

COVERAGES SUMMARY:

Building	24,945 SF	20%
Skewalk/concrete	7,851 SF	7%
Private drives and parking	48,879 SF	39%
Pervious surface	40,551 SF	24%
Total Development Plan Area	120,045 SF	100.0%

DEVELOPMENT HISTORY:

CRESTMOR PARK ADDITION (SEPTEMBER 9, 1989)
 CPC A 6B-3 CITY COUNCIL APPROVED THE RS ZONE DESIGNATION WITH THE ANNECATION ON SEPTEMBER 9, 1989 PER ORDINANCE NO. 3842.
 AR DP 14-00468 WITHDRAWN ON FEBRUARY 24, 2015
 AR WR 14-00469 WITHDRAWN ON FEBRUARY 24, 2015
 CPC DP 15-00142 UNDER REVIEW
 AR WR 15-00223 UNDER REVIEW

PROJECT NAME & DESCRIPTION:

MAGNOLIA APARTMENT COMPLEX - STUDENT HOUSING
 34 TOTAL APARTMENTS (2- & 3-BDRM WITH COMMON SPACES)
PROJECT OWNER / DEVELOPER:
 BARR HOLDINGS, LLC
 1350 NORTHGATE ESTATES DR., SUITE 200
 COLORADO SPRINGS, CO 80921
 719-595-190

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECTURE
 JONATHAN WHITTAKER,
 YOW ARCHITECTS
 115 S WEBER ST. #200
 COLORADO SPRINGS, CO 80903
 jonh@yowarch.com
 719-578-8889, dlm@yowarch.com

CIVIL ENGINEER:
 JOHN RADCLIFFE, PE
 GALLOWAY ENGINEERING
 1755 TELESTAR DRIVE
 COLORADO SPRINGS, CO 80920
 719-606-7220, johnradcliffe@galloway.com

DEVELOPMENT INFORMATION:

SITE SIZE: 2.756 AC. (120,045 SF)
 BUILDING FOOTPRINT: 24,944 SF
 MAX. LOT COVERAGE: 20%
 TOTAL BLDG. SF: 78,880 SF TOTAL
 BUILDING #1 39,595 SF
 BUILDING #2 16,227 SF
 BUILDING #3 16,227 SF

PROPOSED BLDG HEIGHT: 33.4' MAX (SOUTH BUILDINGS)
 28.2' MAX (NORTH BUILDING)

UNIT NUMBER & TYPE: (54) 2- & 3-BDRM UNITS, AVERAGING 1100 S.F. TARGETED AT STUDENT HOUSING. COMMON OPEN SPACE AND COMMON INTERNAL SPACE INCLUDED IN THE BUILDING

DENSITY: 18.59 DU/AC

MAXIMUM BUILDING HT.: 45'

SETBACKS: 20' FRONT (NORTH, EAST, AND SOUTH)
 5' SIDE (WEST), 20' BUILDING, 10' LANDSCAPE

LEGAL DESCRIPTION: LOTS 4-11, BLOCK 7 CRESTMOR PARK

ZONING: R-5 (EXISTING), VACANT

SITE ADDRESS: 1185, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1199 WESTMORELAND ROAD, COLORADO SPRINGS, CO 80907

TAX SCHEDULE NO(S): 63293-16-001 THRU 008

SHEET NAME
 DEVELOPMENT DETAILS
 PROJECT NAME
 MAGNOLIA APARTMENT COMPLEX
 WESTMORELAND ROAD, COLORADO SPRINGS CO 80907
 1185, 1186, 1188, 1190, 1192, 1194, 1196 & 1198

