

DRAINAGE AND DRAINAGE EASEMENT PER ATTACHED CIVIL DRAWINGS

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PARKING: ALL PARKING IS EXISTING AND WILL REMAIN 90 DEGREE PARKING, 9' WIDE x 18' DEPTH

EXISTING TREES TO REMAIN. SEE LANDSCAPE SHEET FOR FURTHER INFORMATION

PARKING LOT ISLANDS, LANDSCAPING, AND PARKING LIGHTING MEETING THE EL PASO COUNTY STANDARDS WILL BE INSTALLED IN CONJUNCTION WITH THE FUTURE IMPROVEMENT OF THE PARKING LOT.

Provide details regarding the agreed upon improvements to be installed by the private contractor. (Ex: Preliminary design alongside agreement with contractor.) Redacting financial info is fine, but Planning needs to verify that parking lot islands, landscaping, and lighting will be brought into compliance.

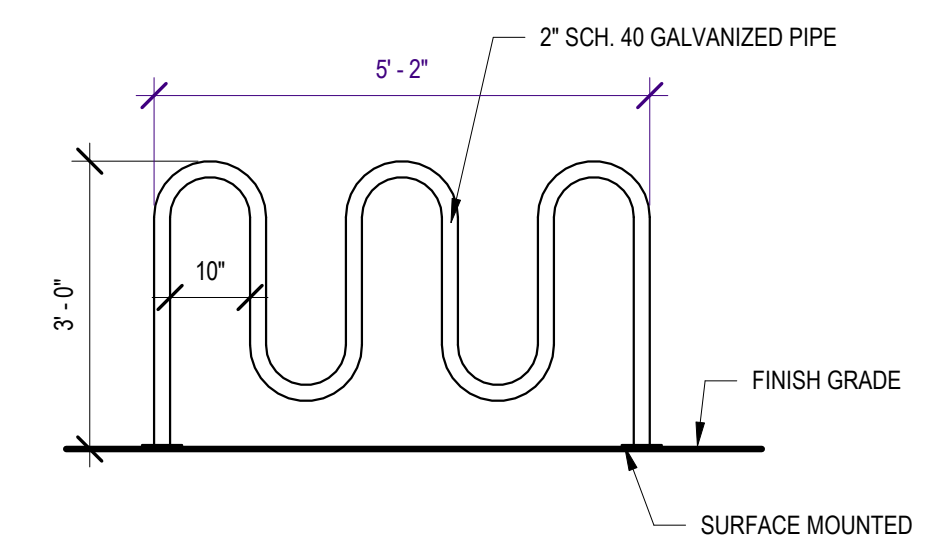
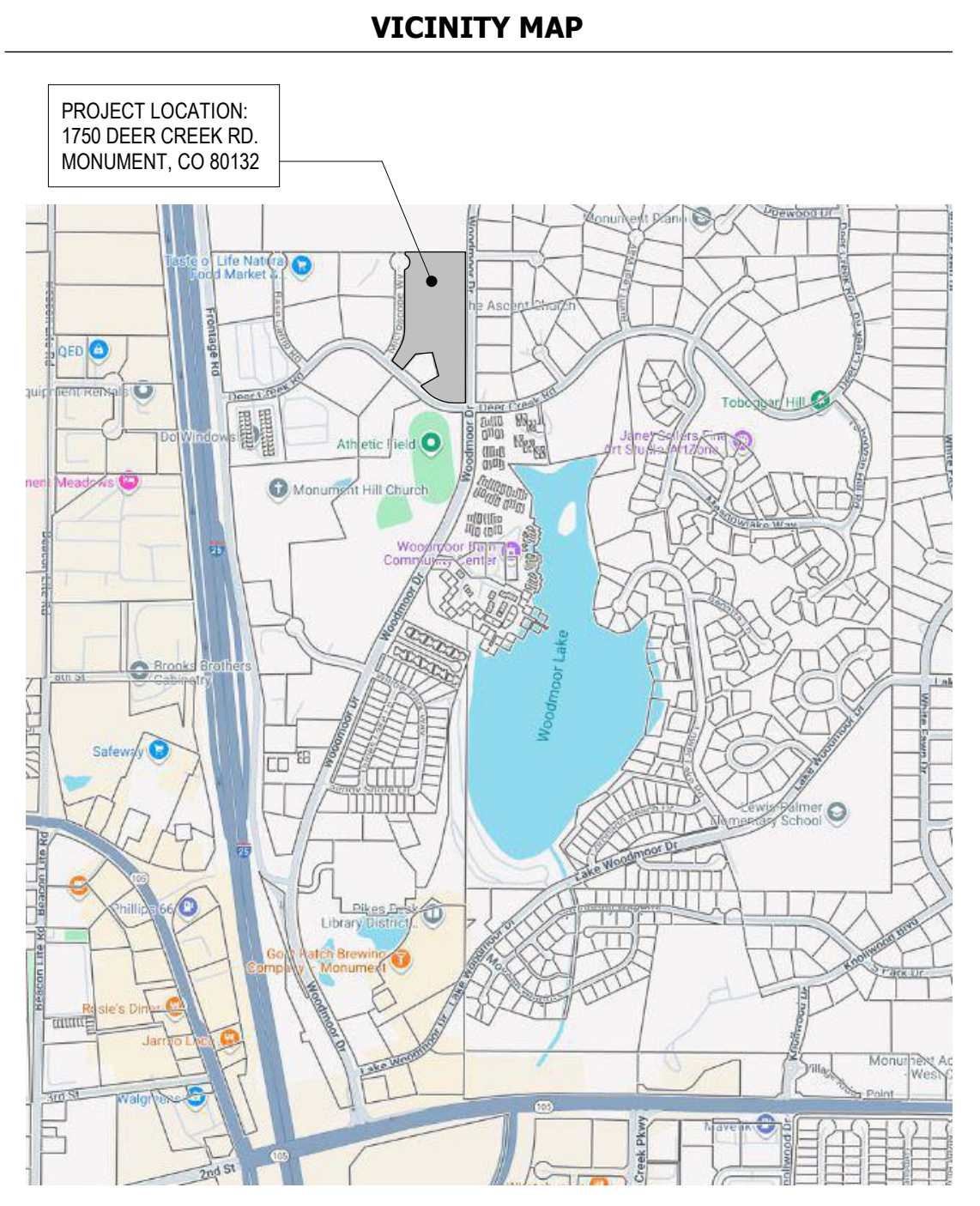
POINT OF INGRESS / EGRESS ONTO PROPERTY
SIGHT DISTANCE TRIANGLE SHOWN. SIGHT DISTANCE IS 200' IN EACH DIRECTION

