

LOT 6 CONFLUENCE PARK SOUTH
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
FBZ- MINOR IMPROVEMENT PLAN
TITLE SHEET
APRIL 2025

LEGAL DESCRIPTION:

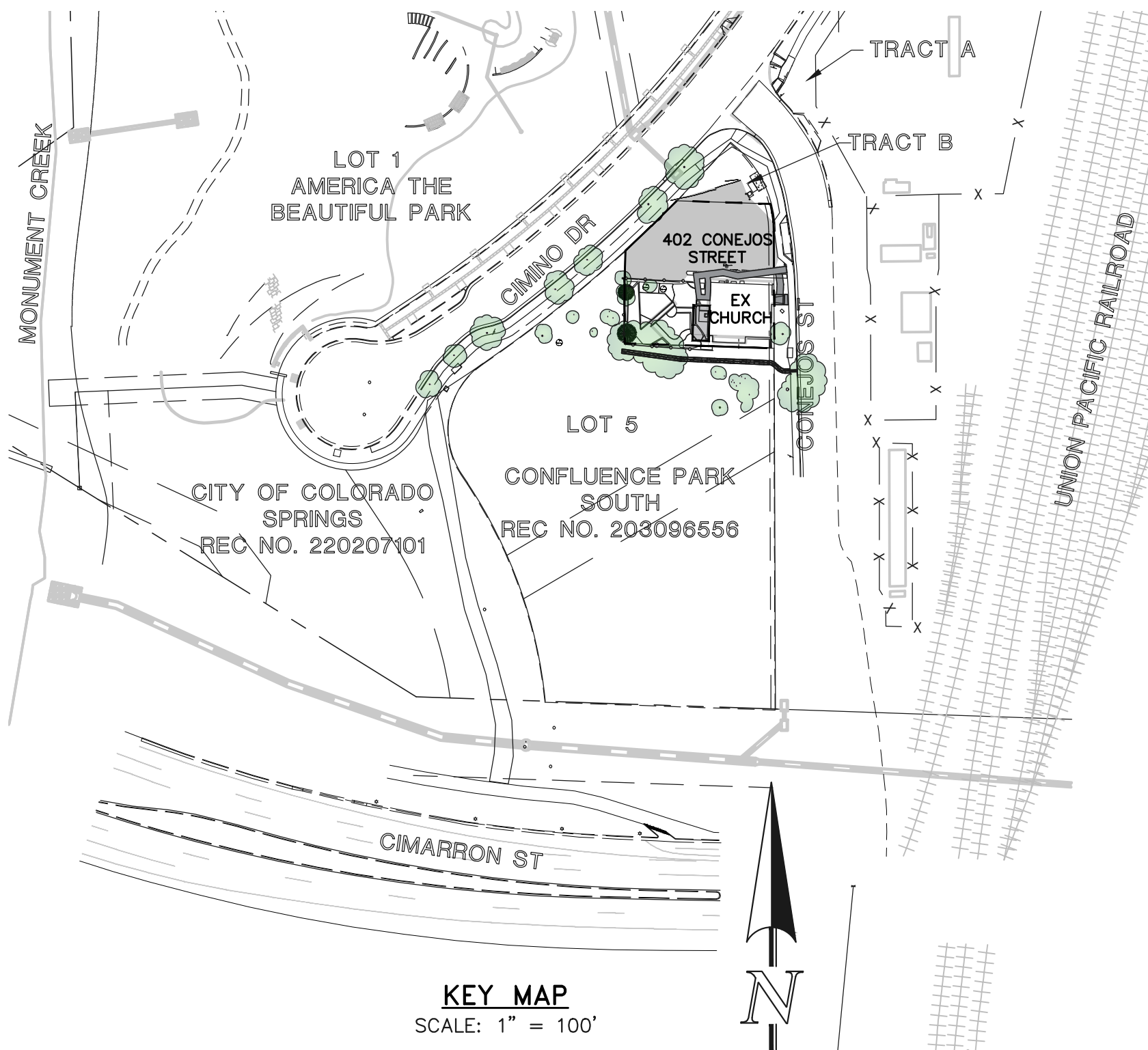
