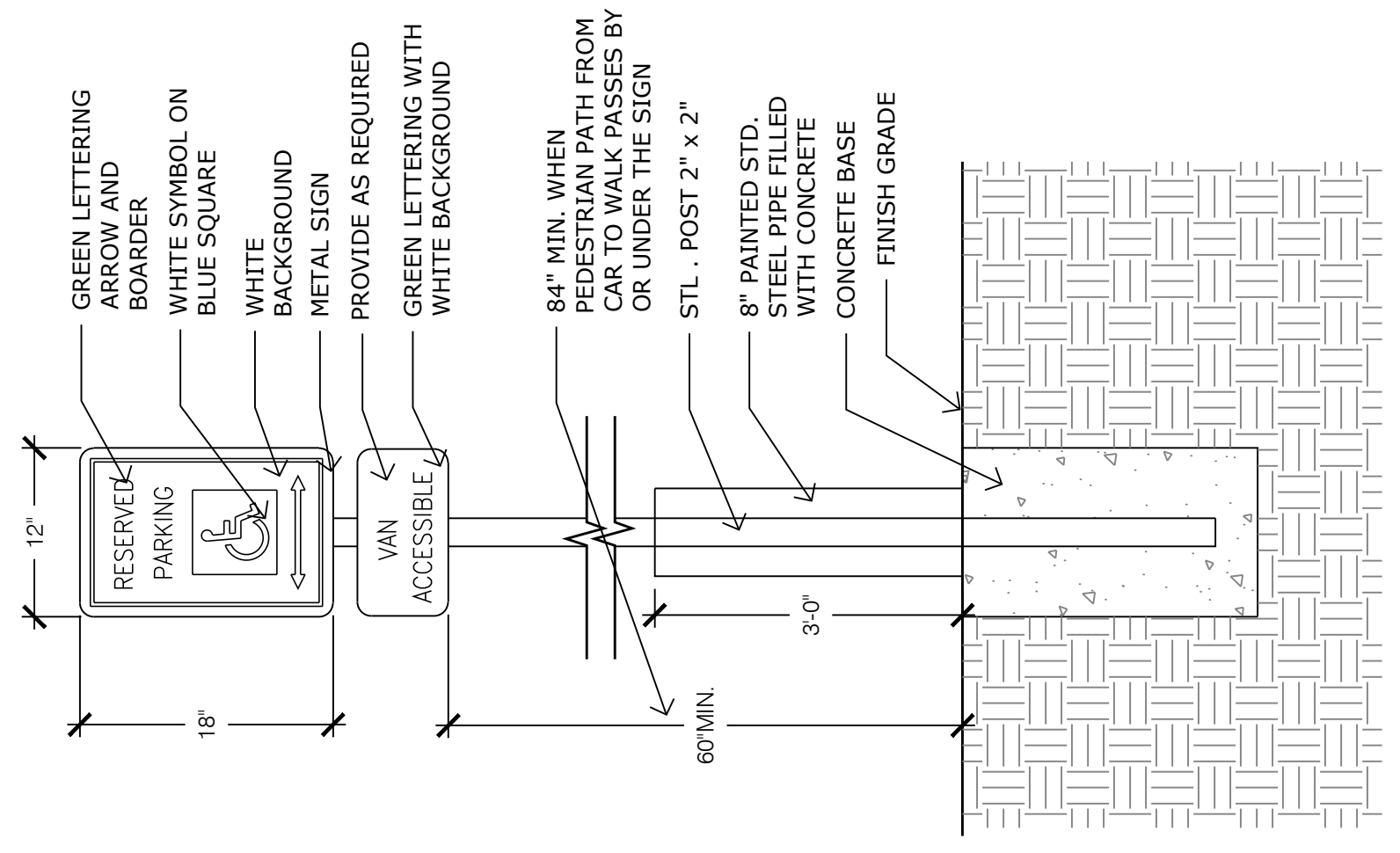
2 TRASH ENCLOSURE ELEVATION

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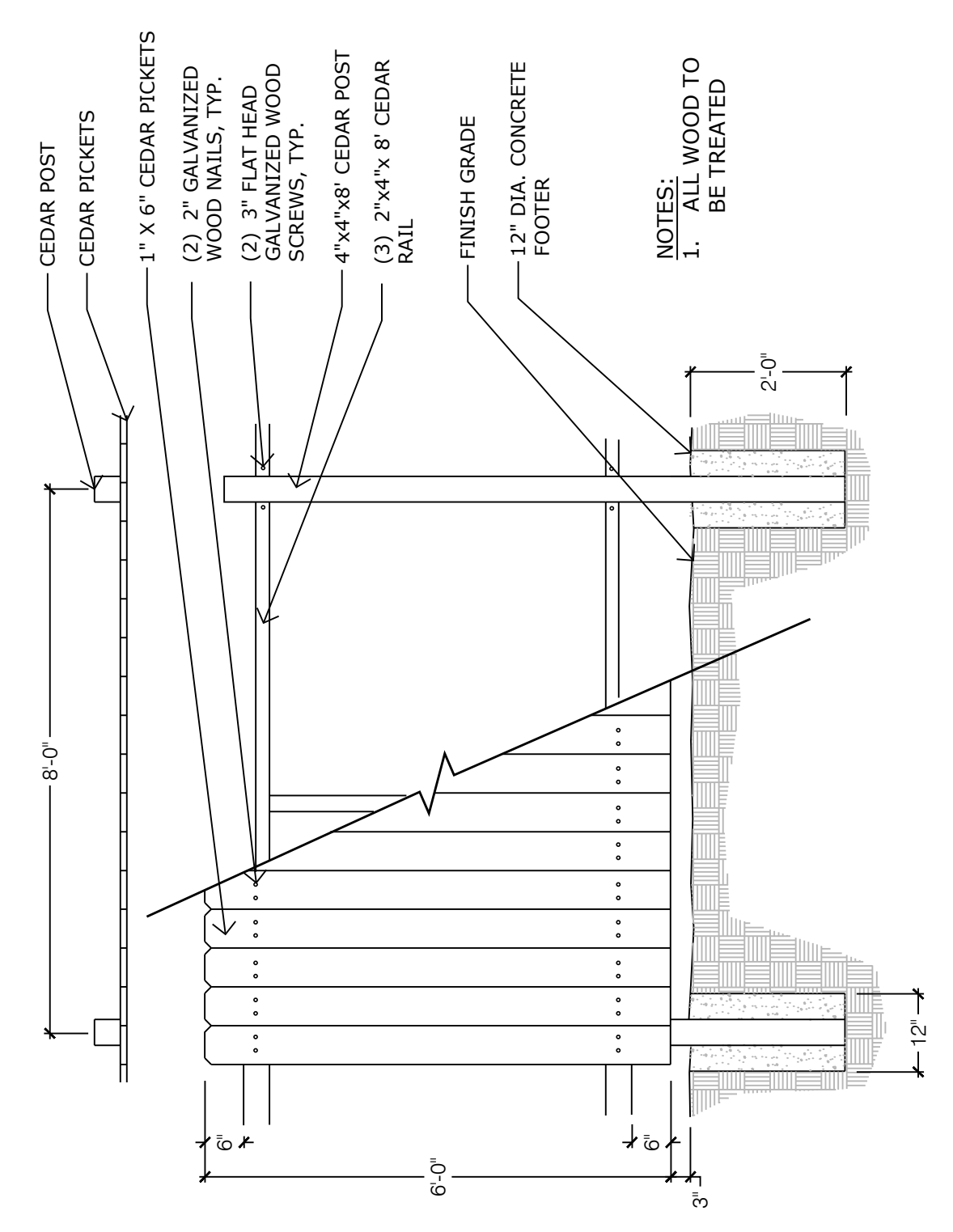
