

VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION (FLOWLINE)
	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:
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.
 5. 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
	FOR PERMIT	JPS	4/01/19
	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
#61000-00-112
AMANN, RANDY
5.95 AC.

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

VACANT
UNPLATTED
ZONED RR-5

COMBINED
WALDEN
PARCEL
39.42 AC.

PROPOSED
MONUMENT
ACADEMY

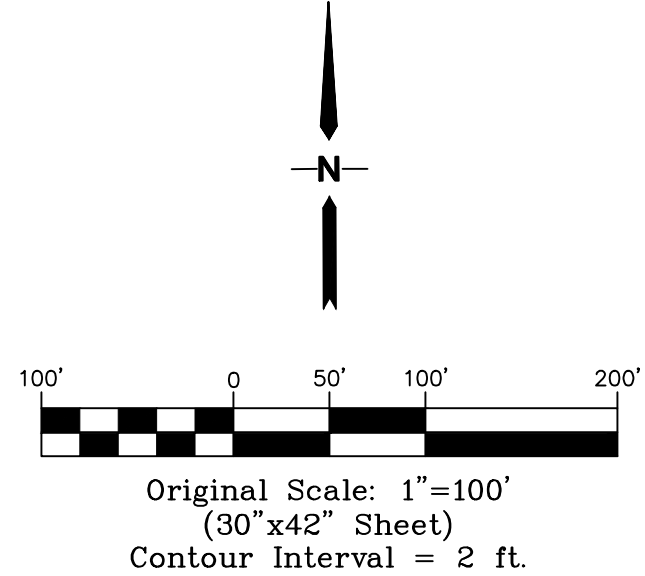
PROPOSED
SCHOOL
PARCEL
42.40 AC.

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

COMBINED
WALDEN
PARCEL
39.42 AC.

