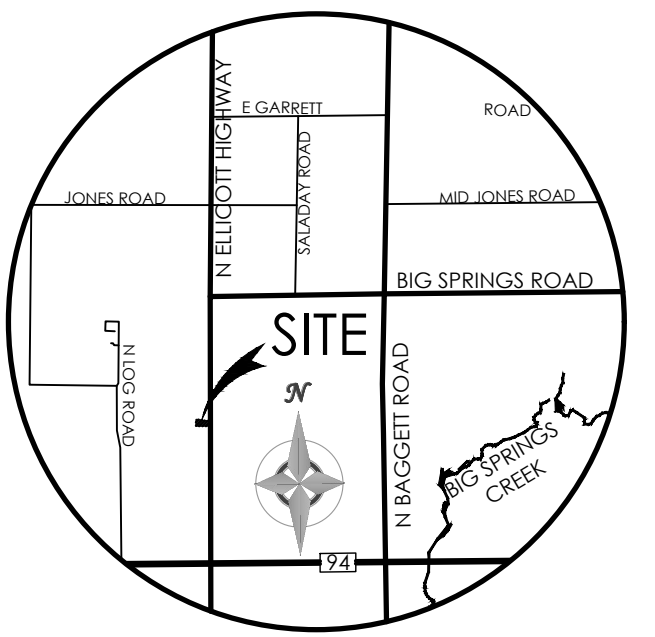


SITE DEVELOPMENT PLAN

FOR

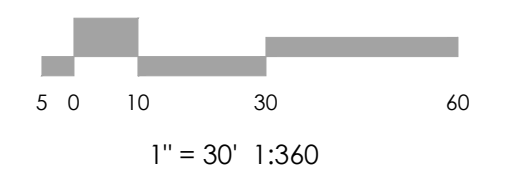
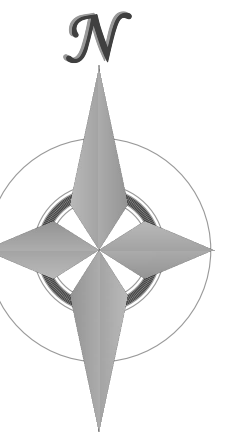
ROCKY MOUNTAIN CALVARY CHAPEL - ELLICOTT

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



1903 Lelary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

ROCKY MOUNTAIN CALVARY
CHAPEL - ELLICOTT

SITE DEVELOPMENT PLAN
DP-1 COVER SHEET

MVE PROJECT 61182
MVE DRAWING -DEV-CS

APRIL 4, 2025
SHEET 1 OF 2

SITE DATA

ZONING

CURRENT ZONING: A-5

SETBACKS

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

MAX BUILDING HEIGHT

30' (PROPOSED = 25'-6")

PARKING DATA

REQUIRED PARKING

PROPOSED CHURCH BUILDING:
230 SEATS @ 1 SPACE PER 4 SEATS
= 58 SPACES
58 STANDARD SPACES PER 51-75
STANDARD SPACES
= 3 ADA SPACES

PROVIDED PARKING

58 STANDARD SPACES
5 ADA SPACES
TOTAL = 63 SPACES

OWNERS

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

CONSULTANT

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

TAX SCHEDULE NO.

