

The Ascent Church

Site Development Plan

Site Improvements

1750 Deer Creek Rd

Monument, CO 80132

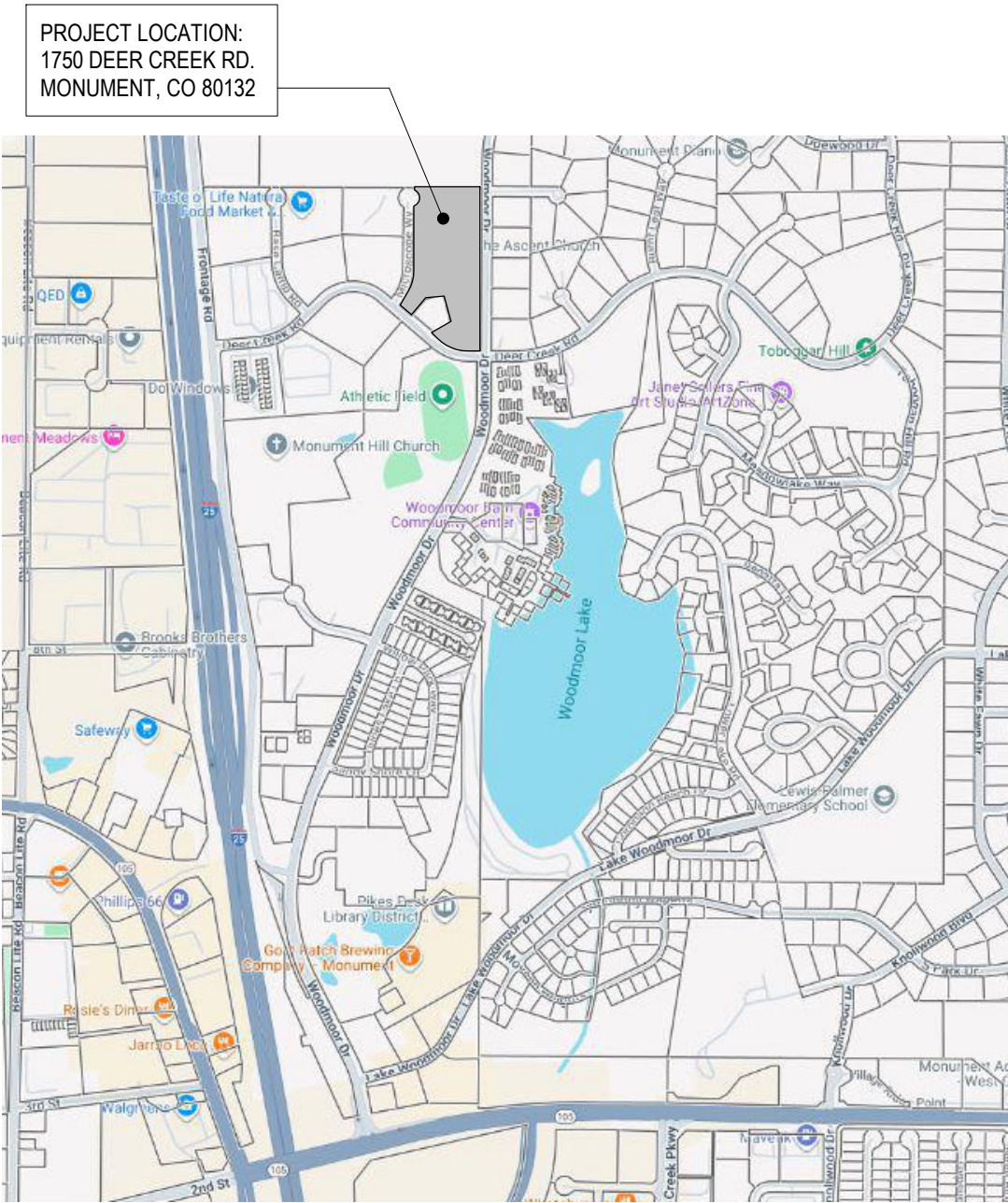
PROJECT INFORMATION

OWNER:	THE ASCENT CHURCH	
PROJECT ADDRESS:	1750 DEER CREEK RD MONUMENT, CO 80132 EL PASO COUNTY	
PROJECT DISCRPTION:	EXISTING CHURCH ADDITION. THE CHURCH WILL BE INCREASING THEIR WORSHIP SPACE WITH A NEW AUDITORIUM. ADDITION ALSO INCLUDES ADDITIONAL CLASSROOM AND MULTIPURPOSE SPACE. EXISTING AUDITORIUM WILL BE REMODELED INTO MULTIPURPOSE AND MEETING SPACE.	
PROJECT SQUARE FOOTAGE:		
EXISTING SF:	BASEMENT	3,301 SF
	MAIN LEVEL	23,635 SF
	SECOND LEVEL	13,850 SF
	TOTAL = 40,786 SF	
REMODEL AREA:	MAIN LEVEL	10,467 SF TO BE REMODELED
ADDITION:	BASEMENT	16,367 SF
	MAIN LEVEL	21,530 SF
	TOTAL = 37,897 SF	
	TOTAL WITH ADDITION = 78,683 SF	
SCHEDULE NUMBER & LEGAL:	7111301010 LOT 1 TRI-LAKES SUB	
LOT SIZE:	7.28 ACRES (317,117 SF)	
ZONING CLASSIFICATION:	A-5	
PROPOSED USE:	RELIGIOUS INSTITUTION	

DRAWING INDEX

SITE DEVELOPMENT PLAN	
SDP-1.1	COVER SHEET
SDP-1.2	SITE DEVELOPMENT & PARKING PLAN
SDP-1.3	UTILITY & GRADING PLAN
