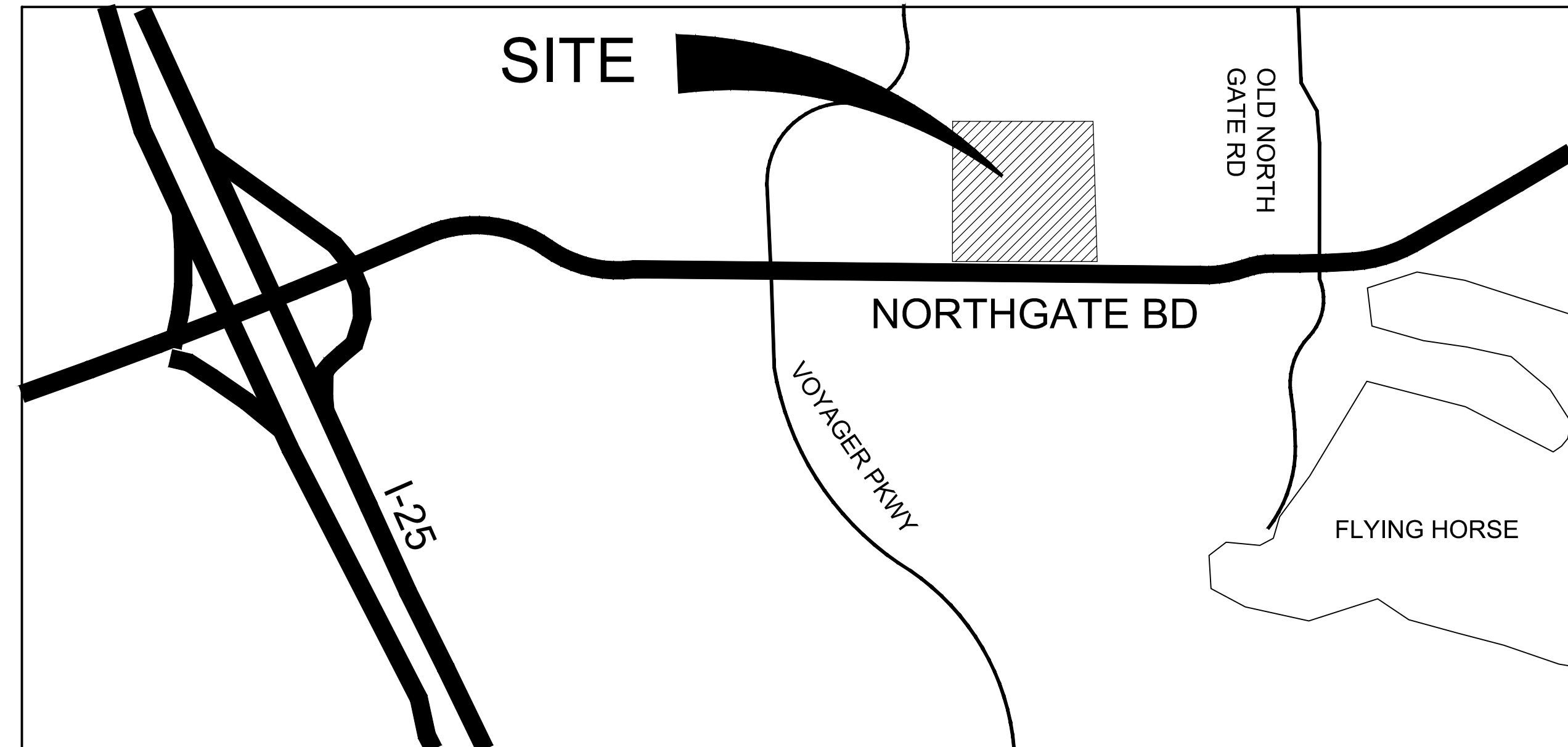


OVERALL SITE PLAN

SCALE: 1" = 50'



VICINITY MAP

NOT TO SCALE



PROJECT PURPOSE/DESCRIPTION:

THIS PROJECT PROPOSES AN AMENDMENT TO AN EXISTING CHURCH DEVELOPMENT, INCLUDING PARKING AND NEW BUILDING, THAT IS ALIGNED WITH ADJACENT USES AND NEIGHBORHOOD NEEDS. LANDSCAPING AND ARCHITECTURE WILL COMPLIMENT THE LOCAL CHARACTER, ECOLOGY, AND EXISTING DEVELOPMENT. PARKING IS PROVIDED PER EL PASO COUNTY DEVELOPMENT CODES.