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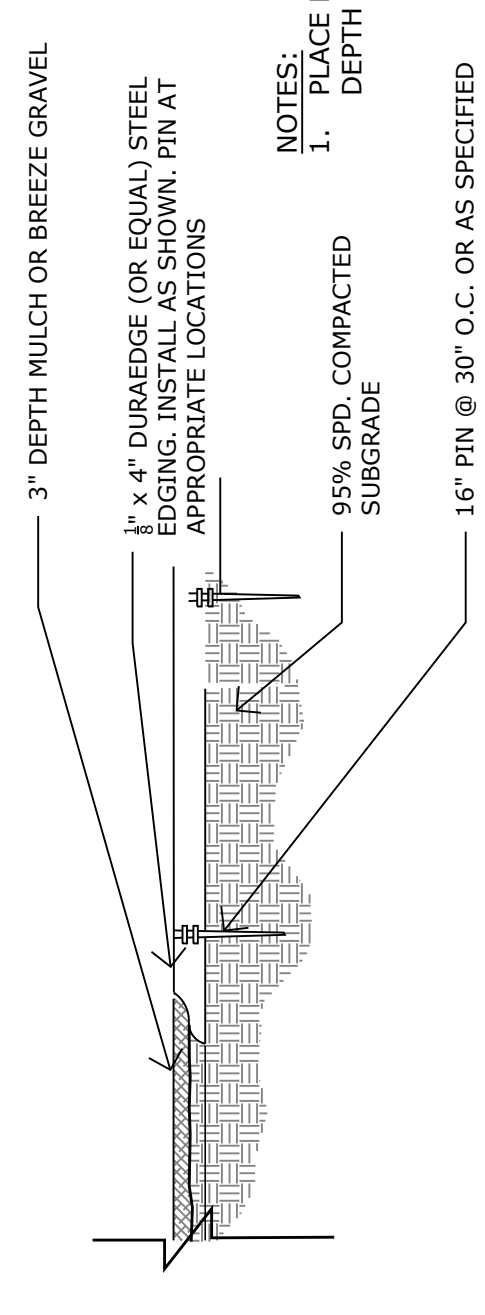
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NOT TO SCALE