3400000207

ADDRESS

2150 N ELLICOTT HIGHWAY

LAND USE

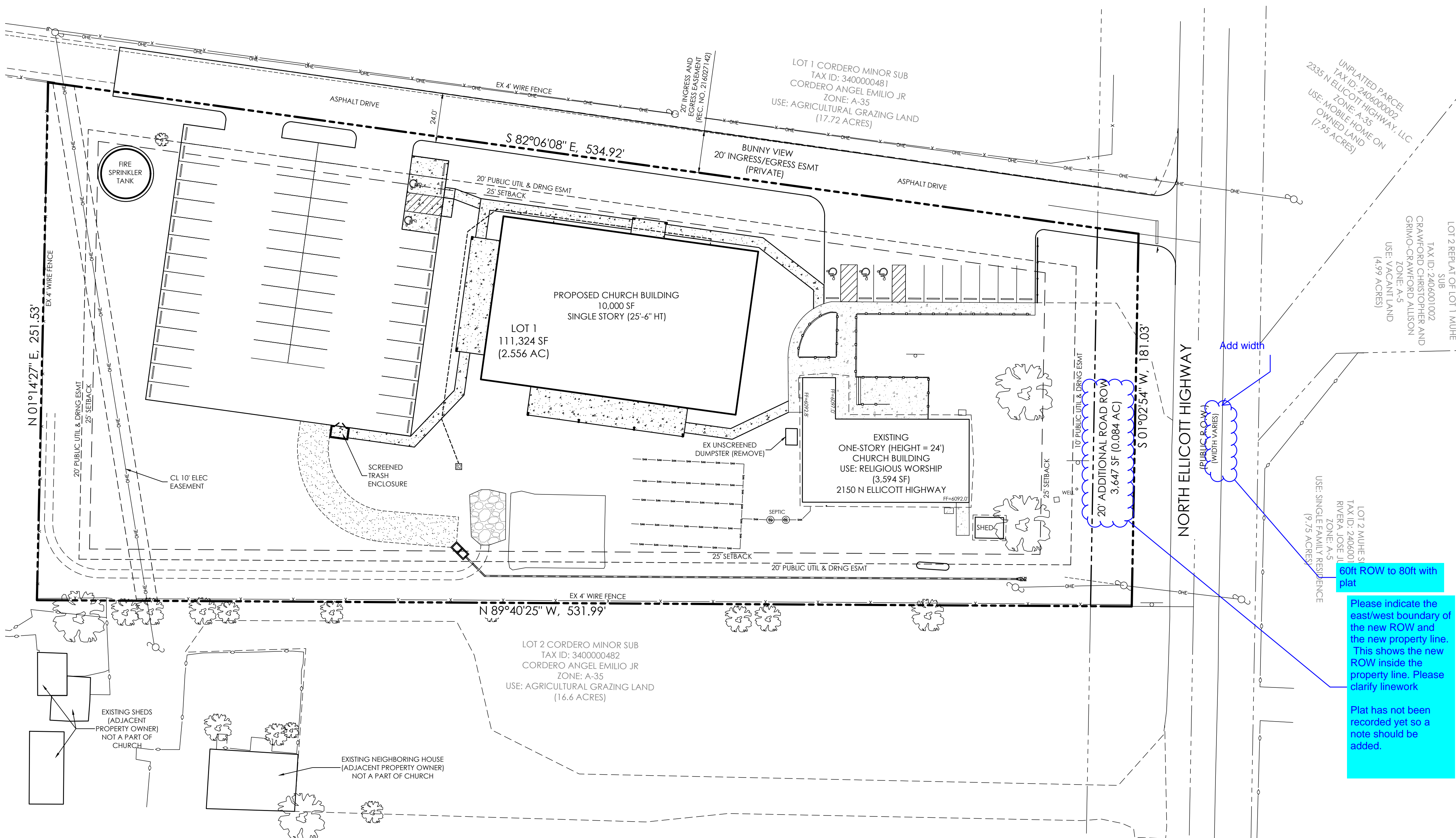
RELIGIOUS WORSHIP

ACREAGE

2.556± ACRES (111,324 SF)

COVERAGE DATA

EXISTING BLDG	=	3,594 SF	
EXISTING SHED	=	140 SF	
PROPOSED BLDG	=	10,000 SF	
TOTAL BLDG	=	13,734 SF	12.3%
PAVED AREA	=	31,760 SF	28.7%
OPEN SPACE & LANDSCAPE	=	65,830 SF	59.0%
TOTAL	=	111,324 SF	100.0%



60ft ROW to 80ft with plat
Please indicate the east/west boundary of the new ROW and the new property line. This shows the new ROW inside the property line. Please clarify linework
Plat has not been recorded yet so a note should be added.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- LOT LINE
- - - BUILDING SETBACK LINE
- - - ADJACENT PROPERTY LINE
- EXISTING**
- - - 5985 INDEX CONTOUR
- - - 84 INTERMEDIATE CONTOUR
- [Pattern] CONCRETE AREA
- [Pattern] ASPHALT AREA
- [Pattern] CURB AND GUTTER
- [Pattern] BUILDING/ BUILDING OVERHANG
- [Pattern] DECK
- [Symbol] SIGN (SEE PLAN FOR SIZE & TYPE)
- [Symbol] BARBED WIRE FENCE
- [Symbol] TREE (EVERGREEN/DECIDUOUS)

