

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 1230 SCARBROOK CT. MONUMENT, CO 80132 719 339 2410
APPLICANT MONUMENT ACADEMY, DON GRIFFIN, PH.D. EXECUTIVE DIRECTOR 1150 VILLAGE RIDGE POINT MONUMENT, CO 80132 719 481 1950	

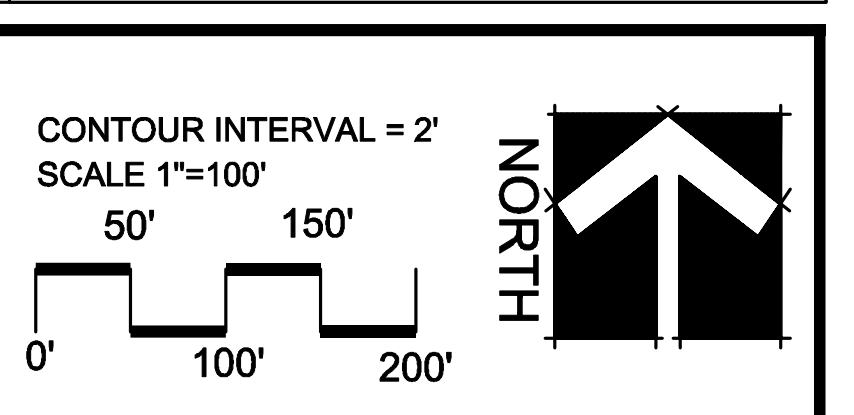
LEGAL DESCRIPTION
PARCEL NO. 6100000245

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

ISSUED FOR: COUNTY REVIEW	project number
computer file	issue date JAN 21, 2019
drawn by DFJ	checked by
revisions	
Sheet number 1	PCAD FILE NO.

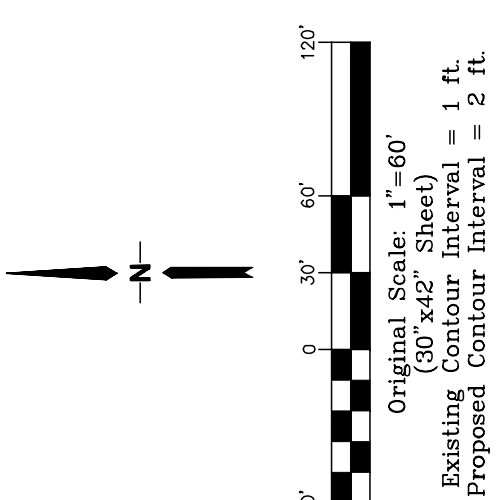
PLOT PLAN
MONUMENT ACADEMY
MIDDLE & HIGH SCHOOL

LRA
 LAND RESOURCE ASSOCIATES
 9726 MOUNTAIN RD.
 719 594 2298
 80898



MONUMENT ACADEMY MIDDLE/HIGH SCHOOL

DEVELOPMENT PLAN



SITE DATA:	
OWNER:	MONUMENT ACADEMY PRESERVE MONUMENT, CO 80932
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.

OWNER OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL, INCLUDING THE COPYRIGHT THEREON.