4 6' OPAQUE CEDAR FENCE

SCALE: 1/2\"/>



5 STEEL EDGING

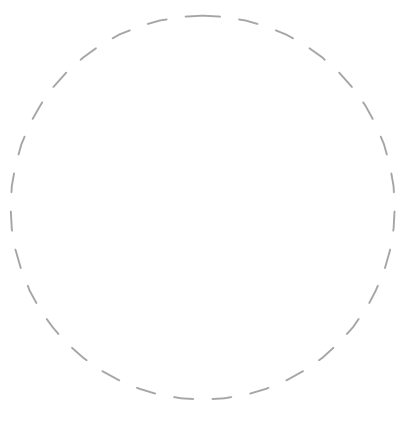
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NOTES:
1. PLACE EDGING 2\"/>

LANDSCAPE DETAILS 2

DATE	BY	DESCRIPTION
06.06.18	B.I.	Per City Comments

CONSULTANTS



**Catholic Campus
Ministry Center**

4785 Stanton Drive
Colorado Springs, 80918

Diocese of Colorado Springs

MARK	DATE	DESCRIPTION
03		City Cond Use Response
02	04/25/2018	Conditional Use Permit
01	03/17/2018	SD_05

PROJECT NO: 1615

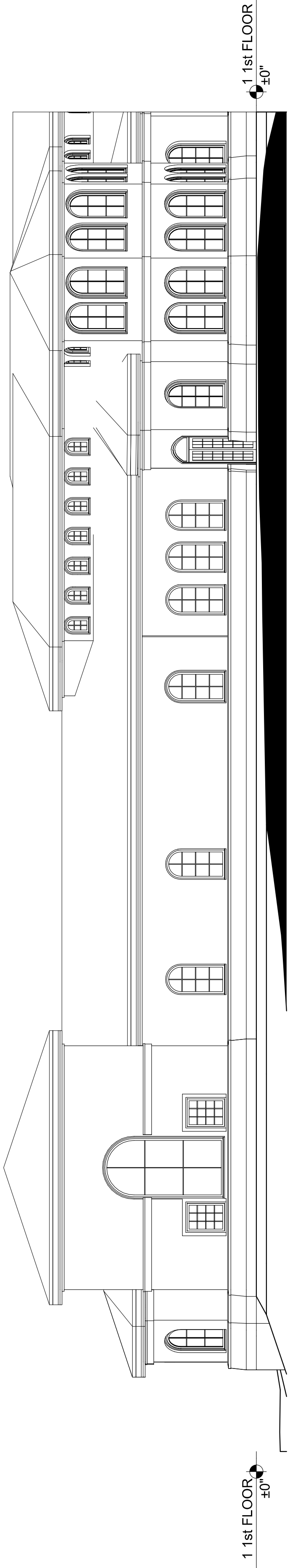
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SHEET TITLE

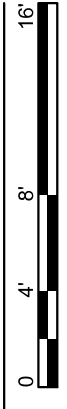
ELEVATIONS



1 1st FLOOR
+0'

1 1st FLOOR
+0'