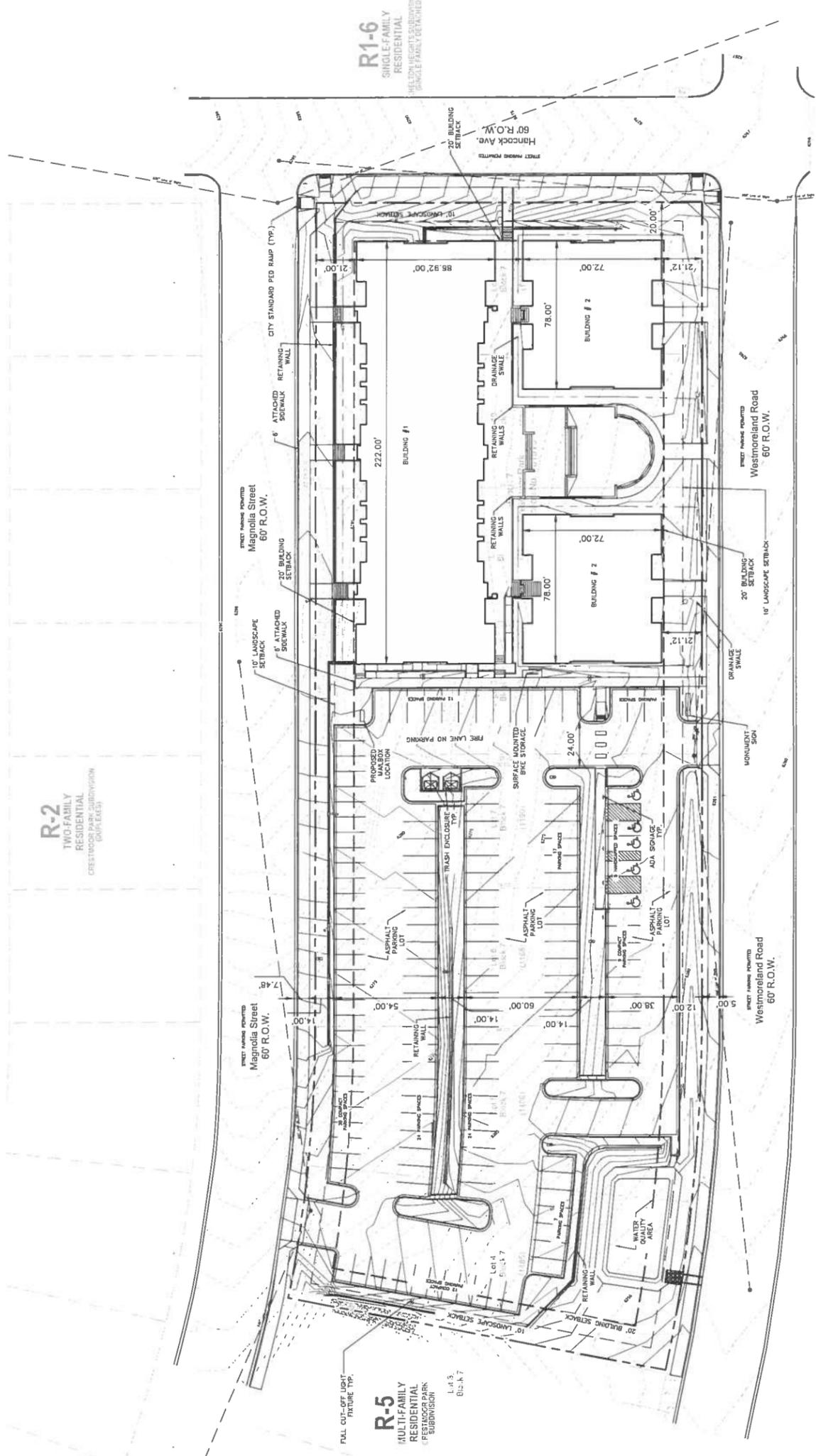
STAMPS/ENDORSEMENTS

DATE:	09/21/16
DRAWN BY:	NF

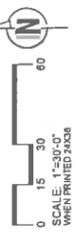
SUBMITTALS / REVISIONS

DATE	TYPE	BY
12/21/2016	IF CITY REVIEW	NF
03/21/2016	IF CITY REVIEW	NF

SHEET NUMBER
DP-1
 1 OF 10 SHEETS
 CITY FILE NUMBER
 CPC DP 1508142



PUD
 SINGLE-FAMILY RESIDENTIAL
 SCENIC VIEW STATES SUBDIVISION #2
 (SINGLE FAMILY DETACHED)



OVERALL SITE DEVELOPMENT PLAN

VICINITY MAP
 NOT TO SCALE

FIGURE 1

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CHALLENGER HOMES
 CHALLENGER COLORADO, LLC
 13575 MORTGAGE STATES DRIVE
 SUITE 100
 COLORADO SPRINGS, CO 80921
 719-506-8192