19 E. Wilmette Ave.
Colorado Springs, CO
80903

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

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

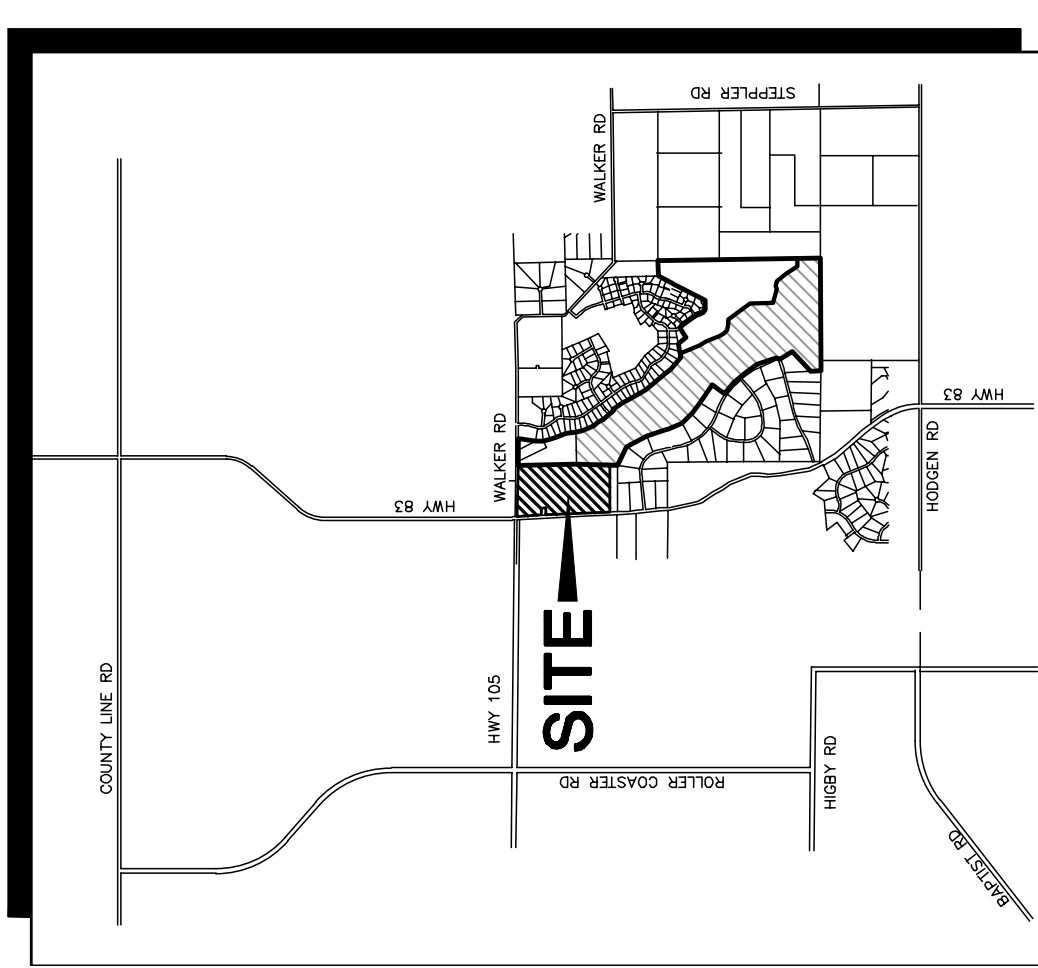
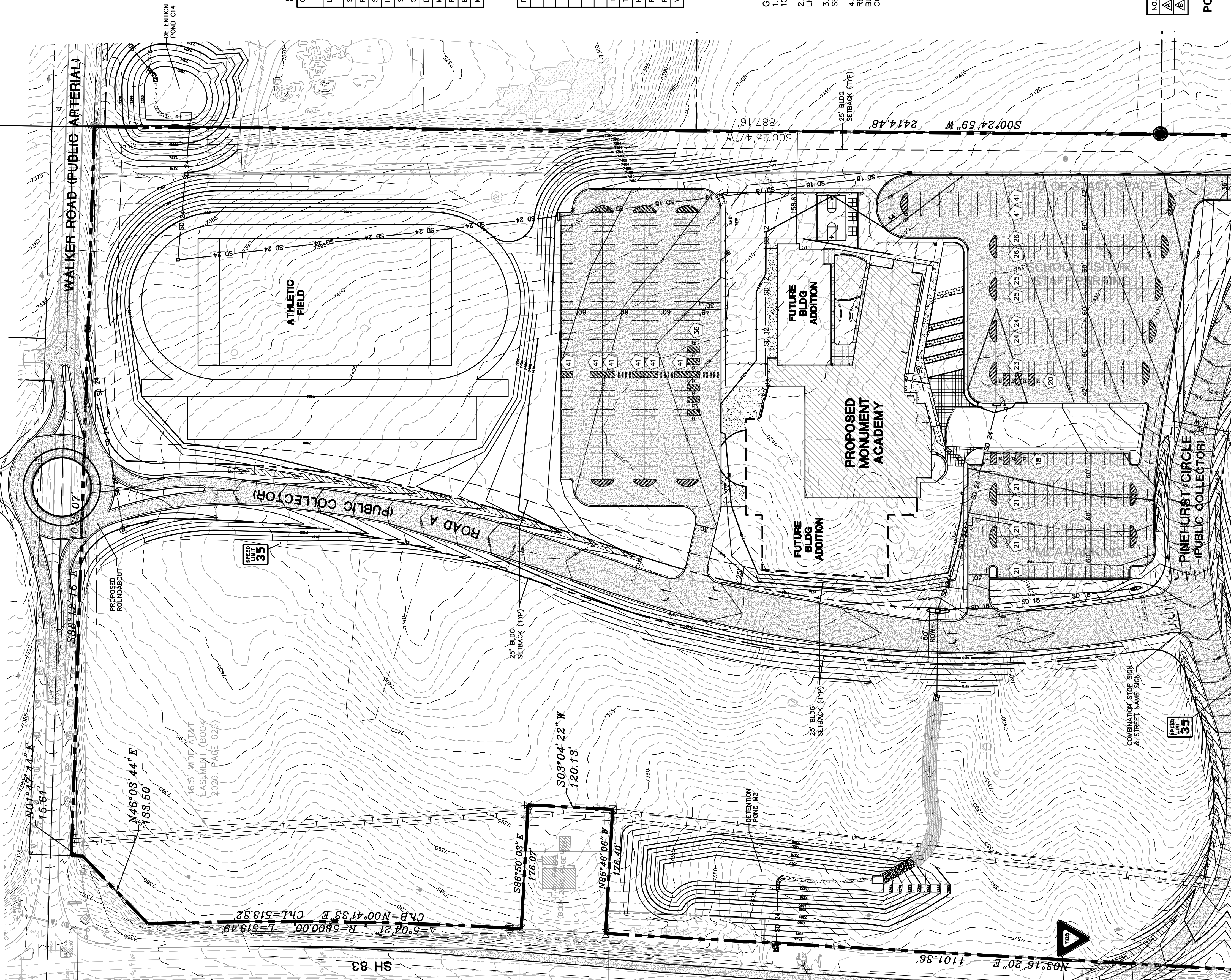
ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'

