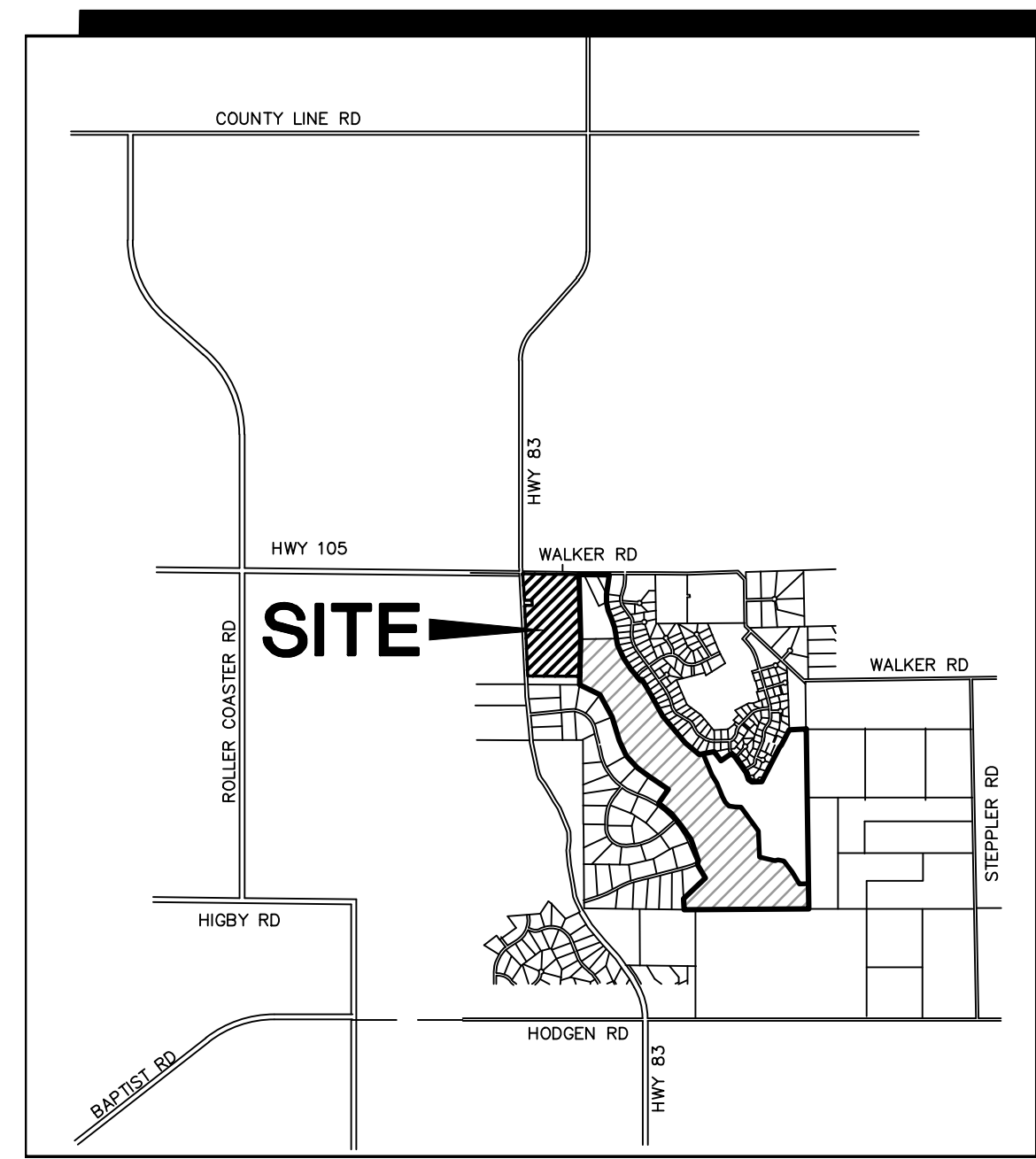


MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND

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

Jane Lundeen and Pinhurst are not being considered as roads per the PPR. The roadways must be platted and dedicated to EPC in order for us to accept them as EPC ROW.

