ISLAMIC SOCIETY OF COLORADO SPRINGS
SITE DEVELOPMENT PLAN

LOT 2, BLOCK 1, BAR J-B ACRES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 2, BLOCK 1, BAR J-B ACRES (PLAT BOOK A-2, PAGE 10, EL PASO COUNTY, COLORADO RECORDS), COUNTY OF EL PASO, STATE OF COLORADO;

CONTAINING 5.013 ACRES (218,371 SQUARE FEET), MORE OR LESS.

BENCHMARK

TOP OF STAMPED SOUTHEAST ANCHOR BOLT "BLT153" OF TRANSMISSION TOWER LID #049828 JUST EAST OF MARKSHEFFEL ROAD AND NORTH OF THE REAR YARD OF 7368 MOUNTAIN SPRUCE DRIVE; ELEVATION = 6883.49 "NGVD 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT" DATUM.

BASIS OF BEARINGS:

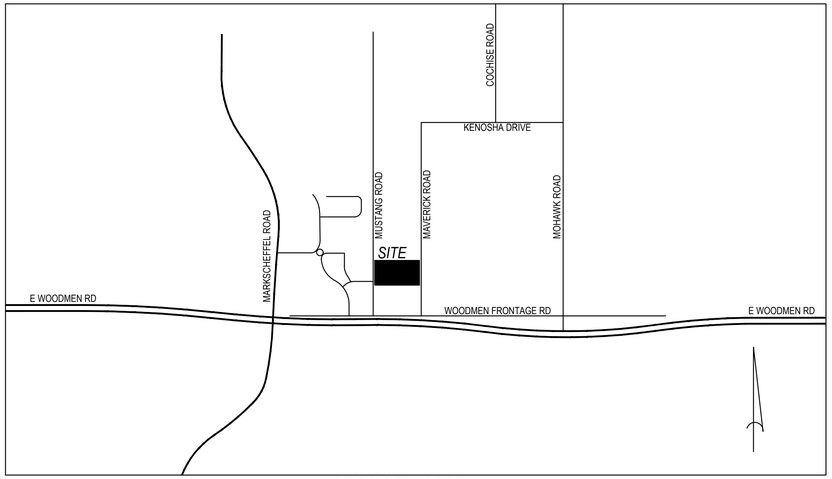
ALL BEARINGS ARE RELATIVE TO THE WESTERLY LOT LINE OF LOT 2, BLOCK 1, MONUMENTED AS SHOWN AND ASSUMED TO BEAR N00°43'30"E, A DISTANCE OF 364.00 FEET.

PROPERTY TAX SCHEDULE NUMBER:

5304004008

PROPERTY ADDRESS

7610 MAVERICK ROAD COLORADO SPRINGS, CO 80908



VICINITY MAP
1" = 1000' ±

NOTES:

1. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
2. COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A COMMERCIAL WELL PERMIT FROM THE STATE'S DIVISION OF WATER RESOURCES IS REQUIRED.
4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ALL REQUIREMENTS WITHIN THE EDARP COMMENT DATED 4/14/2025 BY THE FALCON FIRE PROTECTION DISTRICT SHALL BE MET.

SITE DATA TABLE

	PHASE 1		PHASE 2 / BUILDOUT	
TOTAL AREA OF PROPERTY	218,371 SF	100%	218,371 SF	100%
BUILDING FOOTPRINT	14,563 SF	6.67%	25,300 SF	11.59%
SIDEWALKS AND PARKING LOT	70,787 SF	32.42%	89,463 SF	40.97%
LANDSCAPE AREA	88,416 SF	40.49%	75,322 SF	34.49%
PLAY FIELD	16,319 SF	7.47%	0 SF	0.00%
PLAYGROUND AREA	10,219 SF	4.68%	10,219 SF	4.68%
DETENTION POND AREA	18,067 SF	8.27%	18,067 SF	8.27%
NUMBER PARKING STALLS REQUIRED	113	1 SPACE PER 4 SEATS	113	1 SPACE PER 4 SEATS
NUMBER PARKING STALLS PROVIDED	113		154	
NUMBER BICYCLE STALLS REQUIRED	6	5% OF REQUIRED PARKING SPACES	6	5% OF REQUIRED PARKING SPACES
NUMBER BICYCLE STALLS PROVIDED	6		6	
LOT/PARCEL SIZE	5.0131 ACRES		5.0131 ACRES	
ZONING	RR-5 RURAL RESIDENTIAL 5 AC		RR-5 RURAL RESIDENTIAL 5 AC	
EXISTING LAND USE	VACANT LAND		VACANT LAND	
PROPOSED LAND USE	RELIGIOUS INSTITUTION		RELIGIOUS INSTITUTION	
GROSS BUILDING AREA	25,300 SF		25,300 SF	
SITE IMPERMEABILITY	133,021 SF	60.92%	103,608 SF	47.45%
BUILDING HEIGHT TO TOP OF DOME	38'		38'	
BUILDING HEIGHT TO MAIN BUILDING	30'-0"		30'-0"	