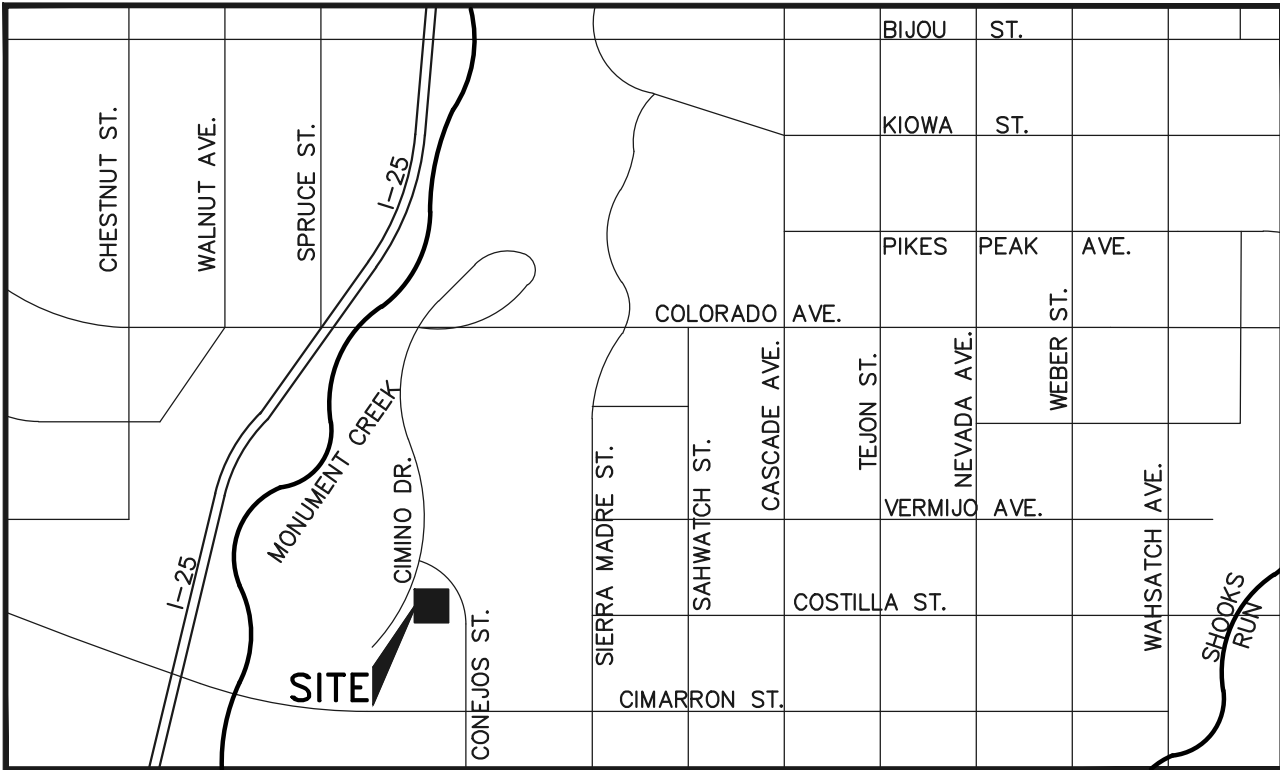
LOT 6 OF CONFLUENCE PARK SOUTH CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
RECORDED IN UNDER RECEPTION NO. 202079914.