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

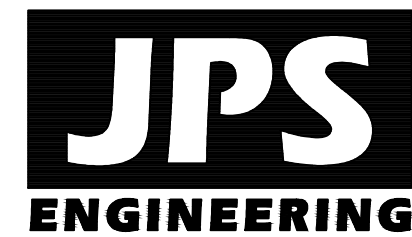
WALDEN
PRESERVE
2 PUD



PCD PROJECT NO. PPR-19-009

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



19 E. Willamette Ave.
Colorado Springs, CO
80903

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

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

SITE DEVELOPMENT PLAN

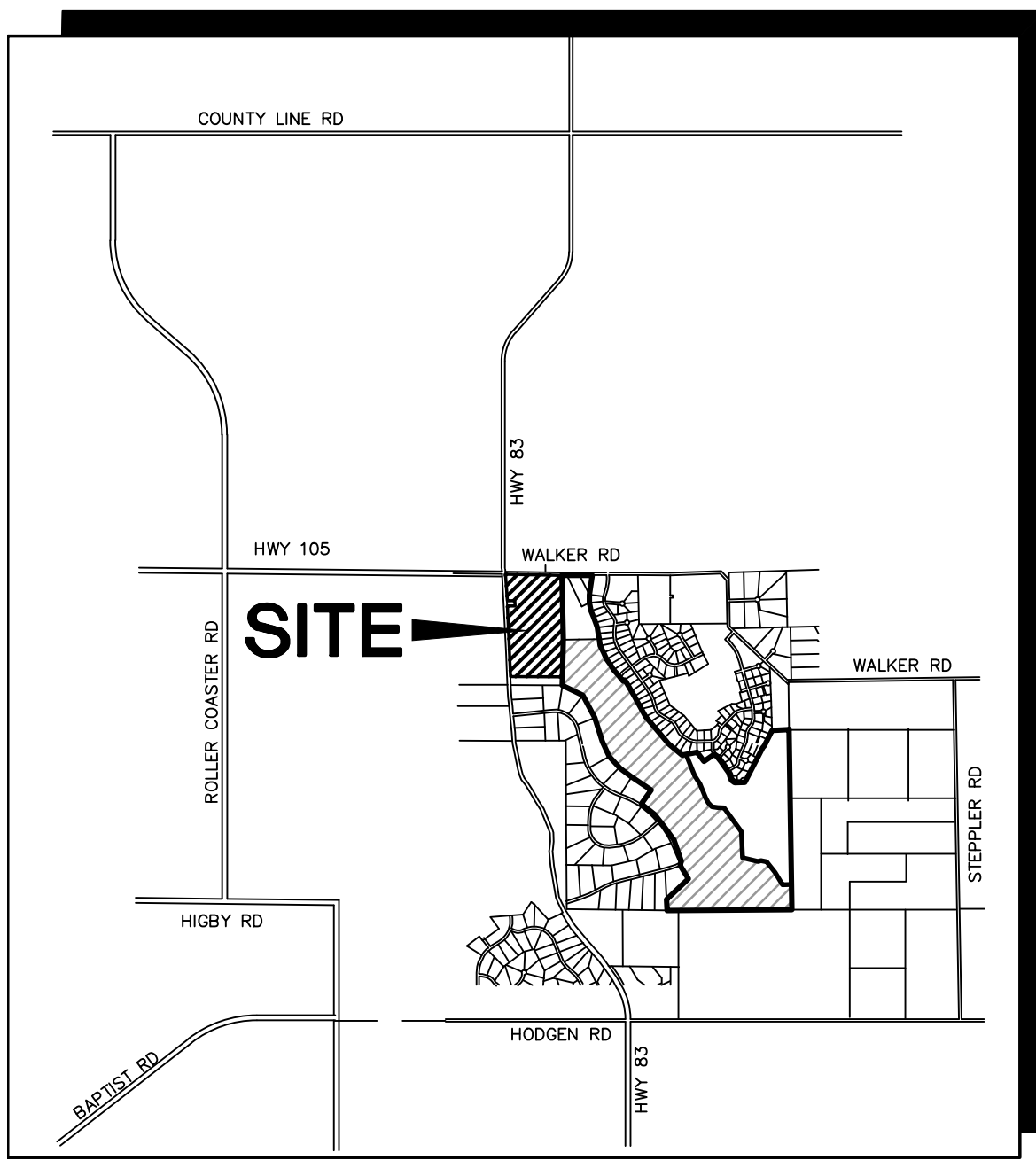
SCALE : 1"=100'

