

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

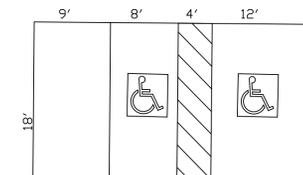
please add Lot area coverage calculation

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.

Please provide once we ask for signed documents

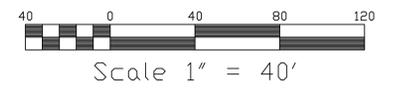
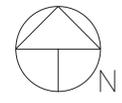


PARKING DETAIL
 1"=10'

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

County File No. PPR2048

DRAWN BY: O.E. WATTS DATE: DWG. NO.: SURVEYED BY: DEV, ESW, 4-29-20	APPROVED BY: PROJ. NO.: DWG. NO.:	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	SHIT. NAME SITE DEVELOPMENT PLAN	SHIT. NO. 1 OF
--	---	-----------	--	--	--	----------------------



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:



VICINITY MAP
1"=1000'

ZONE: A5
USE: VACANT

UNPLATTED
USFS

ZONE: A5
USE: SINGLE FAMILY

please add to lighting 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."

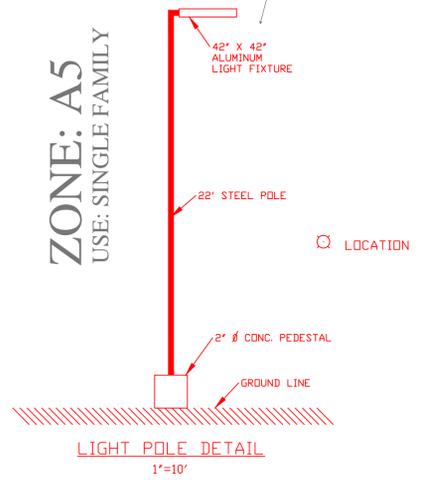
Please show and callout an ada route from ada parking spaces to building entrance(s)

please add symbology to legend

please show setback distances from each existing and proposed structure to the property lines

ZONE: A5
USE: SINGLE FAMILY

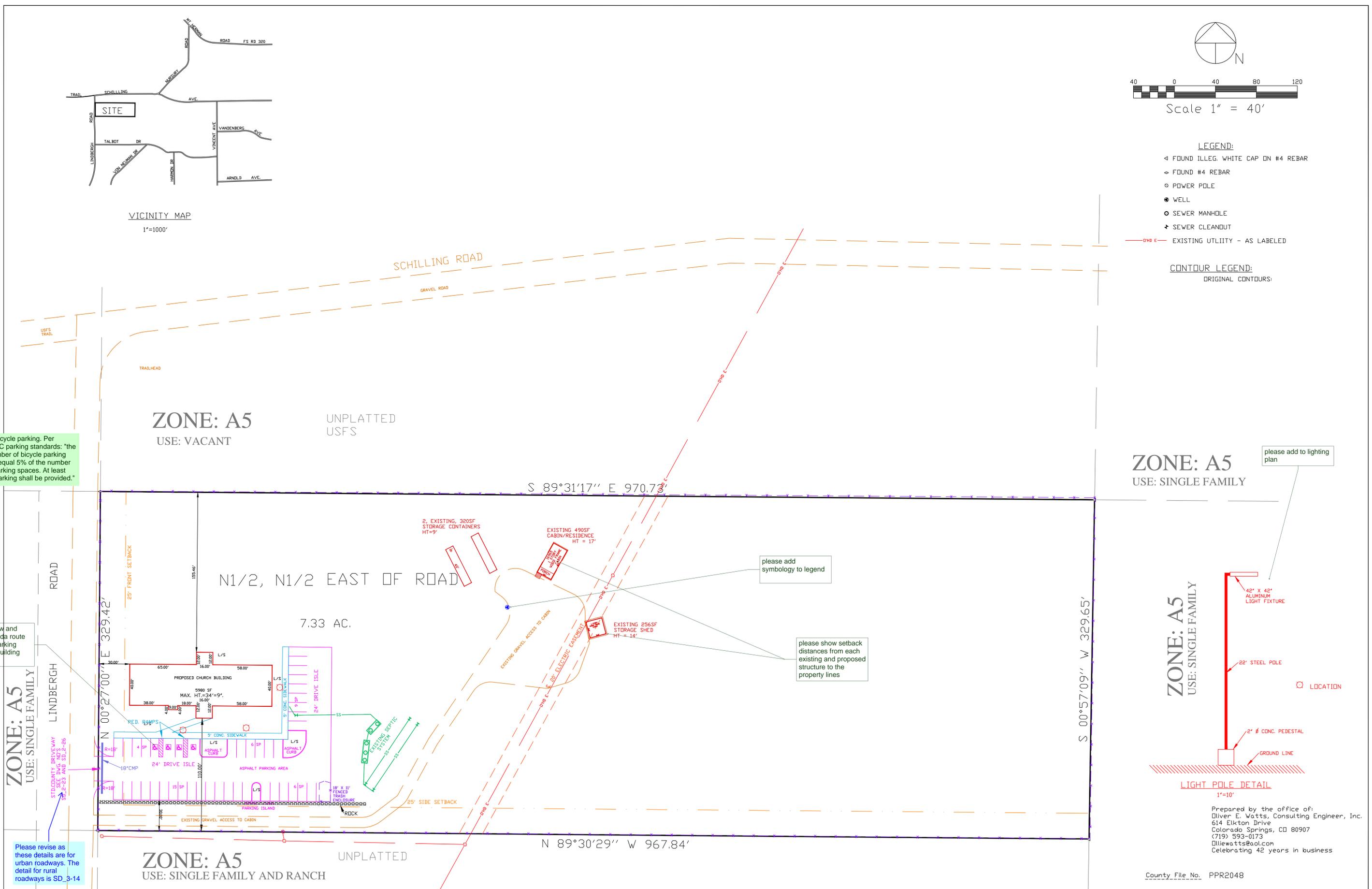
ZONE: A5
USE: SINGLE FAMILY



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

County File No. PPR2048

Please revise as these details are for urban roadways. The detail for rural roadways is SD_3-14



DRAWN BY: D.E. WATTS DATE: 12-9-20 DWG. NO.: 20-5449-03 SURVEYED BY: DEV, ES, 4-29-20, J2-4-20	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 SITE DEVELOPMENT PLAN	SHEET NO. 2 OF 2
---	------------------------------------	--	--	--	--	---------------------------