LEGEND	
	SHRUBOAK
	CRABAPPLE TREE
	CONIFER TREE
	PINE TREE
	SERVICEBERRY
	ASPEN
	DECORATIVE ROCK

*NOTE: ALL LANDSCAPING IS EXISTING

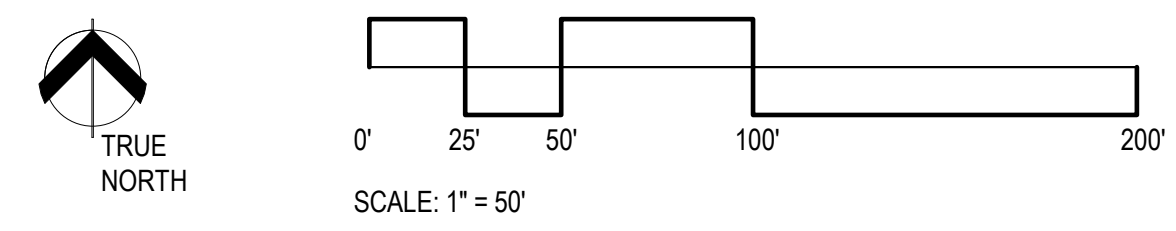


EXISTING ROADWAY LANDSCAPING ALONG WOODMOOR DRIVE



BIKE RACK ELEVATION
1/2" = 1'-0"

