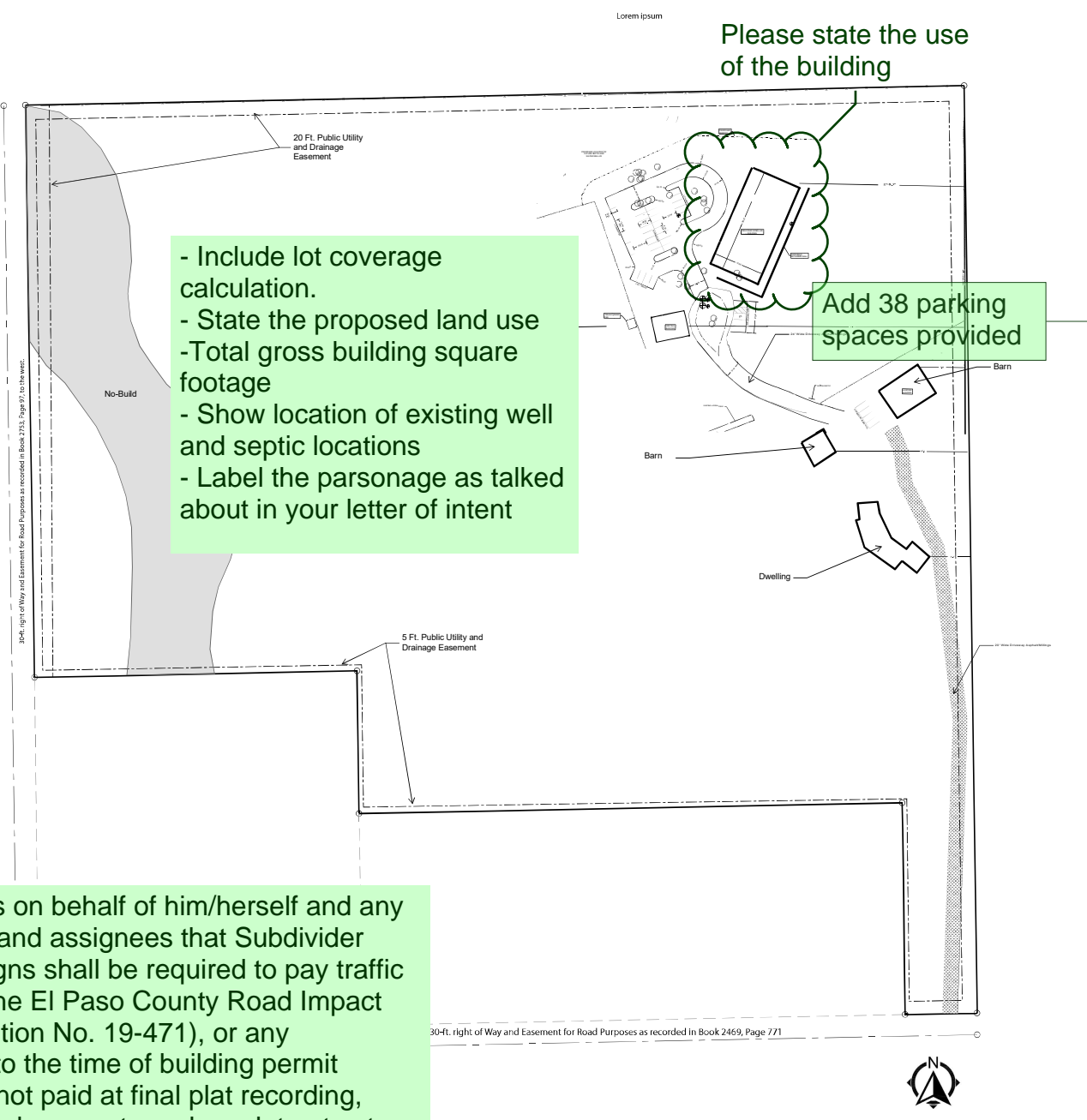
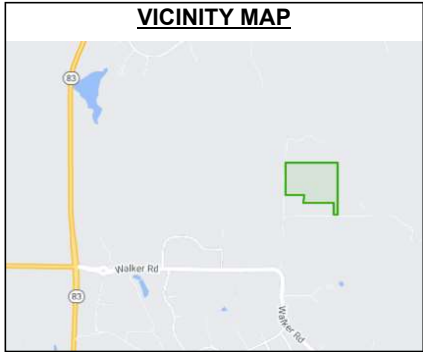


Include comments made by engineering on the site plan with contours



- Include lot coverage calculation.
- State the proposed land use
- Total gross building square footage
- Show location of existing well and septic locations
- Label the parsonage as talked about in your letter of intent

Please state the use of the building

Add 38 parking spaces provided

General Notes

- 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.
- FEMA 100-YR Floodplain not within site boundaries.

Tax Schedule No 6111005003
 Acreage 28.52 Acres
 Zoning: RR-5 (Residential Rural)
 Legal: Lot 3 Walker Reserve

Parking Requirement: 1 Space per 4 Seats
 152 Seats = 38 spaces required

Access to this site from the south is through 3980 Walker Road. The access road for 3980 Walker Rd will be improved to meet the current International Fire Code 2015 Local Amendments Section D102, Fire-Lakes Monument Fire Protection District requests for modifications will be completed post approval prior to use.

FOR REVIEW

NO.	REVISION/ISSUE	DATE

VALENS CAPITAL, LLC
 SITE DEVELOPMENT PLAN
 3980 Walker Road
 Colorado Springs, CO 80908

PROJECT NO. _____ SHEET
 DATE: 4/3/24 **C1**

A note stating: 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. 19-471), 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.