

LEGEND:

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

CONTOUR LEGEND:

- ORIGINAL CONTOURS
- LIMIT OF DISTURBANCE 0.976 AC.

Please indicate where the refuse area is, and show a dumpster enclosure that is adequately screened per Chapter 6 landscape requirements - refuse areas screened (subsection in Code titled "other required landscape areas")

Please note that parking areas with more than 5 parkign spaces are required to provide lighting. Please provide us with a photometric plan showing lighting in the critical areas of the site (the area leading from parking area into the building).

Please show zoning and land use for all adjacent properties

How will the residents of the parsonage access those two existing structures? Is a driveway existing or proposed? Please show and callout access to the parsonage on the plan.

The letter of intent discusses a proposed gazebo in the northwest portion of the site. Please include this in the plan.

Please add bicycle parking. Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least one bicycle parking shall be provided."

Please show building setbacks from all property lines. Please also provide setbacks for the two existing structures on property.

Please label the intended use for these two structures and also add building square footage and height.

Please show sidewalk dimensions.

Please identify if any concrete curbs are proposed throughout the parking lot. The landscape plans appears to show concrete curbs on the landscape islands

Please show and label location of septic field

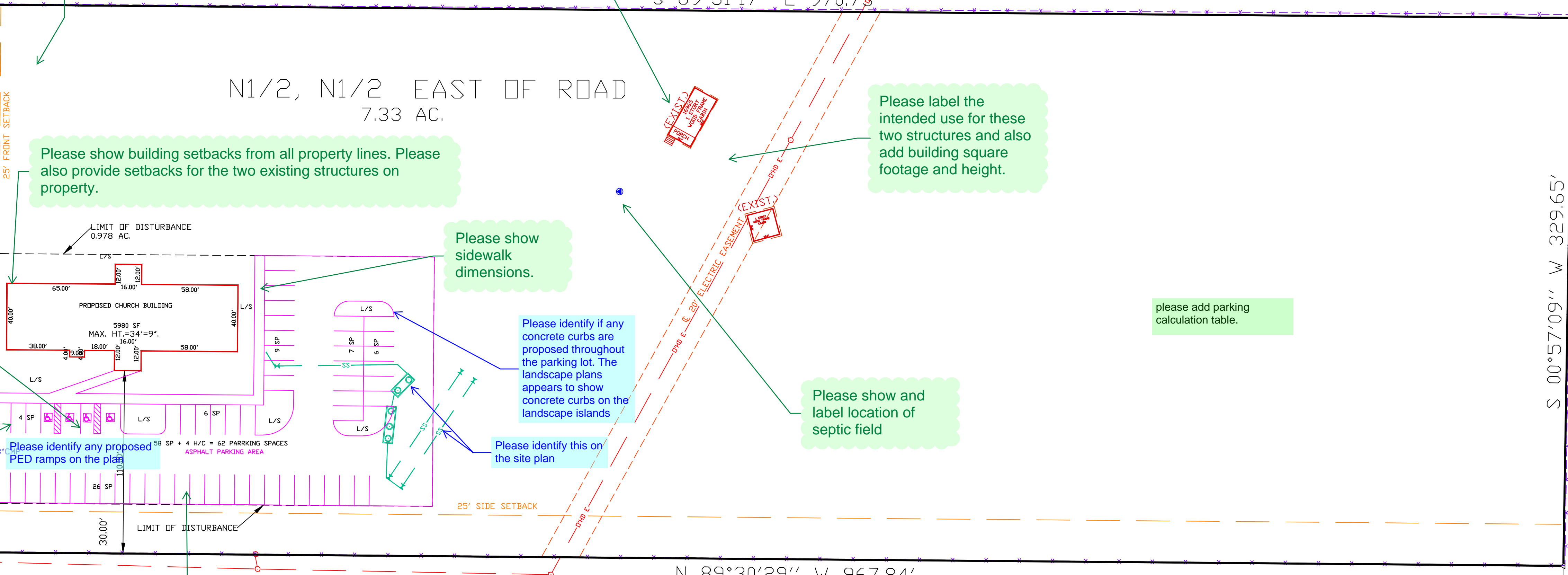
please add parking calculation table.

