



Colorado Springs City Council

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Google earth



1999

Imagery Date: 10/22/2011 38°50'10.58" N 104°49'15.55" W elev 6024 ft eye alt 8328 ft



Item 5 - Neighborhood B2



Northest Colorado Springs

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Google earth

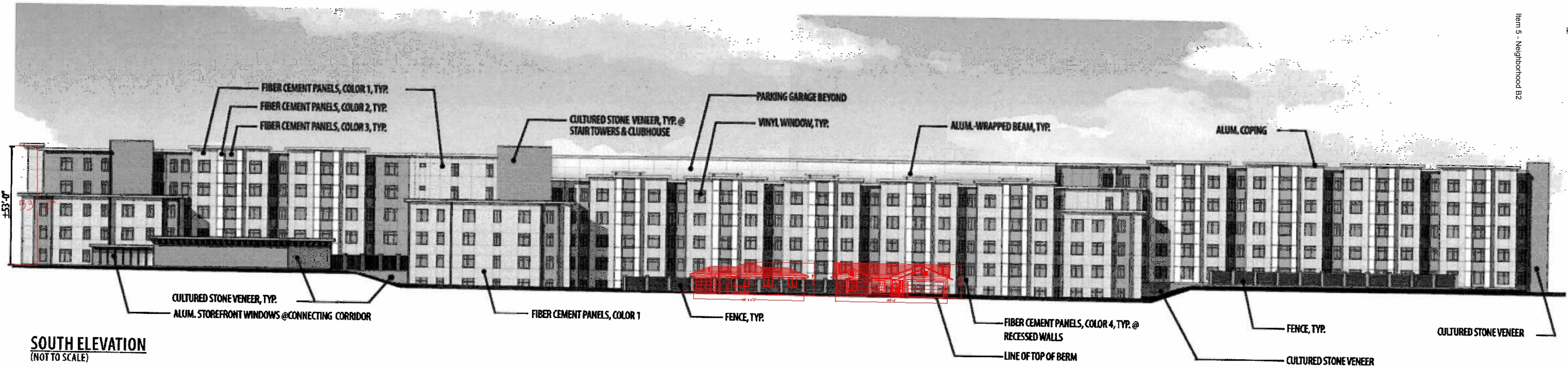
578 ft

1999

Imagery Date: 10/22/2011

38°53'37.10" N 104°48'10.96" W elev 6414 ft

eye alt 8588 ft



SOUTH ELEVATION
(NOT TO SCALE)

Item 5 - Neighborhood B2



NOTE: AERIAL SITE IMAGE OBTAINED FROM GOOGLE EARTH ON APRIL 28, 2015. USED AS BASE DRAWING.


LEGEND

 APPROXIMATE LOCATION OF TEST BORING

DIAGRAM IS FOR GENERAL LOCATION ONLY. AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr.	RWF
Drawn By.	RMH
Checked By.	RWF
Approved By.	RWF

Project No.	23155012
Scale.	AS SHOWN
File No.	Fig7-EXP
Date.	04-28-2015

Terracon
 Consulting Engineers and Scientists
 4172 Center Park Drive Colorado Springs, Colorado 80916
 PH (719) 597-2116 FAX (719) 597-2117

EXPLORATION PLAN WITH PROJECTED EXTENTS OF MINING
 GG Land Group Colorado Springs, LLC
UCCS BATES STUDENT HOUSING
 702 CRAGMOR ROAD
 COLORADO SPRINGS COLORADO

