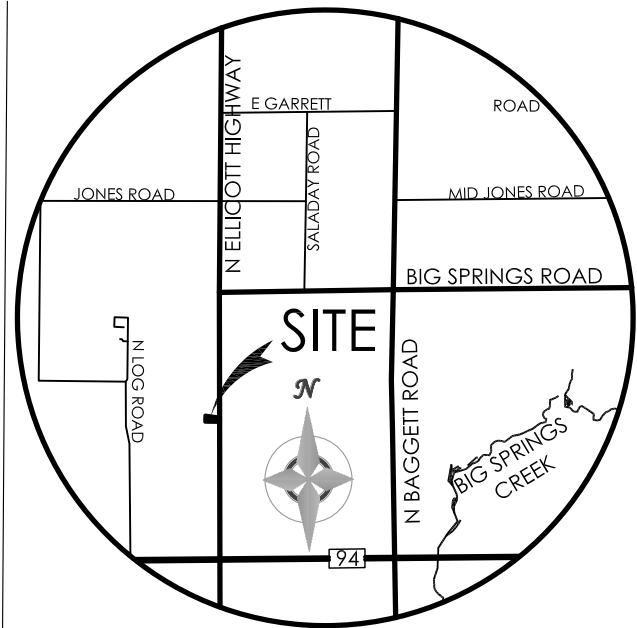


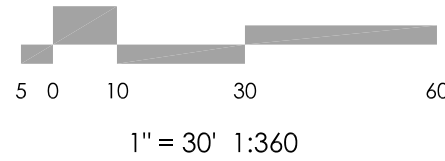
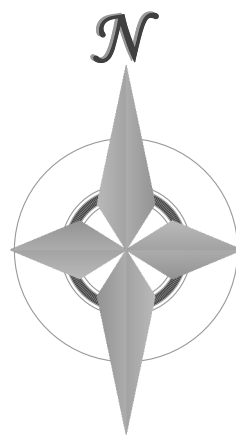
ROCKY MOUNTAIN CALVARY CHAPEL - ELLICOTT
BOARD OF ADJUSTMENT EXHIBIT

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

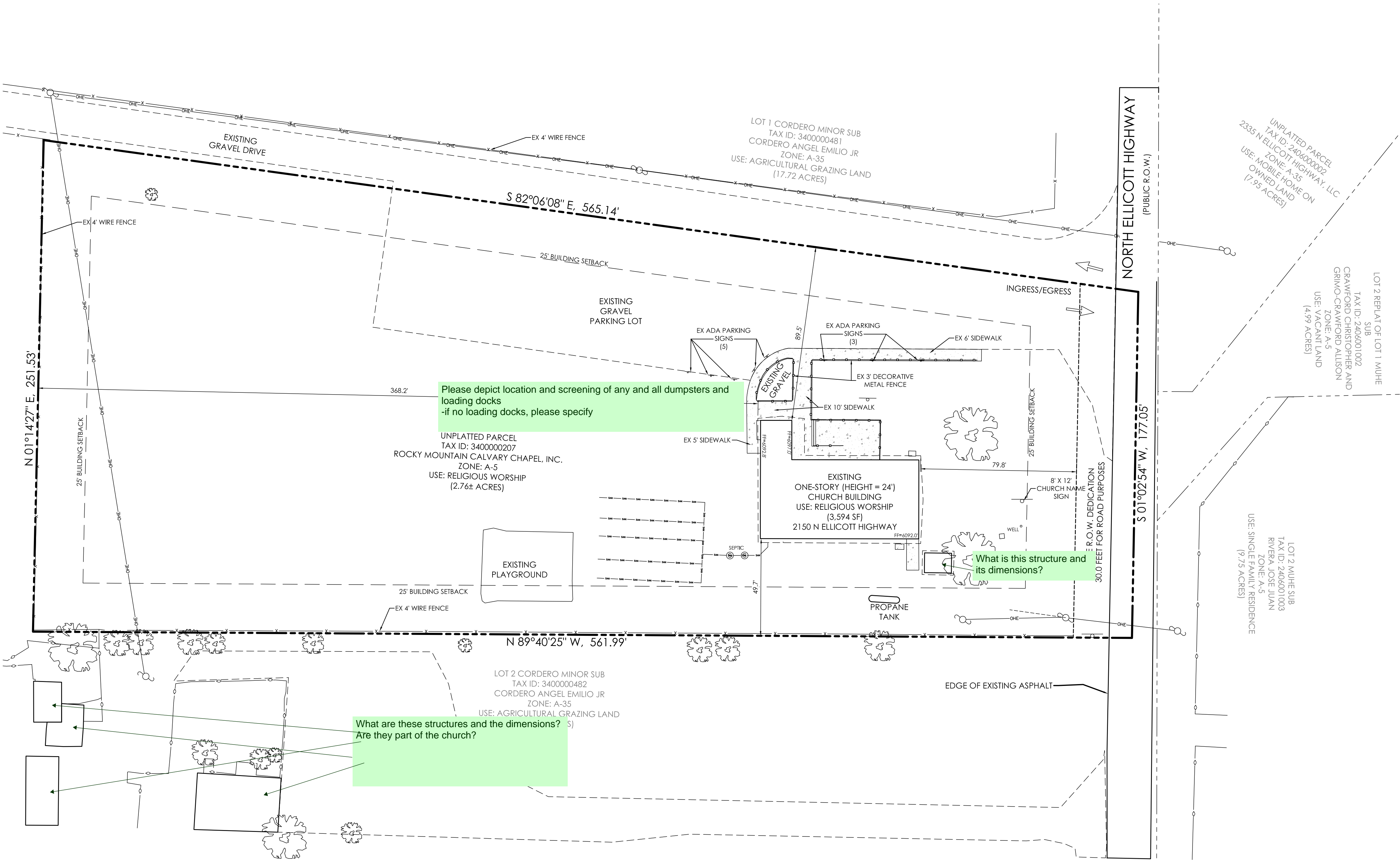
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

ROCKY MOUNTAIN CALVARY
CHAPEL - ELLICOTT
2150 N ELLICOTT HIGHWAY

BOARD OF
ADJUSTMENT
EXHIBIT

MVE PROJECT 61182
MVE DRAWING -BOA-EXH

AUGUST 30, 2022
SHEET 1 OF 1



EXISTING SITE NOTES:

1. THERE ARE NO OUTDOOR LIGHT FIXTURES ON SITE.
2. THERE ARE NO DRAINAGE FACILITIES ON SITE.
3. THERE ARE NO 'NO BUILD' AREAS ON SITE.

Are there any signs related to parking or off street parking?
-if none, please specify

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.

SITE DATA

ZONING

CURRENT ZONING: A-5

LOT COVERAGE

CHURCH BUILDING: 3594 SF
ACCESSORY BUILDING: 139 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 LELARAY STREET
COLORADO SPRINGS, CO 80909
Ph (719) 635-5736
DAVEG@MVECIVIL.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 | 3,733 | 3.2 |
| PAVEMENT/SIDEWALK | 2,076 | 1.8 |
| GRAVEL DRIVE/PARKING | 12,158 | 10.6 |
| OPEN SPACE/LANDSCAPE | 97,115 | 84.4 |
| TOTAL | 115,082 | 100.0 |

PCD FILE # BOA-22-011