

MONUMENT ACADEMY TRACT A
ZONED RR-5 20.75 AC

PRELIMINARY DEVELOPMENT DATA	
TRACT A - SCHOOL	20.75 AC
TRACT B & C - VACANT ZONED RR-5	35.88 AC
ADJOINING ROW DEDICATION	3.16 AC
INTERIOR ROW DEDICATION	5.01 AC
TOTAL	64.80 AC

PARCEL NO. 6100000245	PROPERTY OWNER 83 WALKER, LLC, MATT DUNSTON, MANAGER
APPLICANT MONUMENT ACADEMY, DON GRIFFIN, PHD, EXECUTIVE DIRECTOR	1230 SCARBROOK CT. MONUMENT, CO 80132 719 339 2410

LEGAL DESCRIPTION
PARCEL NO. 6100000245

The East Half of the Northwest Quarter of Section 15, Township 11 South, Range 66 West of the 6th P.M., Except the Southerly 200 feet thereof and Except that portion conveyed to American Telephone and Telegraph Company by deed recorded April 4, 1965 in Book 2086 at Page 528, and Except any portion of subject property conveyed by deed recorded April 22, 2004 at Reception No. 204065178,

County of El Paso,
State of Colorado

Add PCD File No. U-19-002

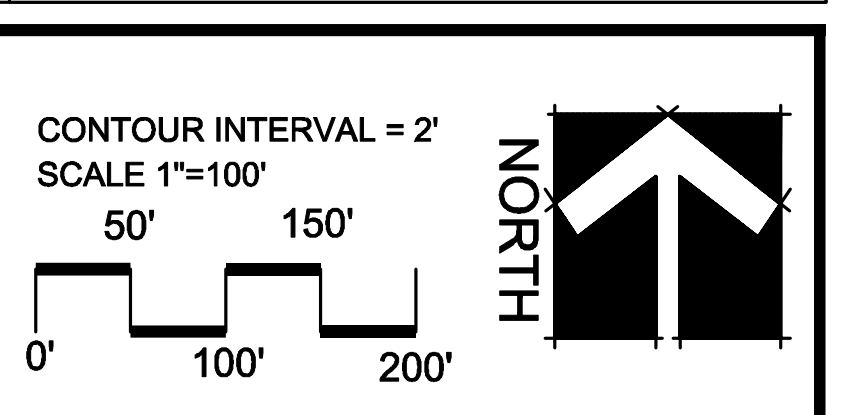
Refer to comments on site development plan application PPR199

ISSUED FOR: COUNTY REVIEW	PROJECT NUMBER
COMPUTER FILE	ISSUE DATE JAN 21, 2019
DRAWN BY DFJ	CHECKED BY
REVISED	

PLOT PLAN MONUMENT ACADEMY MIDDLE & HIGH SCHOOL

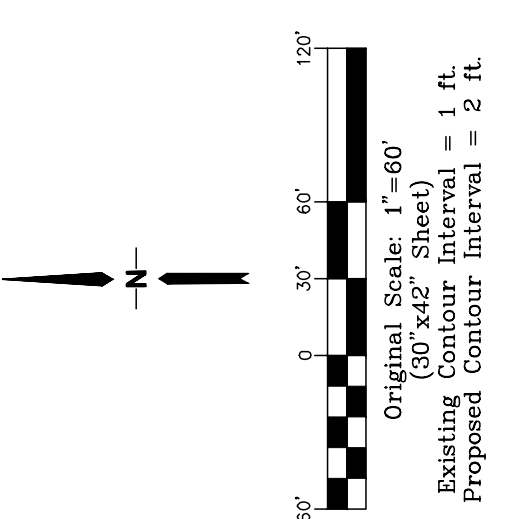
LRA
LAND RESOURCE ASSOCIATES

9726 MOUNTAIN RD.
719 594 2298
719 594 2298



MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



SITE DATA:	
OWNER:	MONUMENT ACADEMY 100 E. St. Vrain, Suite 300 Colorado Springs, CO 80903
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R09W OF 5TH P.M.
SITE ADDRESS:	XX
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - HS
SITE ZONING:	RRS
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	1.57%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	30'

PARKING DATA:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	21
SPACES REQUIRED (2 SPACES/CLASSROOM)	42
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/A STUDENT)	118
HEALTH CLUB & POOL AREA	25,100 SF
SPACES REQUIRED (1 SPACE/150 SF)	188
TOTAL SPACES REQUIRED:	348
TOTAL SPACES PROVIDED:	660
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

- GENERAL NOTES:**
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.