ADA STATEMENT:

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.

GENERAL NOTES:

- 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 DOES NOT MEET CURRENT CITY STANDARDS ALONG AIRPORT ROAD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND 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 719-385-5977.
- ALL ON-SITE UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
- PER CITY CODE SECTION 7.4.102.D ALL LIGHTING FIXTURES SHALL BE CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (2018 CSFC 503.2.3)
- SIGNAGE IS NOT APPROVED WITH THIS PLAN; A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.
- NO FBZ VARIANCES ARE REQUESTED AS A PART OF THIS DEVELOPMENT.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE OWNER, AND/OR THEIR ASSIGNS.
- THIS EXISTING PLATTED LOT IS NOT WITHIN THE HILLSIDE OR STREAMSIDE OVERLAY ZONE, THEREFORE A LAND SUITABILITY ANALYSIS IS NOT REQUIRED.



PROJECT TEAM:

OWNER / APPLICANT / DEVELOPER

DAVID JENKINS C/O NORWOOD DEVELOPMENT GROUP
111 S. TEJON ST SUITE 222
COLORADO SPRINGS, COLORADO 80903
MR. JEFF FINN
(719) 593-2600

CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

LANDSCAPE ARCHITECT

HIGHER GROUND DESIGNS, INC
5350 N. ACADEMY BLVD.
SUITE #207
COLORADO SPRINGS, CO 80918
MR. JOHN MACKAY, PLA
(719)492-4259

ARCHITECT

YOW ARCHITECTS
115 S WEBER ST
SUITE #200
COLORADO SPRINGS, CO 80903
MR. JONATHAN WHITTAKER
(719) 475-8133

SITE DATA:

TAX SCHEDULE NO.:	7413401032
SITE ADDRESS:	402 CONEJOS STREET (LOT 6)
AREA:	0.268 ACRES
MASTER PLAN:	NOT APPLICABLE
EXISTING ZONING:	FBZ-CENTRAL SECTOR
EXISTING LAND USE:	EXISTING CHURCH (CIVIC BUILDING TYPE) W/ STOOP FRONTAGE
PROPOSED LAND USE:	EXISTING CHURCH W/ ADA BATHROOM AND PARKING LOT ADDITION
DEVELOPMENT SCHEDULE:	COMMENCE SUMMER 2025
MAX. BUILDING HEIGHT ALLOWED:	N/A
PROPOSED BUILDING HEIGHT:	_____ FT (SEE ELEVATION SHEET)
TYPICAL DRIVE AISLE:	N/A
DRAINAGE BASIN:	MONUMENT CREEK
PROPOSED LOT COVERAGE:	11674 SF 0.268 AC 100%
EXISTING BUILDING COVERAGE:	TBD SF TBD AC TBD
LANDSCAPE:	TBD SF TBD AC TBD
BUILDING SETBACKS:	AS SHOWN ON SHEETS

FLOODPLAIN STATEMENT:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041C0729G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AN AREA DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN).

CDI NOTE: THIS DEVELOPEMENT PLAN INVOLVES A SMALL BUILDING ADDITION TO RELOCATE EXISTING BASEMENT BATHROOMS TO THE MAIN LEVEL FOR ADA ACCESSIBILITY. NO IMPACT FEE REQUIRED

NOTICE TO THE ARCHITECT/CONTRACTOR/ENGINEER:

THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

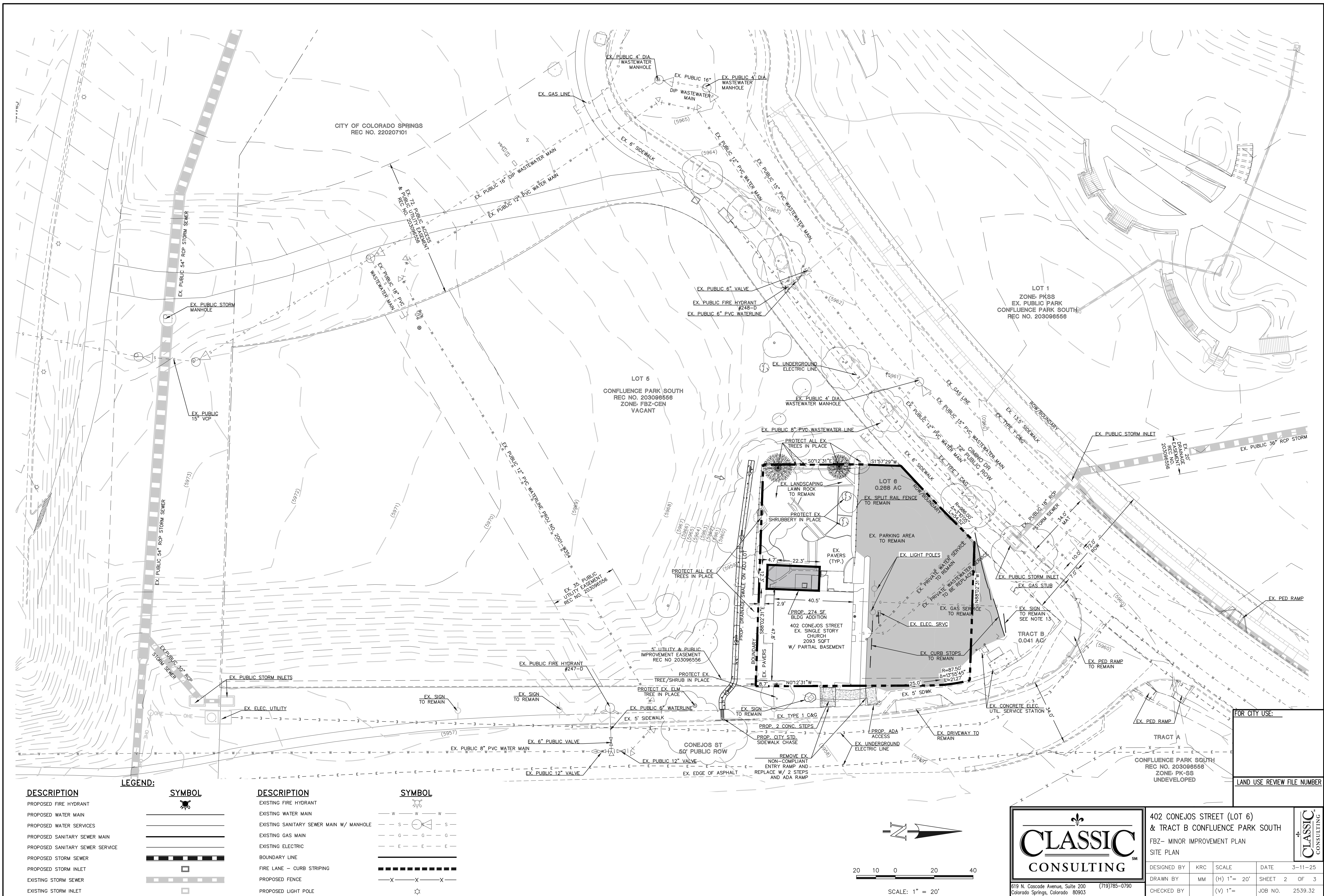
LOT 6
CONFLUENCE PARK SOUTH
FBZ-MINOR IMPROVEMENT PLAN
TITLE SHEET

DESIGNED BY	KRC	SCALE	DATE	2-26-2025
DRAWN BY	KES	(H) 1"= 100'	SHEET	1 OF 3
CHECKED BY		(V) 1"=	JOB NO.	2539.32



FOR CITY USE:

LAND USE REVIEW FILE NUMBER





XX/XX/XXXX

YOW Architects PC
Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

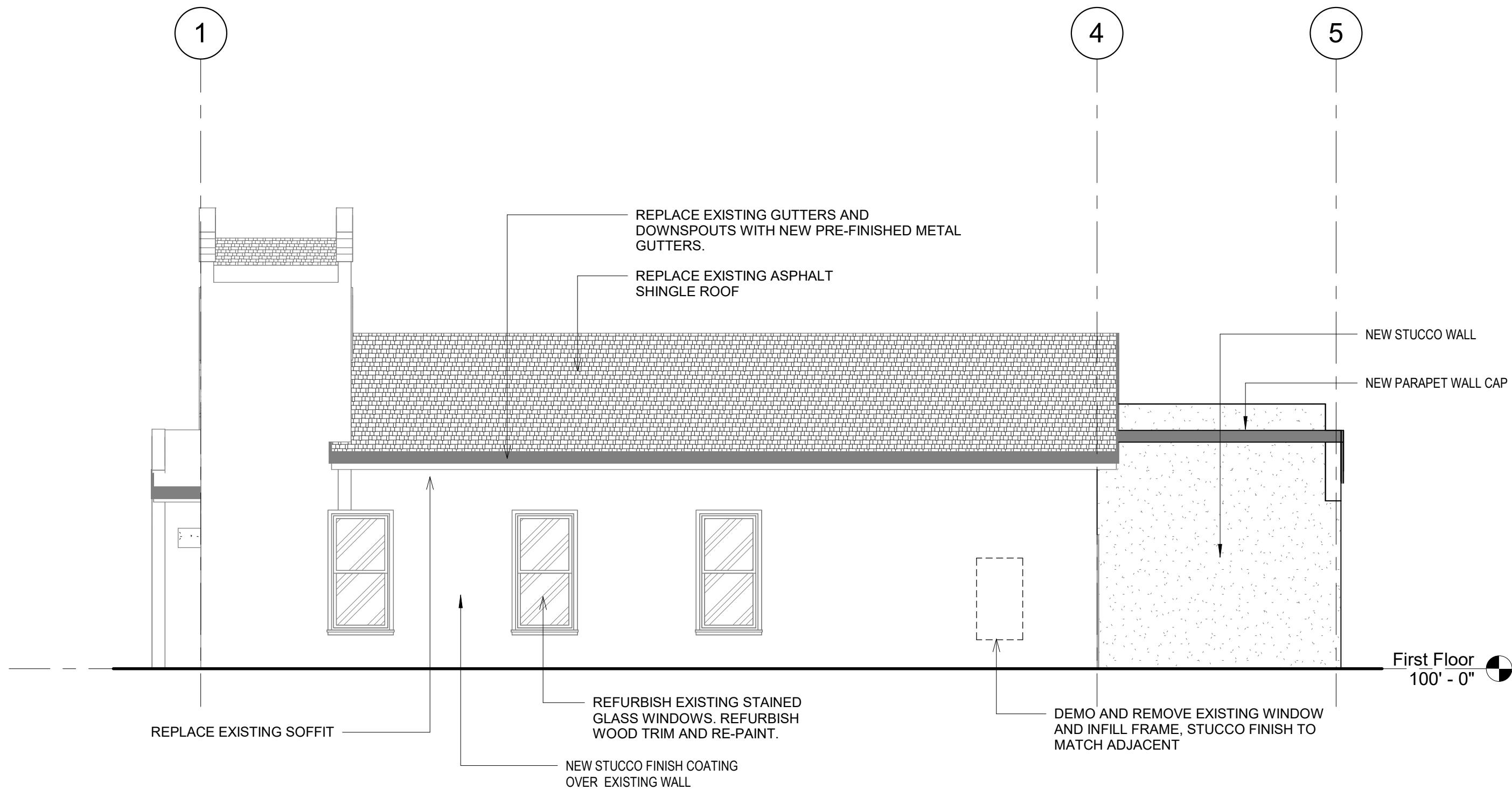