SDP - LIGHTING	
EP-100	PHOTOMETRIC SITE PLAN
EP-101	PHOTOMETRIC CUT SHEETS
EP-102	PHOTOMETRIC CUT SHEETS

VICINITY MAP



SIGNATURE BLOCK



OWNER

THE ASCENT CHURCH
1750 DEER CREEK ROAD
MONUMENT, CO 80132
PHONE: (719) 481-3600
CONTACT: JASON SCHOTT

ARCHITECT

KEYS + LAUER ARCHITECTS
11681 VOYAGER PARKWAY, SUITE 200
COLORADO SPRINGS, CO 80921
PHONE: (719) 634-3751
CONTACT: VIC LAUER
LISA CARPENTER

CIVIL ENGINEER

ALL TERRAIN ENGINEERING
PHONE: (530) 391-7635
CONTACT: NICHOLAS JOKERST

APPLICANT

VERTEX CONSULTING
455 EAST PIKES PEAK AVE, SUITE 101
COLORADO SPRINGS, CO 80903
PHONE: (719) 733-8665
CONTACT: NINA RUIZ

ELECTRICAL ENGINEER

FARNSWORTH GROUP, INC.
5775 MARK DABLING BOULEVARD, SUITE 190
COLORADO SPRINGS, CO 80919
PHONE: (719) 590-9194
CONTACT: AMANDA OCCHI
ALEX VELEZ

The Ascent Church
Site Improvements
1750 Deer Creek Rd
Monument, CO 80132

REVISIONS:	DATE
#	DESCRIPTION

PROJECT #: 2616
DATE: 8/24/26
ISSUED FOR: PLANNING
DRAWN BY: LC
CHECKED BY: VL
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SHEET TITLE:
COVER SHEET

SHEET #:

SDP-1.1

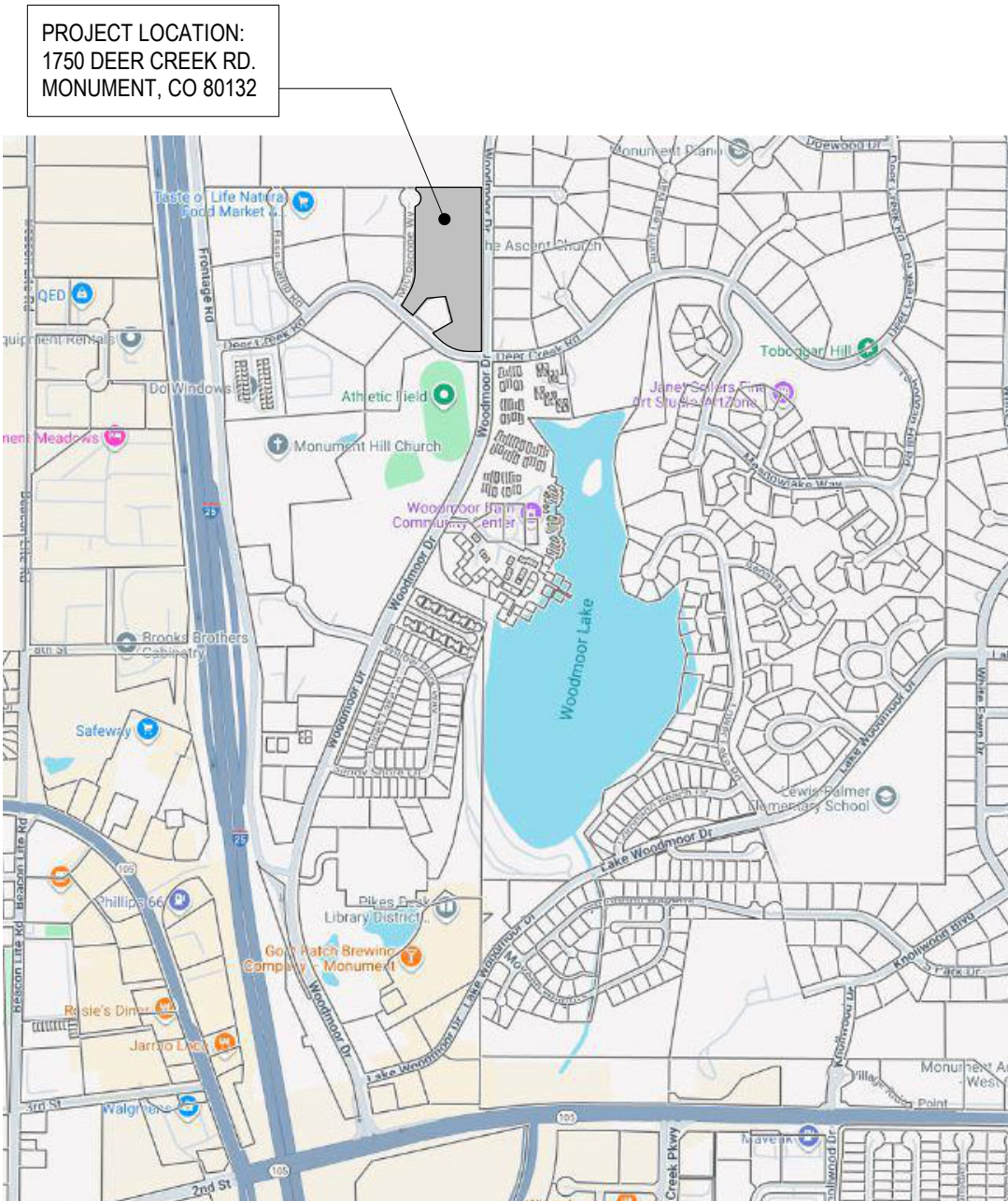
PCD FILE #PPR

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F:\PROJECTS\Misc\2616 - Ascent Church - Parking Lot Lighting\Ascent Church.rvt

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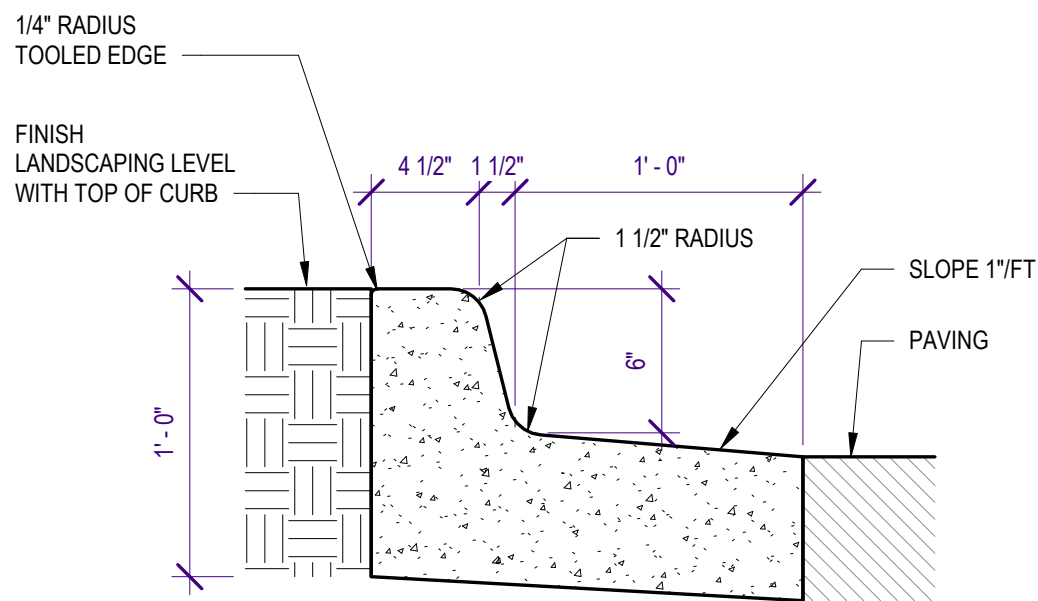
VICINITY MAP