Please show and callout an ADA route from ADA parking spaces to building entrance(s).

Please provide County standard driveway detail. Please be sure to identify the proposed radius of the driveway

Please show dimensions of parking spaces, ADA parking spaces, and parking islands.

Please show width of drive aisle and width of ingress/egress.



Add PCD File No. PPR2048

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 41 years in Business

DRAWN BY: O.E. WATTS	APPROVED BY:
DATE: 12-9-20	PROJ. NO.:
DWG. NO.: 20-5449-03	DWG.:
SURVEYED BY: DEV, ES&W, 4-29-20, 12-4-20	

The landscape plan shows islands on this southern parking row, and is inconsistent with the site development plan. Please revise site development plan/landscape plan to ensure consistency.

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

SHT. NAME
SITE DEVELOPMENT PLAN

SHT. NO.
1
OF
2

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 THE SOUTHEAST 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'
 Actual Building Height: 29.9'

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): 42,528
 Landscape / Open space: 276,882

Parking requirements:
 Total bldg(s) sf = 5,980
 Seats = 200
 @ 1 space / 4 seats = 50 space
 Required: 50 spaces with 2 marked for handicapped parking
 Provided: 61 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 the County of 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 outside lighting with this project.
 6. Signage is not approved with this plan. Contact City Zoning at 385-5982 for a separate sign application.

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

County File No.:

The gross lot area is 7.5 acres, or 326,700 SF per assessor. Please ensure accuracy and revise plans if needed.

Please revise to 34'-9" to match max. height shown on site dev. plan.

Please revise to 62 spaces per site dev. plan.

Revise to County and provide the correct contact information

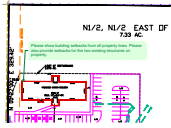
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site 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.

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 41 years in Business

DRAWN BY: D.E. WATTS DATE: 12-23-20 DWG. NO.: 20-5449-07 SURVEYED BY: DEV, ES, 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 SITE DEVELOPMENT PLAN	SHEET NO. 2 OF 2
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Site Development Plan_V1.pdf Markup Summary

1 (20)



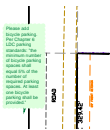
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:32:32 AM
Status:
Color: ■
Layer:
Space:

Please show building setbacks from all property lines. Please also provide setbacks for the two existing structures on property.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:32:48 AM
Status:
Color: ■
Layer:
Space:

Please show dimensions of parking spaces, ADA parking spaces, and parking islands.



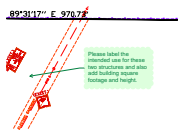
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Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:01 AM
Status:
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Space:

Please add bicycle parking. Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least one bicycle parking shall be provided."



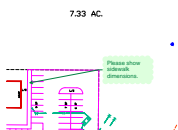
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
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Space:

Please show and callout an ADA route from ADA parking spaces to building entrance(s).



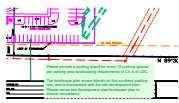
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:24 AM
Status:
Color: ■
Layer:
Space:

Please label the intended use for these two structures and also add building square footage and height.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:37 AM
Status:
Color: ■
Layer:
Space:

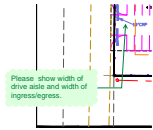
Please show sidewalk dimensions.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:45 AM
Status:
Color: ■
Layer:
Space:

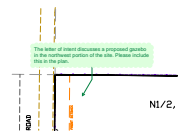
Please provide a parking island for every 15 parking spaces per parking area landscaping requirements of Ch. 6 of LDC.

The landscape plan shows islands on this southern parking row, and is inconsistent with the site development plan. Please revise site development plan/landscape plan to ensure consistency.



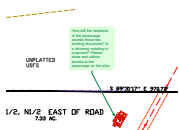
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:52 AM
Status:
Color: ■
Layer:
Space:

Please show width of drive aisle and width of ingress/egress.