APPLICABLE LDC SECTION	REQUIREMENT	PROVISION	SUBSTITUTE REQUEST
TABLE 6-1	10 FEET WITH ONE TREE PER 30 FEET		
	DEER CREEK: 400 FEET= 14 TREES	14 TREES, 2 DECORATIVE BOULDERS, 50 LINEAR FEET OF SCRUBOAK	NA
	WOODMOOR: 935 FEET= 31 TREES	9 TREES AND 330 LINEAR FEET OF SCRUBOAK	330 LINEAR FEET OF SCRUBOAK IS EQUIVALENT TO 22 TREES, ASSUMING A 15 FOOT CANOPY. 9 TREES + 15 TREE EQUIVALENT= 31 TREES (SEE IMAGES INCLUDED IN PLAN)
6.2.2.C	1 TREE PER 15 PARKING SPACES	NA	THIS PARKING LOT WILL BE THE STAGING SITE FOR THE COUNTY DEER CREEK IMPROVEMENTS. THE PARKING LOT WILL BE IMPROVED BY EL PASO COUNTY FOLLOWING THE COMPLETION OF THE ROADWAY IMPROVEMENTS. ISLANDS WILL BE INSTALLED AS PART OF THE PARKING LOT REVISION BY EL PASO COUNTY AT A LATER DATE.
6.2.2.E	MINIMUM OF 5% WITH 1 TREE PER 500 SQ FT	53% OPEN SPACE, 1 ACRE INTERNAL SCRUBOAK COVERAGE, 4 INTERNAL TREE PLANTINGS	NA



GENERAL NOTES

OWNER INFO
NAME: THE ASCENT CHURCH, CONTACT - JASON SCHOTT
PHONE: 720-724-3435
EMAIL: JSCHOTT@THEASCENTCHURCH.COM

APPLICANT INFO
NAME: VERTEX CONTACT - NINA RUIZ
PHONE: 719-733-8605
EMAIL: NINA.RUIZ@VERTEXCOS.COM

PROPERTY ADDRESS
1750 DEER CREEK RD.
MONUMENT, CO 80132

PROPERTY TAX SCHEDULE NUMBER: 711301010

CURRENT ZONING: A-5

LEGAL DESCRIPTION: LOT 1 TRI-LAKES SUB

LOT / PARCEL SIZE: 7.28 ACRES (317,117 SF)

LOT AREA COVERAGE CALCULATION
EXISTING: BUILDING = 23,635 SF
TOTAL COVERAGE = 23,635 / 317,117 = 0.07
EXISTING COVERAGE IS 7%

PROPOSED: BUILDING = 23,635 + 21,570 ADDITION = 45,205 SF
TOTAL COVERAGE = 45,205 / 317,117 = 0.14
PROPOSED COVERAGE IS 14%

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE
EXISTING: IMPERMEABLE: ASPHALT = 117,106 SF
CONCRETE = 6,368 SF
BUILDING = 23,635 SF
TOTAL = 147,109 SF IMPERMEABLE
EXISTING IMPERMEABLE PERCENTAGE = 46%

LANDSCAPED: EXISTING LANDSCAPE PERCENTAGE = 0.28%
OPEN SPACE: EXISTING = 147,109 SF
ADDED PAVING = 11,147 SF
ADDED BUILDING = 21,570 SF
TOTAL = 179,836 SF
IMPERMEABLE PERCENTAGE = 57%

PROPOSED: IMPERMEABLE: EXISTING = 147,109 SF
ADDED PAVING = 11,147 SF
ADDED BUILDING = 21,570 SF
TOTAL = 179,836 SF
IMPERMEABLE PERCENTAGE = 57%

LANDSCAPED: EXISTING = 800 SF
ADDED LANDSCAPE =

NO. REVISION/ISSUE DATE

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO. SHEET

DATE 02/09/26

PREPARED NR APPROVED CAD