DEVELOPMENT DETAILS
 PROJECT NAME
MAGNOLIA APARTMENT COMPLEX
 WESTMORELAND ROAD, COLORADO SPRINGS CO, 80907

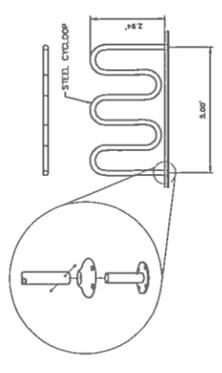
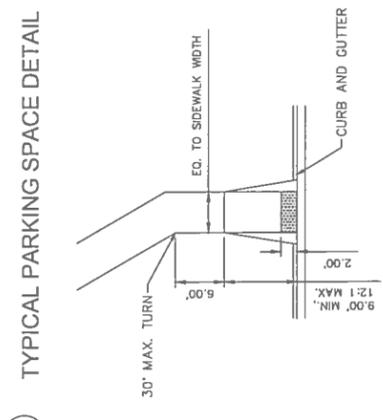
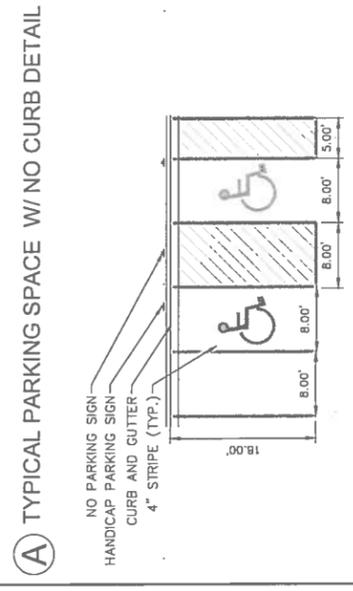
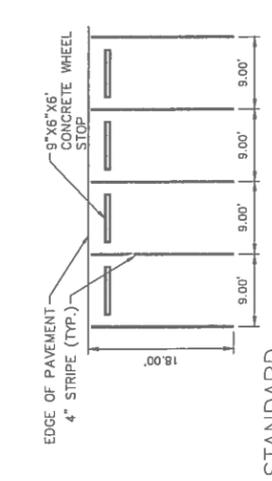
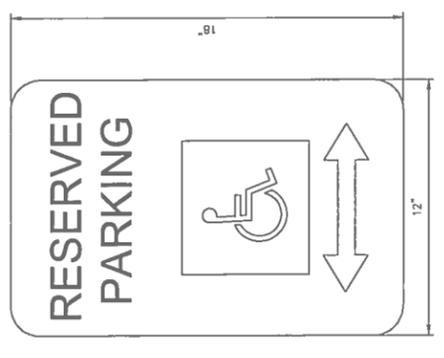
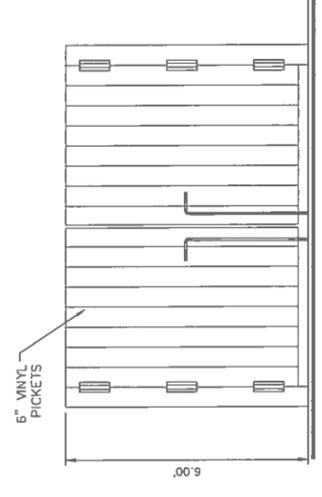
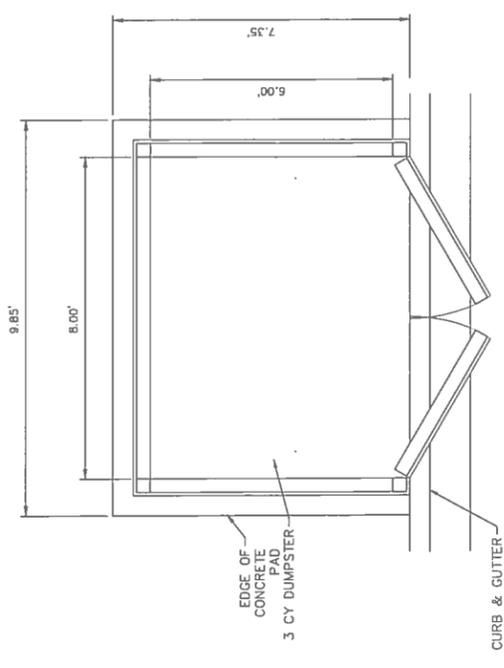
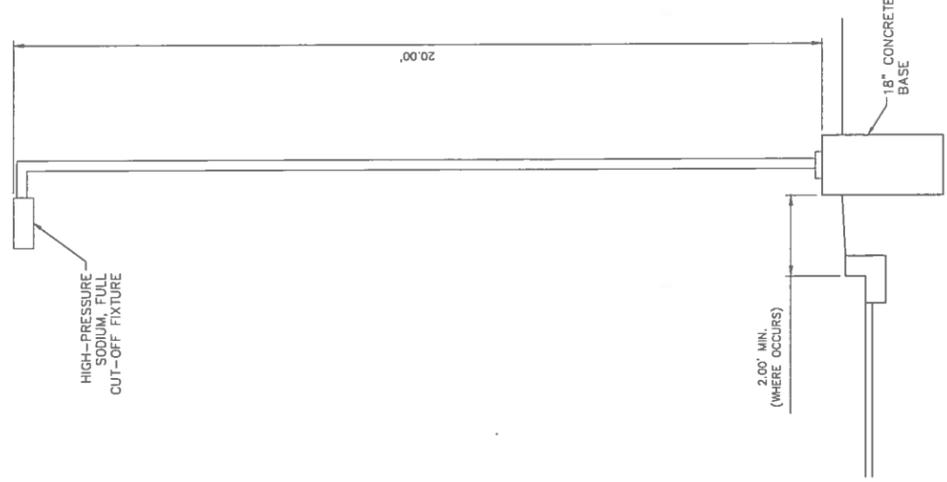
STAMPENDORSEMENTS

DRAWN BY: NF
 DATE: 03/21/2016

DATE	TYPE	BY
12/21/2015	IF CITY REVIEW	NF
03/21/2016	IF CITY REVIEW	NF

DATE	TYPE	BY

SHEET NUMBER
DP-2
 2 OF 10 SHEETS
 CITY FILE NUMBER
 CPC DP 15-00142



G ADA SIGNAGE DETAIL

FIGURE 1

SHEET NUMBER
DP-3
 3 OF 10 SHEETS
 CITY FILE NUMBER:
 CPC DP 15-00142

DATE	TYPE	BY
12/21/2015	IF CITY REVIEW	NF
03/21/2016	IF CITY REVIEW	NF

DATE	TYPE	BY

DRAWN BY: NF
 DATE: 03/21/2016

STAMPEENDORSEMENTS

SHEET NAME
DEVELOPMENT DETAILS
 PROJECT NAME
MAGNOLIA APARTMENT
COMPLEX
 WESTMORELAND ROAD, COLORADO SPRINGS CO, 80907
 1185, 1198, 1198, 1190, 1192, 1194, 1196, & 1198