APPLICANT/OWNER:

ISLAMIC CENTER OF COLORADO SPRINGS
2125 N CHESTNUT STREET
COLORADO SPRINGS, CO 80907
719-265-4655
CONTACT: YOUSF KHAN
YOUSF_KHAN@YAHOO.COM

CIVIL ENGINEER:

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, COLORADO 80128
303-232-8088
CONTACT: JERRY DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

SURVEYOR

LAND DEVELOPMENT CONSULTANTS, INC.
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
719-528-6848
CONTACT: DAVID V. HOSTETLER, P.L.S.

ARCHITECT

KEVIN KARIS ARCHITECT, LLC
2762 S.FENTON ST.
DENVER, CO 80227
(303)-990-4873
CONTACT: MAYRAJ SYED PEER
MAYRAJP@DESIGNSTC.COM

LANDSCAPE ARCHITECT

GROUND LOGIC
2038 GROVE ST
BOULDER, CO 80302
720-331-0696
CONTACT: GREG GAUTHIER
GREG@GROUNDLOGIC.COM

LIGHTING ENGINEER

FRONT RANGE ELECTRICAL ENGINEERING
3333 SOUTH WADSWORTH BOULEVARD SUITE D-210
LAKEWOOD, CO 80227
720-645-2442
CONTACT: CARLTON FRETWELL, P.E.
CARLTON@FREENGINEER.COM

SHEET INDEX

1 OF 7	COVER SHEET
2 OF 7	PHASE 1 SITE PLAN
3 OF 7	PHASE 2 SITE PLAN
4 OF 7	PHASE 1 PARKING PLAN
5 OF 7	PHASE 2 PARKING PLAN
6 OF 7	PARKING DETAILS
7 OF 7	GRADING AND UTILITY PLAN

DATE: OCTOBER 14, 2026
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CHECKED BY: JWD

