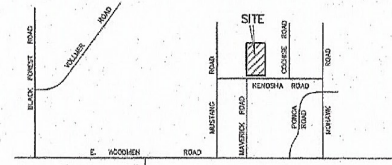
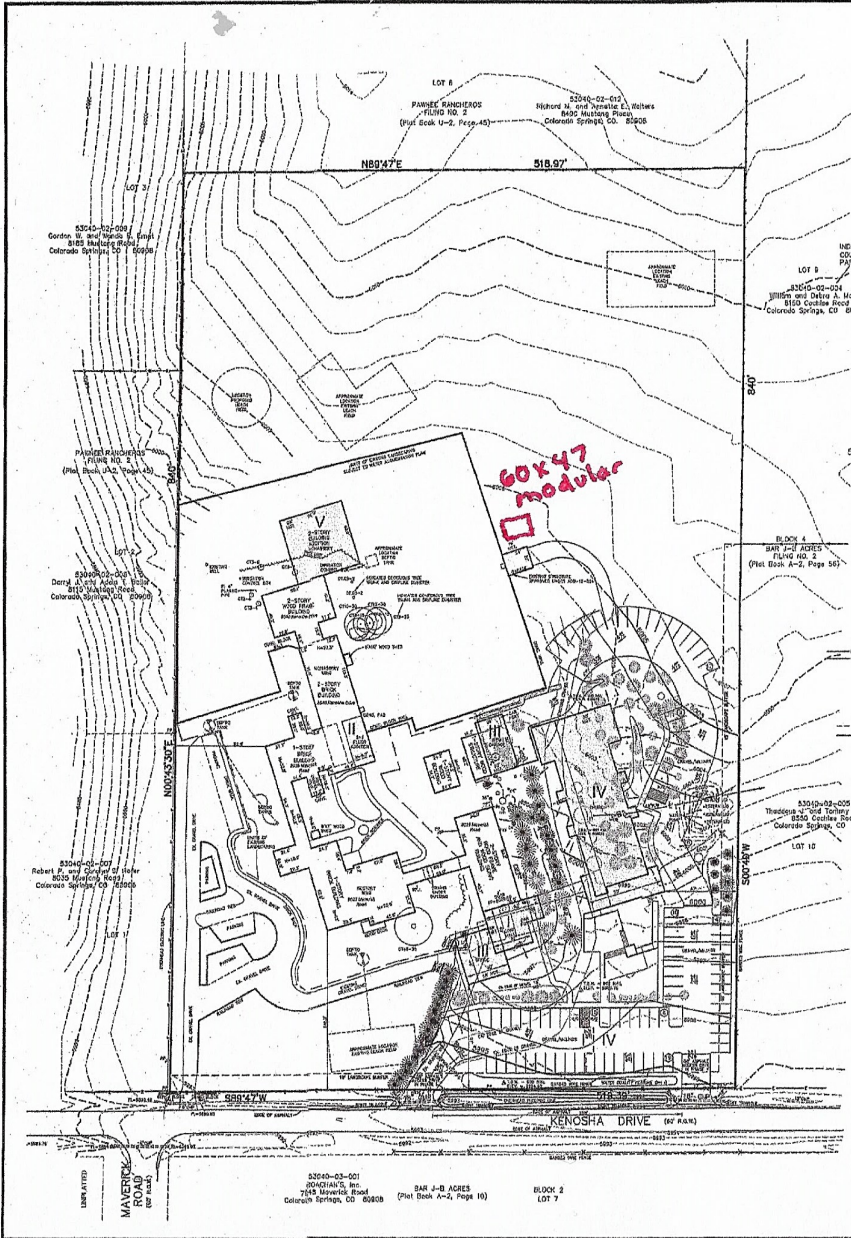


SERVANTS OF THE HOLY FAMILY

8025 MAVERICK ROAD,
EL PASO COUNTY, COLORADO



COPY
VICINITY MAP
NO SCALE

APPROVED DENIED
15113

Approval granted to proceed with construction of proposed modular building and approval by El Paso County SEP 11/20 2019. General approval is contingent on the receipt of all required permits from the appropriate agencies. An access permit must be secured by the applicant from the appropriate agencies prior to the start of any construction activity on the property.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

LEGAL DESCRIPTION:

A portion of the Southwest One-Quarter of the Northeast One-Quarter of Section 4, Township 13 South, Range 85 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the Southwest corner of Lot 10, Block 4, B44 and J055 SECOND FLING, a subdivision in El Paso County, Colorado; thence S89°47'W for 319.38 feet along the North line of Kenosha Drive, thence N02°43'00" for 840 feet; thence N89°47'E for 318.97 feet to a point on the West line of Lot 9, Block 4 in said subdivision; thence S00°40'W for 840 feet along the West line of Lots 8 and 9 in said Block and Subdivision to the Point of Beginning.

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 98041C0335 P, EFFECTIVE DATE MARCH 17, 1997, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAIN).
- TEMPORARY BENCHMARK USED FOR THIS TOPOGRAPHIC/APPROVEMENT EXHIBIT EXISTS AS THE FINISHED FLOOR ELEVATION OF THE INDICATED 2-STORY STRUCTURE; ELEVATION = 6000.00 "ASSUMED", AS SHOWN HEREON.

DATA:

AREA: 10.013 AC (436,187 SF)
EXISTING ZONE: RR-5
EXISTING USE: RELIGIOUS INSTITUTION
PROPOSED USE: RELIGIOUS INSTITUTION
MAX ALLOWABLE BLDG. HEIGHT: 30'
BLDG. SETBACKS:
25' FROM FRONT
25' FROM SIDE LOT LINES
25' FROM REAR
LANDSCAPE SETBACKS:
15' FROM R.O.W. AND PROPERTY LINE, AS ADJUSTED

EXISTING BLDG. TOTAL AREA: 22,184 SQ. FT.
PROPOSED BLDG TOTAL AREA: 20,451 SQ. FT.
TOTAL BLDG AREA: 42,635 SQ. FT.
PARKING REQUIREMENTS:
USE REQ./PROVD.
CHURCH 1 PER 4 SEATS 70/74
OFFICE 1 PER 200 SF 8/9
GARAGE ADD. 4
HANDICAP 4/4
TOTAL ADDITIONAL: 91 SPACES
TAX SCHEDULE NO.: 53540-02-005

RECEIVED
APR 12 2020

EPC DEVELOPMENT SERVICES

VERSION:
DATE:

OWNER:
SERVANTS OF THE HOLY FAMILY CORPORATION SOLE
8025 MAVERICK ROAD
COLORADO SPRINGS, CO 80909

COUNTY FILE NO: PPR-19-15

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FOR INFORMATION ON CALLING 811 FOR UTILITY LOCATIONS

NO.	REVISIONS	DATE	BY	DESCRIPTION
1	ISSUE FOR PERMIT			
2	ISSUE FOR PERMIT			
3	ISSUE FOR PERMIT			
4	ISSUE FOR PERMIT			
5	ISSUE FOR PERMIT			
6	ISSUE FOR PERMIT			

Project No.:	02082
Sheet:	1 of 1

Land Development Consultants, Inc.
1415 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.LANDDEVCONSULTANTS.COM

SITE DEVELOPMENT PLAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No.: 02082
Sheet: 1 of 1