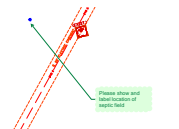
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 10:33:59 AM
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Color: ■
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Space:

The letter of intent discusses a proposed gazebo in the northwest portion of the site. Please include this in the plan.



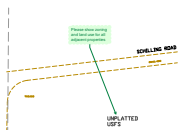
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 2:54:46 PM
Status:
Color: ■
Layer:
Space:

How will the residents of the parsonage access those two existing structures? Is a driveway existing or proposed? Please show and callout access to the parsonage on the plan.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 2:56:59 PM
Status:
Color: ■
Layer:
Space:

Please show and label location of septic field



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 2:57:40 PM
Status:
Color: ■
Layer:
Space:

Please show zoning and land use for all adjacent properties



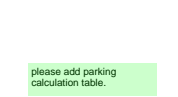
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Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 3:59:48 PM
Status:
Color: ■
Layer:
Space:

Please note that parking areas with more than 5 parking spaces are required to provide lighting. Please provide us with a photometric plan showing lighting in the critical areas of the site (the area leading from parking area into the building).



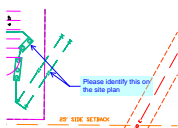
Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 1/21/2021 4:02:42 PM
Status:
Color: ■
Layer:
Space:

Please indicate where the refuse area is, and show a dumpster enclosure that is adequately screened per Chapter 6 landscape requirements - refuse areas screened (subsection in Code titled "other required landscape areas")



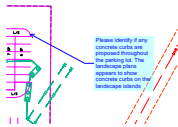
Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 1/24/2021 6:01:49 PM
Status:
Color: ■
Layer:
Space:

please add parking calculation table.



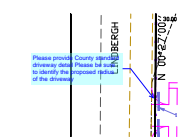
Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 1/25/2021 4:25:41 PM
Status:
Color: ■
Layer:
Space:

Please identify this on the site plan



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 1/26/2021 6:24:11 PM
Status:
Color: ■
Layer:
Space:

Please identify if any concrete curbs are proposed throughout the parking lot. The landscape plans appears to show concrete curbs on the landscape islands



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 1/26/2021 6:25:56 PM
Status:
Color: ■
Layer:
Space:

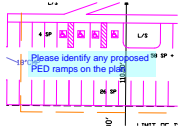
Please provide County standard driveway detail. Please be sure to identify the proposed radius of the driveway

Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 1/26/2021 7:57:31 PM
Status:
Color: ■
Layer:
Space:

Add PCD File No. PPR2048

Add PCD File No. PPR2048

Prepared by the office of:
Dhruv E. Vohra, Consulting Enr
604 Elkton Drive



Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 1/26/2021 8:15:42 PM
Status:
Color: ■
Layer:
Space:

Please identify any proposed PED ramps on the plan

2 (6)

The gross lot area is 7.5 acres, or 326,700 SF per assessor. Please ensure accuracy and revise plans if needed.

Subject: Callout
Page Label: 2
Author: Sophie Kiepe
Date: 1/21/2021 1:37:53 PM
Status:
Color: ■
Layer:
Space:

The gross lot area is 7.5 acres, or 326,700 SF per assessor. Please ensure accuracy and revise plans if needed.



Subject: Callout
Page Label: 2
Author: Sophie Kiepe
Date: 1/21/2021 9:21:15 AM
Status:
Color: ■
Layer:
Space:

Please revise to 62 spaces per site dev. plan.



Subject: Callout
Page Label: 2
Author: Sophie Kiepe
Date: 1/21/2021 9:55:14 AM
Status:
Color: ■
Layer:
Space:

Please revise to 34'-9" to match max. height shown on site dev. plan.



Subject: ADA Note
Page Label: 2
Author: dsdruiz
Date: 1/24/2021 5:53:56 PM
Status:
Color: ■
Layer:
Space:

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