The drawing shows separate parcels where it is actually one lot. Please remove the parcel line type from all lines other than the exterior boundary.

Clearly show and label parcel boundary.

NOTE: ROUNDABOUT DESIGN DETAILS TO BE DETERMINED THROUGH CONSTRUCTION DRAWING REVIEW PROCESS

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:	61000-00-533
SITE ACREAGE:	42.3 ACRES
LAND USE:	EDUCATION - MS/HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK

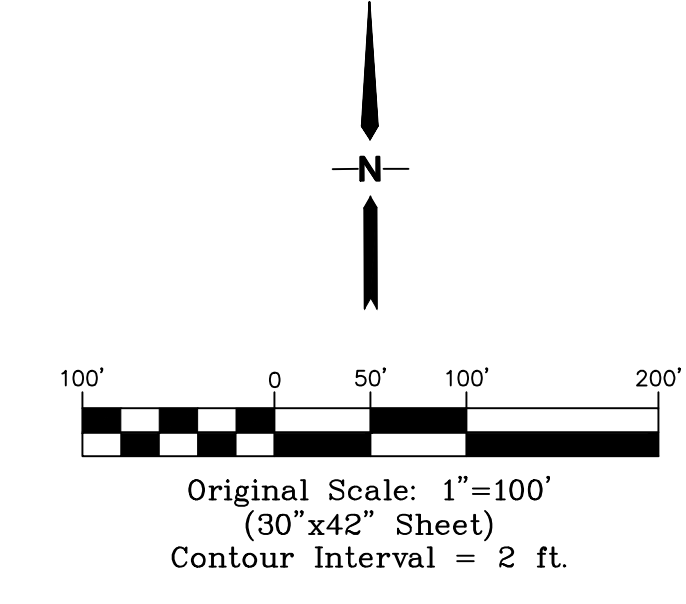
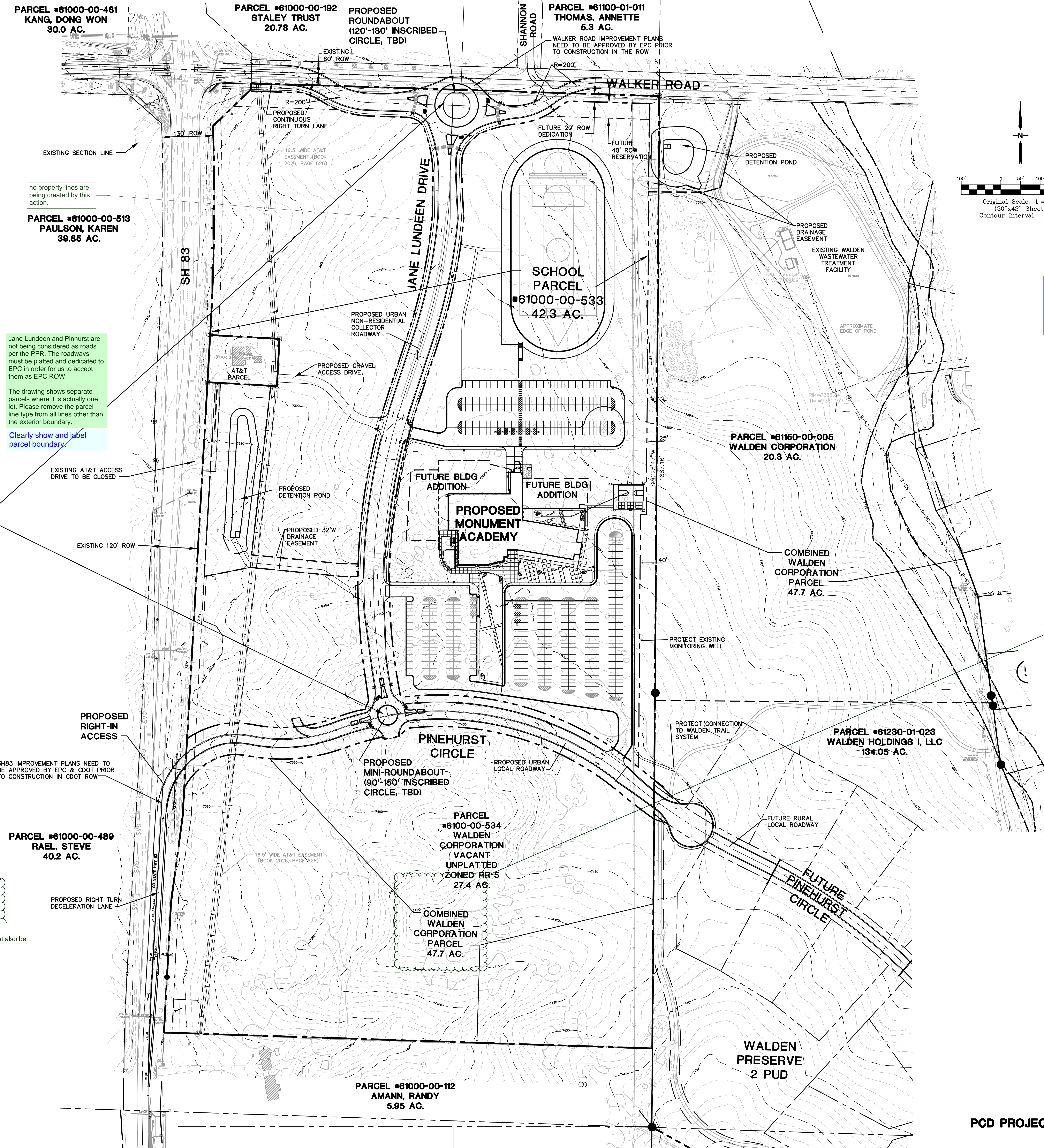
GENERAL NOTES:

- 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, JANE LUNDEEN DRIVE, & WALKER ROAD SHALL BE COMPLETED TO COUNTY STANDARDS PRIOR TO ACCEPTANCE AS PUBLIC STREETS.

ADA NOTE:

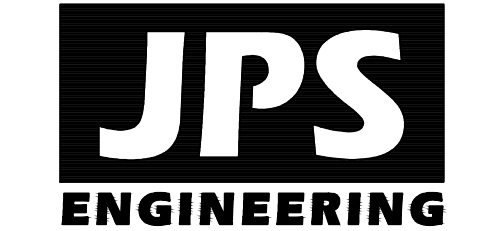
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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
4	ROUNDABOUT REVISION	JPS	10/11/19
5	COUNTY COMMENTS	JPS	1/10/20



Engineering Review
01/27/2020 2:34:38 PM
JPS
Jeffrey@jpsengr.com
719-530-7877
EPC Planning & Community Development Department
See comment letter

none of this land should be included in any plans as it is now under different ownership and not a part of the request.



19 E. Willamette 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

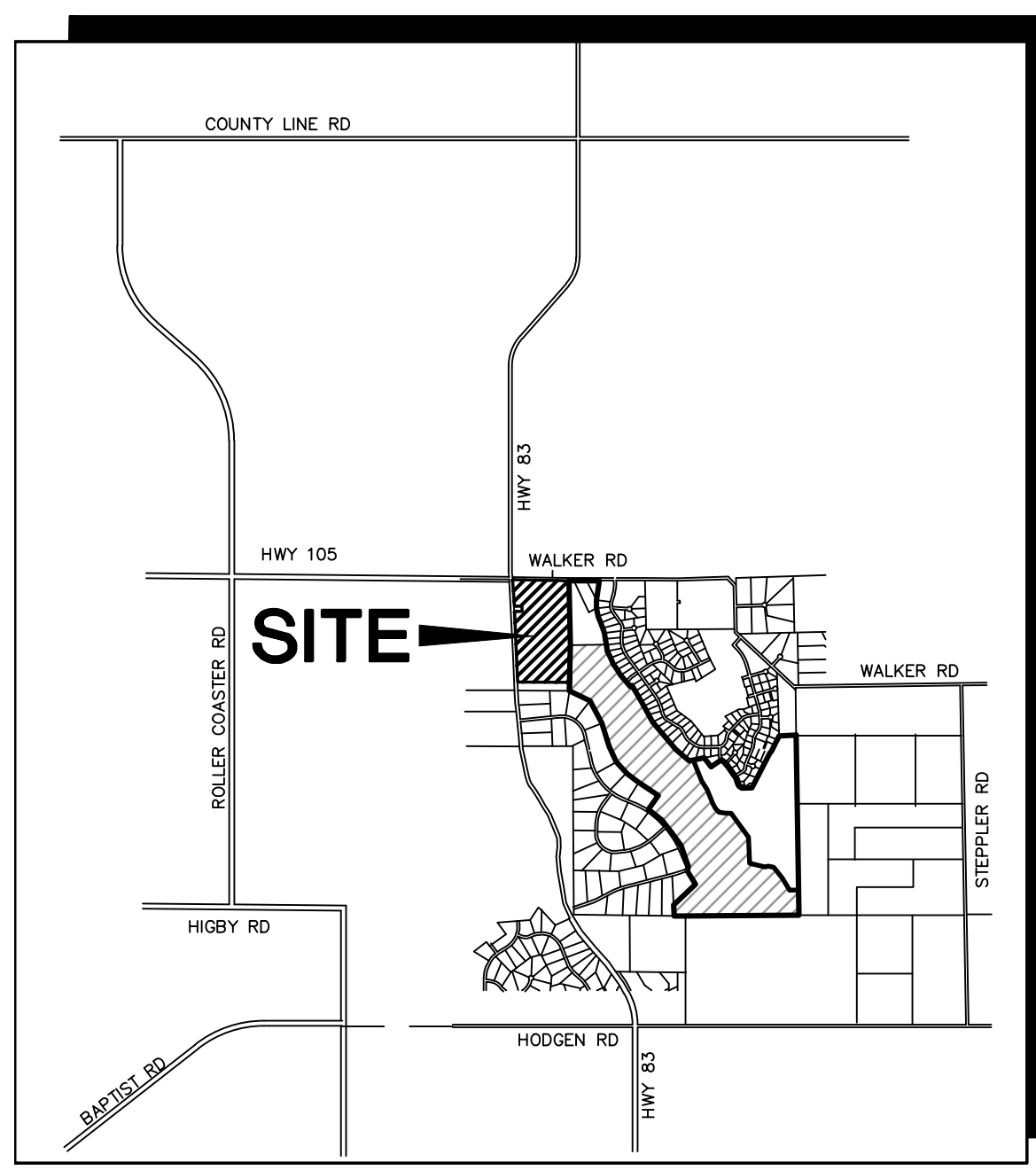
SITE DEVELOPMENT PLAN

SCALE: 1"=100'