	DATE:	12/20/18
	DRAWN BY:	BJJ
	CHECKED BY:	JPS
	REVISED:	4/29/19

C1.1

MONUMENT
ACADEMY
HIGH SCHOOL

FOR CONSTRUCTION



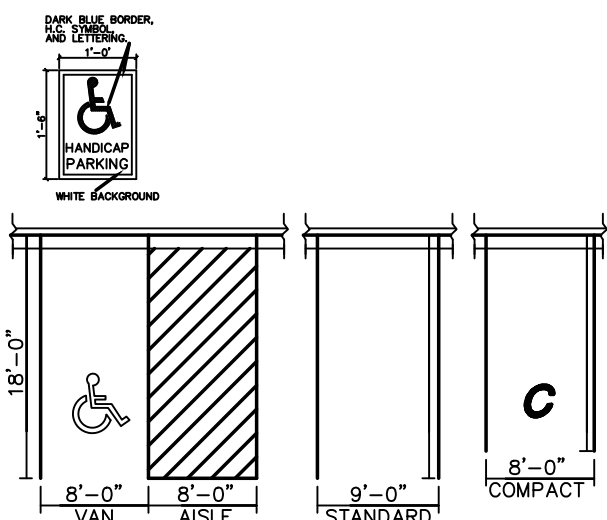
VICINITY MAP
NOT TO SCALE

LEGEND

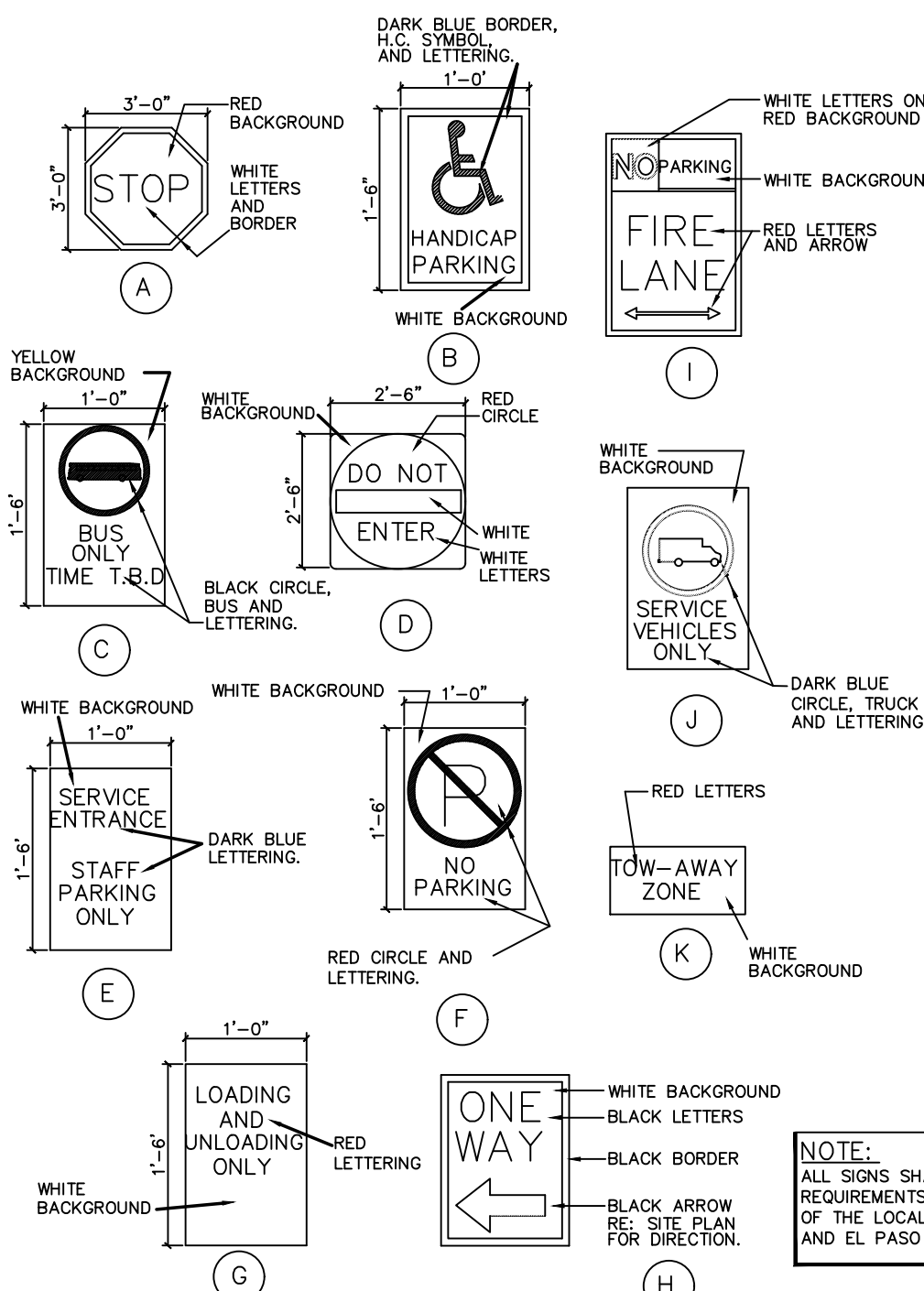
- PROPERTY LINE
- EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- 29 NUMBER OF PARKING SPACES
- ADA ROUTE

KEYED NOTES:

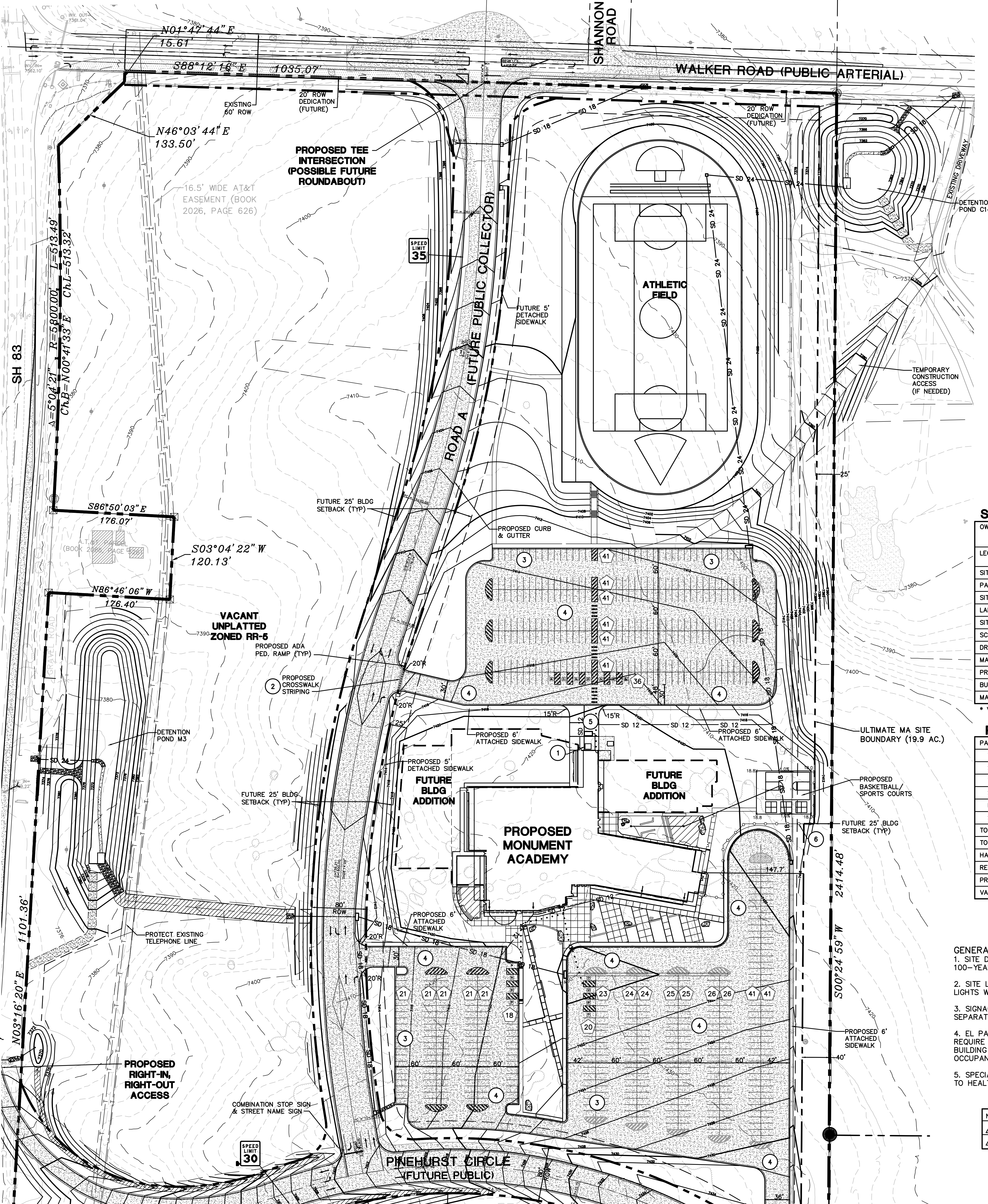
- TRASH DUMPSTERS
- STRIPED CROSSWALK
- SNOW STORAGE AREA
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 4' METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



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 LYNX ROAD
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:	32' *

* VARIANCE FOR SCHOOL BUILDING HEIGHT

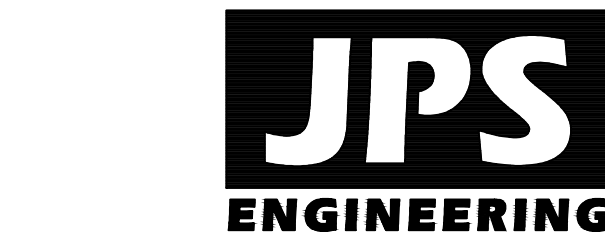
PARKING DATA:

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:
- 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.

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

PCD PROJECT NO. PPR-19-009



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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:	4/29/19

C1.2