19 E. Wilmette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

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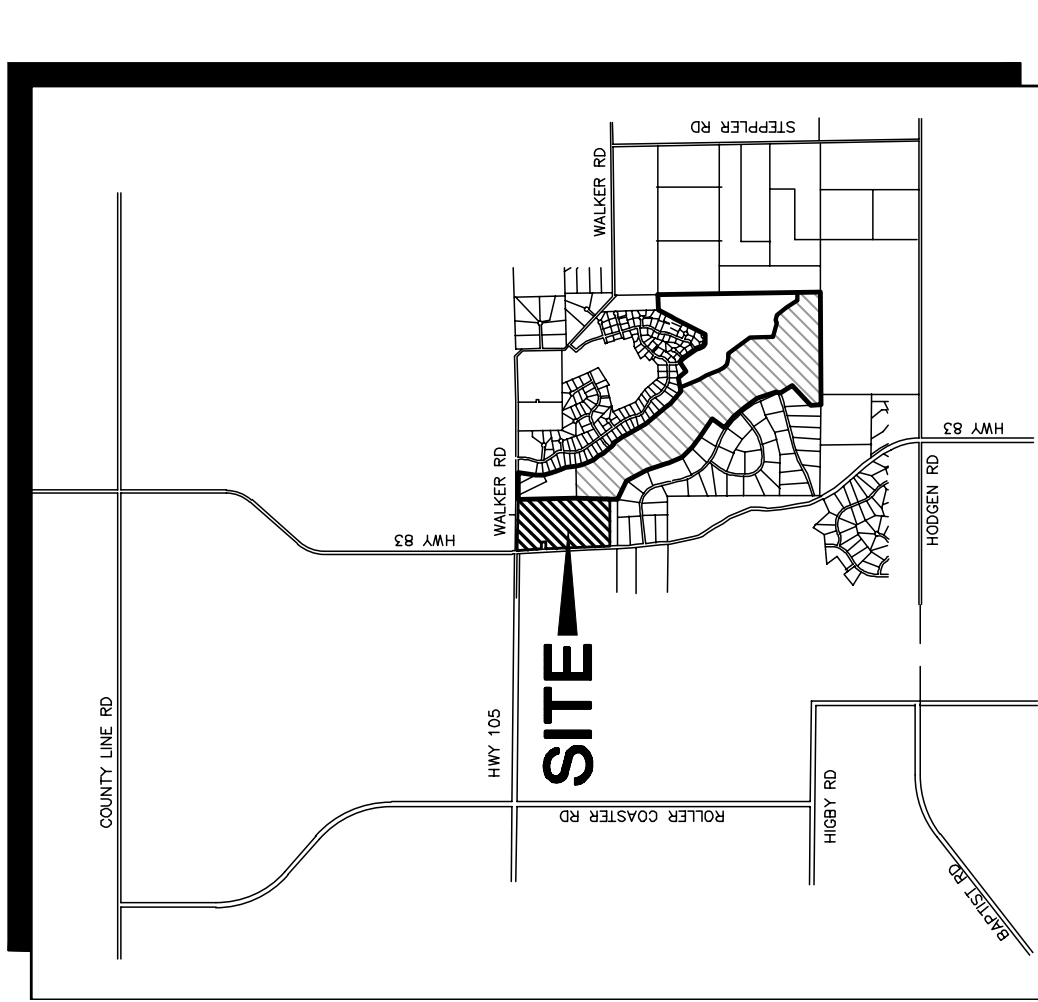
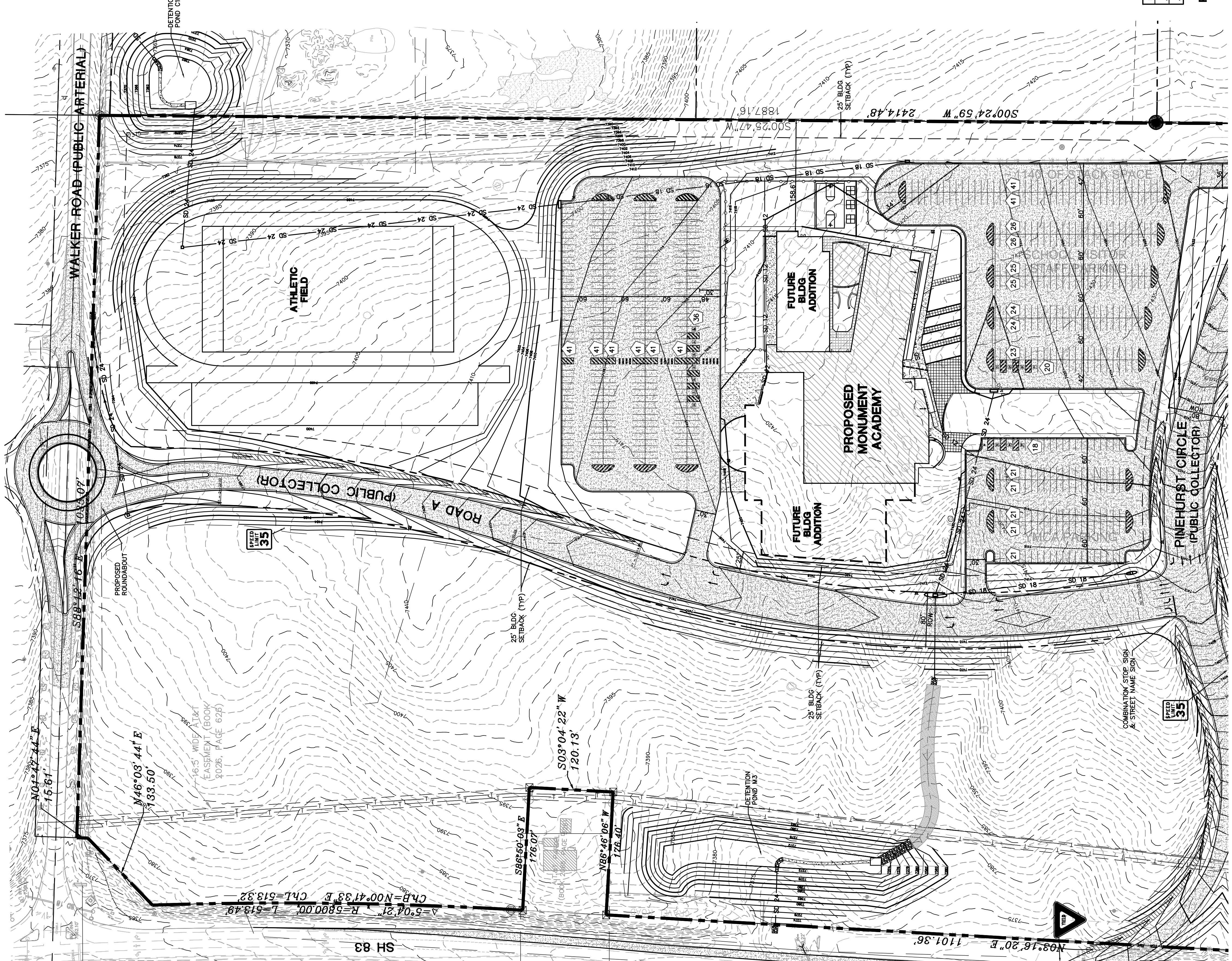
CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'

