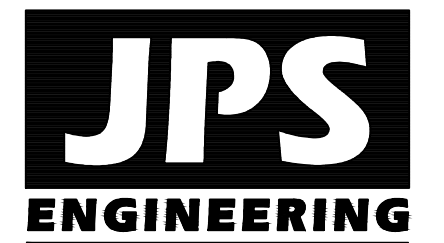


MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

Engineering Review
09/06/2019 3:10:30 PM
JeffRogers@jpsengr.com
719-538-7877
EPC Planning & Community Development Department
See comment letter



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

OWNERSHIP OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

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

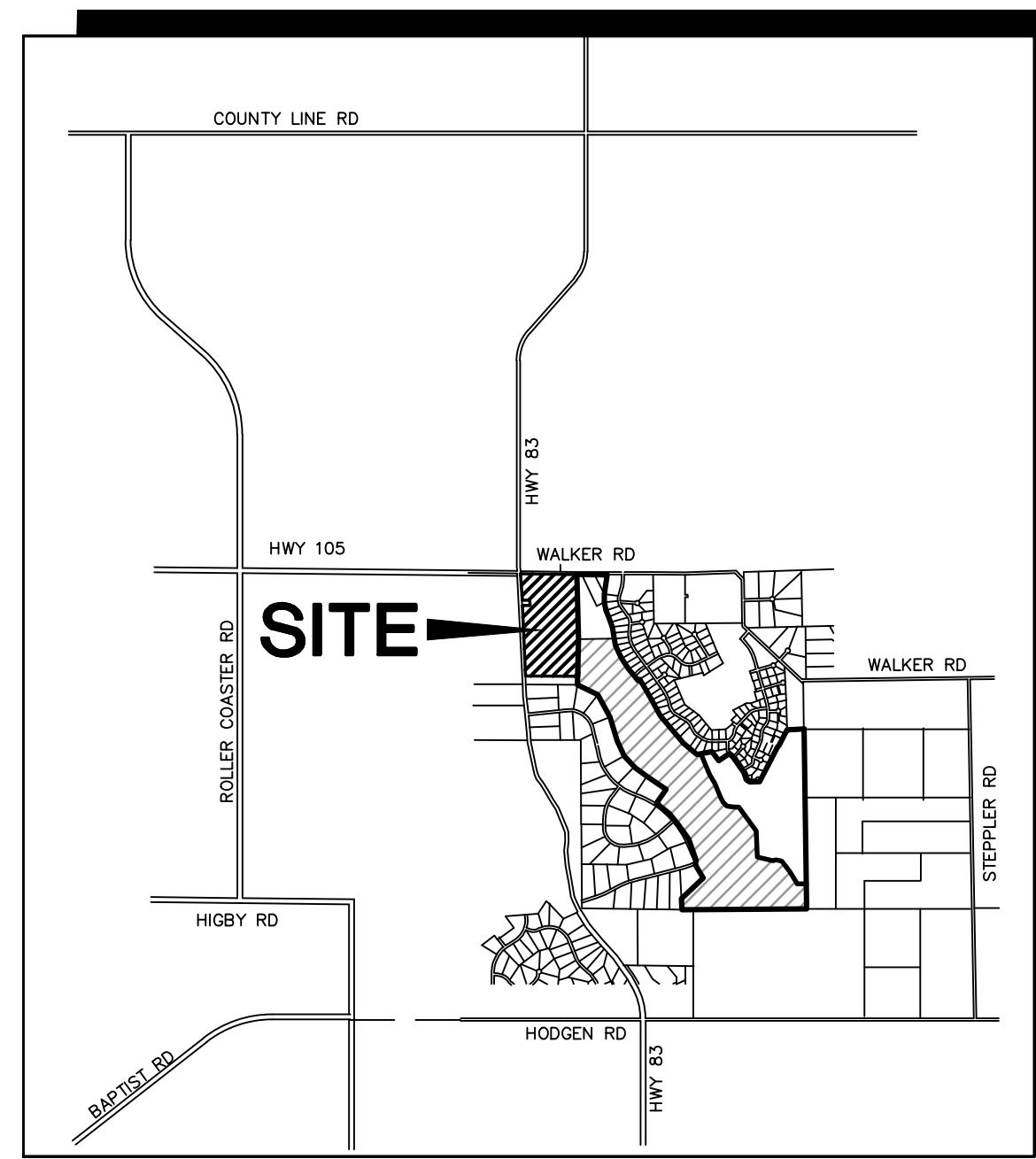
SITE DEVELOPMENT PLAN

SCALE: 1"=100'

