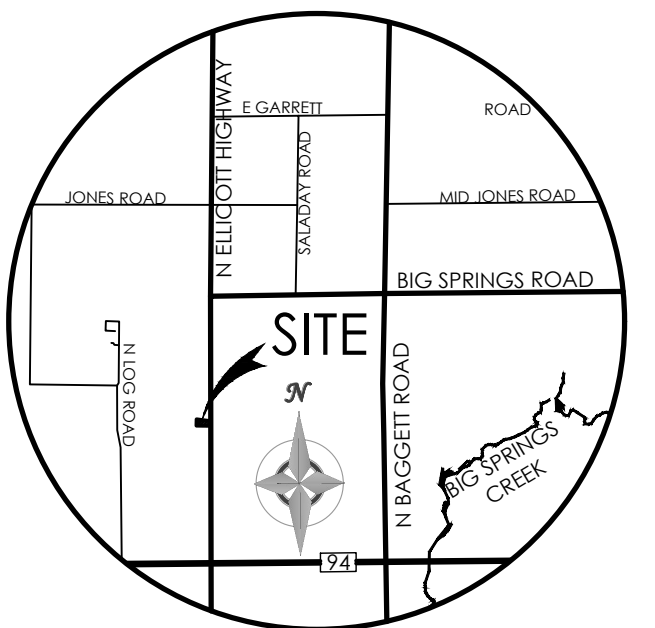


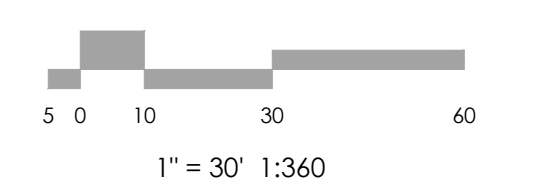
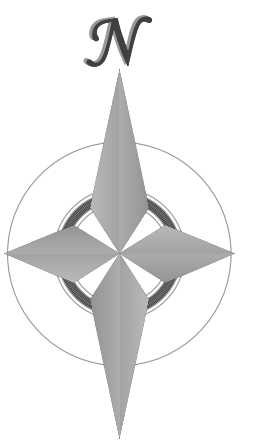
ROCKY MOUNTAIN CALVARY CHAPEL - ELLICOTT BOARD OF ADJUSTMENT EXHIBIT

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

ROCKY MOUNTAIN CALVARY
CHAPEL - ELLICOTT
2150 N ELLICOTT HIGHWAY

**BOARD OF
ADJUSTMENT
EXHIBIT**

MVE PROJECT 61182
MVE DRAWING BOA-EXH

OCTOBER 26, 2022
SHEET 1 OF 1

SITE DATA

ZONING

CURRENT ZONING: A-5

LOT COVERAGE

CHURCH BUILDING: 3594 SF
SHED: 140 SF
TOTAL LOT COVERAGE: 3.2%

MAXIMUM PER A-5 ZONE: NONE

SETBACKS

FRONT - 25' SETBACK
SIDE - 25' SETBACK
REAR - 25' SETBACK

MAX BUILDING HEIGHT

30'

PARKING DATA

REQUIRED PARKING (52 SPACES)
(50 STANDARD SPACES,
2 DISABLED SPACES)

EXISTING CHURCH BUILDING:

200 SEATS @ 1 SPACE PER 4 SEATS
= 50 SPACES
50 STANDARD SPACES @ 2 DISABLED
SPACE PER 26-50 STANDARD SPACES
= 2 DISABLED SPACES

PROVIDED PARKING

50 STANDARD SPACES
8 DISABLED SPACES

OWNERS

ROCKY MOUNTAIN CALVARY CHAPEL, INC.
4285 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918
(719) 597-1133
RHBEECH@RMCALVARY.ORG

CONSULTANT

M.V.E., INC.
DAVID GORMAN, P.E.
1903 LELARY STREET
COLORADO SPRINGS, CO 80909
Ph (719) 635-5736
DAVEG@MVEENGINEERS.COM

TAX SCHEDULE NO.