NORTH	
DATE:	1/22/19
DRAWN BY:	BJJ
CHECKED BY:	JPS
REVISED:	2/08/2019

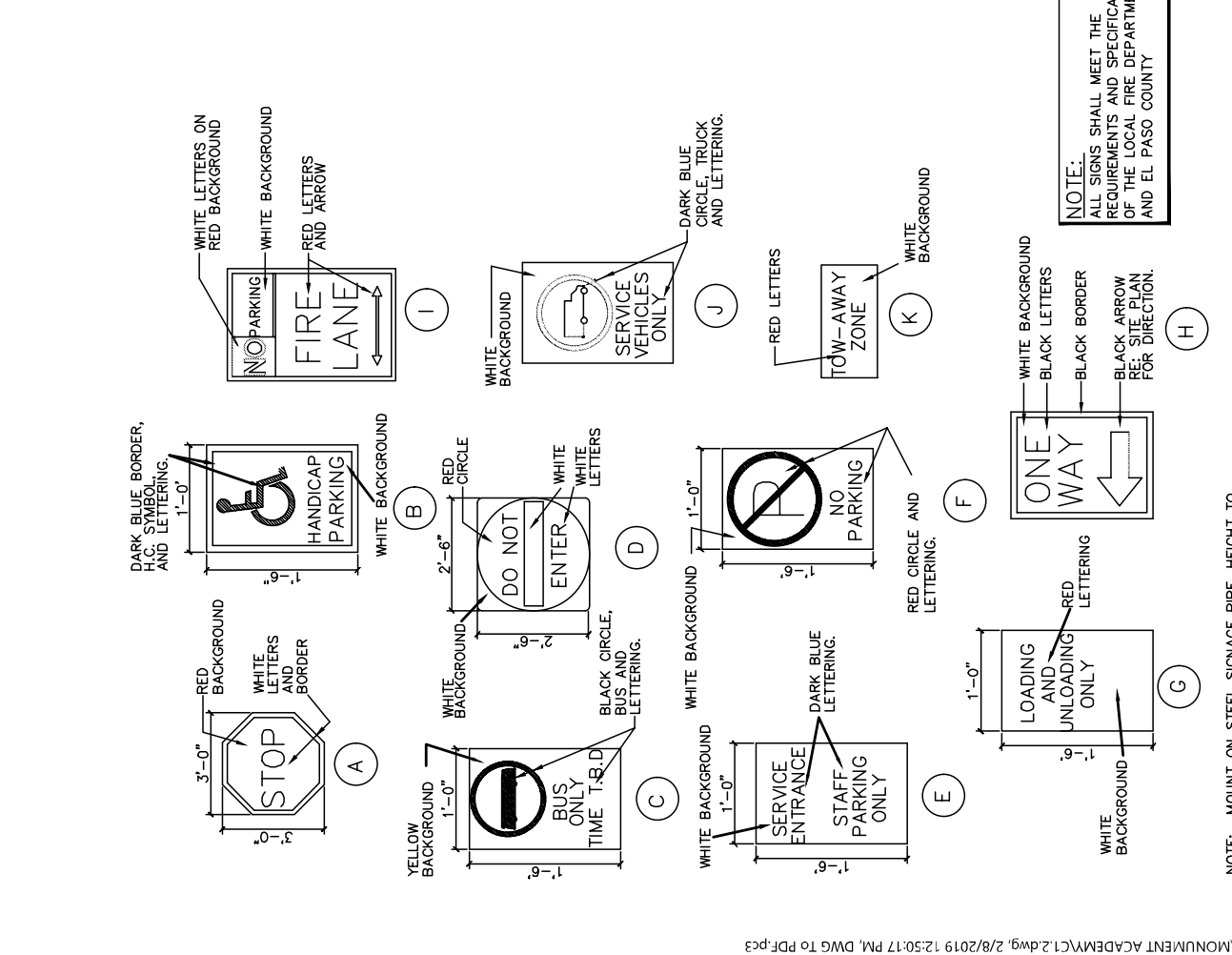
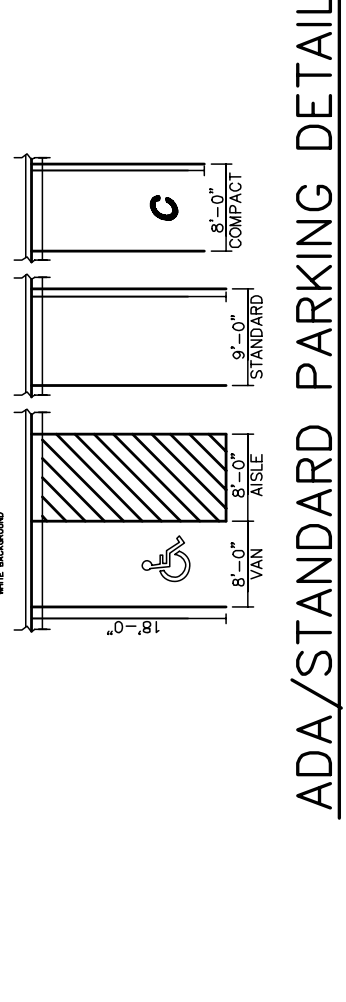
C1.2



VICINITY MAP
NOT TO SCALE

LEGEND	
---	PROPERTY LINE
---	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
X 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
X 98.0	EXST. SPOT ELEVATION
28	NUMBER OF PARKING SPACES

- KEYED NOTES:**
- 1 TRASH DUMPSTERS
 - 2 STRIPED CROSSWALK
 - 3 SNOW STORAGE AREA
 - 4 ASPHALT PAVEMENT
 - 5 CONCRETE PAVEMENT
 - 6 4" METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



NOTE: VERIFY THE SIGN LANGUAGE FILE HEAVY IS WITHIN CITY OF COLORADO SPRINGS STANDARD. TYP ALL SIGNS SCALE: NTS

PCD PROJECT NO. PPR-19-XX

NO.	REVISION	BY	DATE
1	SPP SUBMITTAL	JPS	2/08/19