CHADBOURN GOSPEL MISSION
402 CONEJOS ST
COLORADO SPRINGS, CO

Project Number
24.181

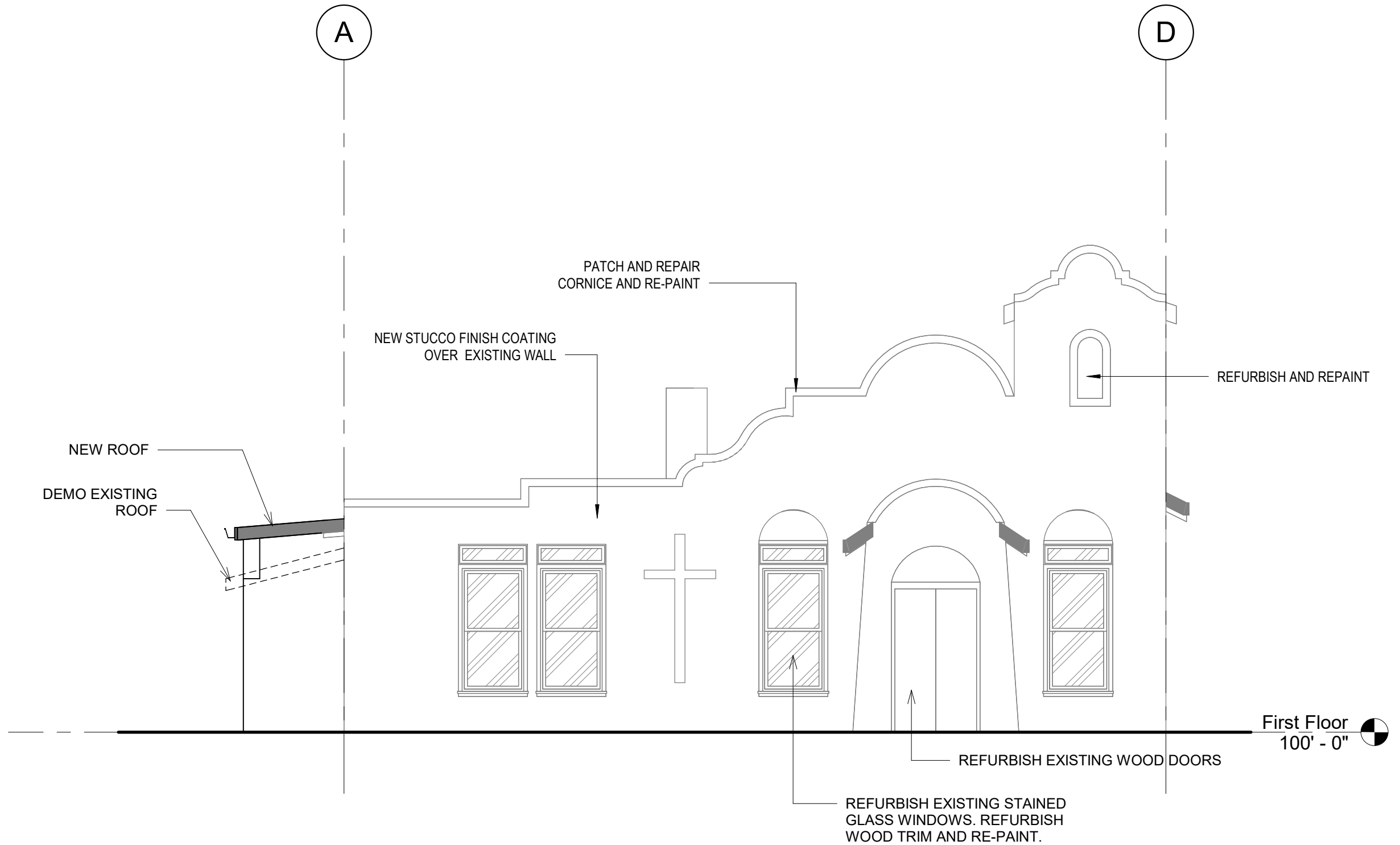
Date
4/14/2025

Drawn By
JRW