NORTH	DATE:	12/20/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	8/9/19

PCD PROJECT NO. PPR-19-009

C1.1



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- x 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- x 99.0 EXIST. SPOT ELEVATION
- Ⓟ NUMBER OF PARKING SPACES

SITE DATA:

OWNER:	MONUMENT ACADEMY FOUNDATION 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - MS/HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK

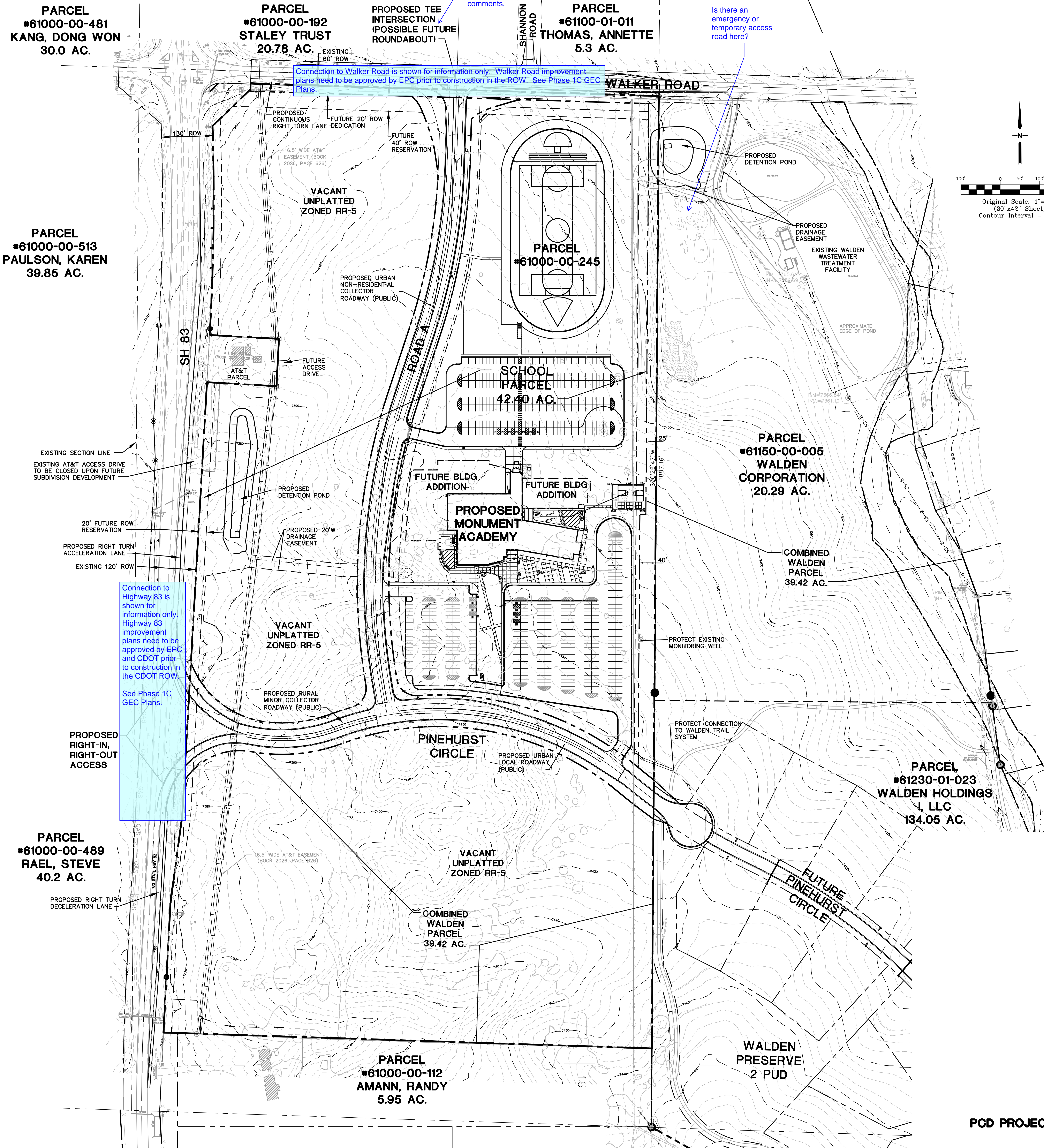
GENERAL NOTES:

- SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
- SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
- SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
- EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.
- SPECIAL USE PERMIT IS REQUIRED PRIOR TO HEALTH CLUB USE.
- PUBLIC STREET IMPROVEMENTS TO PINEHURST CIRCLE, ROAD A, & WALKER ROAD SHALL BE COMPLETED TO COUNTY STANDARDS PRIOR TO CERTIFICATE OF OCCUPANCY.