CHALLENGER HOMES
 CHALLENGER COLORADO, LLC
 1575 NORTHGATE ESTATES DRIVE
 COLORADO SPRINGS, CO 80921
 719-506-5185
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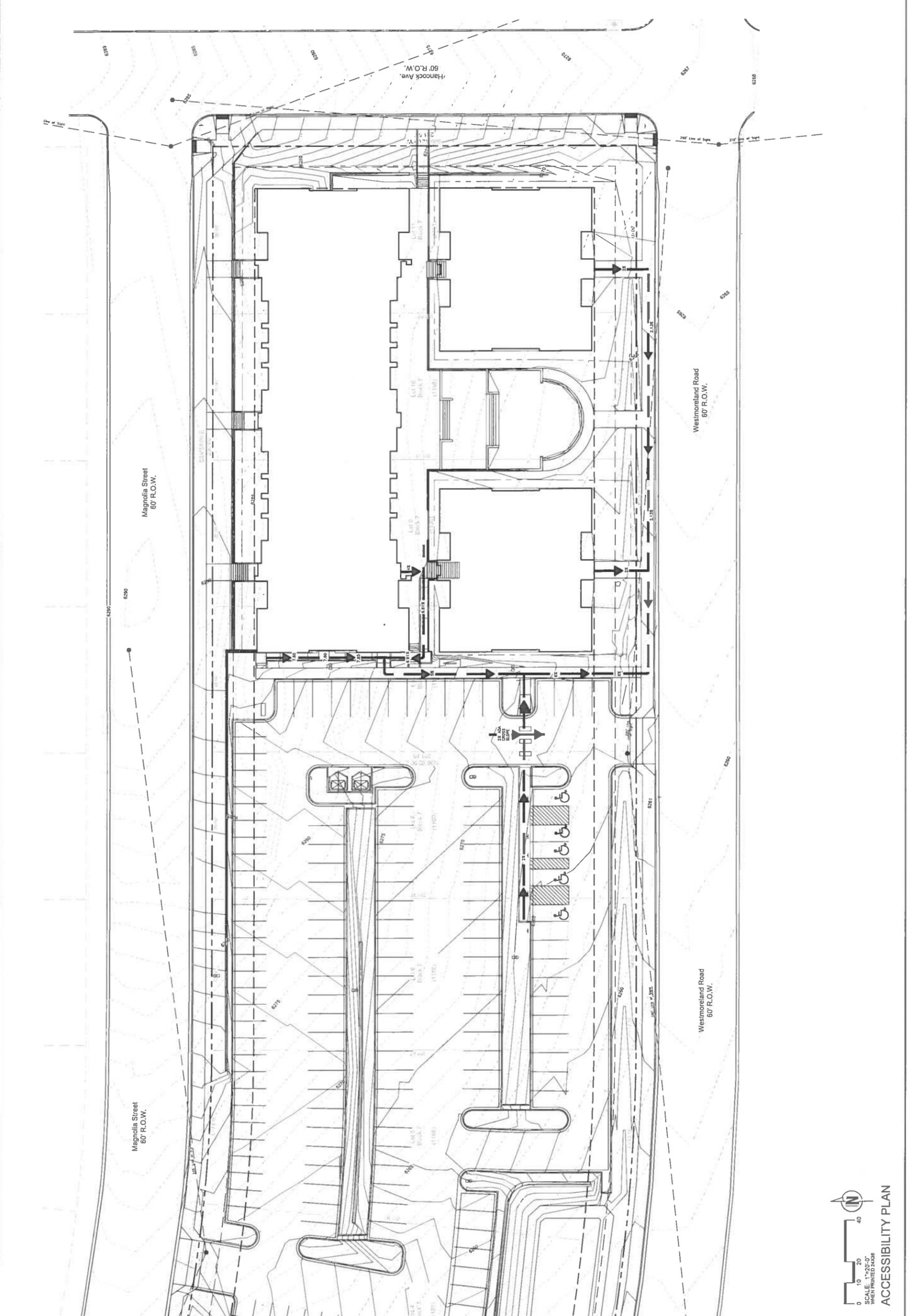


FIGURE 1

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CHALLENGER
HOMES
CHALLENGER CONCRETE, LLC
1192, 1194, 1196, & 1198 WESTMORELAND ROAD
COLORADO SPRINGS, CO 80907
719-598-5182

SHEET NAME
FINAL LANDSCAPE PLANS
PROJECT NAME
MAGNOLIA APARTMENTS
STAMPEENDORSEMENTS
DRAWN BY: DTM
DATE: 12/22/2015

DATE	TYPE	REVISIONS

SHEET NUMBER
LS-6
6 OF 10 SHEETS
CITY FILE NUMBER
CITY FILE NO. CPC DP 15-00142

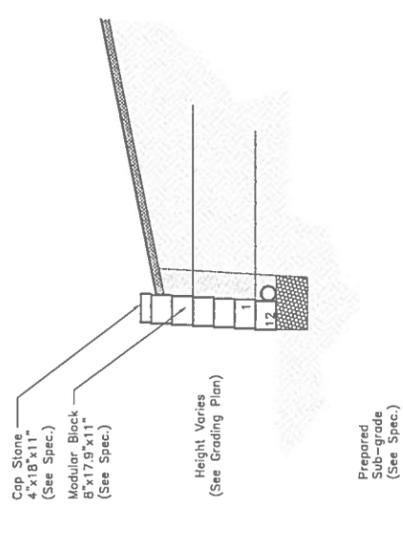
SITE COVERAGE SUMMARY:

	COVERAGE	% OF TOTAL AREA
Building	24,945 S.F.	20 %
Sidewalk/patio	7861 S.F.	7 %
Private drives/parking/service areas	46,679 S.F.	39 %
Pervious surface	40,561 S.F.	34 %
TOTAL	120,045 S.F.	100.0 %

PARKING:
PARKING SPACES PROVIDED: 144 (includes 5 HC spaces)

INDICATES SHRUB BEDS WITH ROCK MULCH, SHRUBS IN BEDS ARE TO HAVE AN 18" DIAMETER (OR 1/2 X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE PLANT. TREES IN BEDS ARE TO HAVE A 3-4' DIAMETER (OR 2 X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE TREE. SEE SHEET L-3 FOR SPECIFICATIONS AND SPECIFICATIONS OF WOOD & ROCK MULCH MATERIALS.