NORTH	DATE:	12/20/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	1/10/20

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



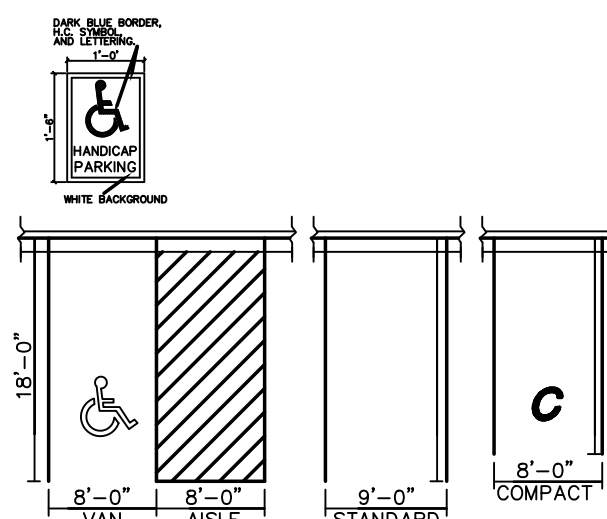
VICINITY MAP
NOT TO SCALE

LEGEND

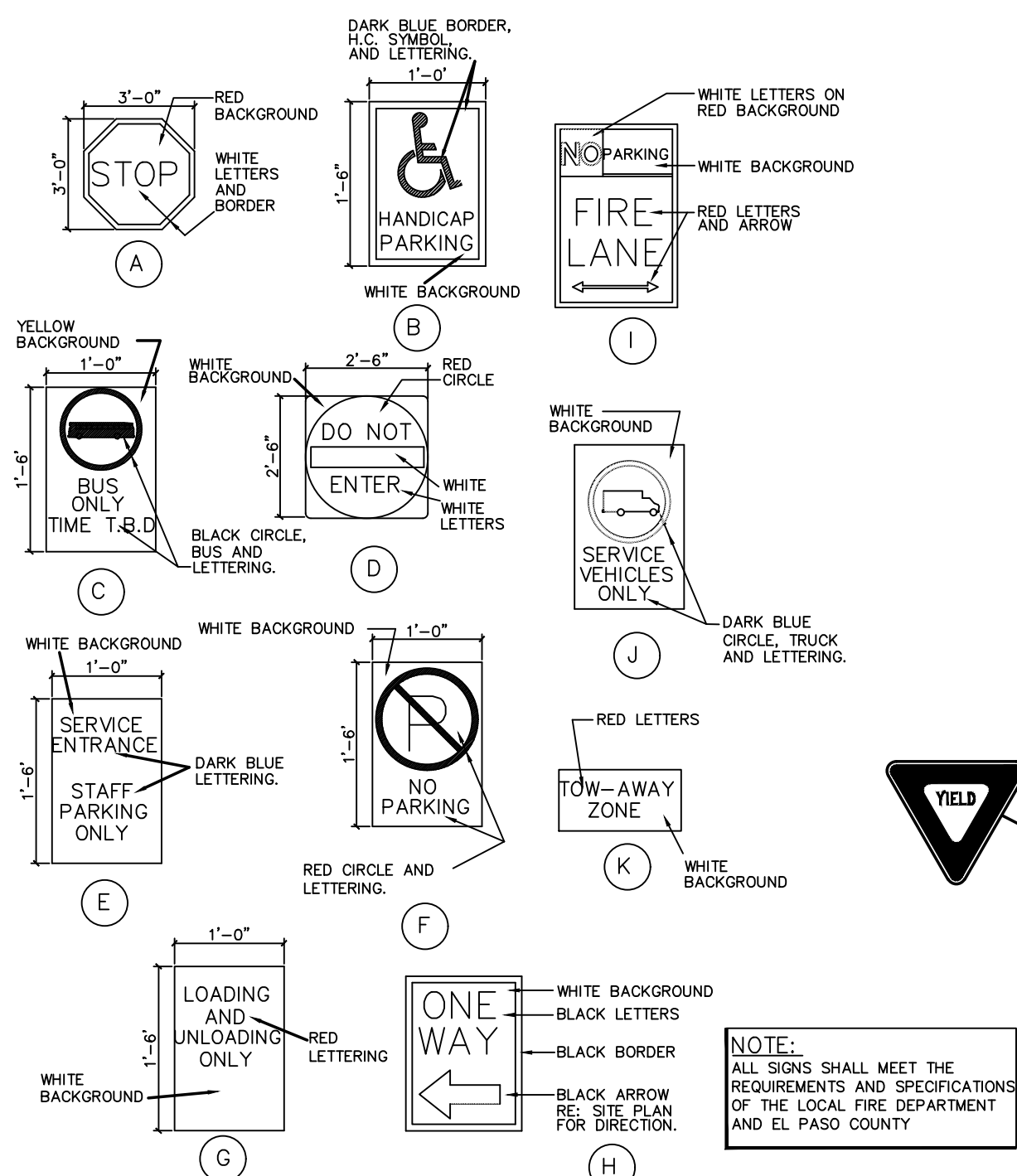
- PROPERTY LINE
- - - EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- 29 NUMBER OF PARKING SPACES
- ... ADA ROUTE