PROJECT ADDRESS: CROSSROADS CHAPEL
836 NORTHGATE BD
COLORADO SPRINGS, CO 80921

LEGAL DESCRIPTION: SW QUARTER OF THE SW QUARTER OF THE SW QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

COUNTY ZONING: RR-5

EXISTING USE: RELIGIOUS / CHURCH

PROPOSED USE: DAYCARE/PRESCHOOL

LOT AREA: 436,757 (10,027 Acres)

BLDG. COVERAGE: 16,564 S.F. / 436,757 = 038%

BLDG. SETBACKS: FRONT = 25'
REAR = 25'
SIDE = 25'

LANDSCAPE COVERAGE: 376,077 SF

HARDSCAPE COVERAGE: 37,358 SF

PARKING:

DAYCARE/PRESCHOOL:
1 SPACE PER 400 SQUARE FEET, AT 7150 SF = 18 REQUIRED
PROVIDED: 55 PARKING SPACES
LOADING SPACES: (1) 10' X 20' PER 8 CHILDREN LICENSED
PROVIDED: 4 LOADING SPACES

NOTE: PARKING TO CONFORM WITH COUNTY DEVELOPMENT STANDARDS.

DEVELOPMENT TEAM:

OWNER / DEVELOPER:
Preschool Pathways, LLC
3714 Anemone Cir
Colorado Springs, CO 80918
KRISTEN TRENARY
preschoolpathwayscolorado@gmail.com
(719)425-1506

PLANNER / LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS
5539 COLT DR
LONGMONT, CO 80503
neil@ndscolorado.com
(303) 443-0388

CIVIL ENGINEER:
TBD

ARCHITECT:
TBD

LAND USE DATA:

EXISTING BUILDING FOOTPRINT:	9,414	2.15%
PROPOSED BUILDING FOOTPRINT:	7,150	1.64%
PROPOSED DECK:	1,320	0.30%
ASPHALT AREA:	37,358	8.55%
GRAVEL AREAS:	5,438	1.26%
OPEN SPACE/LANDSCAPE (ON-SITE):	376,077	86.1%
TOTAL:	436,757 SF	100.00%

SITE DATA:

EXISTING ZONING: RR-5
PROPOSED ZONING: RR-5
ADJACENT ZONING: S=RR-5, SFD; W=RR-5,
RESIDENTIAL; E=RR-5, CHURCH; N=RR-5, SFD
ADJACENT USES: CHURCH, RESIDENTIAL
SITE SF & ACREAGE: 392,040 SF / 9.0 ACRES
REQUIRED SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'