INDICATES NATIVE SEED AREAS IRRIGATED FOR ESTABLISHMENT PURPOSES ONLY. SEE SHEET L-3 FOR NATIVE SEED MIX.



A
LS-5
MODULAR BLOCK
RETAINING WALL
NTS

THIS DOCUMENT IS FOR
CITY REVIEW AND DEVELOPMENT PLAN
APPROVAL ONLY.

THIS DOCUMENT IS NOT A CONSTRUCTION
DOCUMENT UNLESS STAMPED BY THE
LANDSCAPE ARCHITECT OF RECORD.

AN IRRIGATION PLAN TO BE SUBMITTED FOR
REVIEW WITHIN 90 DAYS SUBSEQUENT TO
RECEIVING A BUILDING PERMIT. THE PLAN MUST
BE APPROVED PRIOR TO THE INSTALLATION OF
ANY IRRIGATION COMPONENTS AND/OR
ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DISCLAIMER:
RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT,
DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR
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CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM,
OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR
ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR
SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

CITY STAMP

Land Patterns, Inc.
Landscape Architecture
715 STE BEER AVE
COLORADO SPRINGS, CO 80905
PLANNING CONSULTATION

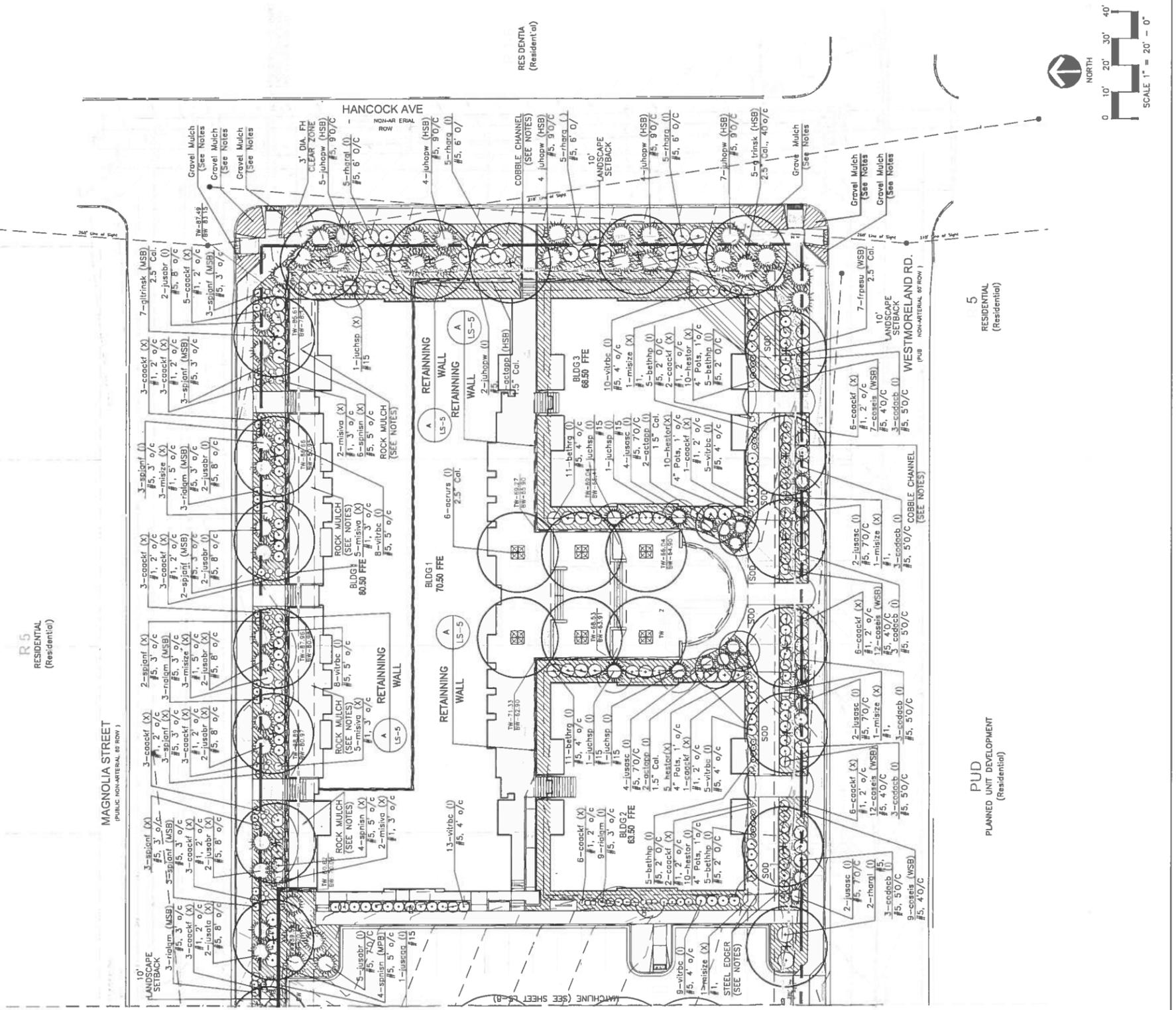


FIGURE 1

DISCLAIMER: THIS DOCUMENT IS FOR CITY REVIEW AND DEVELOPMENT PLAN APPROVAL ONLY. THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD. AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 30 DAYS OF THE DATE OF RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Land Patterns, Inc.
Landscape Architecture
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EUSA
PH: 808-839-1100
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CITY STAMP

