

COLLEGE CREEK APARTMENTS

CITY OF COLORADO SPRINGS, COLORADO

CONDITIONAL USE DEVELOPMENT PLAN



N.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
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DATE: 7/20/2012
 PROJECT NO.: 12-00116
 PREPARED BY: N.E.S. & ASSOCIATES

COLLEGE CREEK APARTMENTS

INTERQUEST PARKWAY & FEDERAL DRIVE
 COLORADO SPRINGS, CO

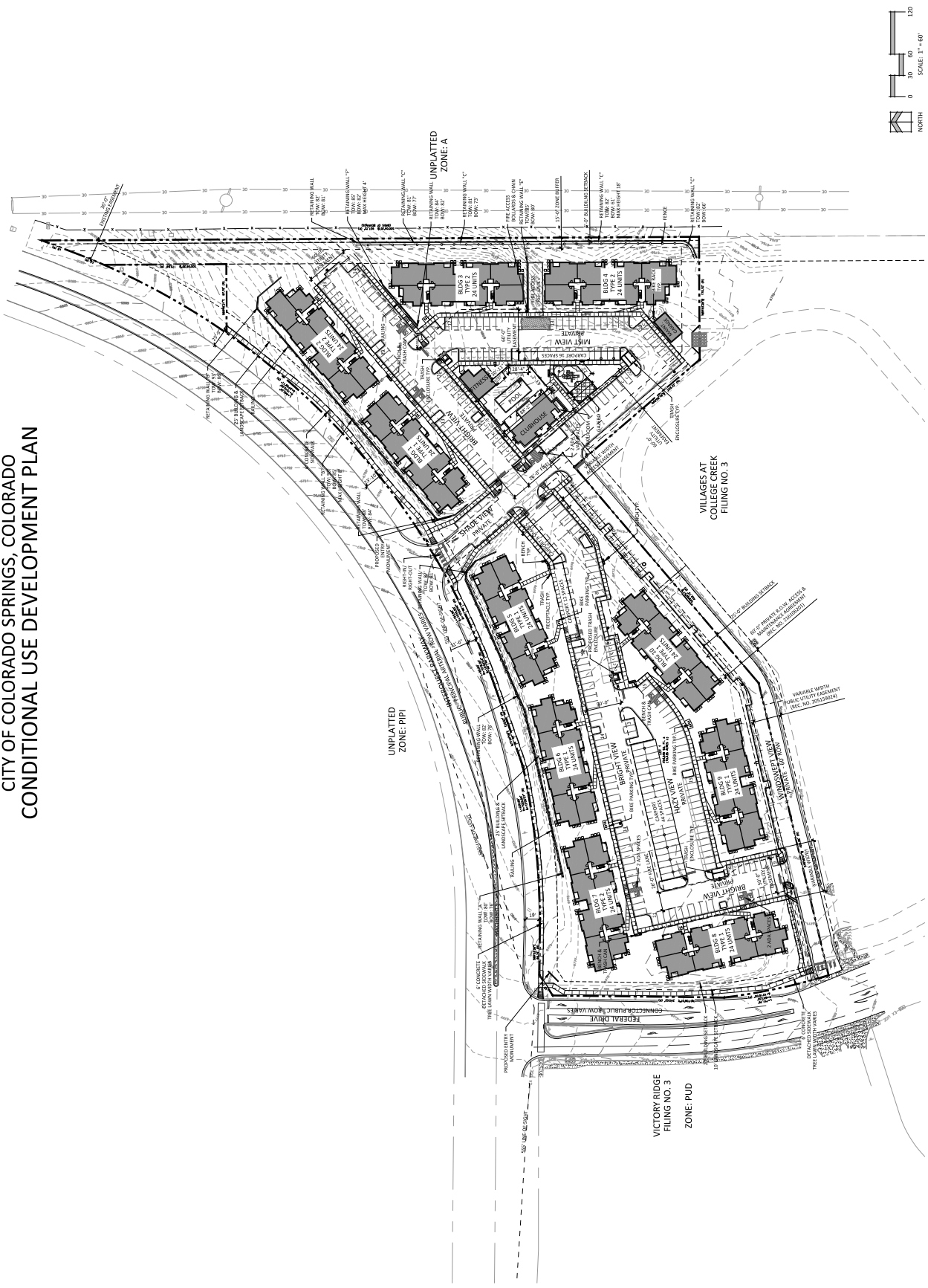
CONDITIONAL USE DEVELOPMENT PLAN

DATE: 7/20/2012
 PROJECT NO.: 12-00116
 PREPARED BY: N.E.S. & ASSOCIATES

SITE PLAN

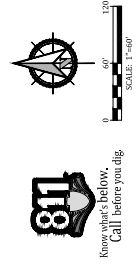
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CPC CU 21-00116
 CPC R 21-00117