3400000207

CURRENT ADDRESSES

2150 N ELLICOTT HIGHWAY

LAND USE

RELIGIOUS WORSHIP

ACREAGE

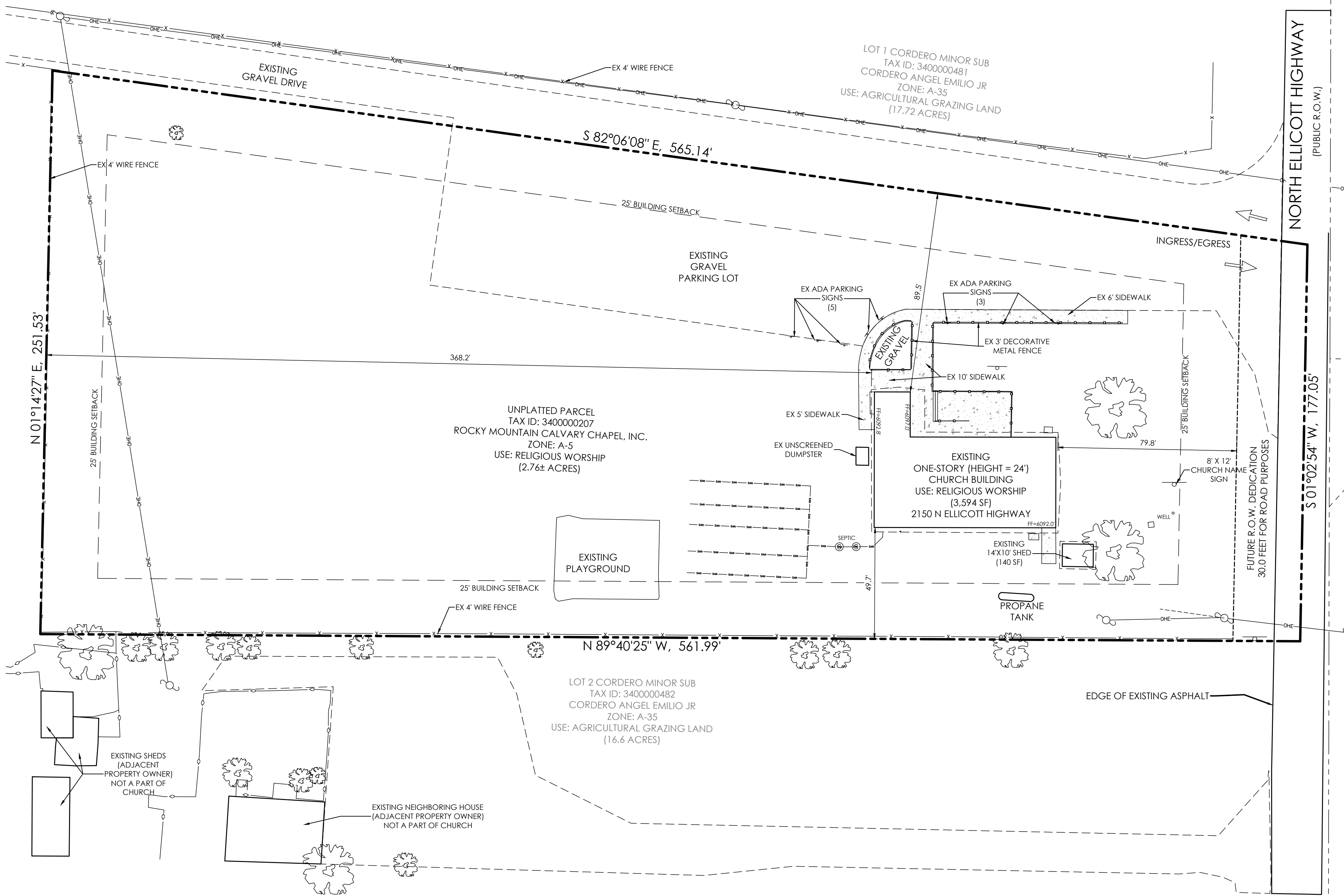
2.76 ± ACRES

LEGEND

- EASEMENT LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- GRAVEL AREA
- WOOD FENCE
- WIRE FENCE
- DECORATIVE METAL FENCE
- OVERHEAD ELECTRIC LINE
- TREE
- SIGN
- UTILITY POLE/GUY WIRE

PERCENT COVERAGE SUMMARY TABLE

	AREA (SF)	PERCENT COVERAGE (%)
BUILDINGS	3,734	3.2
PAVEMENT/SIDEWALK	2,076	1.8
GRAVEL DRIVE/PARKING	12,158	10.6
OPEN SPACE/LANDSCAPE	97,115	84.4
TOTAL	115,083	100.0



EXISTING SITE NOTES:

- THERE ARE NO OUTDOOR LIGHT FIXTURES ON SITE.
- THERE ARE NO DRAINAGE FACILITIES ON SITE.
- THERE ARE NO 'NO BUILD' AREAS ON SITE.
- THERE ARE NO LOADING DOCKS ON SITE.
- THERE ARE NO SIGNS RELATED TO PARKING OR OFF STREET PARKING EXCEPT FOR THE EXISTING ADA PARKING SIGNS SHOWN AND NOTED ON THIS EXHIBIT.

FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED WITHIN FEMA DESIGNATED ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0807, EFFECTIVE DECEMBER 7, 2018.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF CORDERO MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 221714805 THENCE S 1°02'54" E, A DISTANCE OF 690.13 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 1°02'54" E, A DISTANCE OF 177.05 FEET;
THENCE, N 89°40'25" W, A DISTANCE OF 561.99 FEET ALONG A NORTHERLY LINE OF LOT 2, SAID CORDERO MINOR SUBDIVISION;
THENCE, N 1°14'27" E, A DISTANCE OF 251.53 FEET ALONG AN EASTERLY LINE OF SAID LOT 2;
THENCE, S 82°06'08" E, A DISTANCE OF 565.14 FEET ALONG THE SOUTH LINE OF LOT 1, SAID CORDERO MINOR SUBDIVISION TO THE TRUE POINT OF BEGINNING.
EXCEPT THE EASTERLY 30.0 FEET FOR ROAD PURPOSES.
CONTAINING A CALCULATED AREA OF 2.76 ACRES, MORE OR LESS.

PCD FILE # BOA-22-011