PROPOSED

- [Pattern] 5985 INDEX CONTOUR
- [Pattern] 84 INTERMEDIATE CONTOUR
- [Pattern] CONCRETE AREA
- [Pattern] ASPHALT AREA
- [Pattern] CURB AND GUTTER
- [Pattern] BUILDING/ BUILDING OVERHANG
- [Pattern] DECK
- [Pattern] FENCE (4' MAX. HEIGHT)
- [Symbol] SIGN
- [Symbol] BOLLARD
- [Symbol] 2515 LARAMIE DRIVE BUILDING ADDRESS
- [Symbol] (100) UNIT ADDRESS

ABBREVIATION LEGEND

- | | |
|-----------|---------------------|
| ASPH | ASPHALT |
| CONC | CONCRETE |
| C & G | CURB & GUTTER |
| DET. | DETAIL |
| ESMT | EASEMENT |
| ME | MATCH EXISTING |
| P.B., PG. | PLAT BOOK, PAGE |
| PVMT | PAVEMENT |
| RET. WALL | RETAINING WALL |
| REC. NO. | RECEPTION NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| SF | SQUARE FOOT |
| STBK | SETBACK |
| SW | SIDEWALK (AS SHOWN) |
| UTIL | UTILITY |
| (C) | CATCH CURB |
| (S) | SPILL CURB |

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 08041C0807G, EFFECTIVE DECEMBER 7, 2018.

ADA NOTE

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.

ROAD IMPACT FEE

THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-47), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

RETAINING WALLS

THERE ARE NO PROPOSED RETAINING WALLS FOR THIS SITE.

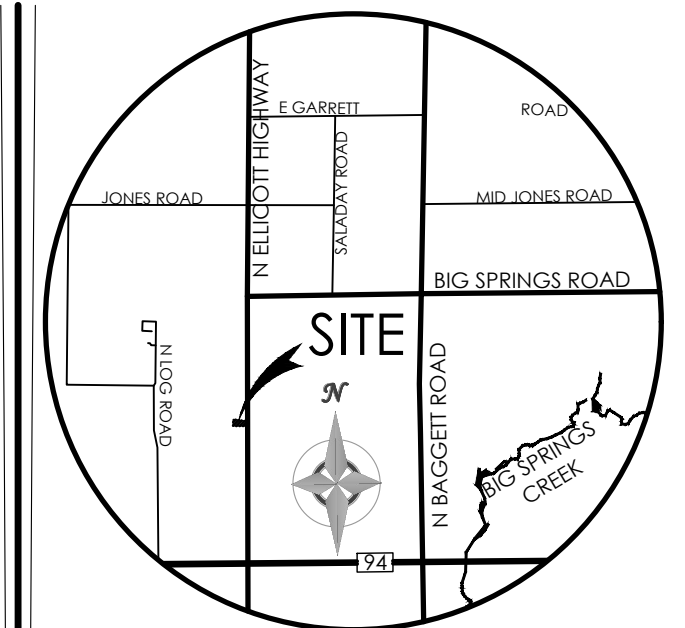
LEGAL DESCRIPTION

A PARCEL 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, CORDERO MINOR SUBDIVISION AS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 221714805, THENCE S 82°06'08" E, A DISTANCE OF 20.14 FEET TO THE TRUE POINT OF BEGINNING;
THENCE, S 1°02'54" W, A DISTANCE OF 181.03 FEET ALONG A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SE1/4, NE1/4 SECTION 1;
THENCE, N 89°40'25" W, A DISTANCE OF 531.99 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 534.92 FEET ALONG THE SOUTH LINE OF LOT 1, SAID CORDERO MINOR SUBDIVISION TO THE TRUE POINT OF BEGINNING.
SAID TRACT CONTAINS 114,971 SF (2.639 ACRES), MORE OR LESS.

PCD FILE # PPR2420

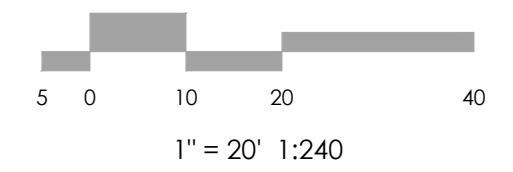
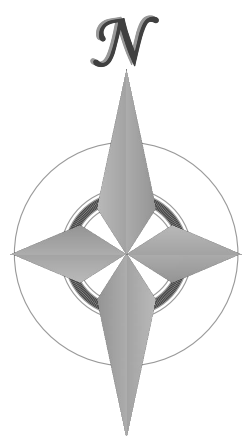
FLOODPLAIN STATEMENT

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.



