

Owner:  
Daniel D Crosby and Maria L Crosby  
16965 Lindbergh Road  
Monument, CO 80132

Legal Description:  
THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH A TRACT OF LAND ADJACENT THERETO ON THE WEST, BOUNDED ON THE NORTH BY THE EXTENSION OF THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, AND ON THE SOUTH BY AN EXTENSION OF THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, ON THE WEST BY THE EXISTING ROADWAY RUNNING NORTH AND SOUTH, AND ON THE EAST BY THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY  
And containing 7.33 acres

Units of measurement: US Survey Feet

Address: 16965 Lindbergh Road, Monument, CO 80132

Zone: A-5

Setbacks:  
Front = 25'  
Rear = 25'  
Side = 25'  
Max Building Height: 30'  
Mean Building Height (between eave and ridge): 28.26'

Assessor's Parcel No.: 71210-01-009

Flood plain:  
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0259 G, dated December 7, 2018.

Use(s):  
Church / religious institution

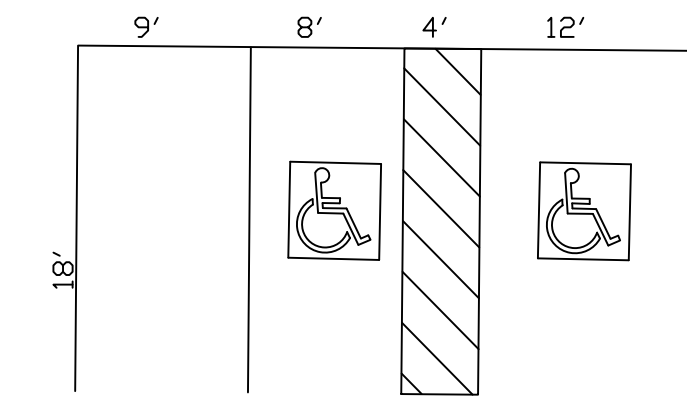
Development time table:  
Summer, 2021

Area:  
Overall: 319,410 sf  
Building: 5,980 sf  
Impervious / Area of disturbance (includes building): 42,339  
Landscape / Open space: 276,882

Parking requirements:  
Total bldg(s) sf = 5,980  
Seats = 160  
@ 1 space / 4 seats = 40 space  
Required: 40 spaces with 2 marked for handicapped parking  
Provided: 44 spaces with 4 marked for handicapped parking

Site notes:  
1. All parking and driveway areas are to meet H-20 load specs.  
2. All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will meet all applicable City and ADA requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 5' wide, and have a slope of no more than 8%. Access aisles may not exceed 2% slope in any direction.  
3. 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 other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.  
4. Grading for this site shall conform to the County approved grading plan, dated:  
5. There will be NO Signage with this project.

Site drainage:  
Drainage will conform to the County approved drainage report for the site.

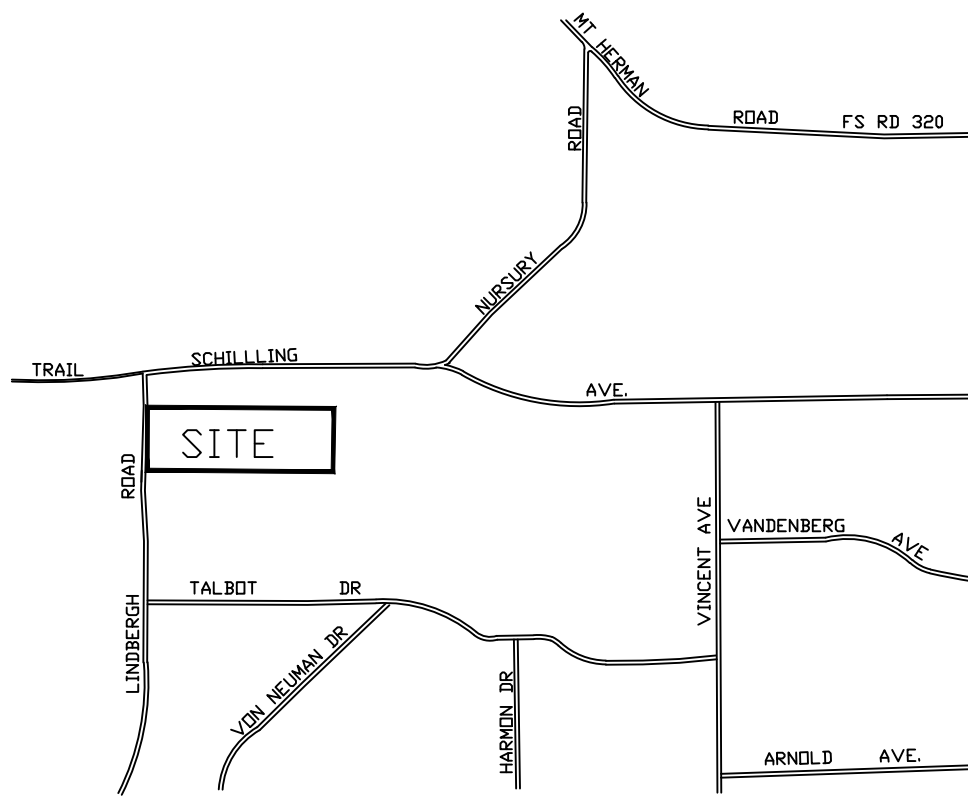


PARKING DETAIL  
1"=10'

