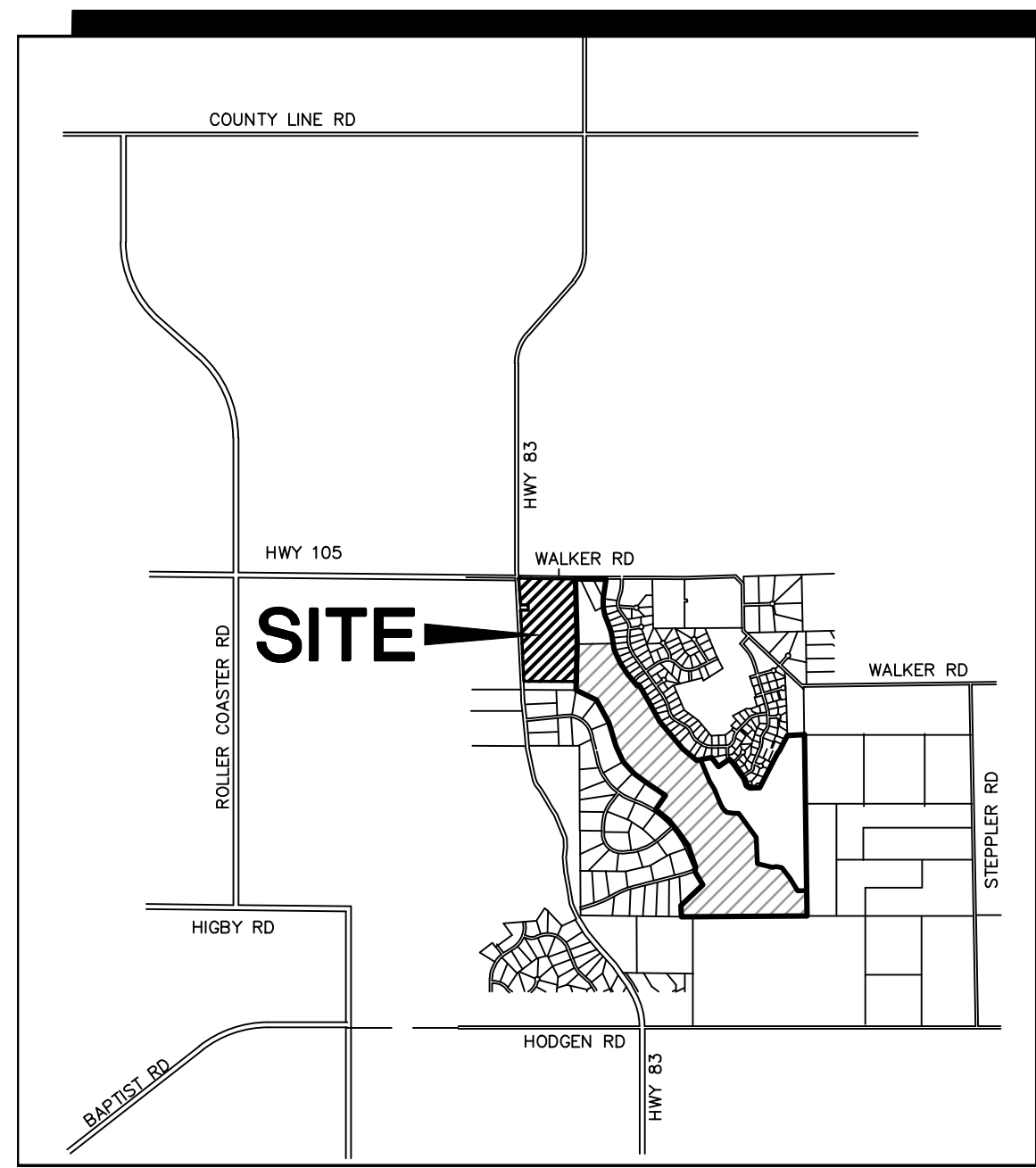


MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- × 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 92.0 EXIST. SPOT ELEVATION
- Ⓟ NUMBER OF PARKING SPACES

SITE DATA:

OWNER:	MONUMENT ACADEMY 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.
SITE ADDRESS:	XX
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.

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

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

PARCEL #61000-00-245
83 WALKER LLC
64.1 AC.