Checked By
YOW

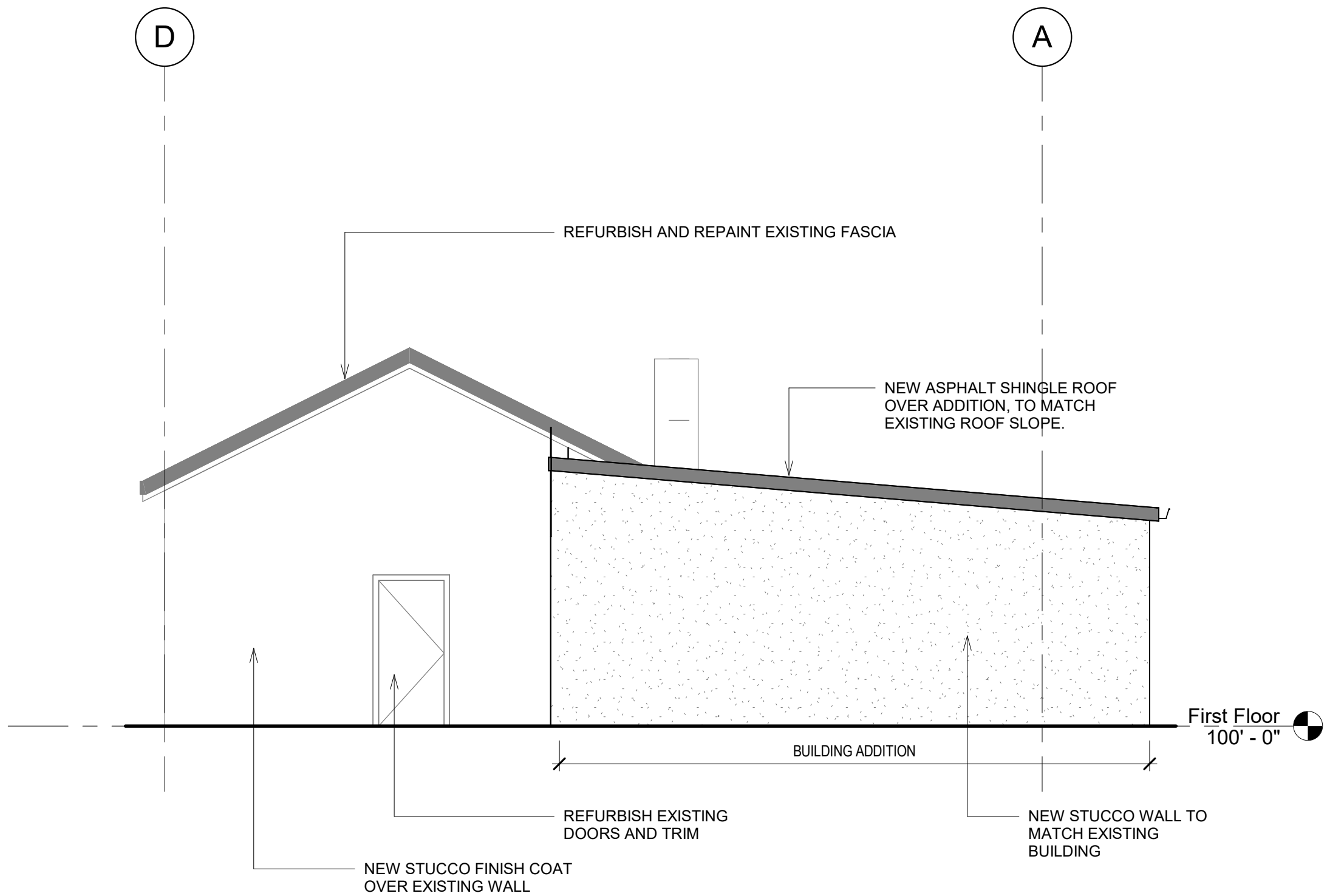
A300
EXTERIOR ELEVATIONS
3 OF 3



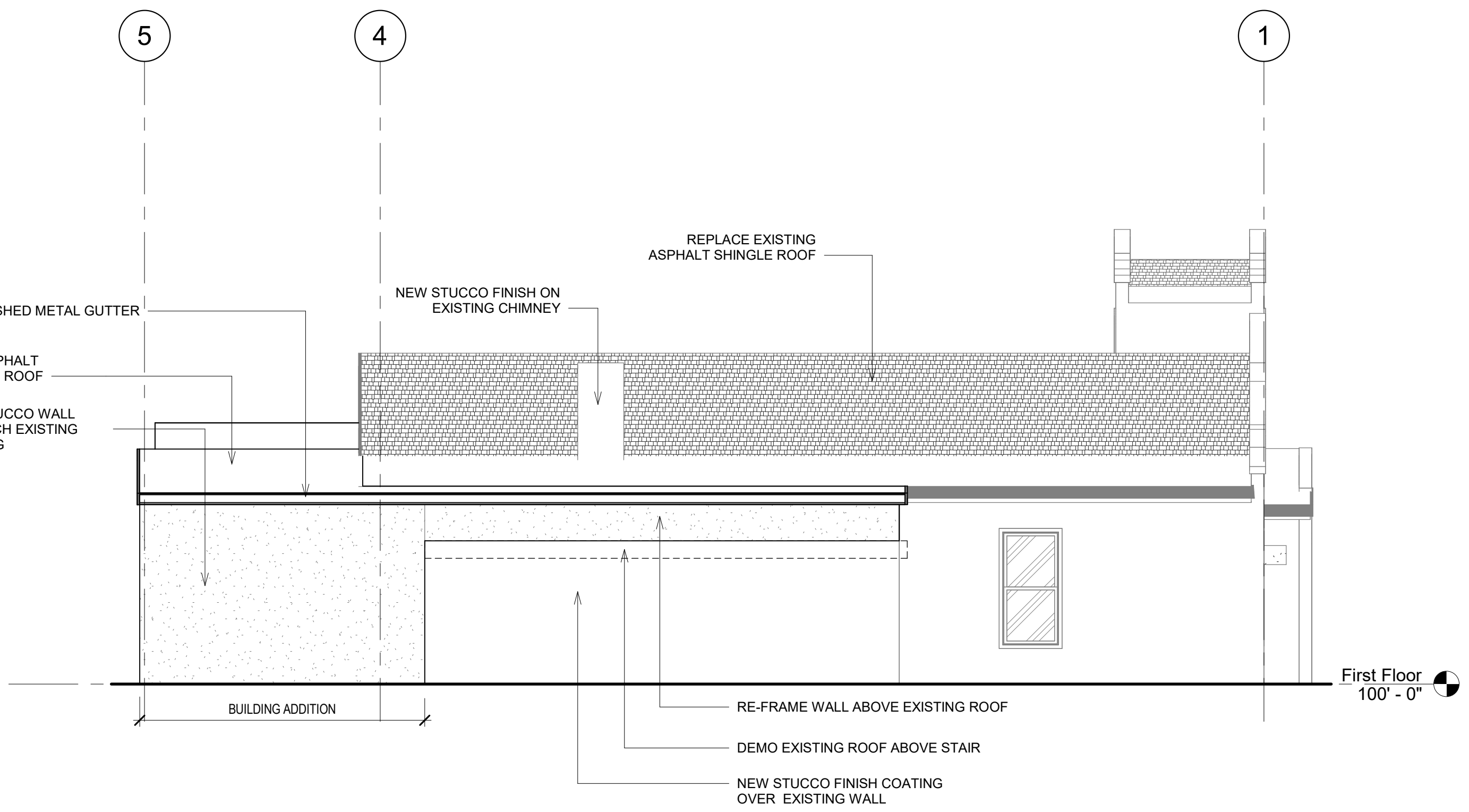
1 NORTH BUILDING ELEVATION
A300 3/16" = 1'-0"



2 EAST BUILDING ELEVATION
A300 3/16" = 1'-0"



4 WEST BUILDING ELEVATION
A300 3/16" = 1'-0"



3 SOUTH BUILDING ELEVATION
A300 3/16" = 1'-0"