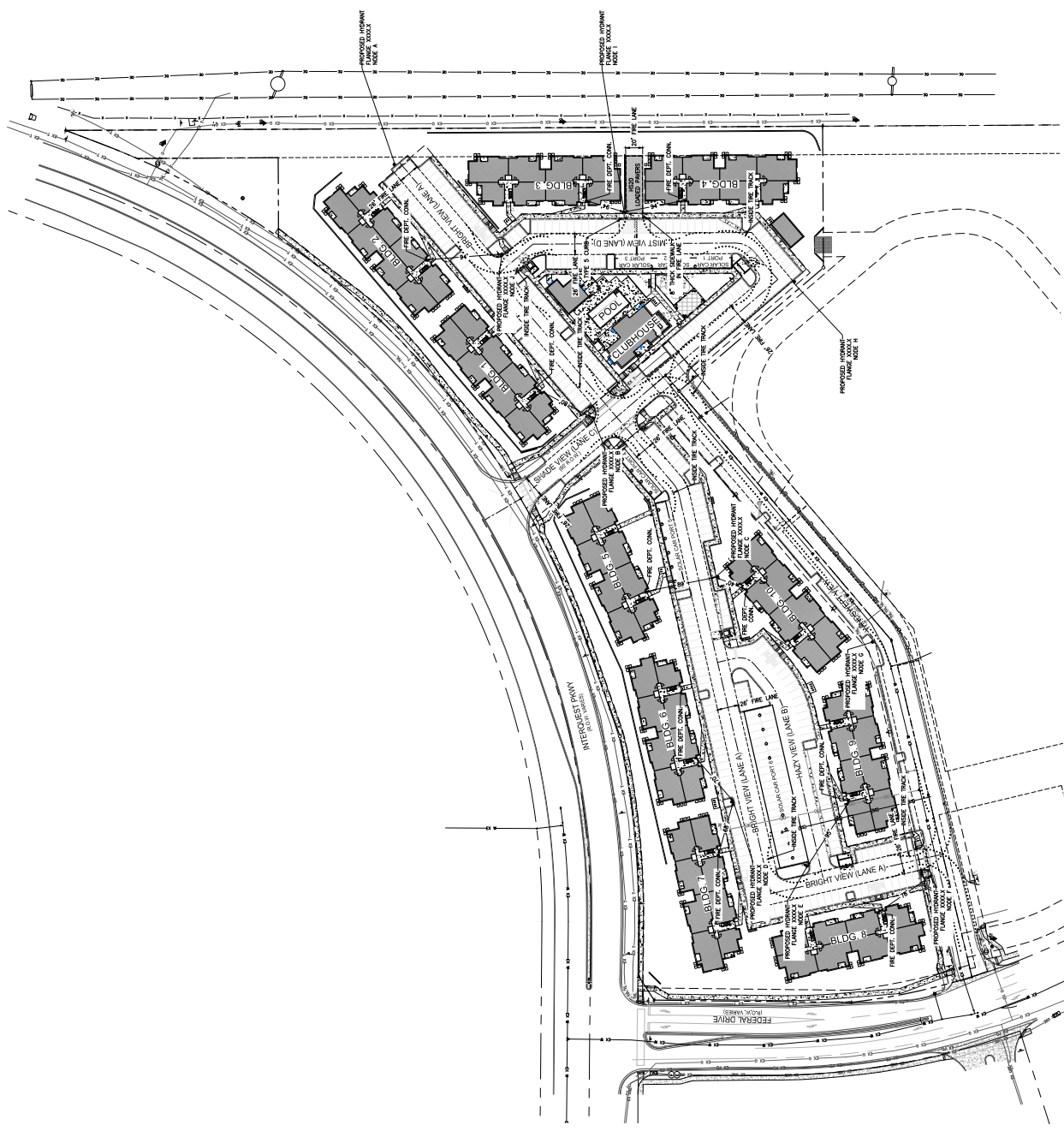


GENERAL LEGEND

	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC POWER POLE
	EXISTING FIBER OPTIC PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING GAS TEST STATION
	EXISTING DECIDUOUS TREE
	EXISTING TREE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER W/STRUCTURES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING GAS MAIN
	EXISTING ELECTRIC LINE (UNDERGROUND)
	EXISTING ELECTRIC LINE (OVERHEAD)
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED HRP SURFACE
	PROPOSED FIRE TRUCK FIRE TRACK
	PROPOSED FIRE LANE

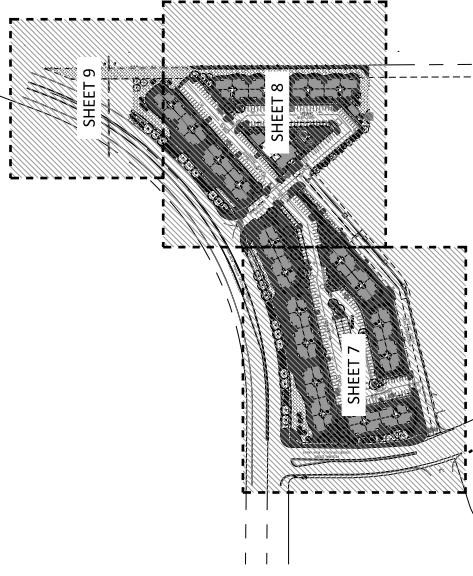


CDC R 21-00117
CPC 021-0016





NES, Inc.
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SHEET KEY MAP

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section Policy 7.4.328 & 317

Zone Boundary	Principal Anterior Classification	Setback (ft.)	Tree Plant Required	% of Trees to be Planted
Federal	Non-Aerial	25' / 25'	1185	1.7 / 20'
		37' / 10'	411	1.7 / 30'
				14 / 10

Shrub Substitutes	Required / Provided	Percent Ground Plane
457' x	W/A	75% / 75%
457' x	W/A	75% / 75%
457' x	W/A	75% / 75%

Internal Landscaping

See Code Section Policy 7.4.322 & 317

Internal Area (ft ²)	Required / Provided	Percent Ground Plane
453,794 S.F.	15%	136 / 69
670' x	W/A	75% / 75%

Motor Vehicle Lots

See Code Section Policy 7.4.321 & 317

Street Name or	Length of Screening	Min. 3' Screening	Evergreen Plants	Percent Ground Plane
47' / 20'	157' / 15'	238	--- / ---	75% / 75%
29' / 70'	157' / 15'	824	--- / ---	75% / 100%
42' / 42'	157' / 15'	824	--- / ---	75% / 100%

Landscape Buffer & Screens

See Code Section Policy 7.4.323 & 317

Street Name or	Length of Screening	Min. 3' Screening	Evergreen Plants	Percent Ground Plane
47' / 20'	157' / 15'	238	--- / ---	75% / 100%
29' / 70'	157' / 15'	824	--- / ---	75% / 100%
42' / 42'	157' / 15'	824	--- / ---	75% / 100%

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUIVALENT, TO THE TOP 6" OF SOIL IN ALL AREAS OF THE PROJECT. THE AMOUNT OF COMPOST TO BE APPLIED SHALL BE DETERMINED BY A SOIL ANALYSIS REPORT AND SHALL BE APPROVED BY THE CITY ENGINEER. SEE LANDSCAPE DETAILS.
- FERTILIZER REQUIREMENTS BELOW shall be applied as detailed in planting grids.