KEYED NOTES:

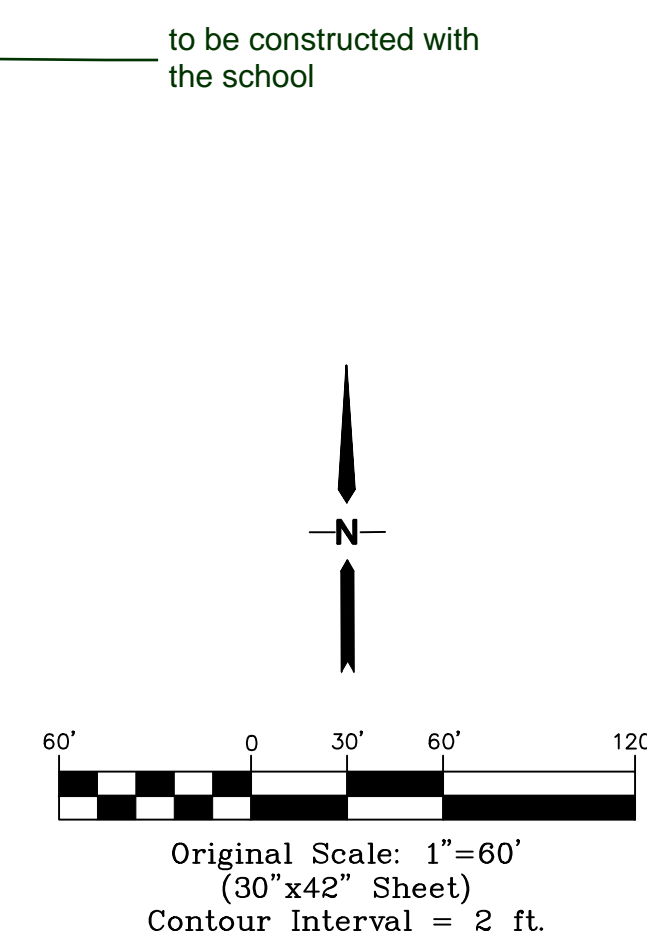
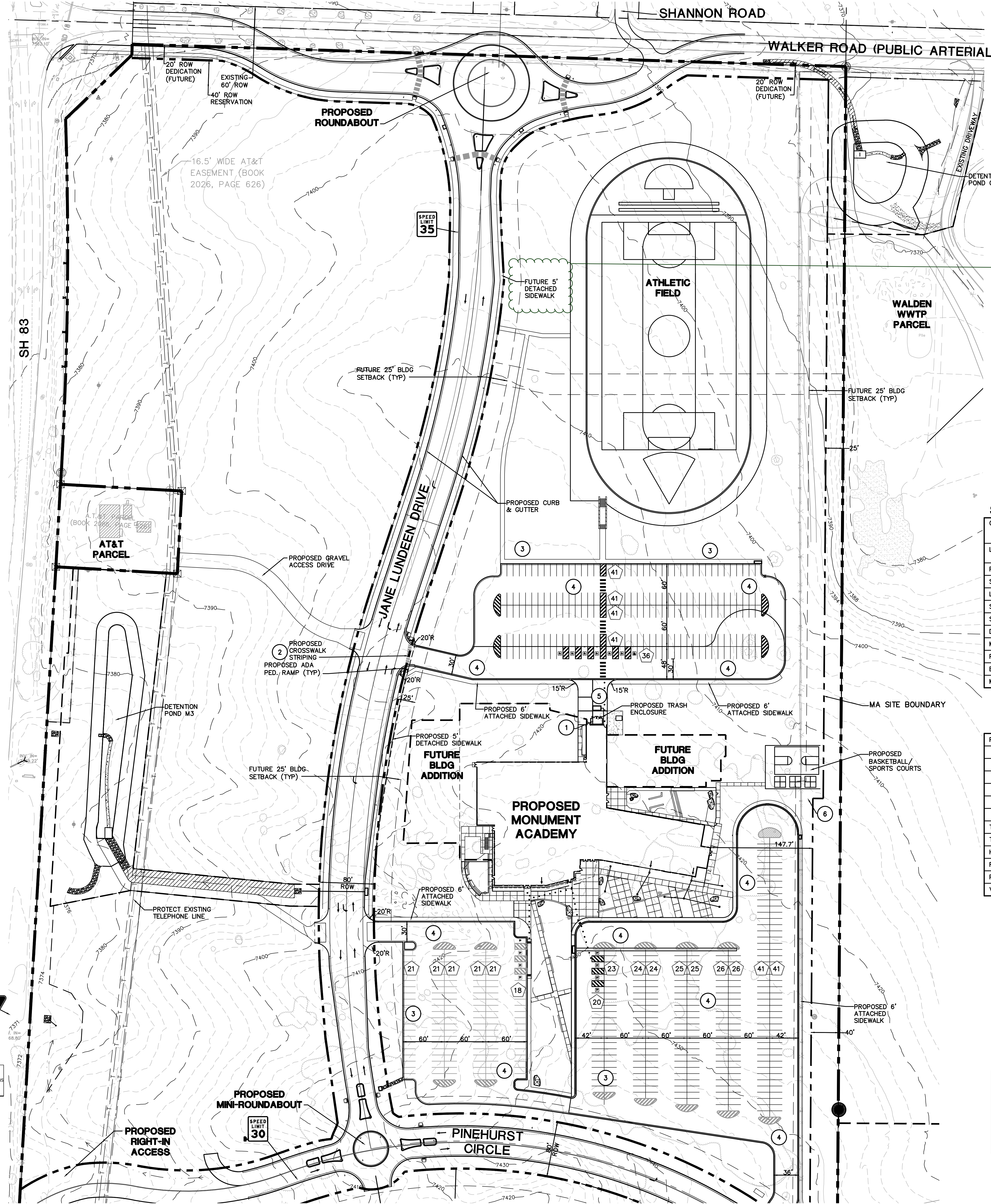
- 1 TRASH DUMPSTERS
- 2 STRIPED CROSSWALK
- 3 SNOW STORAGE AREA
- 4 ASPHALT PAVEMENT
- 5 CONCRETE PAVEMENT
- 6 4" METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



SITE DATA:

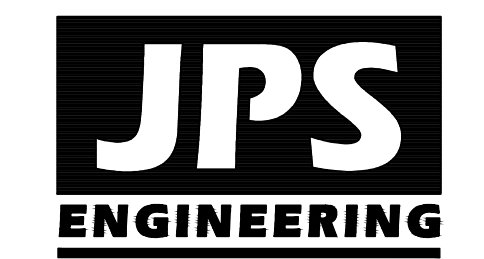
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LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
PARCEL NUMBER:	61000-00-533
SITE ACREAGE:	42.3 ACRES
LAND USE:	EDUCATION - HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	4.8%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	30'-0"

PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	12
SPACES REQUIRED (2 SPACES/CLASSROOM)	24
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:	330
TOTAL SPACES PROVIDED:	601
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

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
5	COUNTY COMMENTS	JPS	1/10/20

and middle



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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'
DATE: 1/22/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 1/10/20