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SHEET
1 OF 7

COVER SHEET

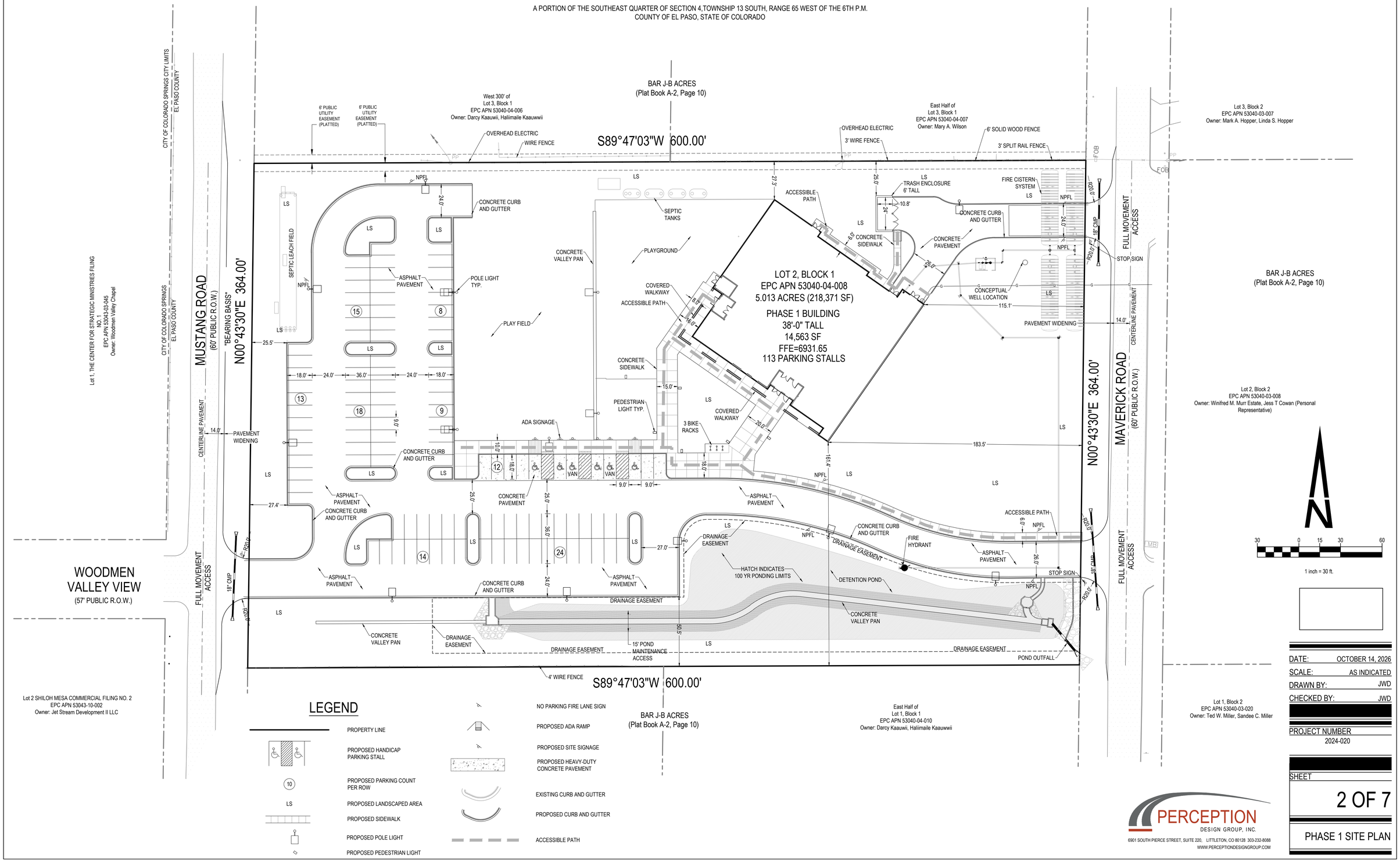
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LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- LS — PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN LIGHT
- NO PARKING FIRE LANE SIGN
- PROPOSED ADA RAMP
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ACCESSIBLE PATH

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SHEET
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PHASE 1 SITE PLAN