PROJECT LOCATION:
1750 DEER CREEK RD.
MONUMENT, CO 80132

KEYNOTES

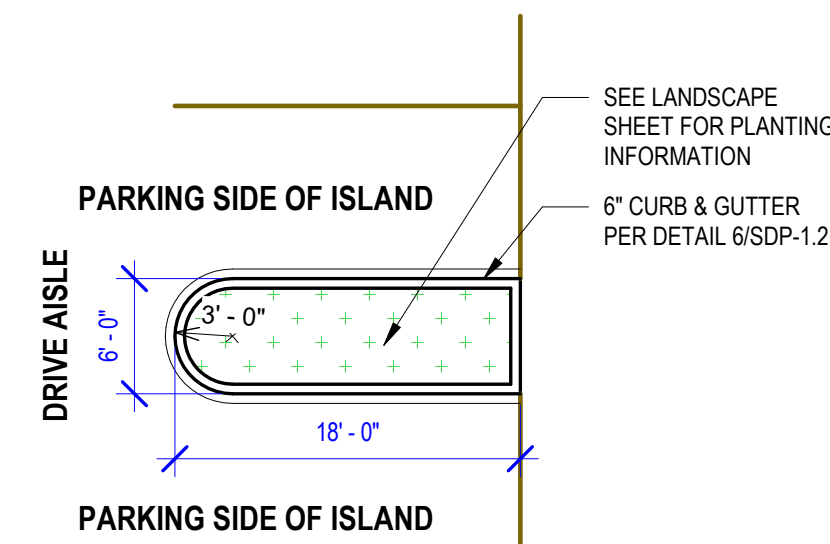
- 2.01 EXISTING ASPHALT PAVING
- 2.02 EXISTING CONCRETE PAVING
- 2.03 EXISTING CONCRETE SIDEWALK; 5' WIDE; MEETS ADA REQUIREMENTS
- 2.04 EXISTING RETAINING WALL
- 2.05 EXISTING LANDSCAPE BLOCK WALL
- 2.06 EXISTING WOOD FENCE
- 2.07 EXISTING PLAYGROUND AND PICNIC AREA
- 2.08 EXISTING WOOD GATE
- 2.09 EXISTING SHED
- 2.10 EXISTING TRASH RECEPTACLE LOCATION; SCREENED BY WOOD FENCE AND SLOPE OF SITE
- 2.11 EXISTING LANDSCAPE AREA
- 2.12 EXISTING ADA RAMP
- 2.13 EXISTING HYDRANT
- 2.14 EXISTING MAIL BOX
- 2.15 EXISTING MONUMENT SIGN AND SIGN LIGHTING
- 2.16 EXISTING CONCRETE PAVING; NO CURB - ADA ACCESSIBLE PATH TO DOORS
- 26.02 NEW EXTERIOR SITE LIGHTING FIXTURE, TYP.; SEE ELECTRICAL
- 32.02 LANDSCAPE AREA; SEE ISLAND TYPES FOR DIMENSION & LANDSCAPE DRAWINGS FOR PLANTING INFORMATION
- 32.08 4" WHITE STRIPING TO OUTLINE PARKING LOT AND PARKING SPACES
- 32.53 SIGNAGE - STOP SIGN
- 32.60 EXISTING ASPHALT PAVING; MILL 1 1/2" AND OVERLAY WITH NEW ASPHALT



- NOTES:
1. BASE OF CURB SHALL REST ON COMPACT FILL
 2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH
 3. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS
 4. ISOLATION JOINTS SHALL BE INSTALLED AT 50 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS

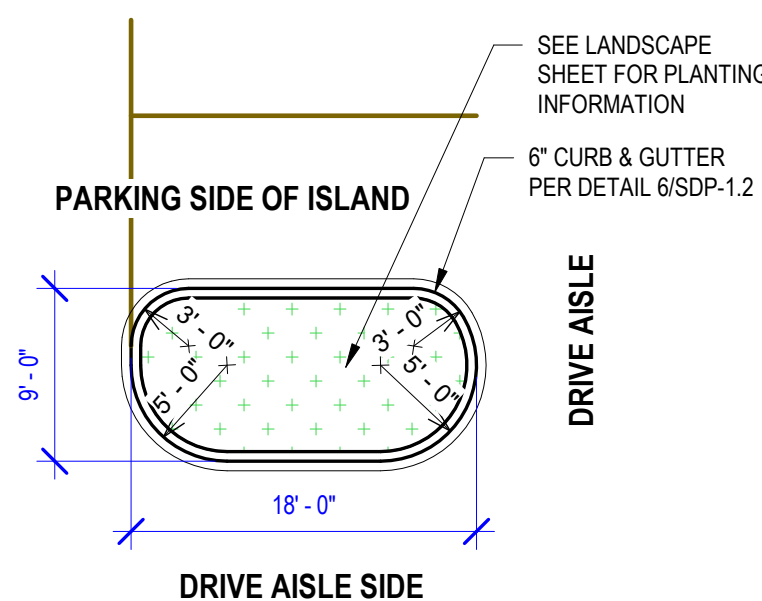
6 TYPICAL SPILL CURB & GUTTER DETAIL

1 1/2" = 1'-0"