NUTRIENT	SOIL	SEED	SHRUB/BROADLEAF
PHOSPHORUS (PP05)	0.185/1000SF	0.185/1000SF	0.185/1000SF
POTASSIUM (P020)	0.185/1000SF	0.185/1000SF	0.185/1000SF
MANGANESE (M)	0.185/1000SF	0.185/1000SF	0.185/1000SF
- CONTRACTOR TO VERIFY ALL SOILS ARE FREE OF CONTAMINATION AND TO BE TESTED FOR CONTAMINATION PRIOR TO ANY GRADING OR CONSTRUCTION. ALL SOILS TO BE TESTED FOR CONTAMINATION SHALL BE TESTED AT THE BOTTOM OF THE EXCAVATION. ALL SOILS TO BE TESTED FOR CONTAMINATION SHALL BE TESTED AT THE BOTTOM OF THE EXCAVATION. ALL SOILS TO BE TESTED FOR CONTAMINATION SHALL BE TESTED AT THE BOTTOM OF THE EXCAVATION.
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College Creek Apartments

CONDITIONAL USE DEVELOPMENT PLAN
10085 Federal Drive
Colorado Springs, CO 80901

DATE: 10/20/2011
PROJECT NO.: 10085
PREPARED BY: A. BALDWIN
CHECKED BY: C. HARRISON

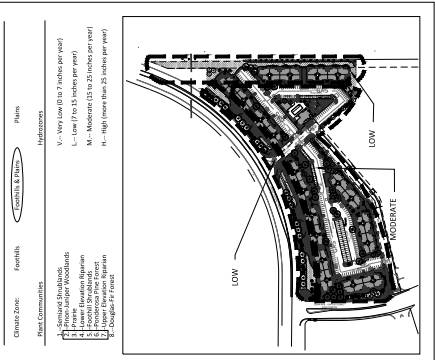
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	SCOD	KEY
Ar	12	Acer rubrum / Red Maple	40'	40'	2.5'	Cal.	B88	S
Ap	13	Ampeliter canadensis Prince William / Prince William Canadian Serviceberry	10'	15'	1.5'	Cal.	B88	S
Ce	18	Cercis canadensis / Eastern Redbud Multi-trunk	30'	35'	1.5'	Cal.	B88	S
Gi	19	Gleditsia inornata ternata / Thornless Honey Locust	50'	40'	2.5'	Cal.	B88	4SA
Tg	14	Tilia cordata 'Greenpire' / Greenspire Littleleaf Linden	50'	40'	2.5'	Cal.	B88	4S
Za	8	Zakovia serrata 'Autumn Glow' / Autumn Glow Japanese Zelkova	50'	40'	2.5'	Cal.	B88	47S

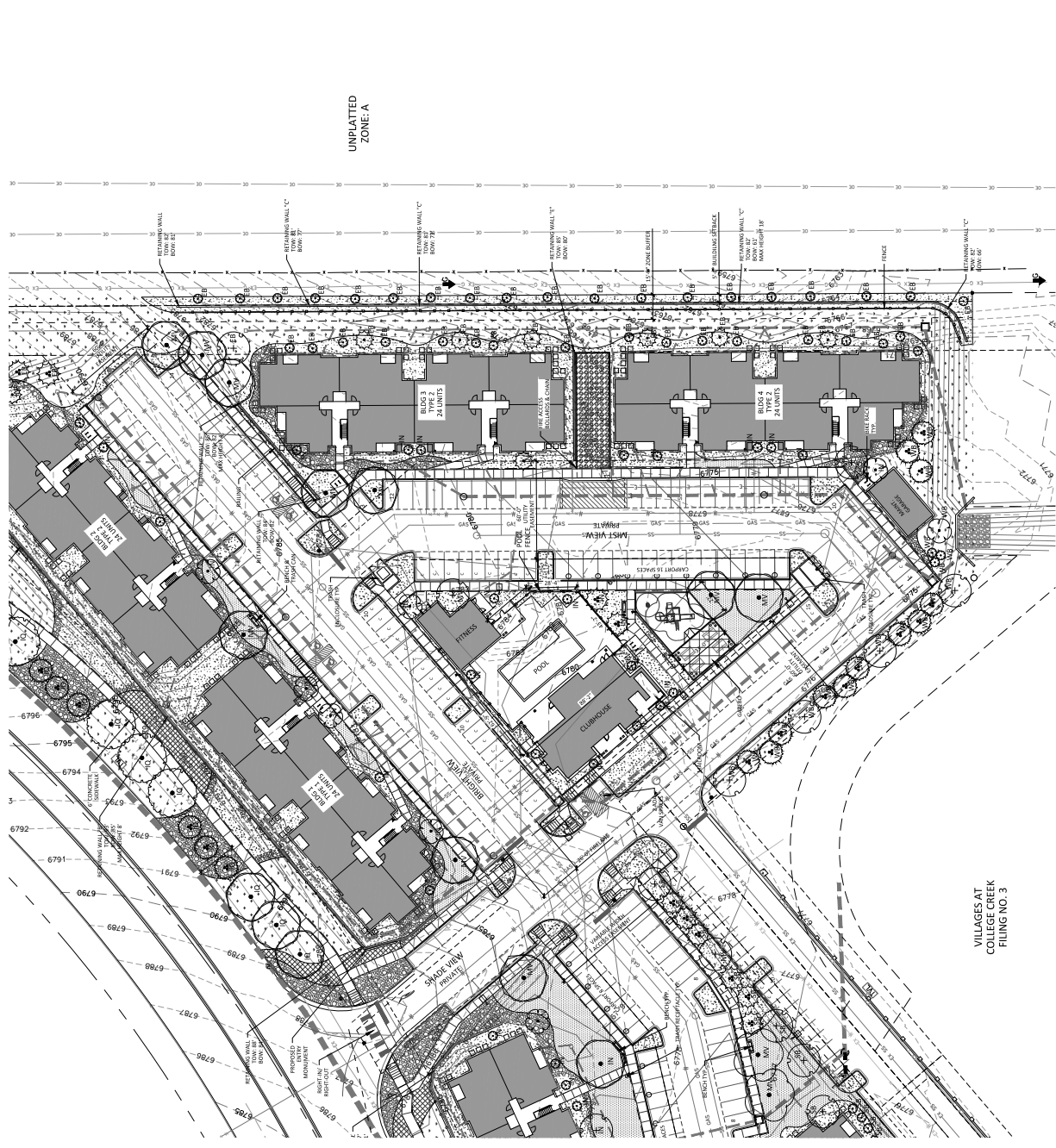
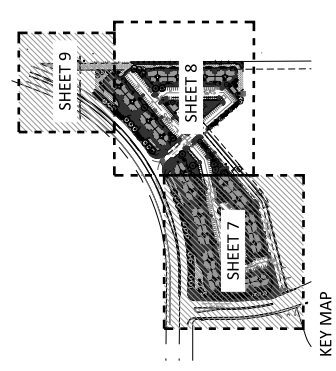
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	SCOD	KEY
Ac	20	Abies concolor / White Fir	40'	20'	6'	HT	B88	456/76SA
3w	103	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15'	6'	6'	HT	B88	1262/88D
Pc	36	Pinus pungens / Colorado Spruce	20'	15'	8'	HT	B88	678S
Pf	16	Pinus flexilis 'Vancelewelf's Pyramid' / Vancelewelf's Pyramid Limber Pine	20'	12'	6'	HT	B88	568DA