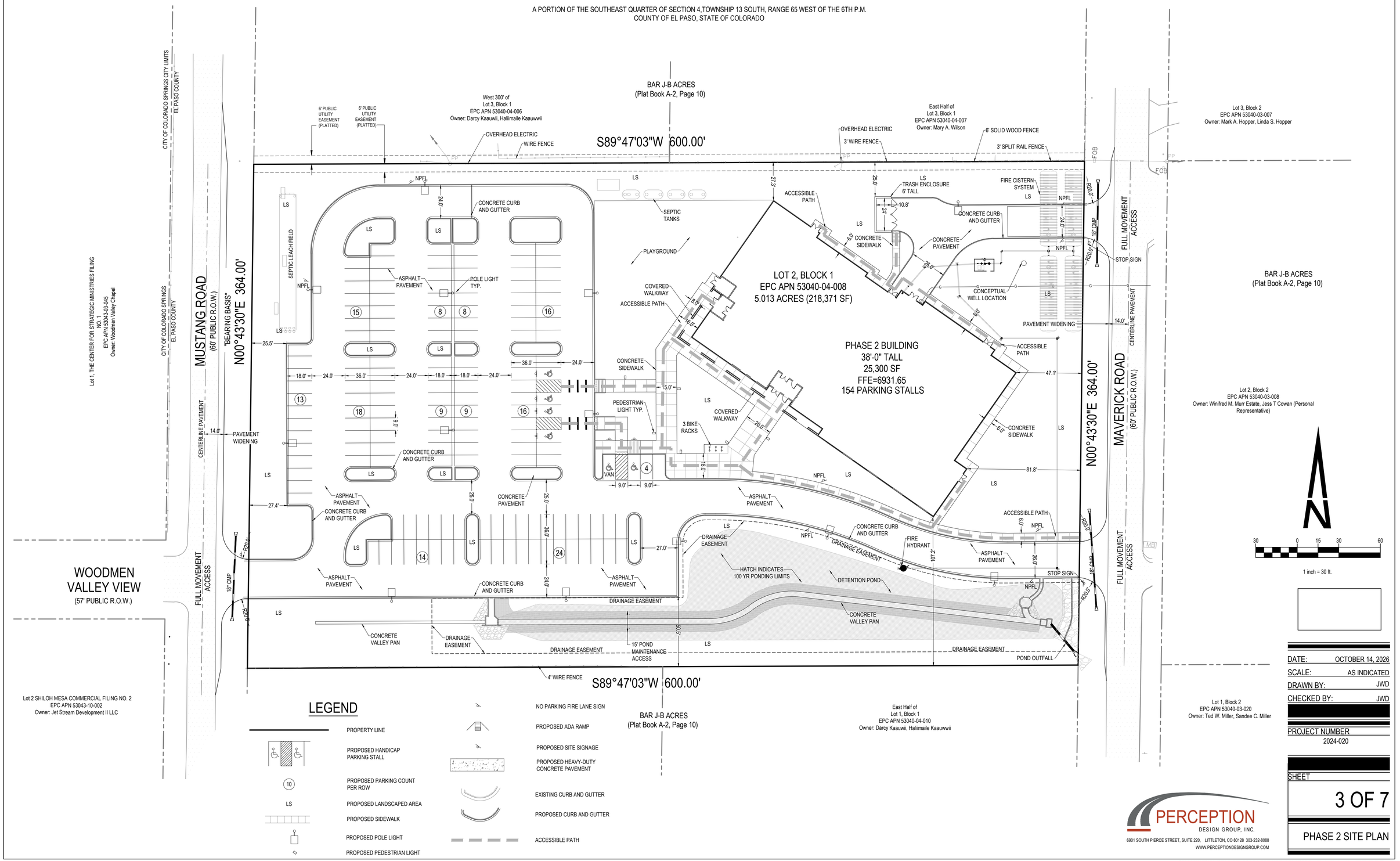
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