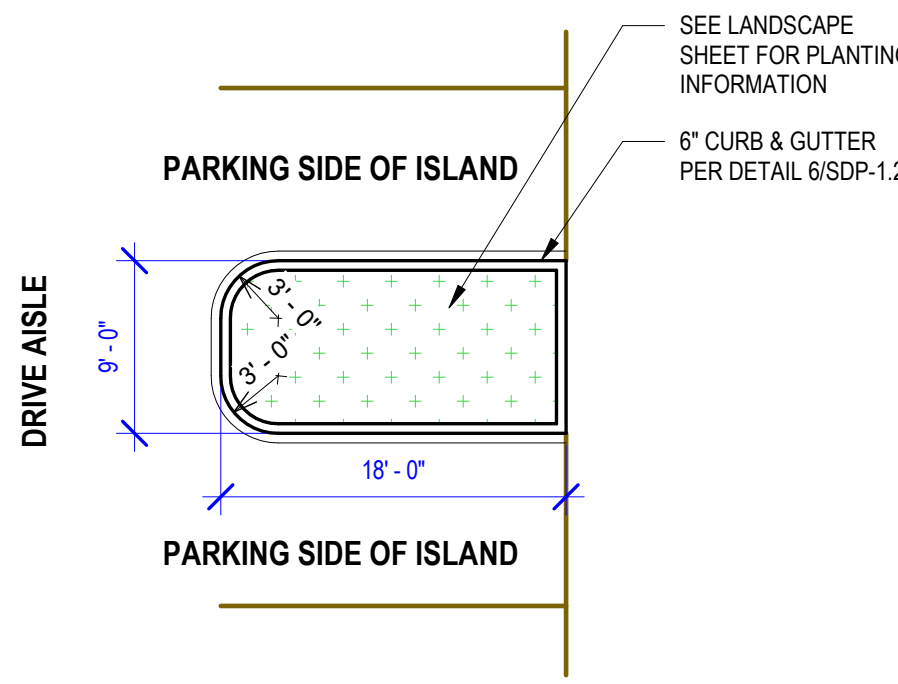
5 ISLAND TYPE D

1" = 10'-0"



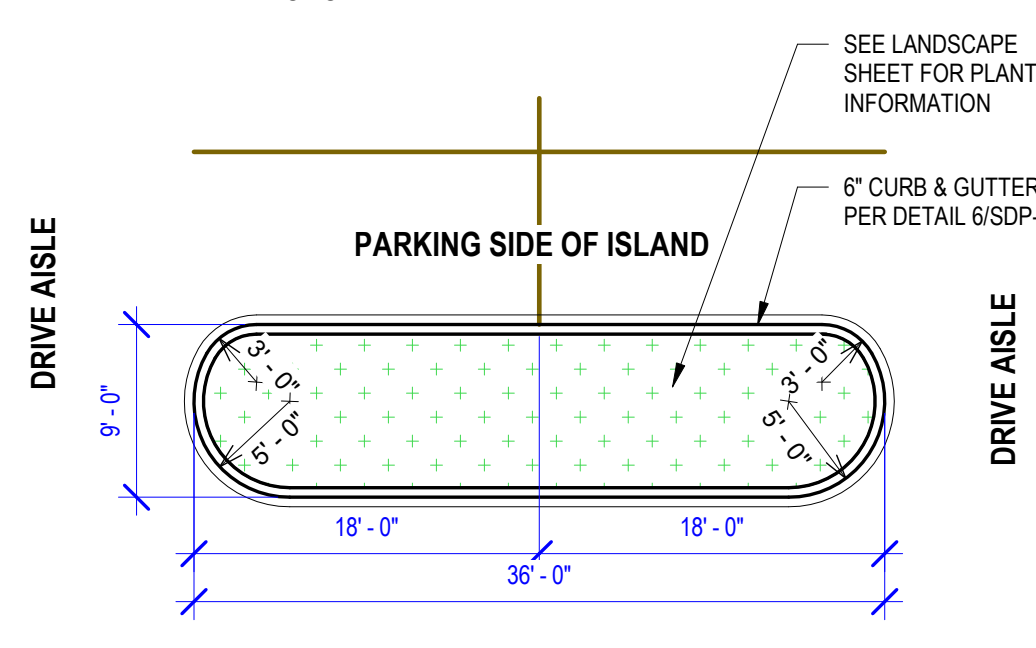
3 ISLAND TYPE B

1" = 10'-0"