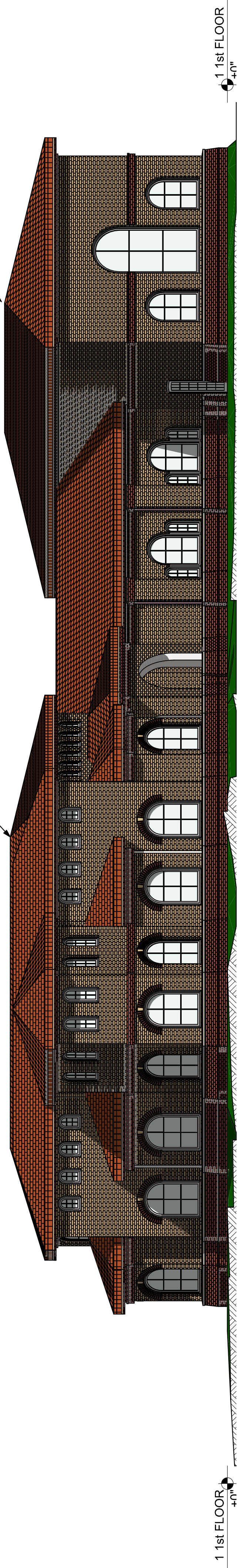
3 SOUTHWEST ELEVATION



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

24'-5" ABOVE FINISHED GRADE

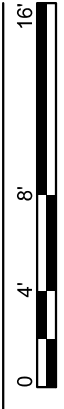
25'-1" ABOVE FINISHED GRADE



1 1st FLOOR
+0'

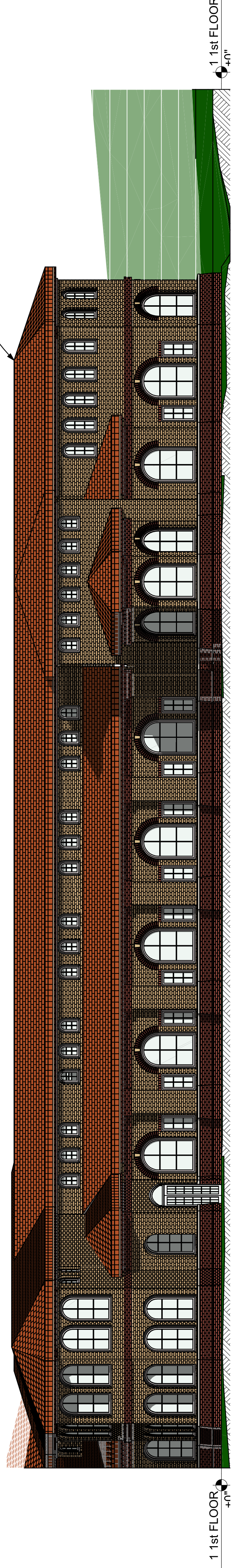
1 1st FLOOR
+0'

2 EAST ELEVATION



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

24'-3"



1 1st FLOOR
+0'

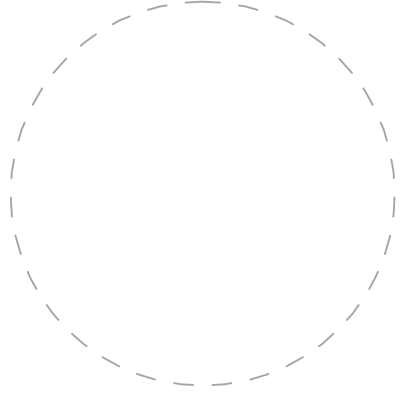
1 1st FLOOR
+0'