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE 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.

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/9/19



PARCEL #61000-00-481
KANG, DONG WON
30.0 AC.

PARCEL #61000-00-192
STALEY TRUST
20.78 AC.

PARCEL #61100-01-011
THOMAS, ANNETTE
5.3 AC.

PARCEL #61000-00-513
PAULSON, KAREN
39.85 AC.

PARCEL #61000-00-245

SCHOOL PARCEL
42.40 AC.

PARCEL #61150-00-005
WALDEN CORPORATION
20.29 AC.

COMBINED WALDEN PARCEL
39.42 AC.

PARCEL #61230-01-023
WALDEN HOLDINGS I, LLC
134.05 AC.

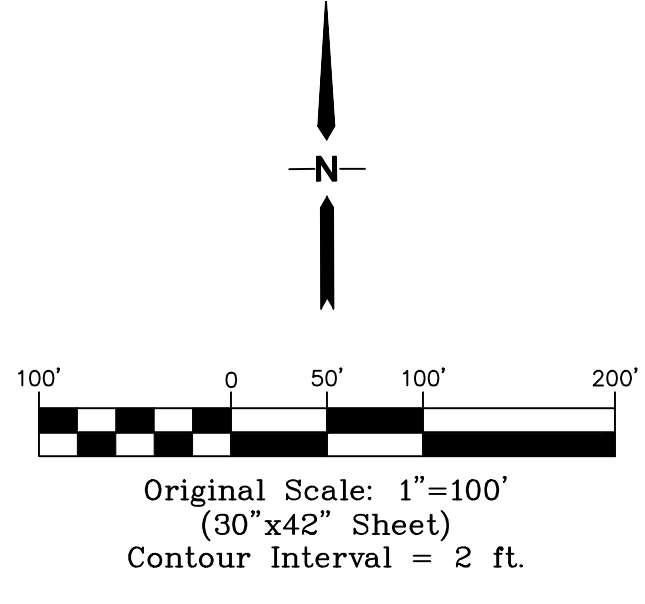
PARCEL #61000-00-489
RAEL, STEVE
40.2 AC.

VACANT UNPLATTED ZONED RR-5

COMBINED WALDEN PARCEL
39.42 AC.

PARCEL #61000-00-112
AMANN, RANDY
5.95 AC.

WALDEN PRESERVE
2 PUD



Connection to Walker Road is shown for information only. Walker Road improvement plans head to be approved by EPC prior to construction in the ROW. See Phase 1C GEC Plans

Connection to Highway 83 is shown for information only. Highway 83 improvement plans need to be approved by EPC and CDOT prior to construction in the CDOT ROW. See Phase 1C GEC Plans.

Is there an emergency or temporary access road here?

See TIS comments.

PROPOSED TEE INTERSECTION (POSSIBLE FUTURE ROUNDABOUT)

EXISTING SECTION LINE
EXISTING AT&T ACCESS DRIVE TO BE CLOSED UPON FUTURE SUBDIVISION DEVELOPMENT

20' FUTURE ROW RESERVATION
PROPOSED RIGHT TURN ACCELERATION LANE
EXISTING 120' ROW

PROPOSED RIGHT-IN, RIGHT-OUT ACCESS

PROPOSED RIGHT TURN DECELERATION LANE

PROPOSED URBAN NON-RESIDENTIAL COLLECTOR ROADWAY (PUBLIC)

VACANT UNPLATTED ZONED RR-5

PROPOSED RURAL MINOR COLLECTOR ROADWAY (PUBLIC)

PROPOSED URBAN LOCAL ROADWAY (PUBLIC)

PROTECT EXISTING MONITORING WELL

PROTECT CONNECTION TO WALDEN TRAIL SYSTEM

APPROXIMATE EDGE OF POND

PROPOSED DRAINAGE EASEMENT
EXISTING WALDEN WASTEWATER TREATMENT FACILITY

PROPOSED CONTINUOUS RIGHT TURN LANE DEDICATION
16.5' WIDE AT&T EASEMENT (BOOK 2026, PAGE 626)
FUTURE 20' ROW
FUTURE 40' ROW RESERVATION