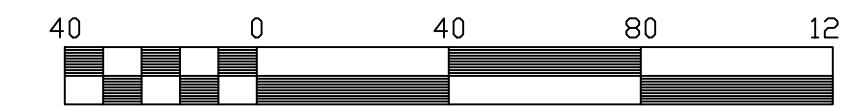
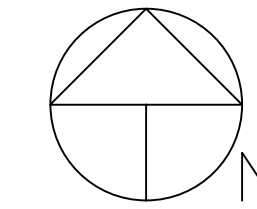
Prepared by the office of:  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado Springs, CO 80907  
(719) 593-0173  
Oliewatts@aol.com  
Celebrating 42 years in business

County File No. PPR2048

DRAWN BY: D.E. WATTS DATE: DWG. NO.: SURVEYED BY: DEV, ES&V, 4-29-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 16965 LINDBERGH ROAD N1/2, N1/2, NW1/4, SE1/4, SEC. 22, T.11S., R.67W. EL PASO COUNTY	SHEET NAME <b>SITE DEVELOPMENT PLAN</b>	SHEET NO. 1 OF 1
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VICINITY MAP  
1"=1000'



Scale 1" = 40'

LEGEND:

- ◁ FOUND ILLEG. WHITE CAP ON #4 REBAR
- ◊ FOUND #4 REBAR
- POWER POLE
- WELL
- SEWER MANHOLE
- ⤴ SEWER CLEANDUT
- DPH E — EXISTING UTILITY - AS LABELED

CONTOUR LEGEND:  
ORIGINAL CONTOURS:

Please include:  
-location and dimensions of ROW  
-layout and location of off street parking, loading and other vehicular uses (if none, please specify)  
-location of all no build area, if none specify

Please depict setback distances for all structures on the property

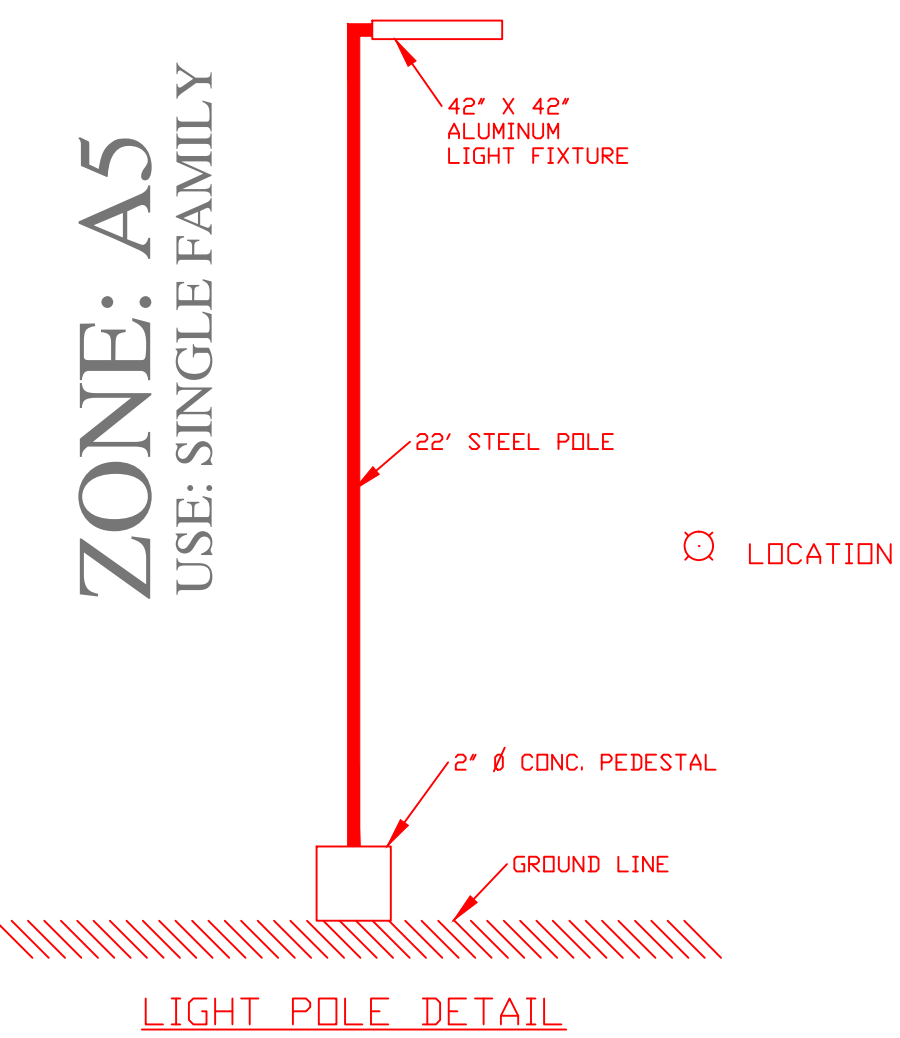
ZONE: A5  
USE: VACANT

UNPLATTED  
USFS

ZONE: A5  
USE: SINGLE FAMILY

-please add bicycle parking, the code states you must have at a minimum of 5% of total car parking spots (2 spots required)  
Section 6.2.5.6.F.1