1 SOUTH ELEVATION



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

CONSULTANTS



**Catholic Campus
Ministry Center**

4785 Stanton Drive
Colorado Springs, 80918

Diocese of Colorado Springs

03	City Cond. Use Response	
02	04/25/2018 Conditional Use Permit	
01	03/17/2018 SID_05	
MARK	DATE	DESCRIPTION

PROJECT NO: 1615

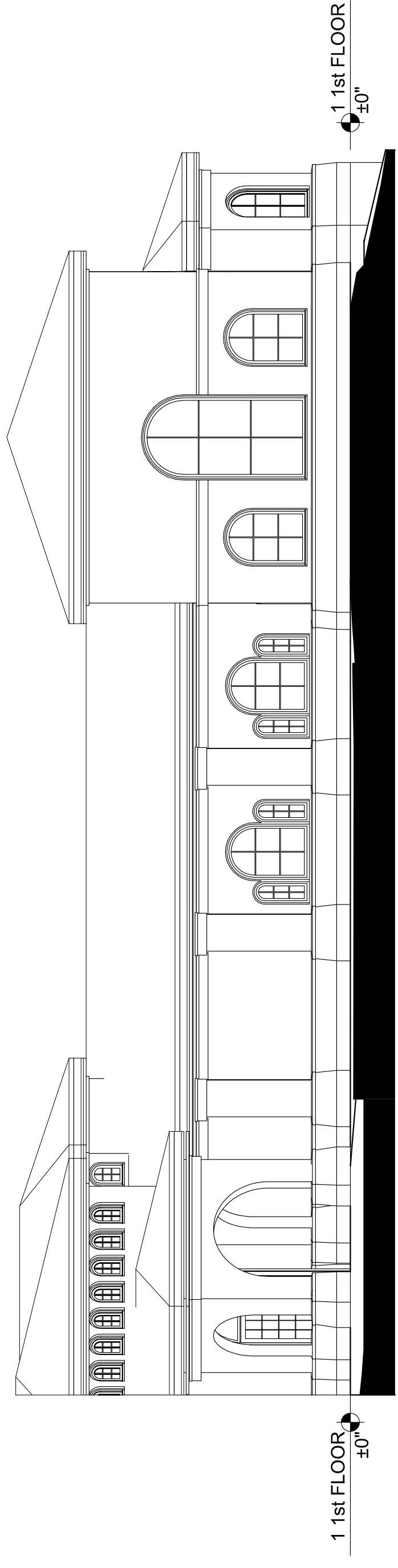
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DRAWN BY: Steve Baker PHD, AIA

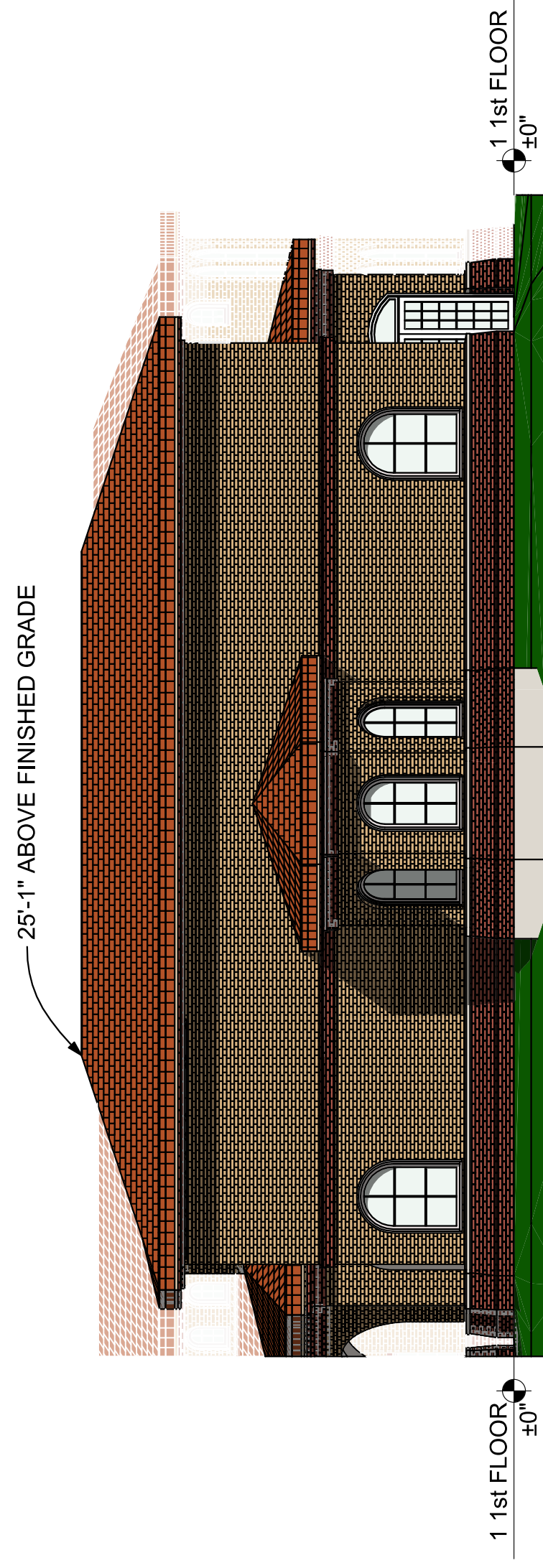
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SHEET TITLE

ELEVATIONS



3 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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