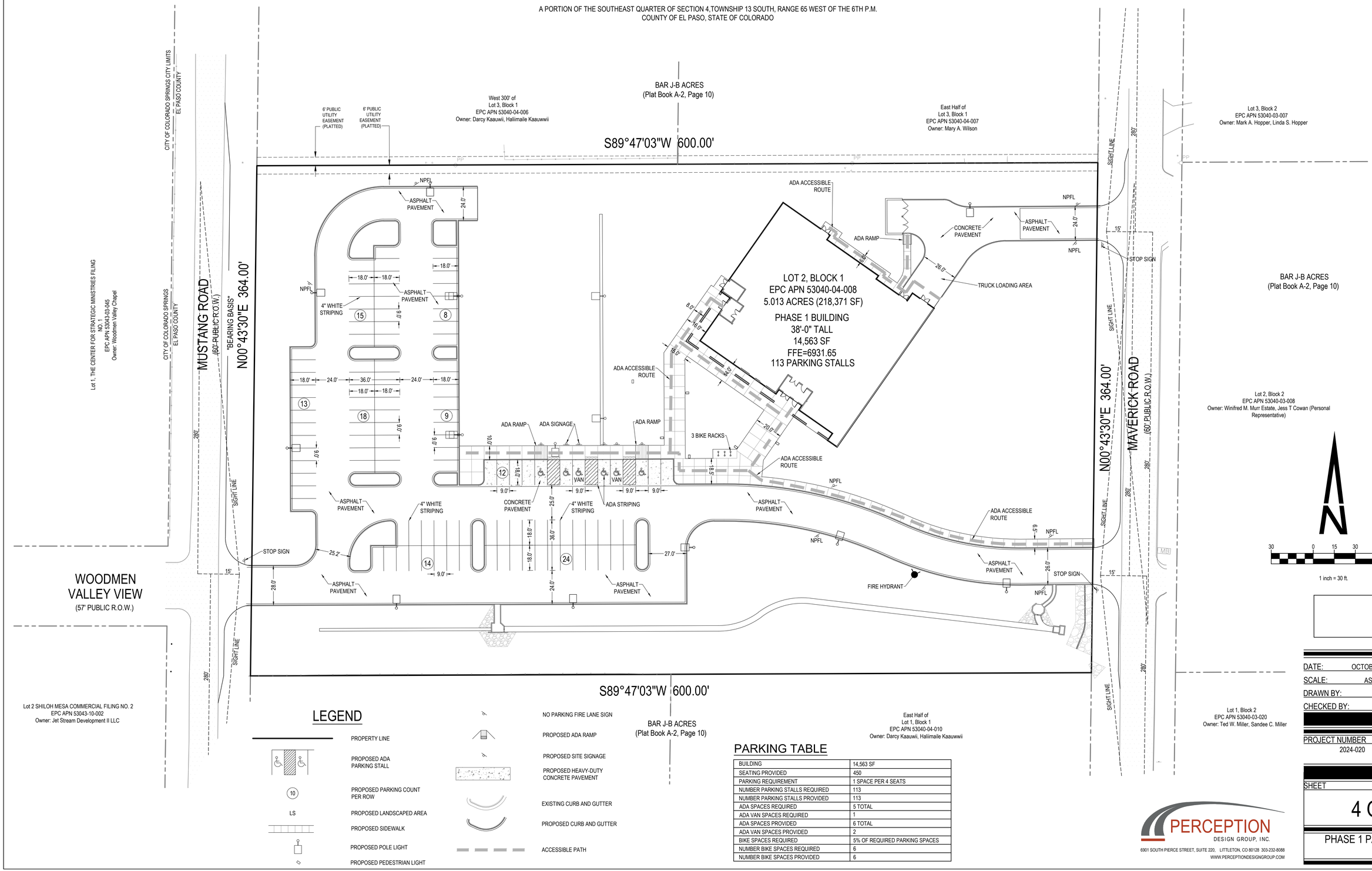
PHASE 2 SITE PLAN