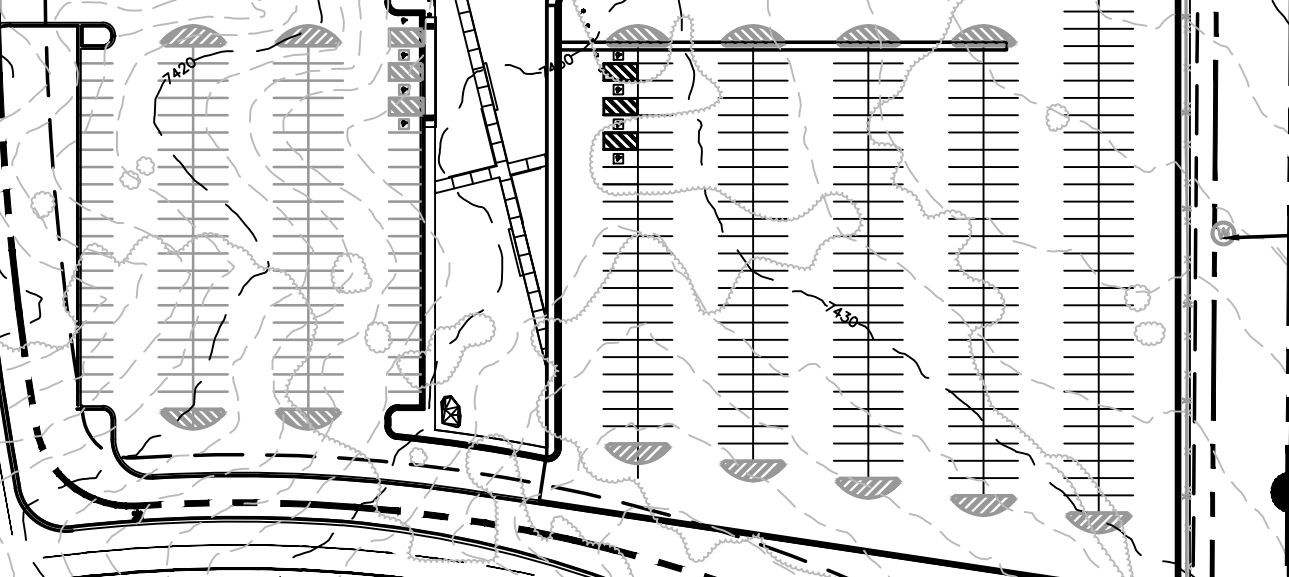
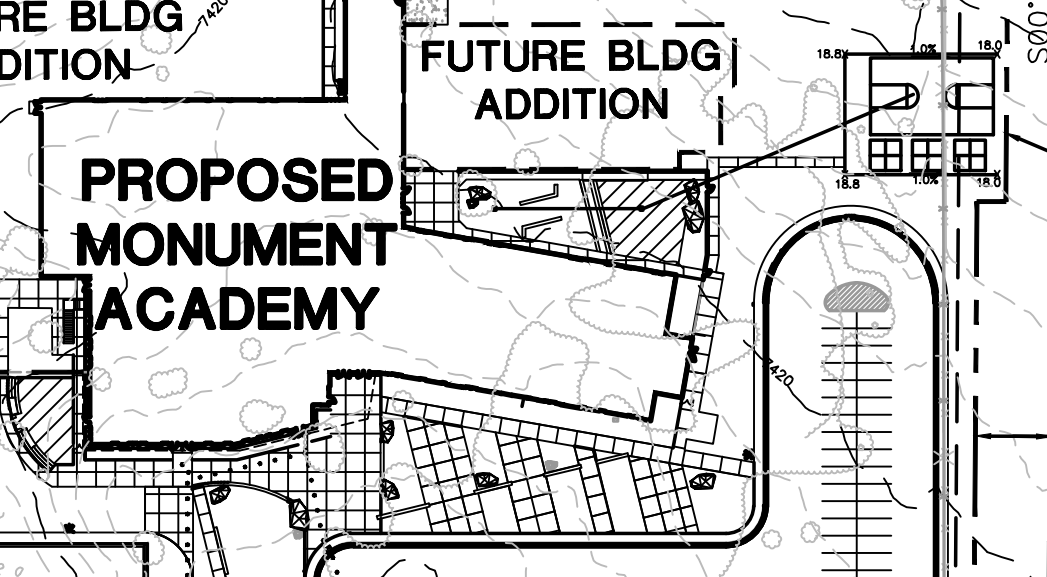
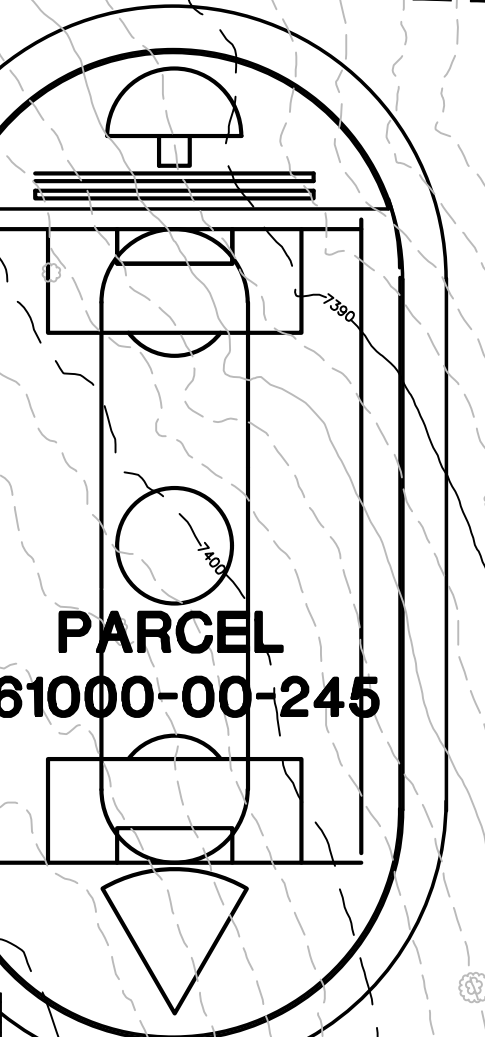
EXISTING 60' ROW