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

PCD PROJECT NO. PPR-19-XX

C1.2



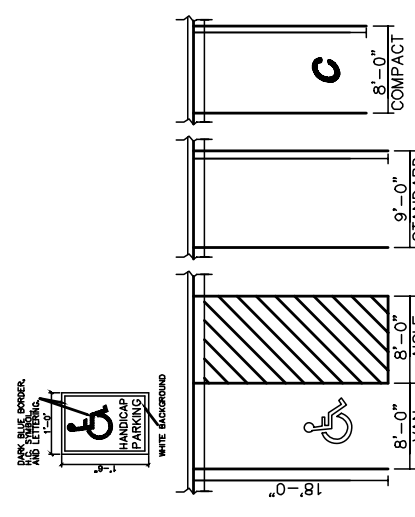
VICINITY MAP
NOT TO SCALE

LEGEND

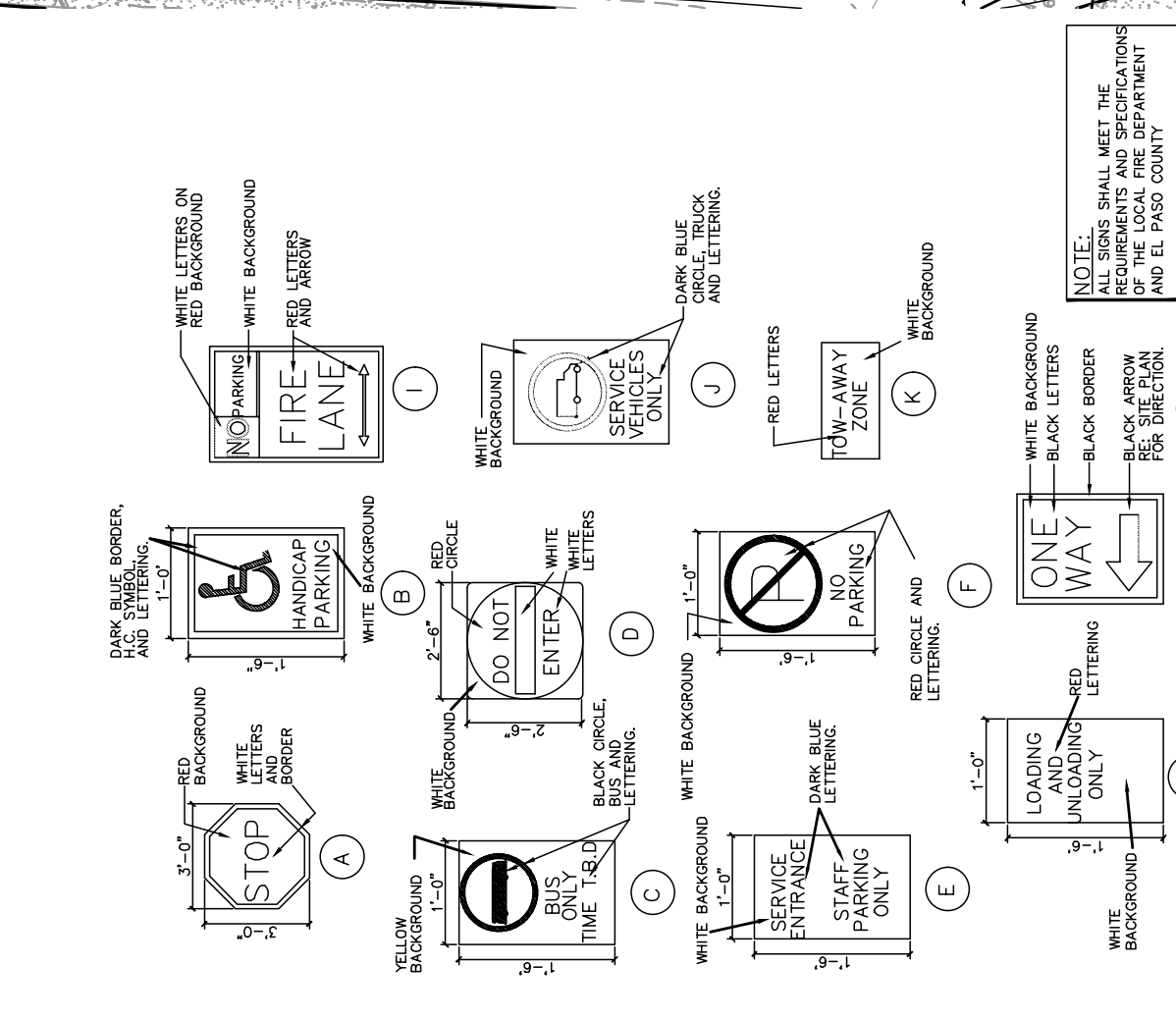
	PROPERTY LINE
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION (FLOU/LINE)
	EXIST. SPOT ELEVATION
	NUMBER OF PARKING SPACES

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)



ADA/STANDARD PARKING DETAIL
SCALE: NTS

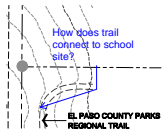


SIGN DETAILS
SCALE: NTS

NOTE: VERIFY THE SIGN MESSAGE WITH THE CITY OF COLORADO SPRINGS STANDARD. ALL SIGNS MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS STANDARD. THE CITY OF COLORADO SPRINGS STANDARD IS AVAILABLE AT: WWW.COLORADO.SPRINGS.CO.GOV

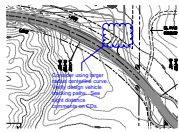
Markup Summary

dsdrice (4)



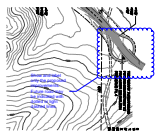
Subject: Callout
Page Label: 1
Author: dsdrice
Date: 4/5/2019 11:01:04 AM
Color: ■

How does trail connect to school site?



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 4/5/2019 3:51:46 PM
Color: ■

Consider using larger radius centerline curve. Verify design vehicle tracking paths. See sight distance comments on CDs.



Subject: Cloud+
Page Label: 1
Author: dsdrice
Date: 4/5/2019 3:51:59 PM
Color: ■

Show and label only the proposed improvements. Future road may be indicated with dotted or light dashed lines.



Subject: EPC ENG Approval
Page Label: 1
Author: dsdrice
Date: 4/5/2019 3:52:46 PM
Color: ■