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LEGEND

- PROPERTY LINE
- PROPOSED ADA PARKING STALL
- (10) PROPOSED PARKING COUNT PER ROW
- LS PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED POLE LIGHT
- PROPOSED PEDESTRIAN LIGHT
- NO PARKING FIRE LANE SIGN
- PROPOSED ADA RAMP
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ACCESSIBLE PATH

PARKING TABLE

BUILDING	14,563 SF
SEATING PROVIDED	450
PARKING REQUIREMENT	1 SPACE PER 4 SEATS
NUMBER PARKING STALLS REQUIRED	113
NUMBER PARKING STALLS PROVIDED	113
ADA SPACES REQUIRED	5 TOTAL
ADA VAN SPACES REQUIRED	1
ADA SPACES PROVIDED	6 TOTAL
ADA VAN SPACES PROVIDED	2
BIKE SPACES REQUIRED	5% OF REQUIRED PARKING SPACES
NUMBER BIKE SPACES REQUIRED	6
NUMBER BIKE SPACES PROVIDED	6

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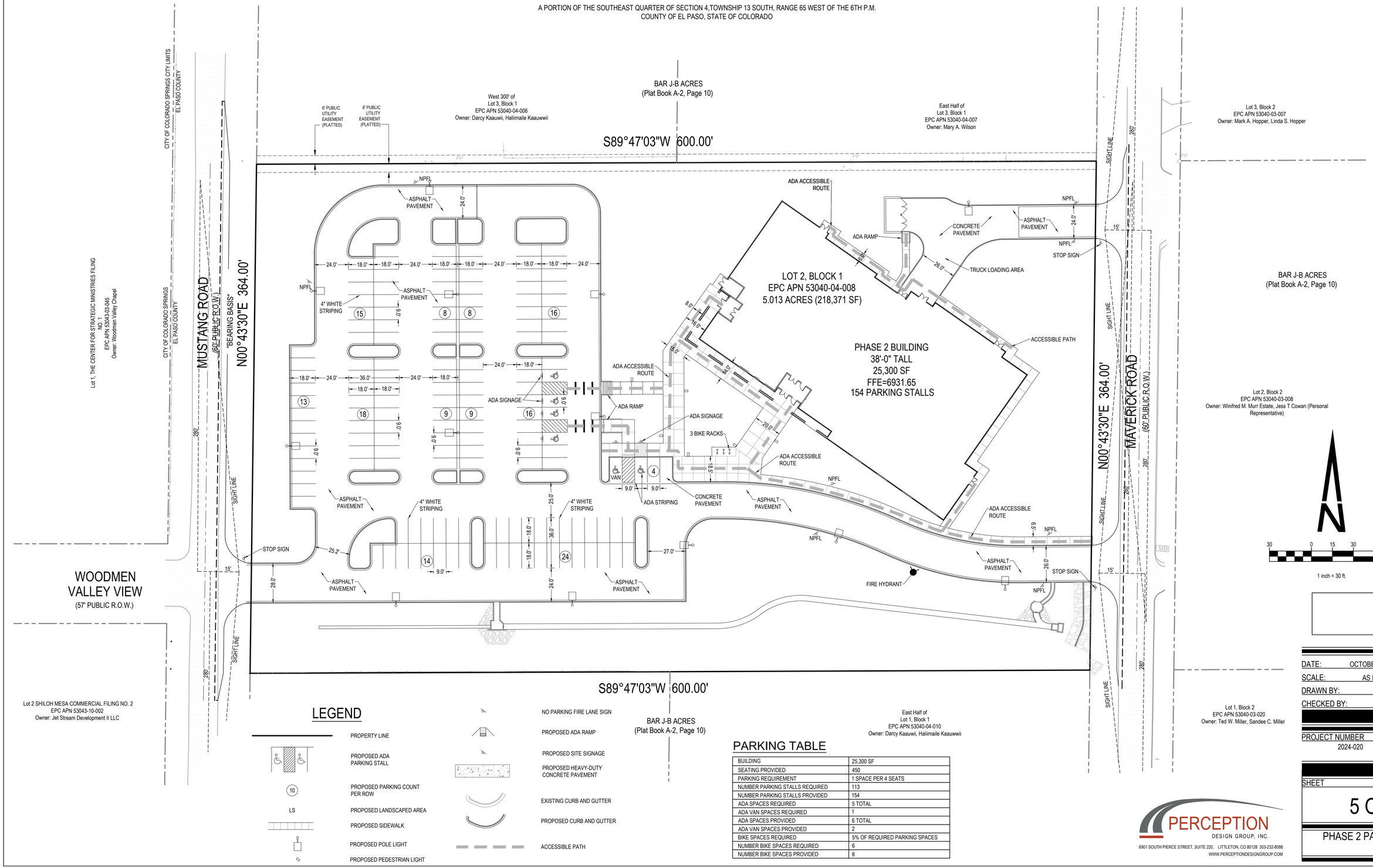
PHASE 1 PARKING PLAN

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LEGEND

- PROPERTY LINE
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- ACCESSIBLE PATH

PARKING TABLE

BUILDING	25,300 SF
SEATING PROVIDED	450
PARKING REQUIREMENT	1 SPACE PER 4 SEATS
NUMBER PARKING STALLS REQUIRED	113
NUMBER PARKING STALLS PROVIDED	154
ADA SPACES REQUIRED	5 TOTAL
ADA VAN SPACES REQUIRED	1
ADA SPACES PROVIDED	6 TOTAL
ADA VAN SPACES PROVIDED	2
BIKE SPACES REQUIRED	5% OF REQUIRED PARKING SPACES
NUMBER BIKE SPACES REQUIRED	6
NUMBER BIKE SPACES PROVIDED	6

30 0 15 30 60

1 inch = 30 ft.

