

### GENERAL NOTES:

- 1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- 2.) BOUNDARY AND TOPOGRAPHIC SURVEY BY UNITED PLANNING ENGINEERING.
- 3.) PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISHED DIRT GRADES.
- 4.) IT IS THE CONTRACTORS RESPONSIBILITY TO CONTROL THE INGRESS AND EGRESS OF CONSTRUCTION AND BUSINESS TRAFFIC.
- 5.) REFER TO SHEET C2 FOR DETAILS.
- 6.) REMOVE AND REPLACE EXISTING ASPHALT. WARP TO PROVIDE FLOW TO CULVERT.
- 7.) PAINT SIDE TRANSITION SLOPES YELLOW ON ASPHALT RAMP FROM BUILDING.
- 8.) FLOODPLAIN STATEMENT:  
This site, Lot 1 Budweiser Subdivision Filing No. 2 is within zone X, (area determined to be out of the 500 year floodplain) as designated by the FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C0514F, Effective March 17, 1997.
- 9.) LEGAL DESCRIPTION:  
LOT 1 BUDWEISER SUBDIVISION FILING NO. 2

### Religious Institution Parking:

800 seat sanctuary for the new religious institution.  
parking spaces required: 133 spaces @ 1 space per 6 seats  
parking spaces provided: 300 spaces  
8 accessible parking spaces required  
8 accessible parking spaces provided

School Parking:  
160 elementary students @ 1 space per 20 students  
40 high school age students @ 1 space per 6 students  
30 faculty members  
Total parking requirement for the school = 45 spaces  
Total parking requirement: 178 spaces  
Total parking provided: 300 spaces

### EROSION CONTROL NOTES:

1. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY THE INSTALLATION OF SILTATION CONTROL FENCES AS INDICATED ON THE PLAN.
2. A TEMPORARY CONSTRUCTION ENTRANCE CONSISTING OF AN 8" GRANULAR BASE SHALL BE CONSTRUCTED AS INDICATED ON THE PLAN FOR CONSTRUCTION TRAFFIC.
3. MARK DABLING BLVD. SHALL BE KEPT CLEAN OF MUD AND SILT AT ALL TIMES.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL EROSION CONTROL PRIOR TO ANY GRADING OPERATIONS.
5. A SILTATION CONTROL FENCE WILL BE CONSTRUCTED AROUND ANY TEMPORARY TOPSOIL STOCKPILES.
6. DUST WILL BE CONTROLLED BY WATER SPRINKLING.
7. ALL EROSION CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUN-OFF PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES DESIGNED.
8. ALL GRADED AREAS TO RECEIVE PAVEMENT WILL HAVE THE GRANULAR BASE INSTALLED IMMEDIATELY UPON REACHING FINAL GRADE.
9. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILTATION CONTROL FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE. THE FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10. ALL GRADED AREAS TO RECEIVE SEED OR SOD SHALL BE DONE PER PROJECT SPECIFICATION AND AS EARLY AS POSSIBLE.

### LEGEND

EXISTING CONTOURS	440
PROPOSED CONTOURS	440
EXISTING SPOT ELEVATION	+6171.52
PROPOSED SPOT ELEVATION	+6172.5
EXISTING SANITARY SEWER	
NON-REINFORCED CONCRETE PAVEMENT	
ASPHALTIC CONCRETE PAVEMENT	
EXISTING PHONE LINE	1
EXISTING GAS LINE	6
EXISTING WATER LINE	W
EXISTING ELECTRIC LINE	E
PROPOSED LIGHT STANDARD (W/ OUTLETS AS NOTED)	
STORM WATER FLOW DIRECTION	
EXISTING TREE	
SILT FENCE	

Budweiser Subdivision Amendment History Table			
City LUR File Number	Date Approved	Amendment Description	Notes / Comments
AR MDP 97-00641-A100011	10/29/1997	ORIGINAL DEVELOPMENT PLAN	
DEPN-23-0228	4/11/2024	Re-striping the existing truck maneuvering area to allow for parking for a religious institution.	
DEPN-24-0131, CUDP-24-0017	PENDING	We propose to add a school within the existing religious institution.	

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 of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or 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.

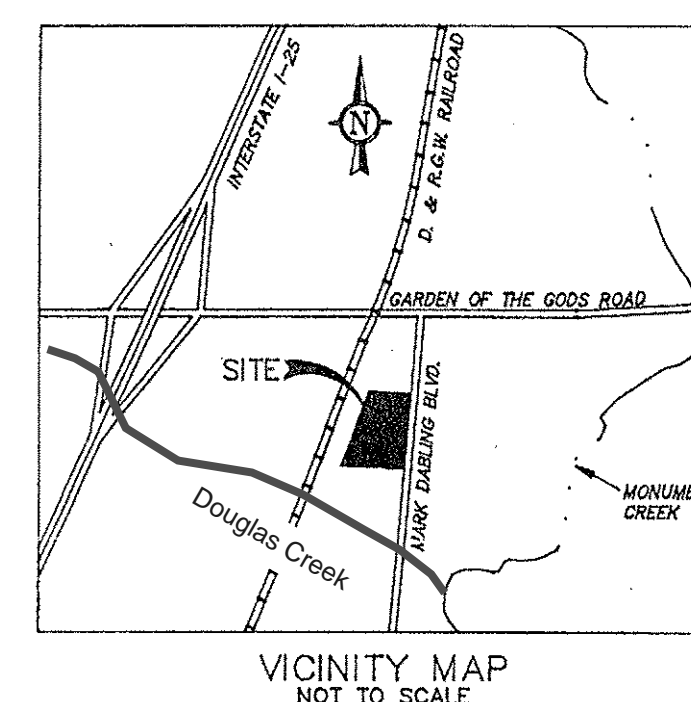
Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including:

- Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.
- Accessible parking spaces shall be marked with four inch (4") lines.
- Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.
- Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.

Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns. All street trees and streetscape improvements located in the ROW will be maintained by the abutting property owner.

Site does not contain any site lighting. The addition of site lighting may require an amendment to this plan and/or a photometric plan.

This conditional use shall be used to permit the use of the site as a religious institution only. For additional on-site principal or accessory uses such as daycares, school, special events, and other uses on the site, further collaboration with the Land Use Review Division is required to ensure compliance with applicable Code requirements for future potential uses. Additional applications, review, and public hearings may be necessary to permit additional uses.



General property information:  
TSN# 6330205007  
Address: 4330 Mark Dabling Blvd.  
Zoning: LI (Light Industrial)  
Legal: LOT 1 BUDWEISER SUB FILING NO. 2  
SIZE: 5.93 Acres

2024 Minor Modification: This application intends to add a Christian school to the existing religious institution.

Budweiser Subd. No. 1  
DEPN-24-0131, CUDP-24-0017

HOLLERAN DUTSMAN  
ARCHITECTS, INC.

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St. Louis, Missouri 63017  
314-537-1175 Fax: 314-537-1357

Revisions:

Sheet Title:  
SITE PLAN

Sheet Number:  
1 of 5

Date: 1/2/97  
Project Number: 106 (JRG 0185)

Project Coordinator  
General Contractor  
Civil Engineer  
Structural Engineer  
HVAC  
Electrical  
Plumbing  
Fire Protection  
Beverage Distribution  
Facilities Incorporated  
ARCO  
Construction Company, Inc.  
Alper Ladd Inc.  
Jarrell Contracting  
Kinsey Electrical

PIKES PEAK  
DISTRIBUTING COMPANY  
COLORADO SPRINGS, CO