Ex. No.	A-7
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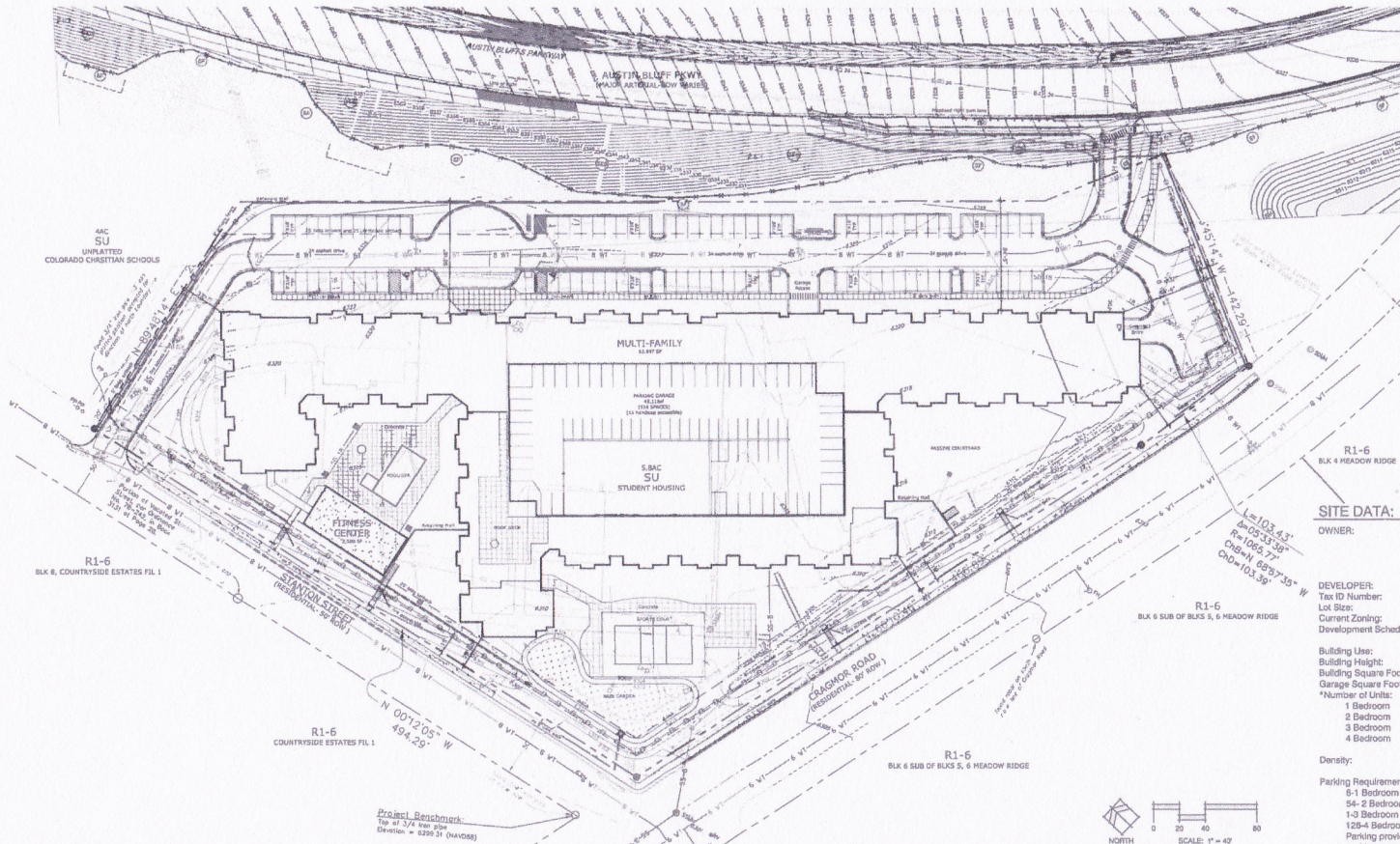
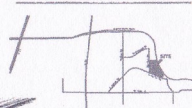
- SHEET INDEX:**
- SHEET 1: S1 DEVELOPMENT PLAN
 - SHEET 2: S2 PRELIMINARY LANDSCAPE PLAN
 - SHEET 3: S3 SITE GRADING AND EROSION CONTROL
 - SHEET 4: U1 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
 - SHEET 5: PRELIMINARY ELEVATION
 - SHEET 6: PRELIMINARY ELEVATIONS AND PARTIAL BUILDING SECTION
 - SHEET 7: LIGHTING DIAGRAMS

BATES STUDENT HOUSING

DEVELOPMENT PLAN

COLORADO SPRINGS, CO

VICINITY MAP



SITE DATA:

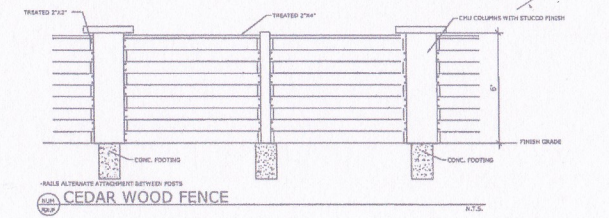
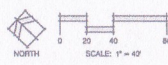
OWNER:	SCHOOL DISTRICT 11 Katherine Lee Bates School 1115 N. El Paso Street Colorado Springs, CO 80903
DEVELOPER:	GG Land Development 6305201017 5.796ac (252,555sf) SU Fall/Winter 2015
Tax ID Number:	6305201017
Lot Size:	5.796ac (252,555sf)
Current Zoning:	SU
Development Schedule:	Fall/Winter 2015
Building Use:	multi-family
Building Height:	58' (to top of parapet)
Building Square Footage:	285,000 SF
Garage Square Footage:	190,000 SF
*Number of Units:	187
	1 Bedroom 6
	2 Bedroom 54
	3 Bedroom 1
	4 Bedroom 126
Density:	32.3 DU/AC
Parking Requirement:	6 spaces 6-1 Bedroom 54- 2 Bedroom 1-3 Bedroom 105+ Bedroom
Parking provided=	621 spaces (105 surface spaces and 516 parking spaces in parking garage. This includes 13 accessible parking spaces, (2 surface spaces with balance in garage)
Site Area	
Impervious Area:	39,647sf (15%)
Building Area:	95,516sf (38%)
Landscape Area:	117,392sf (47%)
Lot Coverage:	38%
Building Setbacks:	
-Austin Bluffs Parkway:	25'
-Cragmor Road:	25'
-Stanton Street:	25'
Landscape Setbacks:	
-Austin Bluffs Parkway:	25'
-Cragmor Road:	15' Buffer
-Stanton Street:	15' Buffer

LEGAL DESCRIPTION:

(per Land Title Guarantee Company commitment no. 523567876)
 A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 68 WEST OF THE 6TH P.M. 10TH SOUTH AND WEST OF BLOCK 6 AND NORTHWEST OF BLOCK 1 IN A VACATION PLAT OF A PORTION OF CAGMOR HILLS SUBDIVISION RECORDED JULY 23, 1974 IN PLAT BOOK AS AT PAGE 37 AND NORTH OF CAGMOR ROAD AND EAST OF STANTON STREET AS PLATTED IN CAGMOR HILLS SUBDIVISION RECORDED JANUARY 4, 1971 IN PLAT BOOK 7 AT PAGE 47 AND TOGETHER WITH THAT PORTION OF THE EAST 30 FEET OF VACATED STANTON STREET LINES ADJACENT TO SAID PROPERTY VACATED BY ORDINANCE NO. 78-242 RECORDED JANUARY 18, 1979 IN BOOK 1331 AT PAGE 28 AND TOGETHER WITH THAT PORTION OF BLOCK 11 OF THE VACATION PLAT OF A PORTION OF CAGMOR HILLS SUBDIVISION RECORDED JULY 23, 1974 IN PLAT BOOK 6 AT PAGE 47 EXCEPT FROM THE DESCRIPTION CONTAINED IN DEED RECORDED APRIL 6, 1968 IN BOOK 1328 AT PAGE 68 AND EXCEPT THAT PORTION CONTAINED TO THE CITY OF COLORADO SPRINGS BY QUINCY HILLS RECORDED APRIL 24, 1978 IN BOOK 1804 AT PAGE 26, AND EXCEPT A 30 FOOT STRIP OF LAND ADJACENT TO CAGMOR ROAD DEVOTED TO PUBLIC USE AS NOTED ON THE PLAT OF SAID CAGMOR HILLS SUBDIVISION RECORDED JULY 23, 1974 IN PLAT BOOK 6 AS AT PAGE 37, EL PASO COUNTY, COLORADO.
 THIS SITE MUST BE PLATTED PRIOR TO ISSUANCE OF A BUILDING PERMIT

NOTES:

- This property is subject to the findings summary and conclusions of a geological hazard report prepared by Entech Engineering Inc. dated 09/15/2015. A copy of said report has been placed within file #18 DP 15-00231 of the city of Colorado Springs, development services division. Contact development services 30 South Nevada Avenue, Suite 201, 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 9804 (C02018) F, effective March 17, 1997.
- All curbs, gutters, pedestrian entries and sidewalks posing a safety hazard, damaged or exhibiting excessive deterioration along Cragmor Road adjacent to the site will need to be removed and replaced. An on-site meeting can be set up with the City Engineering Inspector to determine what, if any improvements are required. The Inspector can be reached at 385-5577.
- Fire access gates will be provided with an all weather sign of red reflective lettering on white reflective background reading "Fire Department Access"



BATES STUDENT HOUSING
DEVELOPMENT PLAN

702 Cragmor Road

DATE: 4.29.15
 PREPARED BY: R. Stevens, L. Roberts

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:

DEVELOPMENT PLAN

S1
1 of 7

AR DP 15-00231