SH 83

ROAD A

PINEHURST CIRCLE

FUTURE PINEHURST CIRCLE



130' ROW

AT&T PARCEL

PROPOSED DETENTION POND

PROPOSED 20'W DRAINAGE EASEMENT

VACANT UNPLATTED ZONED RR-5

PROPOSED RURAL MINOR COLLECTOR ROADWAY (PUBLIC)

16.5' WIDE AT&T EASEMENT (BOOK 2026, PAGE 626)

16.5' WIDE AT&T EASEMENT (BOOK 2026, PAGE 626)

100'

100'

100'

100'

100'

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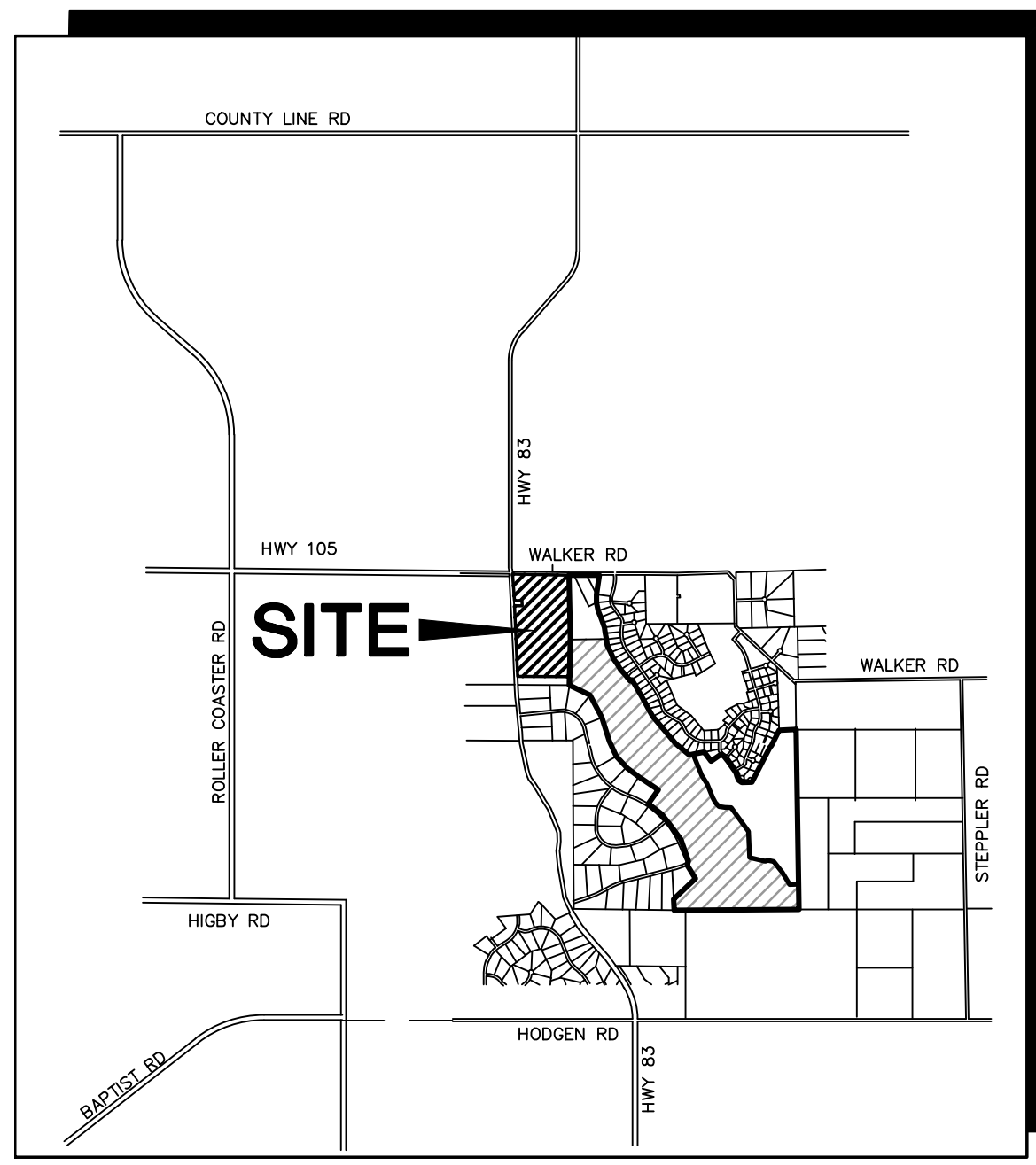
100'