GROUND COVER LEGEND

COBBLE 2" - 4" BLUE GREY RIVER ROCK	25,317 sf
NATIVE SEED	68,504 sf
SOB	25,817 sf
WOOD MULCH GORILLA HAIR CEDAR WOOD MULCH	4,637 sf
ROCK MULCH 3/4" BLUE GREY RIVER ROCK	63,886 sf
POLYMER PAVING CSI # 32 92 00 TURF	1,409 sf

SCHEMATIC LANDSCAPE DIAGRAM

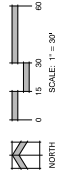




GROUND COVER LEGEND

	25,317 sf
	68,504 sf
	25,837 sf
	4,637 sf
	63,889 sf
	1,409 sf

SEE SHEET 6 OF 14 FOR PLANT SCHEDULE
 SEE SHEET 6 OF 14 FOR LANDSCAPE NOTES





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**College
 Creek
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 CONDITIONAL USE
 DEVELOPMENT PLAN
 10085 Federal Drive
 Colorado Springs, CO 80901

DATE: 9/19/2011
 PROJECT NO: 10085 FEDERAL DRIVE
 PREPARED BY: A. MALCOLM C. HANCOCK

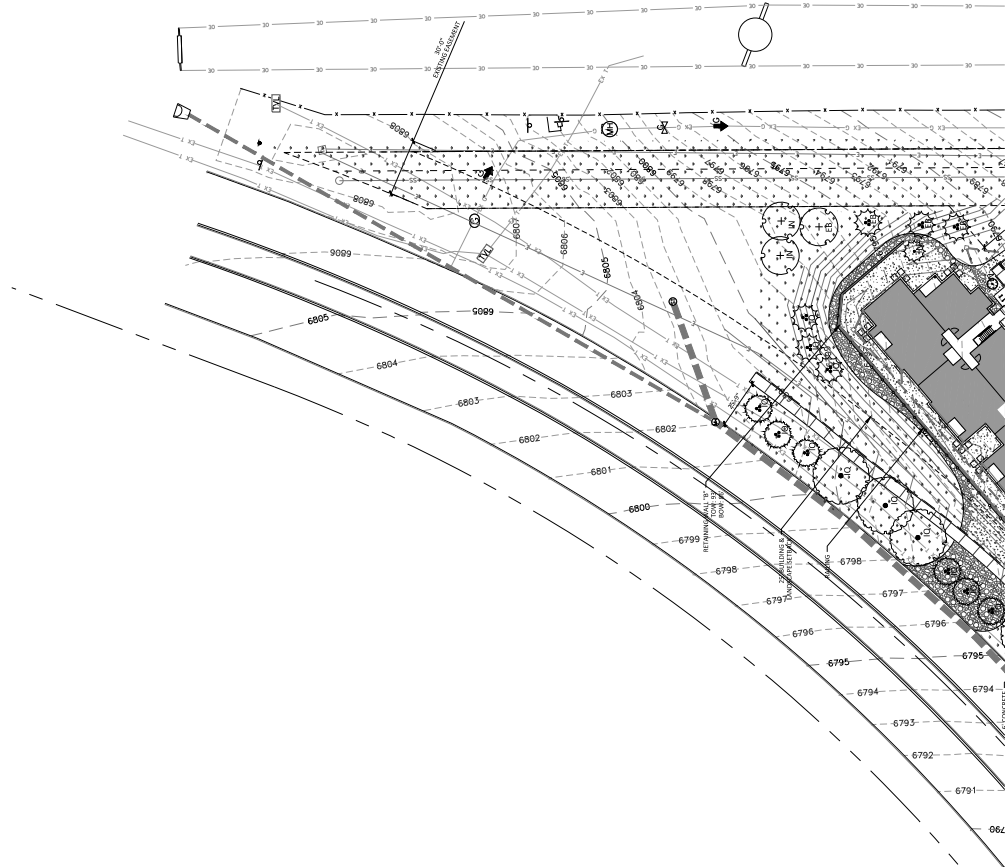
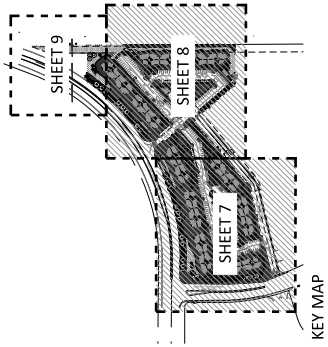
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3	CH	PRELIMINARY COMMENTS
4	CH	PRELIMINARY COMMENTS
5	CH	PRELIMINARY COMMENTS
6	CH	PRELIMINARY COMMENTS
7	CH	PRELIMINARY COMMENTS
8	CH	PRELIMINARY COMMENTS
9	CH	PRELIMINARY COMMENTS

**PRELIMINARY
 LANDSCAPE PLAN**

9

9 of 14

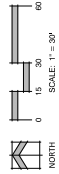
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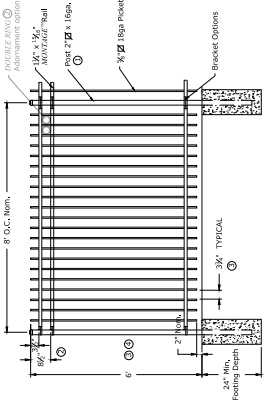


GROUNDCOVER LEGEND

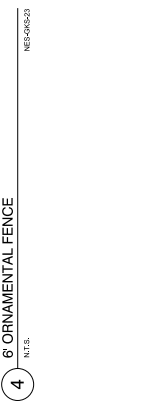
	COBBLE	25,317 sf
	2-4" BLUE GREY RIVER ROCK	68,504 sf
	NATIVE SEEDS	25,837 sf
	SOD	4,637 sf
	WOOD MULCH	63,880 sf
	KORALLYA CEDAR WOOD MULCH	1,409 sf
	ROCK MULCH	
	4" BLUE GREY RIVER ROCK	
	PAVEMENT	
	PAVEMENT	