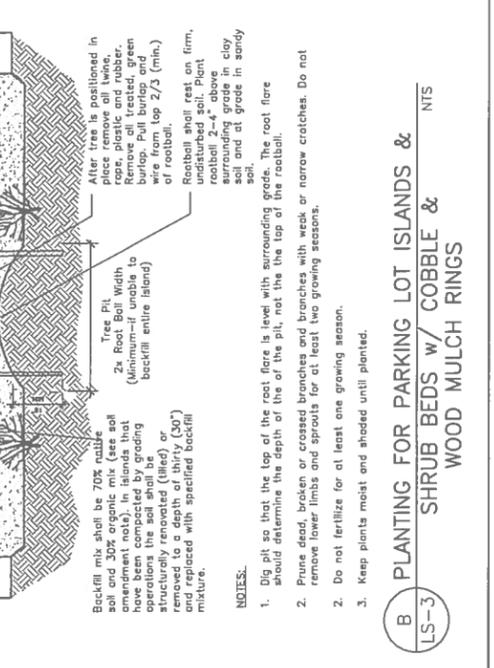
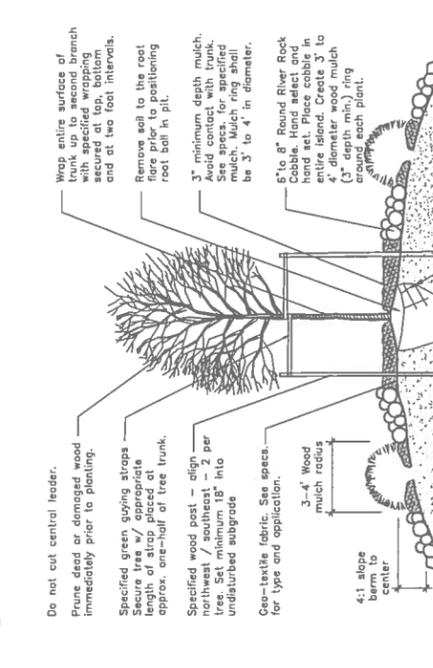
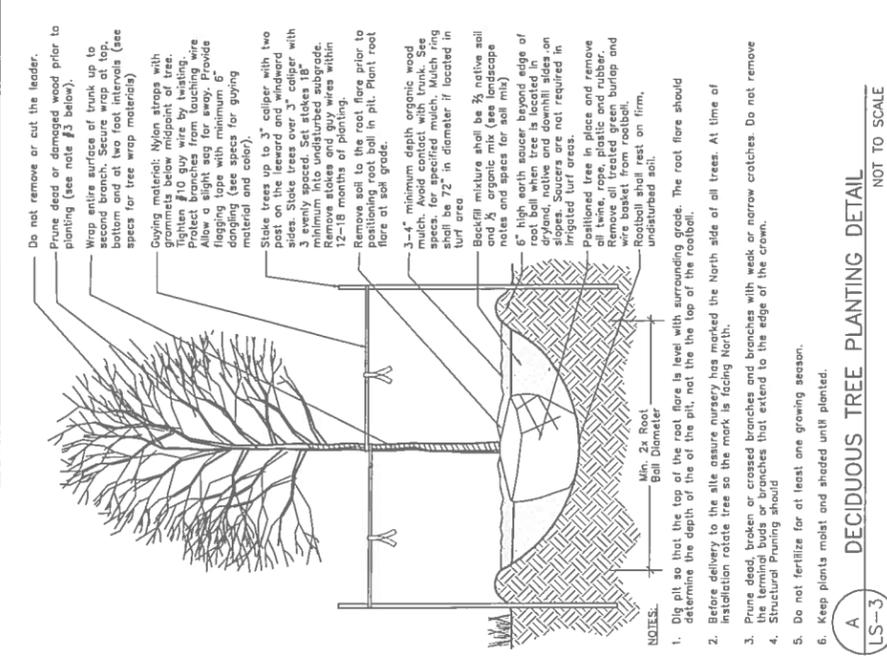
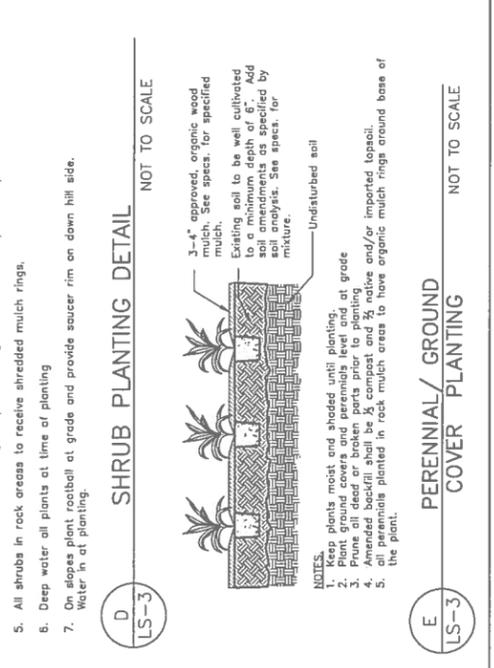
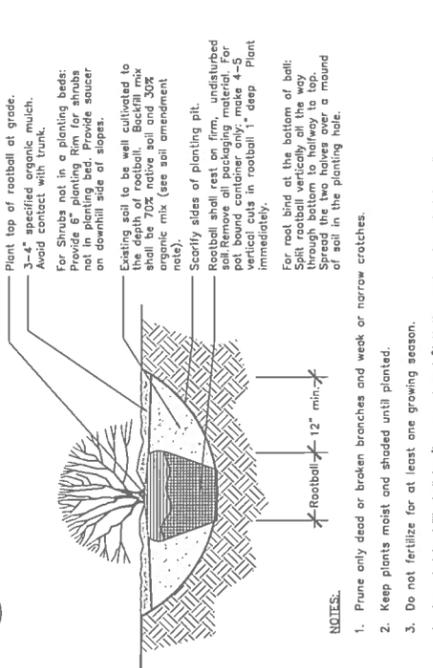
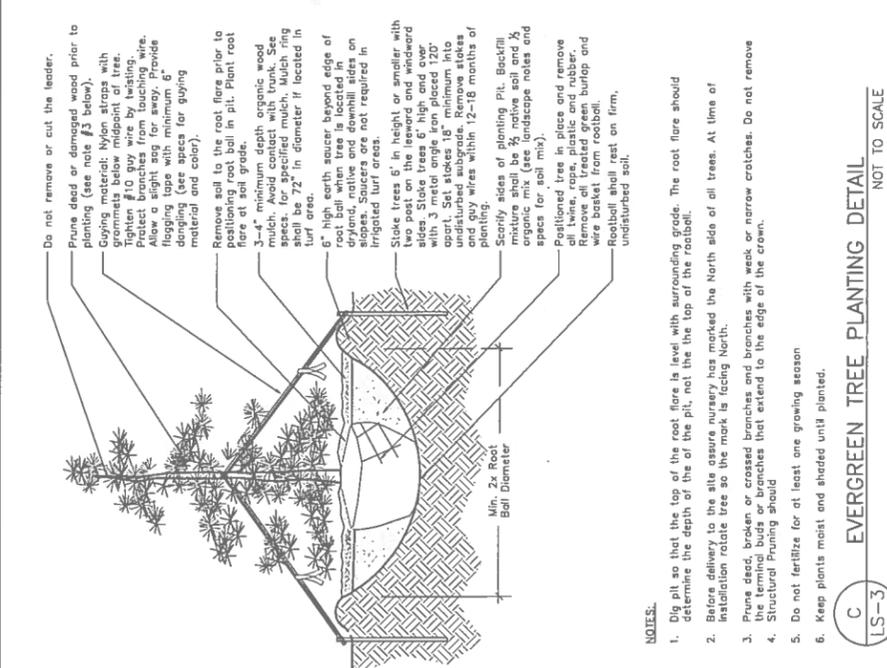