100'

100'

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

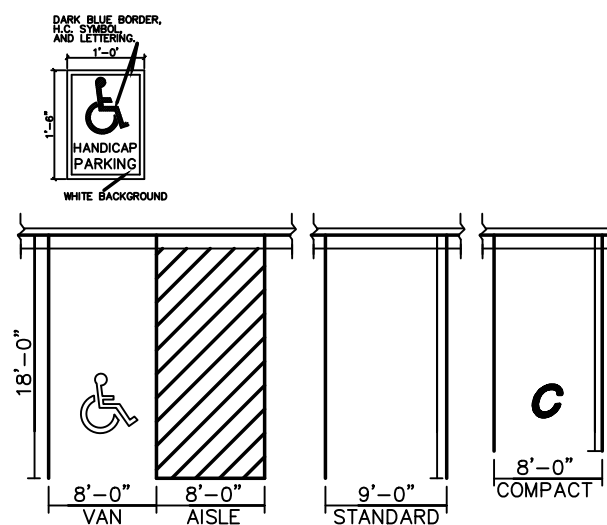


VICINITY MAP
NOT TO SCALE

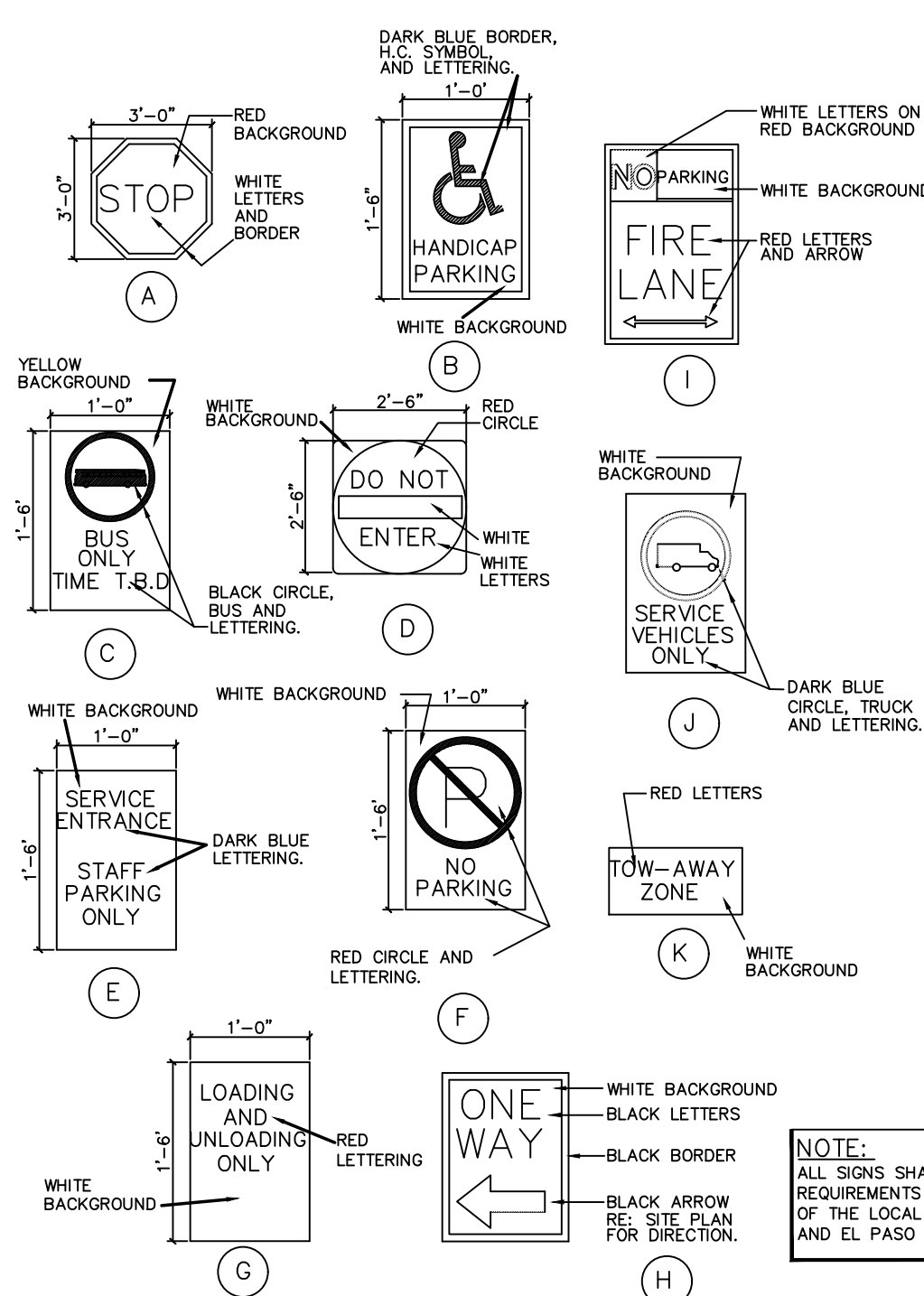
- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - 6520 PROPOSED CONTOUR
 - 6520 EXISTING CONTOUR
 - 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
 - 99.0 EXIST. SPOT ELEVATION
 - 28 NUMBER OF PARKING SPACES
 - ... ADA ROUTE

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)