SEE SHEET 6 OF 14 FOR PLANT SCHEDULE
 SEE SHEET 6 OF 14 FOR LANDSCAPE NOTES

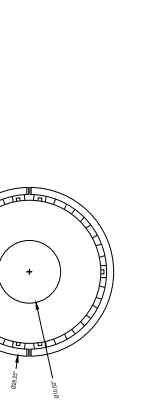




4 **6' ORNAMENTAL FENCE**
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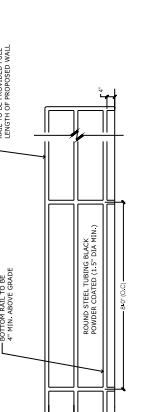
5 **DECIDUOUS TREE PLANTING DETAIL**
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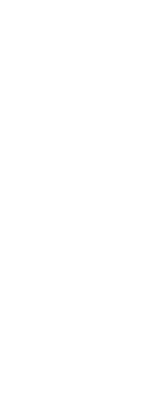
6 **CONFEROUS TREE PLANTING DETAIL**
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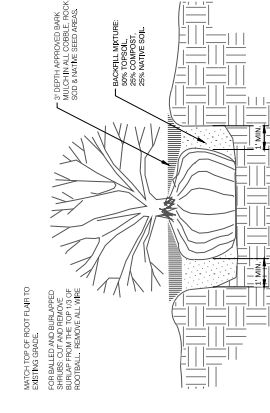
7 **SHRUB PLANTING DETAIL**
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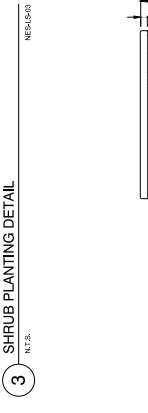
8 **BIKE RACK DETAIL**
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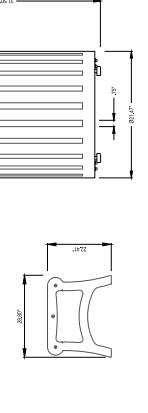
9 **TRASH RECEPTACLE DETAIL**
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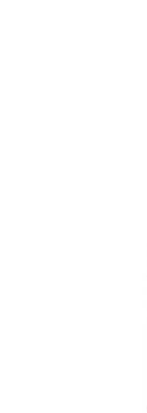
10 **POROUS PAVING SYSTEM**
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11 **6' BACKLESS BENCH DETAIL**
 N.T.S.



12 **6' ORNAMENTAL FENCE**
 N.T.S.



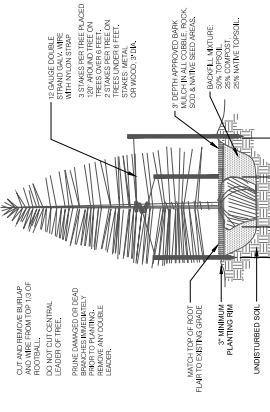
13 **SHRUB PLANTING DETAIL**
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14 **BIKE RACK DETAIL**
 N.T.S.



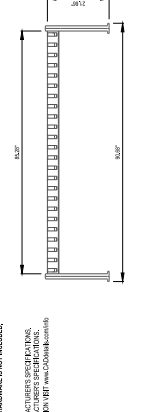
15 **TRASH RECEPTACLE DETAIL**
 N.T.S.



16 **DECIDUOUS TREE PLANTING DETAIL**
 N.T.S.



17 **CONFEROUS TREE PLANTING DETAIL**
 N.T.S.



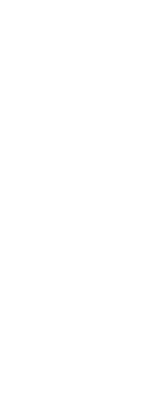
18 **SHRUB PLANTING DETAIL**
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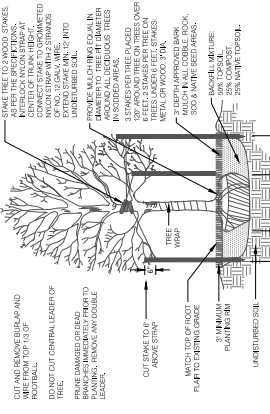
19 **BIKE RACK DETAIL**
 N.T.S.



20 **TRASH RECEPTACLE DETAIL**
 N.T.S.



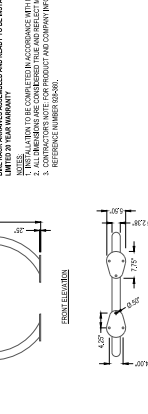
21 **POROUS PAVING SYSTEM**
 N.T.S.



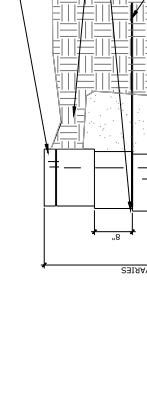
22 **DECIDUOUS TREE PLANTING DETAIL**
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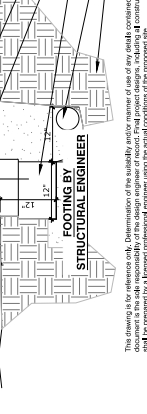
23 **CONFEROUS TREE PLANTING DETAIL**
 N.T.S.



24 **SHRUB PLANTING DETAIL**
 N.T.S.



25 **BIKE RACK DETAIL**
 N.T.S.



26 **TRASH RECEPTACLE DETAIL**
 N.T.S.



27 **POROUS PAVING SYSTEM**
 N.T.S.