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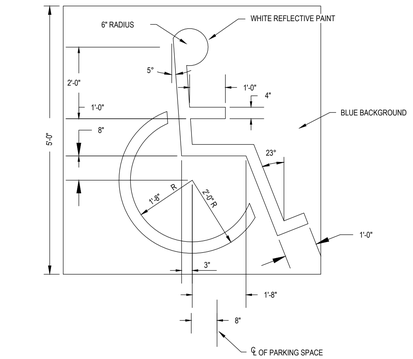
PHASE 2 PARKING PLAN

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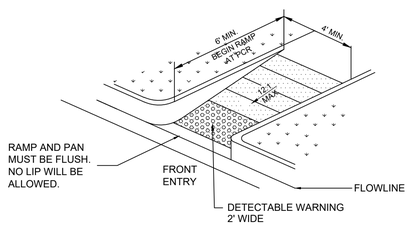
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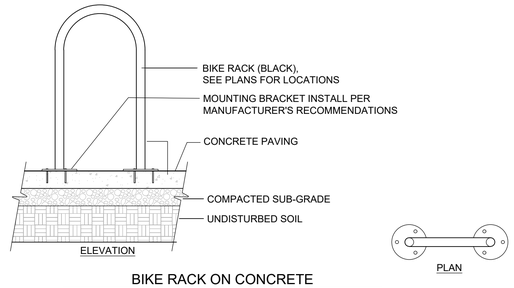
ADA STRIPING DETAILS

NOT TO SCALE



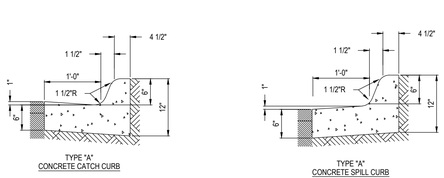
CURB RAMP DETAIL

NOT TO SCALE



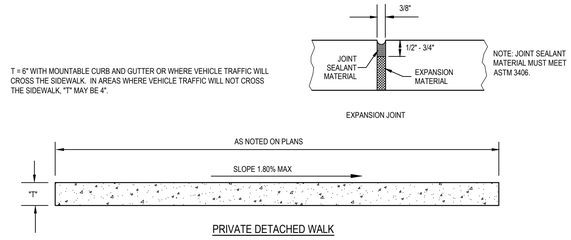
BIKE RACK ON CONCRETE

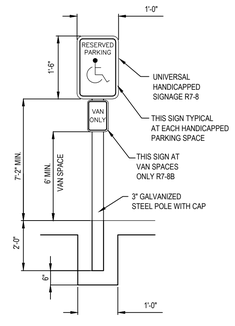
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CURB DETAIL

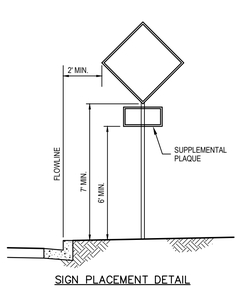
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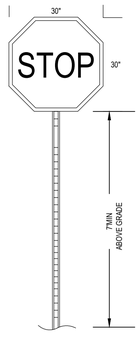


ADA SIGNAGE DETAILS

NOT TO SCALE



SIGN PLACEMENT DETAIL

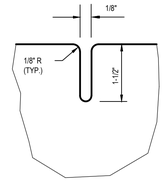


R1-1 STOP SIGN



SIGNAGE AND STRIPING DETAILS

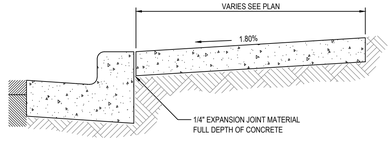
NOT TO SCALE



CONTRACTION OR WEAKENED PLANE JOINT

NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10 FEET.
2. EXPANSION JOINTS SHALL BE PLACED AT EXISTING JOINTS, STRUCTURES, PCR'S AND EVERY 100 FEET.