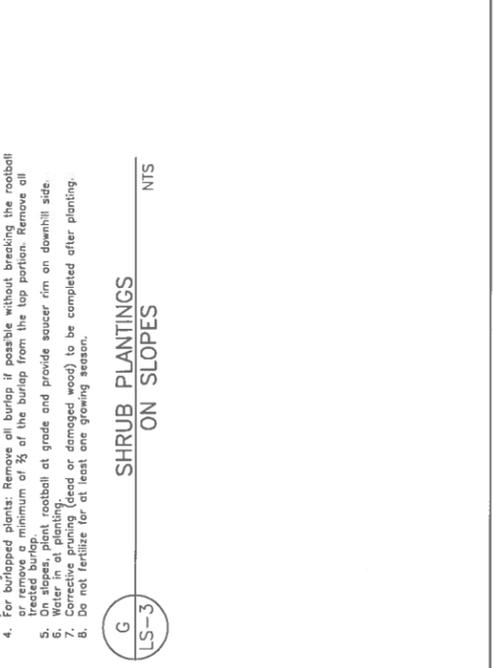
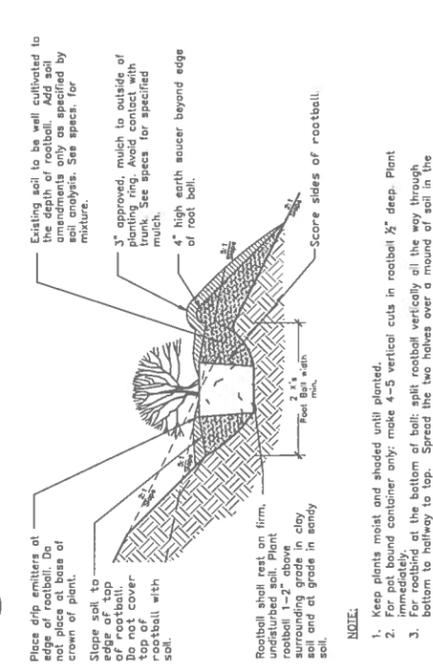
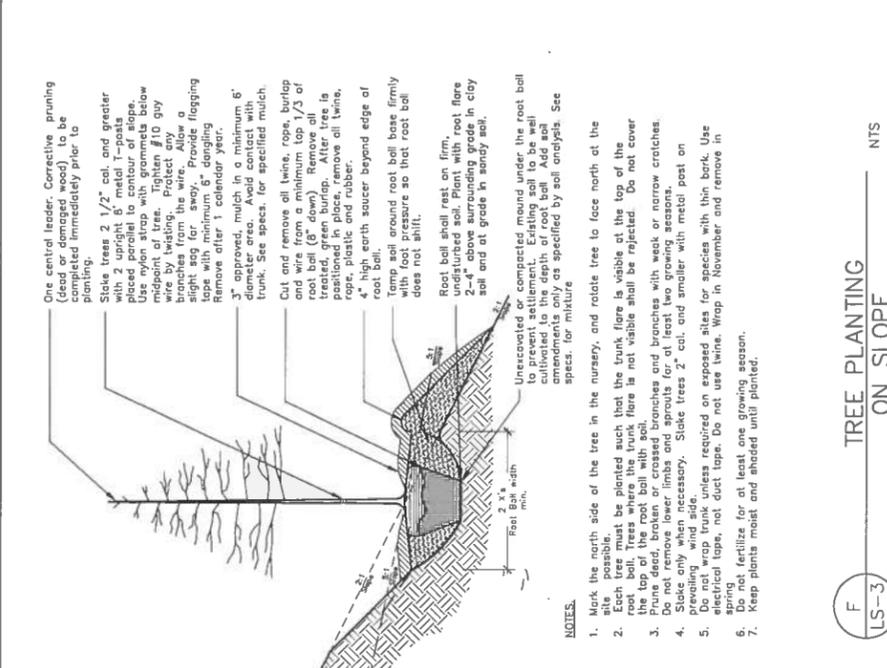
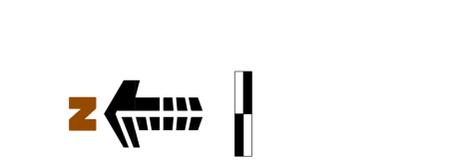
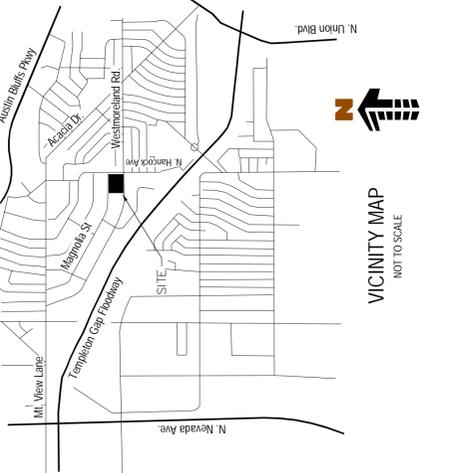