COLLEGE CREEK APARTMENTS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

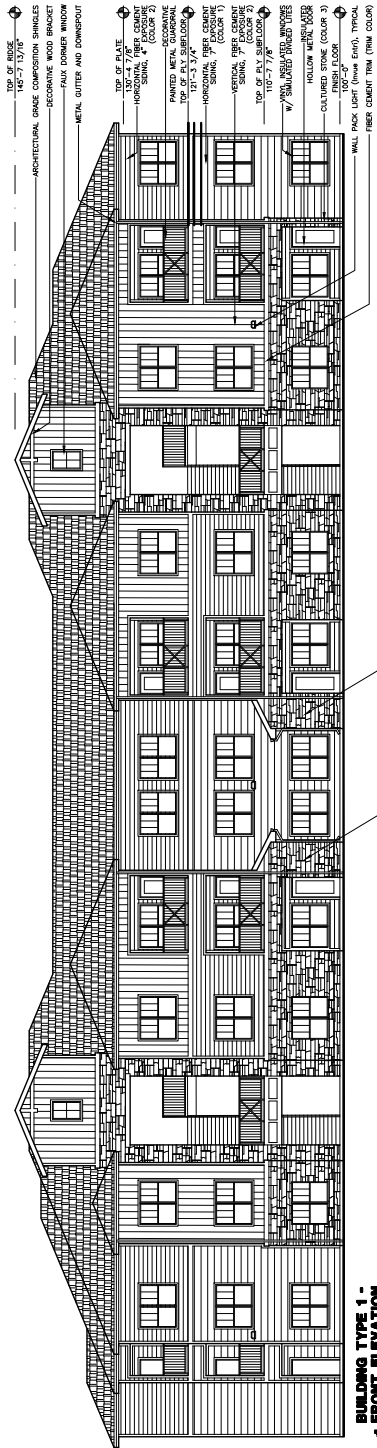


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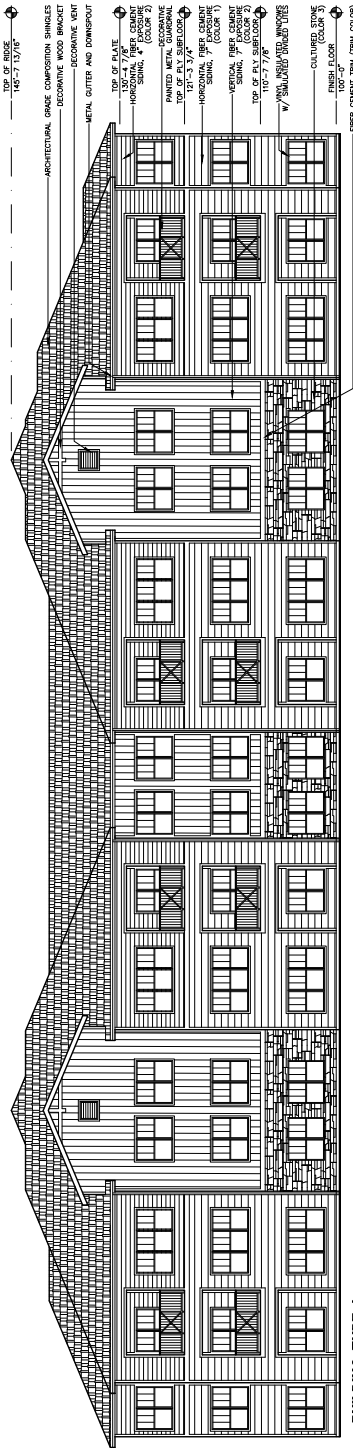
WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719) 473-3400 FAX (719) 473-4400
www.wayarchitects.com

COLLEGE CREEK APARTMENTS

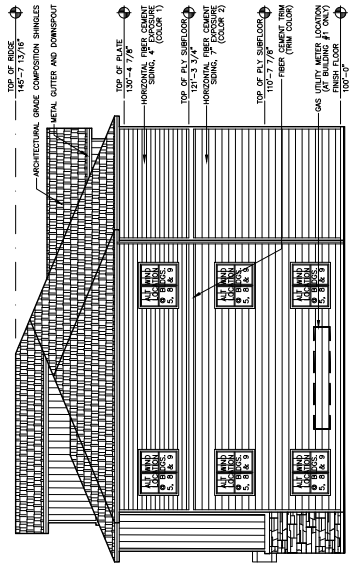
INTERQUEST PARKWAY &
FEDERAL DRIVE
COLORADO SPRINGS, CO
DATE: 11/16/2012
DRAWN BY: [blank]
PROJECT NO: 15



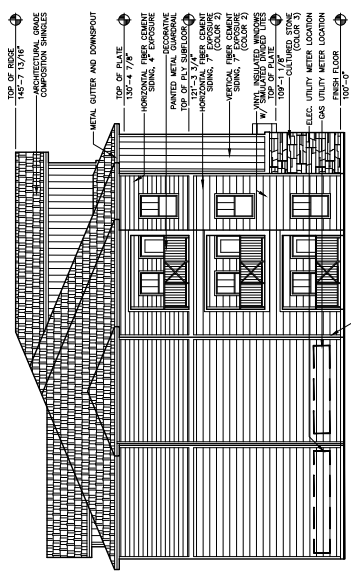
1 BUILDING TYPE 1 - FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING TYPE 1 - REAR ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING TYPE 1 - RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING TYPE 1 - LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

CONDITIONAL
USE
DEVELOPMENT
PLAN

DATE: [blank] BY: [blank]
REVISIONS: [blank]