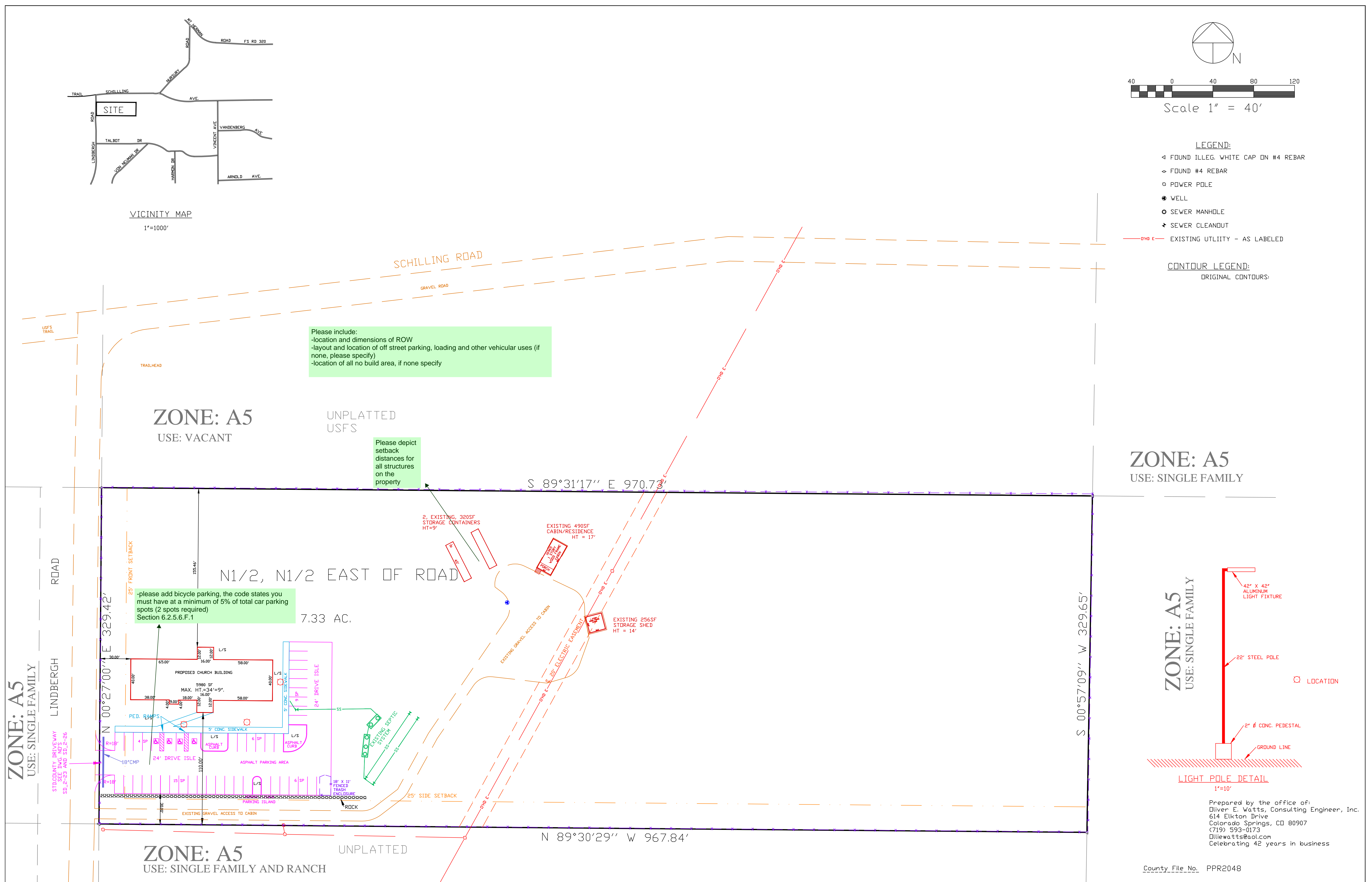
7.33 AC.



LIGHT POLE DETAIL  
1"=10'

Prepared by the office of:  
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DRAWN BY: D.E. WATTS DATE: 12-9-20 DWG. NO.: 20-5449-03 SURVEYED BY: DEV, ES, 4-29-20, 12-4-20	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 7-6-21 REVISED PER COUNTY REVIEW DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 16965 LINDBERGH ROAD N1/2, N1/2, NW1/4, SE1/4, SEC. 22, T.11S., R.67W. EL PASO COUNTY	SHEET NAME <b>SITE DEVELOPMENT PLAN</b>	SHEET NO. 2 OF 2
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