FIGURE 1



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DEVELOPMENT PLAN
MAGNOLIA APARTMENTS
N HANCOCK AVE & WESTMORELAND
COLORADO SPRINGS, CO

Date Issue / Description Init.

Project No: CL-H000006.01
 Drawn By: JMG
 Checked By: TAC
 Date: APRIL, 2016

SHEET TITLE:
PHOTOMETRIC SITE PLAN

PP-1
 X OF 10

SYMBOL	CITY LABEL	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
08	A	DM-TM1A/0-T-6RA-D830	18" D-SERIES SIZE LED AREA FIXTURE, 30 DIODE, 3000K COLOR TEMPERATURE, 5200MA DRIVER, TYPE IV THRU DARK BRONZE	17	2427
09	B	DSX-LED-30C-30K-TM1A/0-T-6RA-D830	18" D-SERIES SIZE LED AREA FIXTURE, 30 DIODE, 3000K COLOR TEMPERATURE, 5200MA DRIVER, TYPE IV MEDIUM THRU DARK BRONZE	52	6426
10	C	USX-VSL-BEL-12LED-NWB-D83C	A&L LIGHTING, UNIVERSAL SMALL SCALE WALL LIGHT, 12 DIODES, WARM WHITE (3000K) COLOR, TEMPERATURE, SINGLE CURVED ARM, DARK BRONZE	32	1086
11	D	WFV3706-WL-6SLONG-6WIDE-2-40T8-120-OA-BA2	VINOVA LIGHTING, AARON SERIES, MENTOR WALL FIXTURE, 65" LONG, T8 FLUORESCENT BULBS, OPAL ACRYLIC LENS, BRUSHED ALUMINUM	48	1874

LABEL	UNITS	AVG	MAX	MIN	AUGMINI	MAXMINI
PARKING	FC	1.24	2.7	0.8	1.68	3.38



CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORDS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS NOT A GUARANTEE OF ACCURACY. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION, CONSTRUCTION, AND ANY ADJUSTMENTS TO THE CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH RECORDING OR FIELD SURVEY, PRIOR TO CONSTRUCTION, AND TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
 Know what's below.
 Call before you dig.

NOTES:

- PARKING LOT LIGHTS TO BE 3000K COLOR TEMPERATURE
- ALL LIGHTS TO BE FULL CUT-OFF FIXTURES LIMITING ALL LIGHT SPILLAGE OFF-SITE
- ALL LAMPS TO BE HORIZONTAL MOUNTED

SITE LIGHTING PLAN
 SCALE: 1"=30'-0"

REFER TO SHEET PP-2 FOR MANUFACTURER CUT-SHEETS

FIGURE 1