BUILDING ELEVATIONS

11 OF 14

CPC CU 21-00116
CPC-RZ-00117

COLLEGE CREEK APARTMENTS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

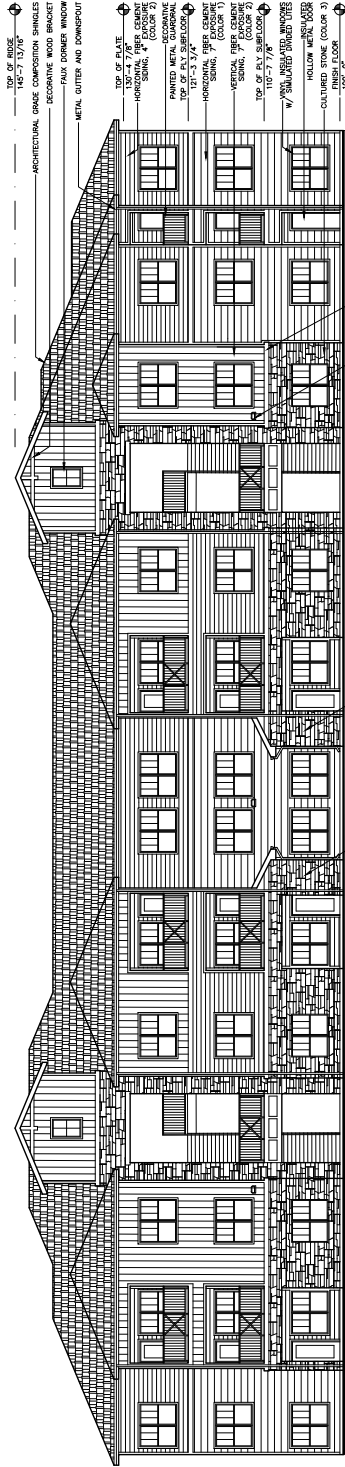


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Colorado Springs, CO 80903
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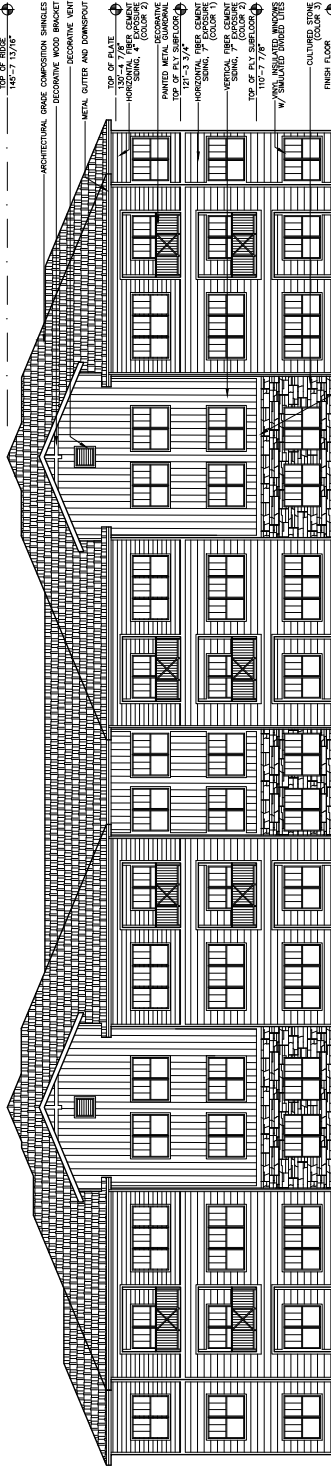
WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719) 473-3400 FAX (719) 473-4400
www.wayarchitects.com

COLLEGE CREEK APARTMENTS

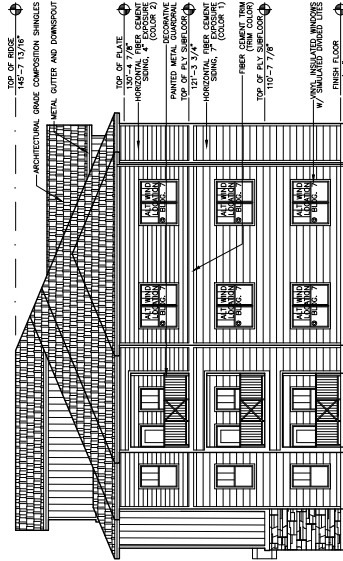
INTERQUEST PARKWAY &
FERRIS DRIVE
COLORADO SPRINGS, CO
DATE: 11/16/2011
DRAWN BY: [unintelligible]
PREPARED BY: [unintelligible]



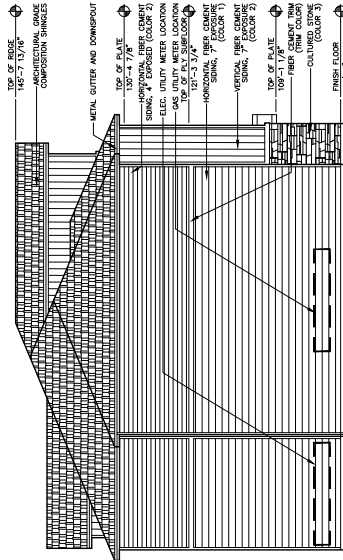
1 BUILDING TYPE 2 - FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING TYPE 2 - REAR ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING TYPE 2 - LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING TYPE 2 - RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

CONDITIONAL
USE
DEVELOPMENT
PLAN

BUILDING ELEVATIONS

12

12 OF 14

CPC CU 21-00116
CPC RZ 21-00117

COLLEGE CREEK APARTMENTS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-1073
Fax: 719-471-0267
www.nescolorado.com
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WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-6400
www.wayarchitect.com

COLLEGE CREEK APARTMENTS

INTERQUEST PARKWAY &
FERRIS DRIVE
COLORADO SPRINGS, CO
11/06/2021
DATE: 11/06/2021
DRAWN BY: [unintelligible]
REVIEWED BY: [unintelligible]
PREPARED BY: [unintelligible]

CONDITIONAL
USE
DEVELOPMENT
PLAN

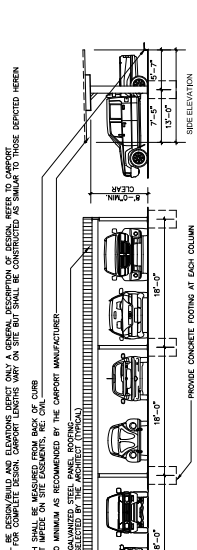
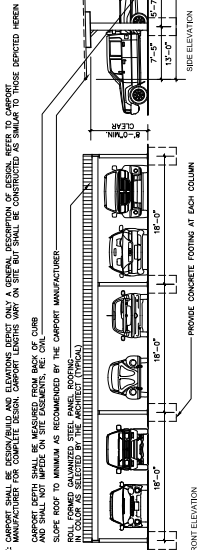
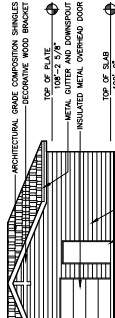
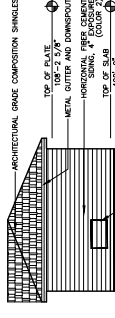
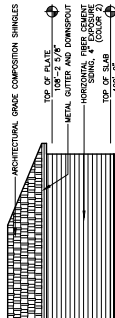
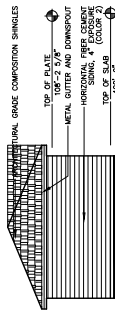
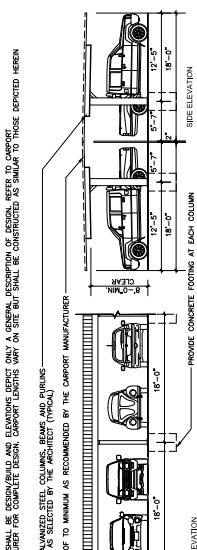
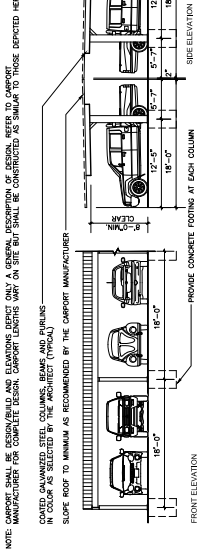
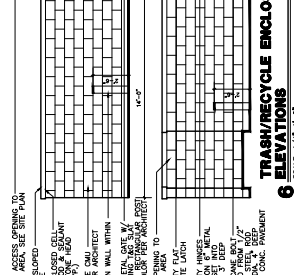
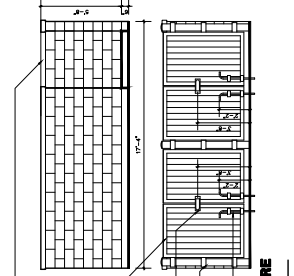
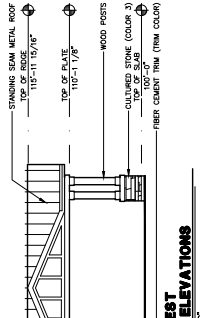
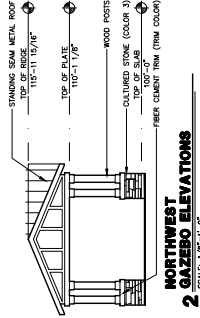
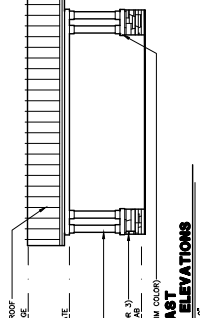
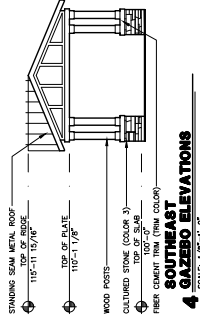
BUILDING ELEVATIONS