ATTACHED WALK

PRIVATE CONCRETE SIDEWALK DETAILS

NOT TO SCALE

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SHEET
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PARKING DETAILS

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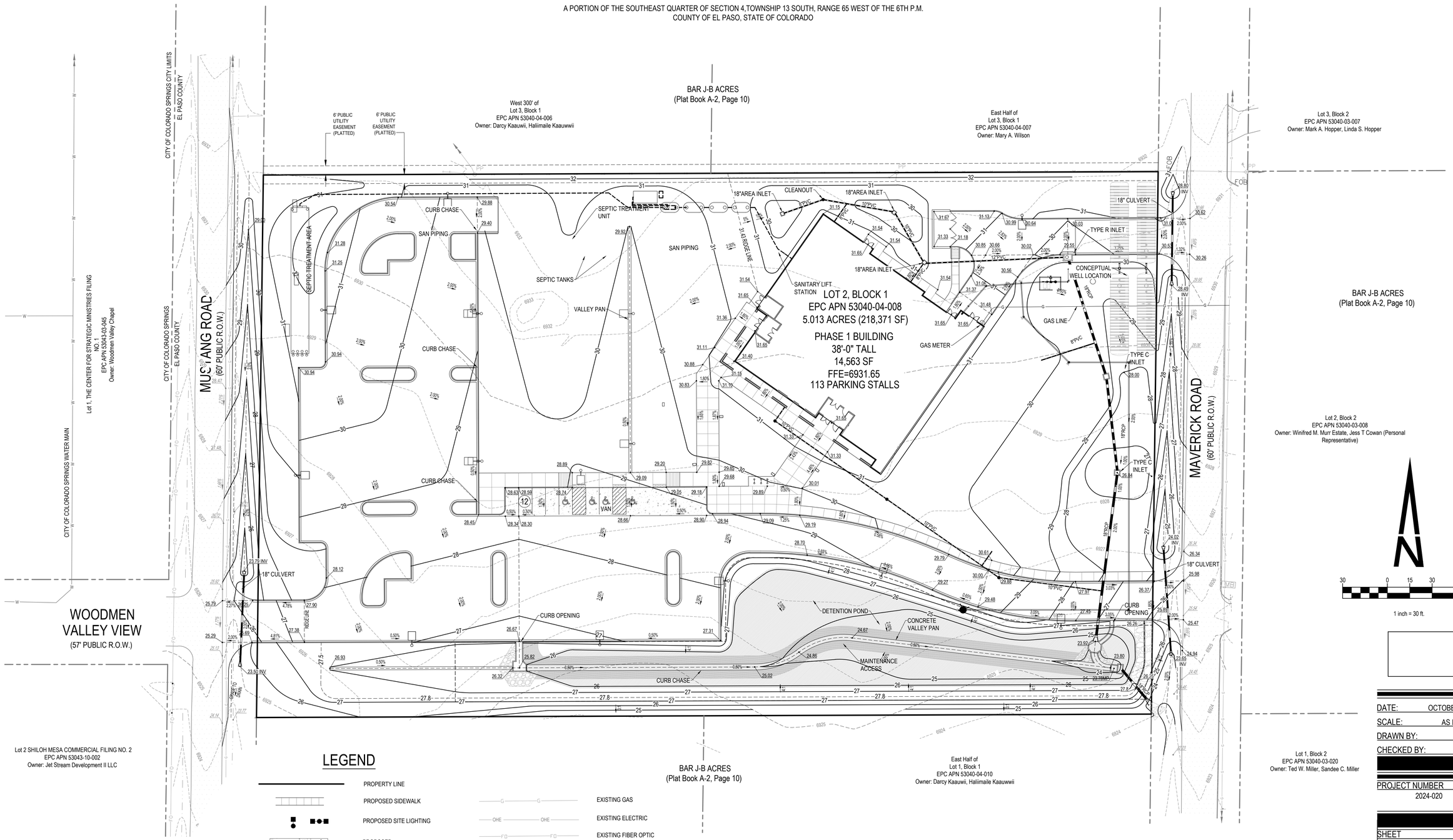
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COS UTILITIES NOTES

CSU FIELD ENGINEER TO DETERMINE FINAL GAS MATER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEER AT 719-688-4985 (GAS) WITH ANY QUESTIONS.

TREES CANNOT BE IN AN EASEMENT AND SHALL MAINTAIN A 6-FOOT MINIMUM SEPARATION FROM GAS SERVICE / DISTRIBUTION LINES.

GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.



LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED SITE LIGHTING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED ADA RAMP
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

SITE IS TO BE SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM

N

30 0 15 30 60

1 inch = 30 ft.

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GRADING AND UTILITY PLAN

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