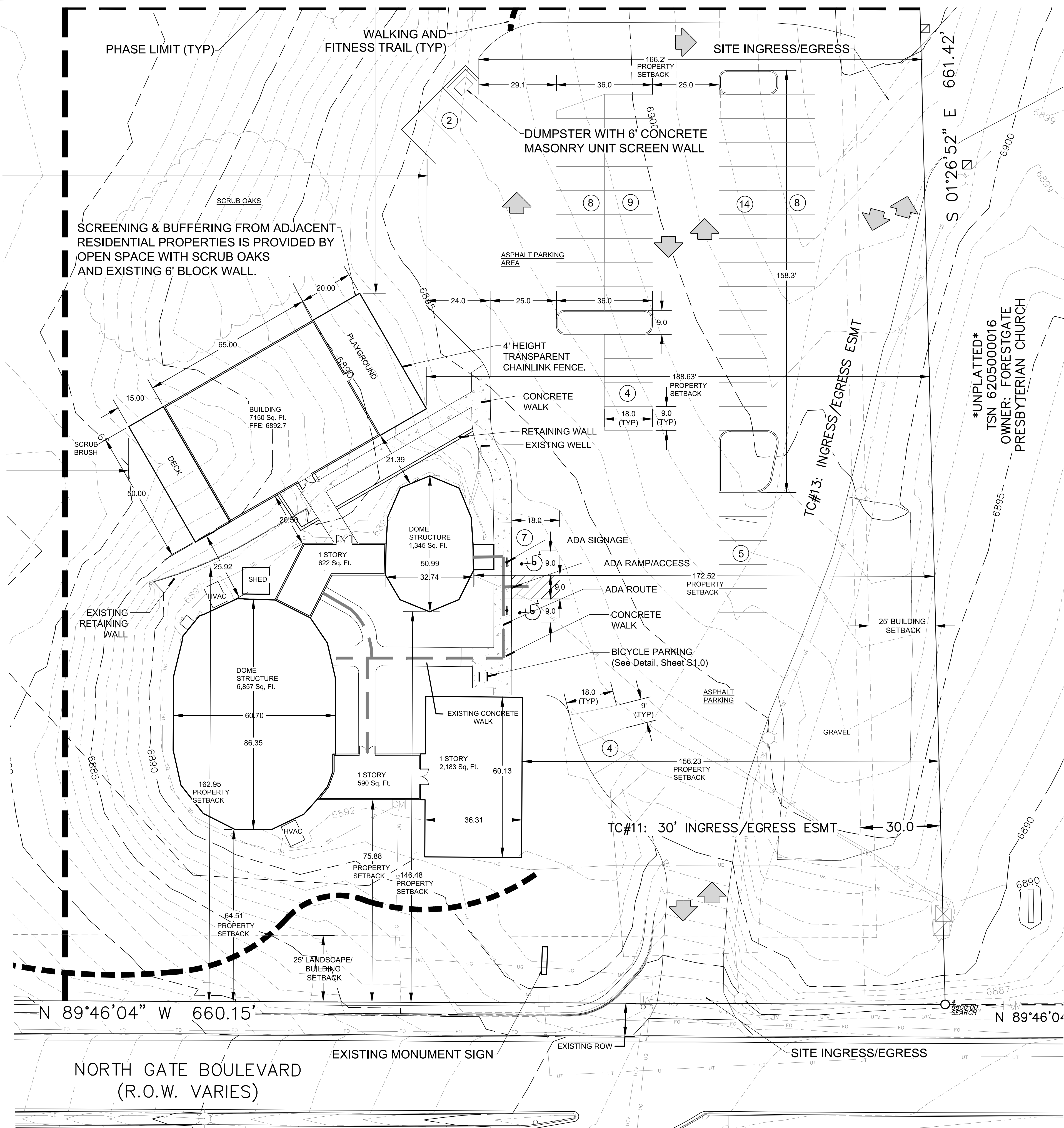
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PRESCHOOL PATHWAYS COLORADO SPRINGS, CO COVER PAGE

REVISIONS:

ND
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 • neil@ndscolorado.com

PROJ. NO.:
DATE: 07.11.25
SCALE: See Sheet
DRAWN: NAM
CHKD BY: NAM
SHEET C10



SITE PLAN PLAN
SCALE: 1" = 20'

PLAN NOTES

1. PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
2. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND EL PASO COUNTY IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXPENSE OF CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.
5. ANY MONUMENT SIGNAGE TO BE APPROVED THROUGH SEPARATE SIGN PERMIT
6. 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

PROPERTY TAX SCHEDULE #:
6205000019

SITE DATA:

EXISTING ZONING: RR-5
PROPOSED ZONING: RR-5
ADJACENT ZONING: S=RR-5, SFD; W=RR-5, RESIDENTIAL; E=RR-5, CHURCH; N=RR-5, SFD
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PRESCHOOL PATHWAYS COLORADO SPRINGS, CO SITE PLAN

PROJ. NO.:
DATE: 07.11.25
SCALE: See Sheet
DRAWN: NAM
CHKD BY: NAM
SHEET 810