4 ISLAND TYPE C

1" = 10'-0"

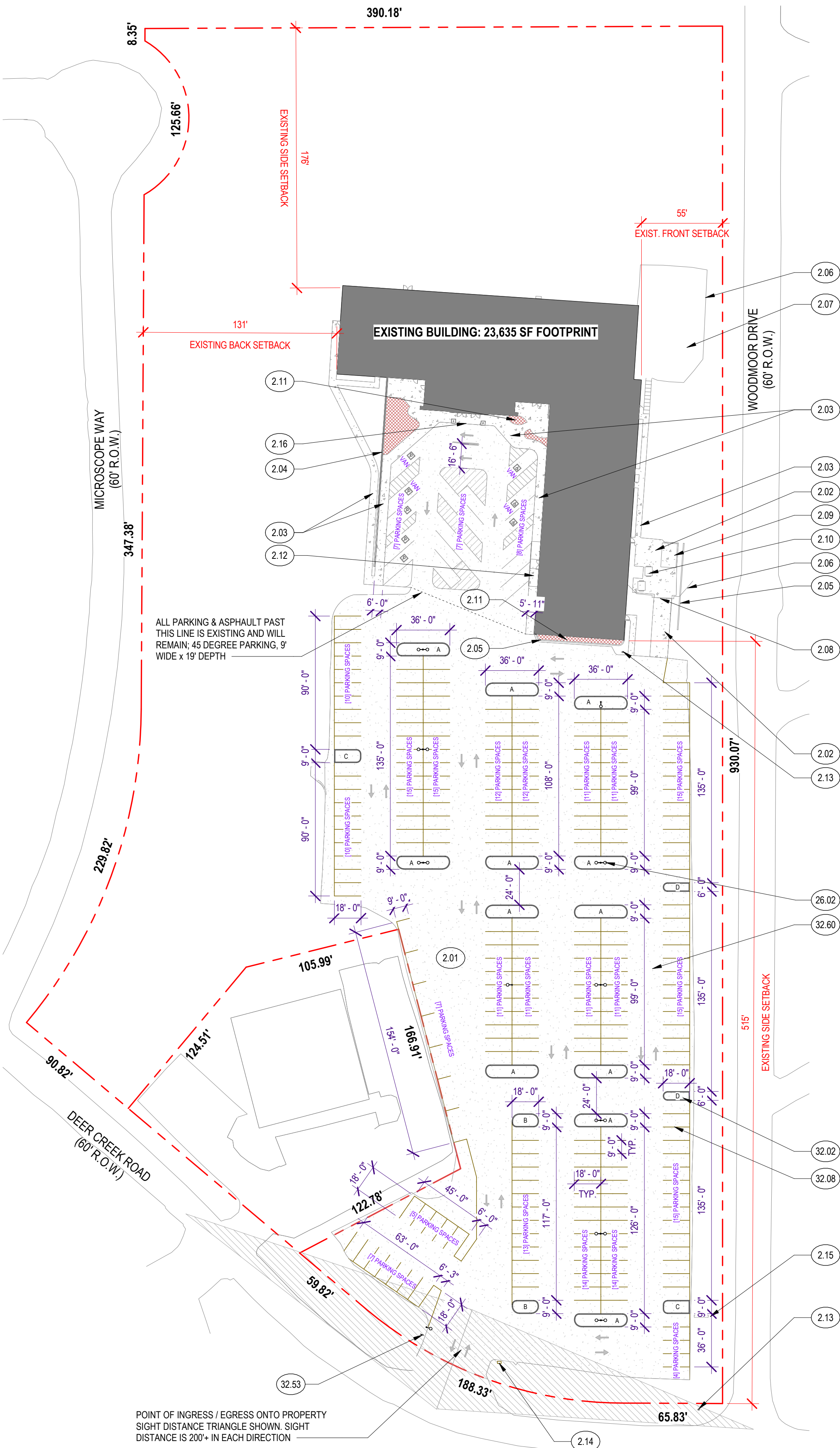


2 ISLAND TYPE A

1" = 10'-0"

1 SITE PLAN & PARKING PLAN - LIGHTING / PARKING IMPROVEMENT

1" = 50'-0"