13

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CPC CU 21-00116

CPC 13-21-00117



COLLEGE CREEK APARTMENTS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



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COLLEGE CREEK APARTMENTS

INTERQUEST PARKWAY &
FERRIS DRIVE
COLORADO SPRINGS, CO

DATE: 11/06/2021
DRAWN BY: [Name]
REVIEWED BY: [Name]
PREPARED BY: [Name]

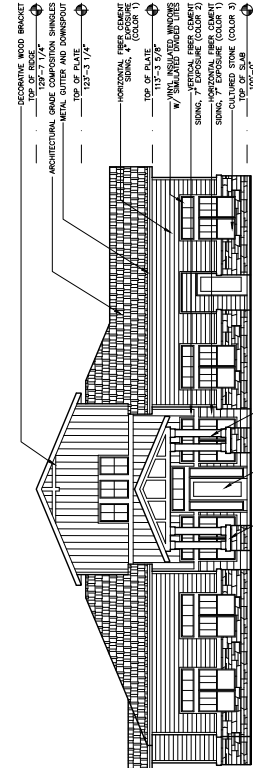
CONDITIONAL
USE
DEVELOPMENT
PLAN

BUILDING ELEVATIONS &
OUTDOOR LIGHTING
SPCS

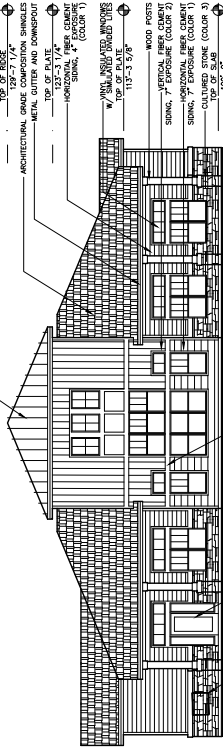
14

14 OF 14

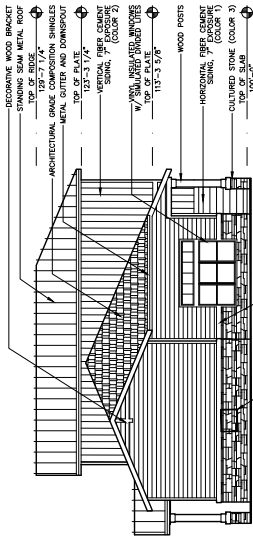
CPC CU 21-00116
CPC R-21-00117



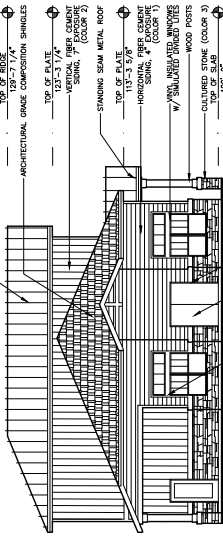
WEST CLUBHOUSE ELEVATION
SCALE: 1/8"=1'-0"



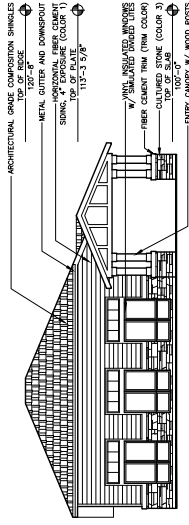
EAST CLUBHOUSE ELEVATION
SCALE: 1/8"=1'-0"



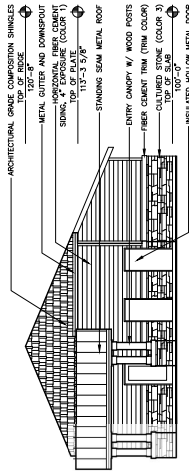
SOUTH CLUBHOUSE ELEVATION
SCALE: 1/8"=1'-0"



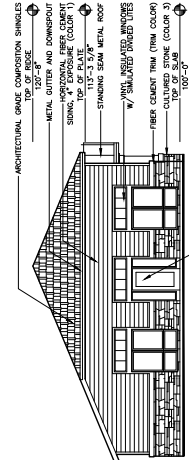
NORTH CLUBHOUSE ELEVATION
SCALE: 1/8"=1'-0"



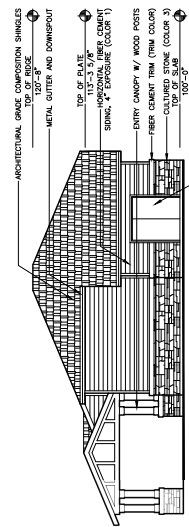
WEST FITNESS BUILDING ELEVATION
SCALE: 1/8"=1'-0"



SOUTH FITNESS BUILDING ELEVATION
SCALE: 1/8"=1'-0"



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



EAST FITNESS BUILDING ELEVATION
SCALE: 1/8"=1'-0"

Inventory

Item	Quantity	Notes
McGraw Edison GLEON Gallon	100	For site lighting
...

Engineering Certified

COOPER ENGINEERING

McGraw Edison GLEON Gallon

Product Features:

- Highly durable
- Lightweight
- Easy to install
- ...

Product Certifications

- UL Listed
- ...

Quick Facts

- Light weight
- ...

Dimensional Details

McGraw Edison GLEON Gallon

Product Features:

- Highly durable
- Lightweight
- Easy to install
- ...

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- UL Listed
- ...

Quick Facts

- Light weight
- ...

Dimensional Details