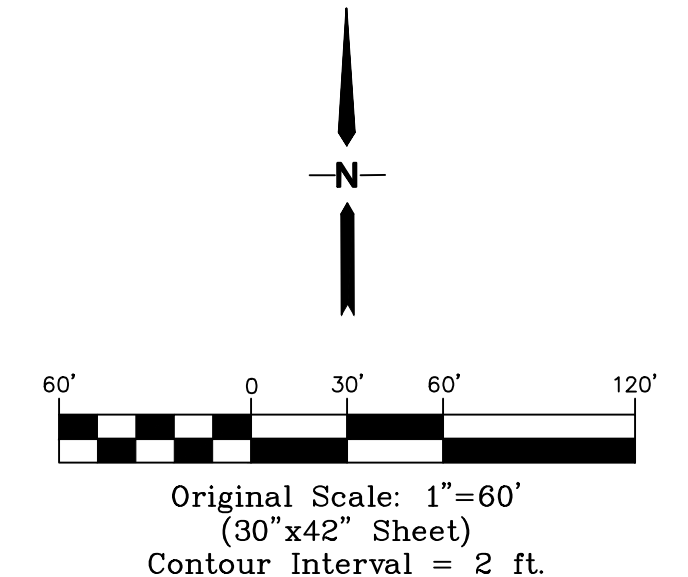
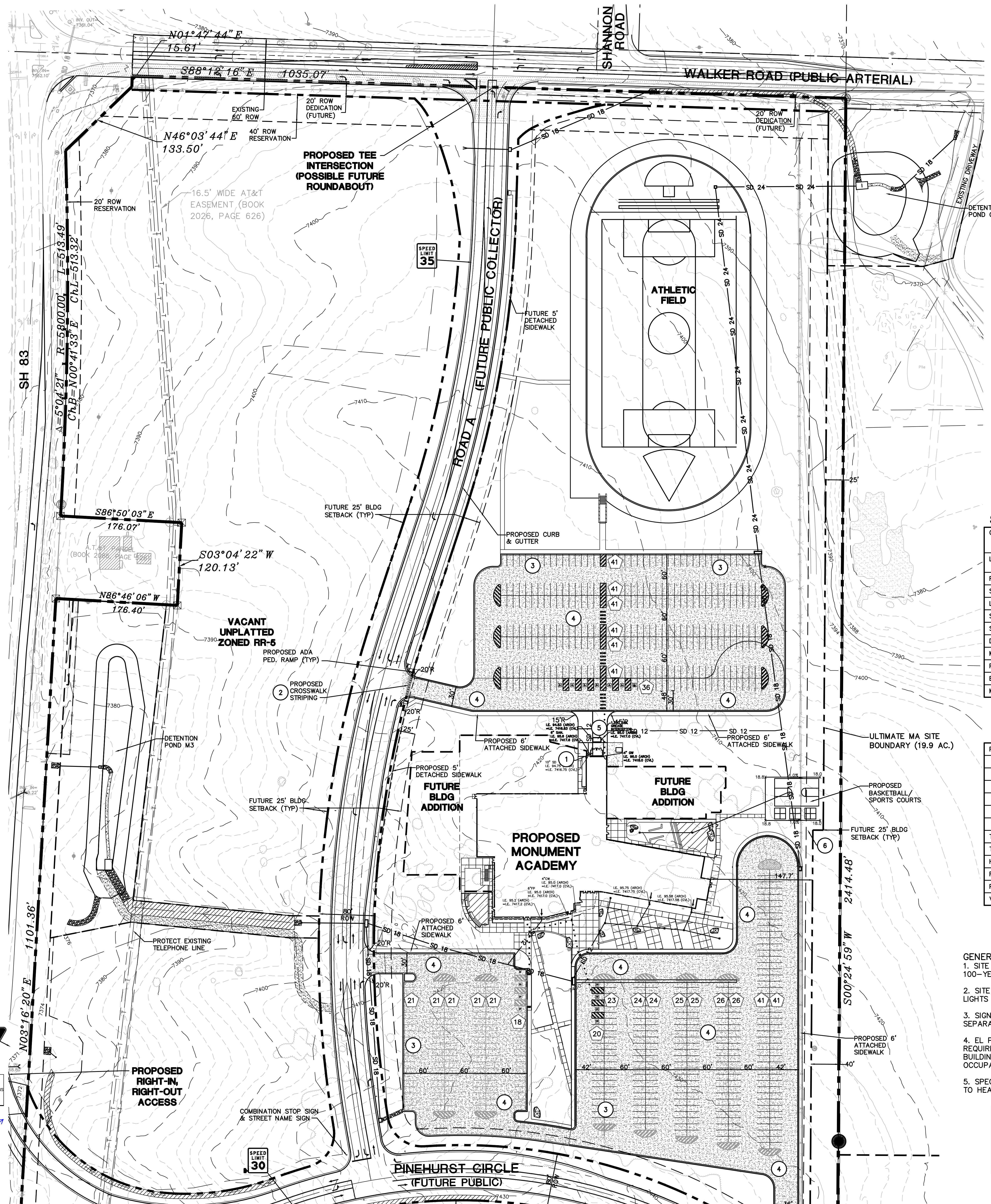


ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS

Any improvements in CDOT ROW need to be approved by CDOT.



SITE DATA:

OWNER:	MONUMENT ACADEMY FOUNDATION 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - HS
SITE ZONING:	RR5
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:	29'-4"

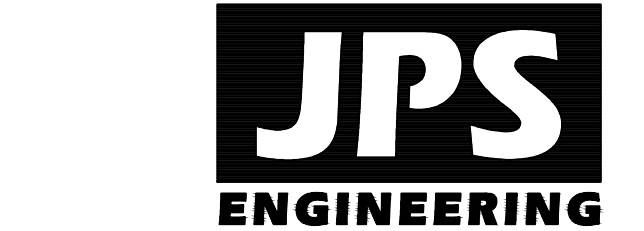
PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	21
SPACES REQUIRED (2 SPACES/CLASSROOM)	42
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/4 STUDENTS)	118
FUTURE HEALTH CLUB & POOL AREA	28,100 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:**
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NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/26/19
4	COUNTY COMMENTS	JPS	8/09/19

FOR INFORMATION ONLY
PCD PROJECT NO. PPR-19-009



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CRP ARCHITECTS AIA
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Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'
NORTH
DATE: 1/22/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 8/09/19