SUMMARY - SITE PLAN

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: 7111301010

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%

LAND USE AND ZONING

EXISTING: EXEMPT NON RESIDENTIAL LAND - RELIGIOUS

TOTAL GROSS BUILDING SQUARE FOOTAGE

EXISTING SF: BASEMENT 3,301 SF
MAIN LEVEL 23,635 SF
SECOND LEVEL 13,850 SF
TOTAL = 40,786 SF

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE

EXISTING: IMPERMEABLE: ASPHALT = 117,196 SF
CONCRETE = 6,358 SF
BUILDING = 23,635 SF
TOTAL = 147,189 SF IMPERMEABLE
EXISTING IMPERMEABLE PERCENTAGE = 46%
LANDSCAPED: 900 SF
OPEN SPACE: 317,117 - (147,189 + 900) = 169,028 SF
EXISTING OPEN SPACE PERCENTAGE = 53%

PROPOSED: IMPERMEABLE: ASPHALT = 113,314 SF
CONCRETE = 6,358 SF
BUILDING = 23,635 SF
TOTAL = 143,307 SF
IMPERMEABLE PERCENTAGE = 45%
LANDSCAPED: 900 + 3,882 (ADDED ISLANDS) = 4,782 SF
LANDSCAPE PERCENTAGE = 1.5%
OPEN SPACE: 317,117 - (143,307 + 4,782) = 169,028 SF
OPEN SPACE PERCENTAGE = 53%

PARKING INFORMATION
REQUIRED: 1 SPACE PER 4 SEATS
334 SEATS = 334 / 4 = 84 PARKING SPACES
REQUIRED ACCESSIBLE: 4 PARKING SPACES

SPACES PROVIDED: 271 TOTAL SPACES, INCLUDING 8 ACCESSIBLE (4 ARE VAN ACCESSIBLE)

(NO COMPACT SPACES)

SETBACK AND HEIGHT INFORMATION

BUILDING HEIGHT = 25'

MIN SETBACKS REQUIRED = 55' FRONT, 25' SIDE, AND 25' REAR

MIN SETBACKS PROVIDED:

FRONT = 55' - 0"

SIDE = 176' - 0"

REAR = 131' - 0"

TRAFFIC IMPACT FEE NOTE: THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

ACCESSIBILITY NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE 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.

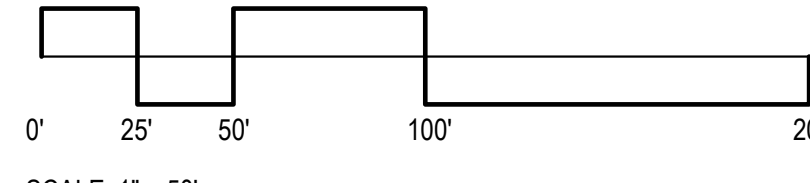
SITE PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS, AND LAYOUTS SHOWN PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. PROTECT EXISTING CURB, GUTTER, AND WALKS; REPLACE ANY SITE ELEMENTS DAMAGED DURING CONSTRUCTION.

SITE DEVELOPMENT PLAN NOTES

1. SEE EXISTING UTILITY AND GRADING PLAN PROVIDED FOR INFORMATION ON EXISTING UTILITIES. EXISTING UTILITIES AND GRADING TO REMAIN AS IS.
2. SEE PROVIDED LANDSCAPE PLAN FOR LAYOUT AND LOCATION OF ALL LANDSCAPING.
3. OTHER THAN EXISTING MONUMENT SIGN, NO OTHER EXISTING SITE SIGNAGE OCCURS.
4. SITE HAS NO NO-BUILD AREAS OR FLOODPLAIN AREAS.

SIGNATURE BLOCK



PCD FILE #PPRXXX

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1750 Deer Creek Rd
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REVIEWS:	#	DATE	DESCRIPTION

PROJECT #: 2616

ISSUE DATE: 8/24/26

ISSUED FOR: PLANNING

DRAWN BY: LC

CHECKED BY: VL

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SHEET TITLE:

SITE DEVELOPMENT & PARKING PLAN

SHEET #:

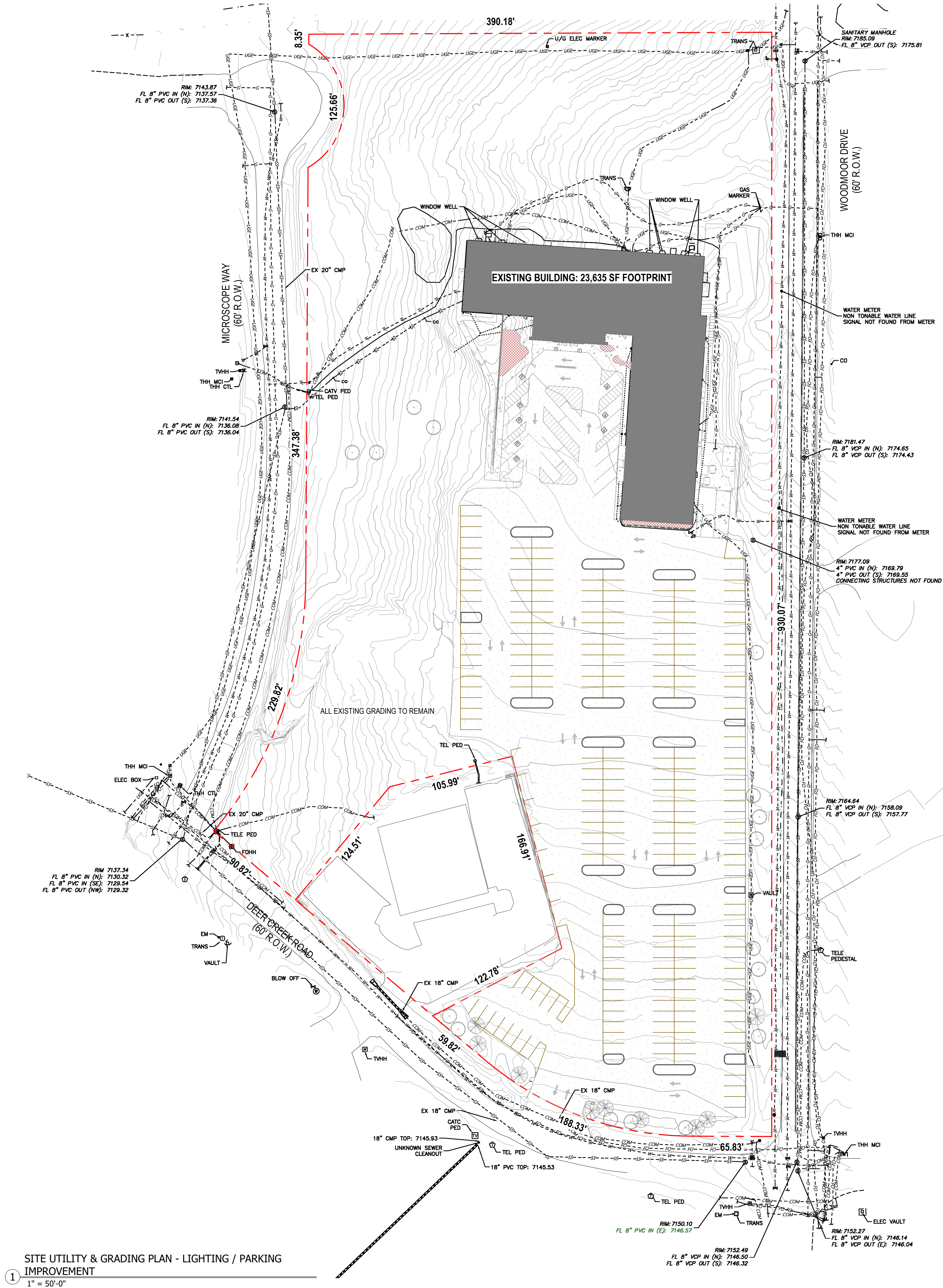
SDP-1.2

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KEYS + LAUER ARCHITECTS

11681 VOYAGER PKWY, #200
COLORADO SPRINGS, CO 80921
(719) 634 - 3751
www.KeysLauerArchitects.com

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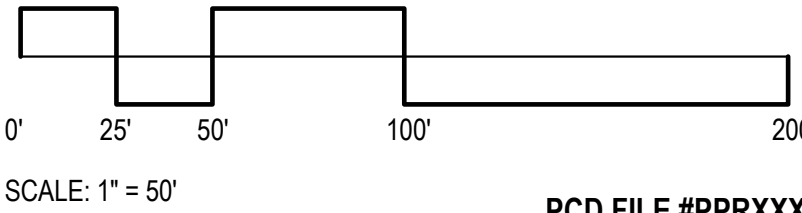


1 SITE UTILITY & GRADING PLAN - LIGHTING / PARKING IMPROVEMENT
1" = 50'-0"

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CHECKED BY: Checker

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SHEET TITLE:

UTILITY & GRADING
PLAN

SHEET #:

SDP-1.3