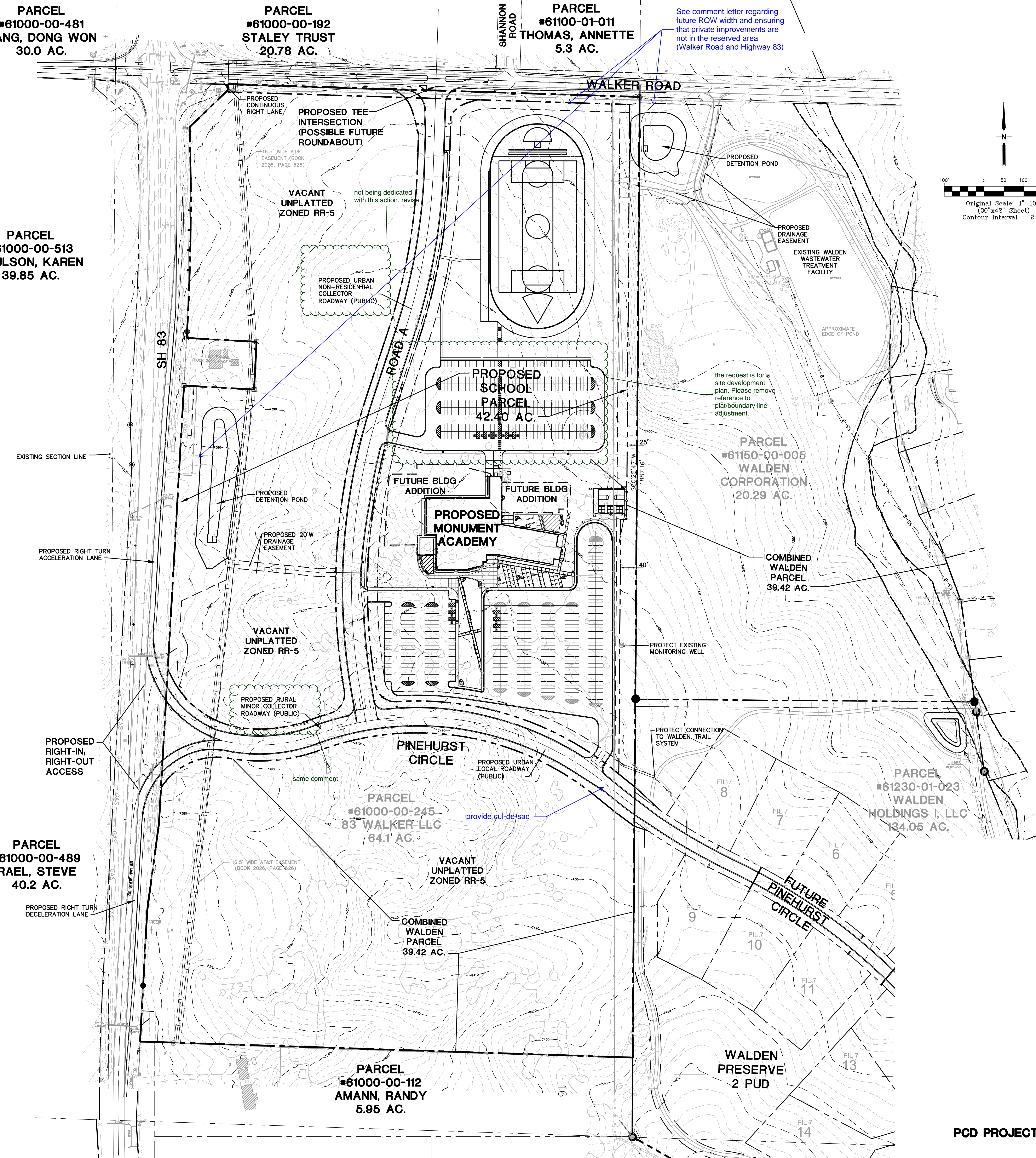
PARCEL #61000-00-112
AMANN, RANDY
5.95 AC.

PARCEL #61150-00-006
WALDEN CORPORATION
20.29 AC.

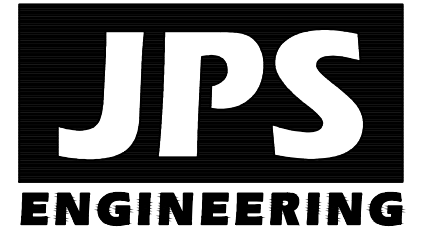
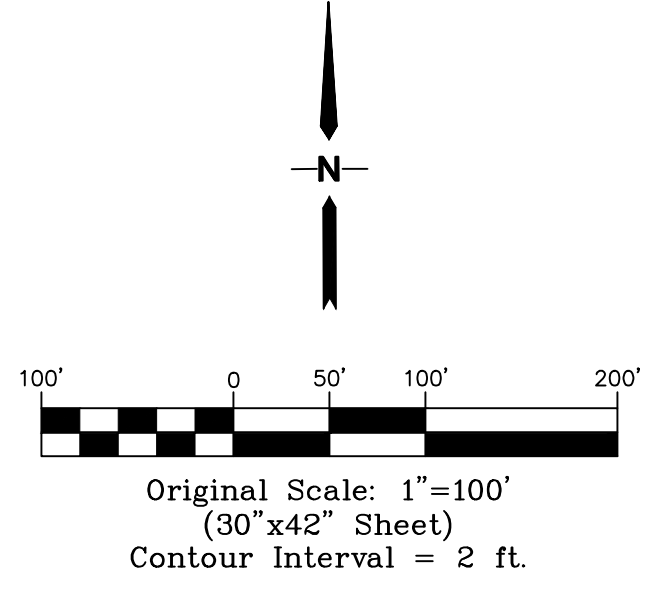
COMBINED WALDEN PARCEL
39.42 AC.

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

WALDEN PRESERVE
2 PUD



See comment letter regarding future ROW width and ensuring that private improvements are not in the reserved area (Walker Road and Highway 83)



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

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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:	4/29/19