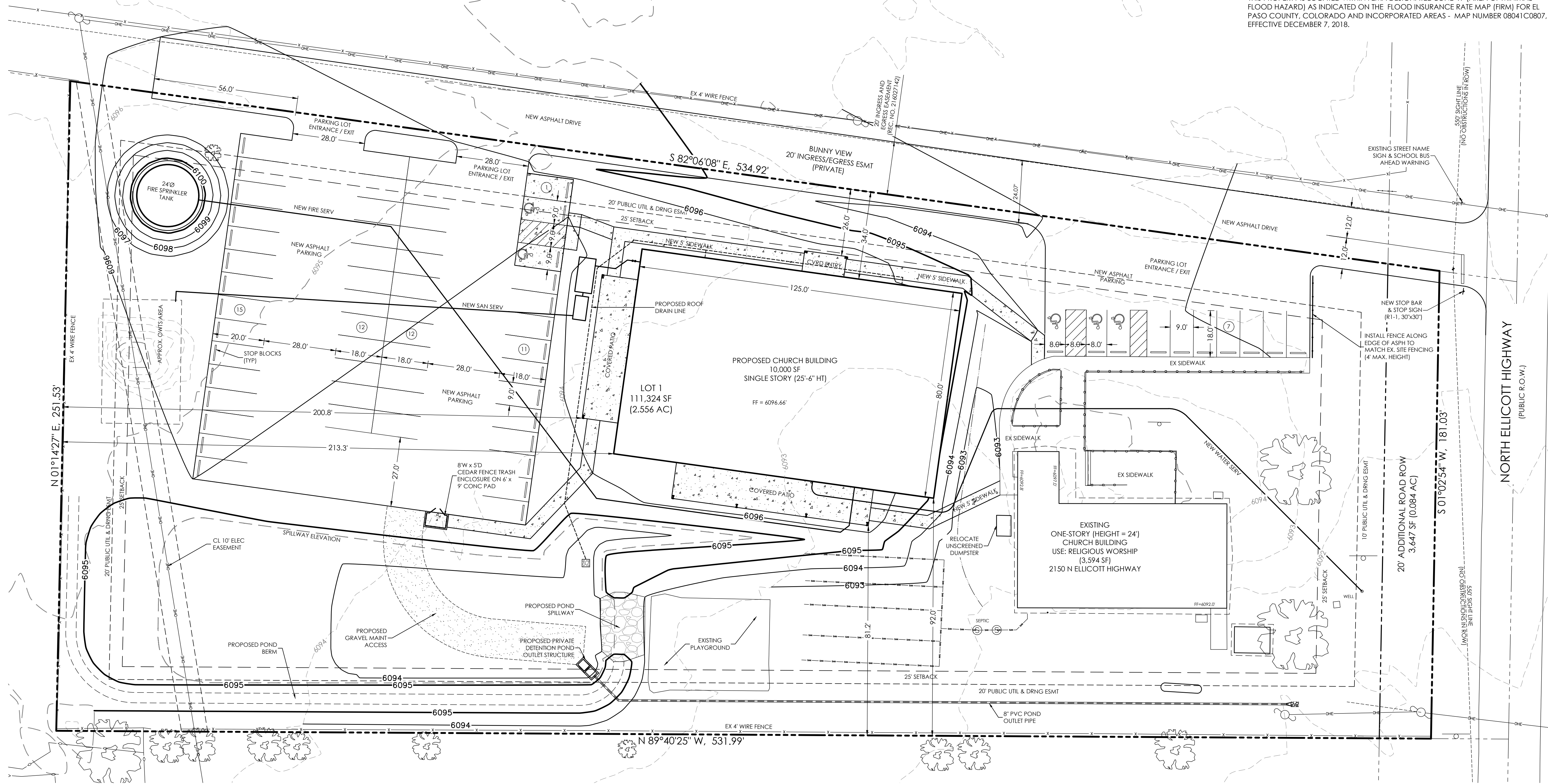
VICINITY MAP
NOT TO SCALE

BENCHMARK



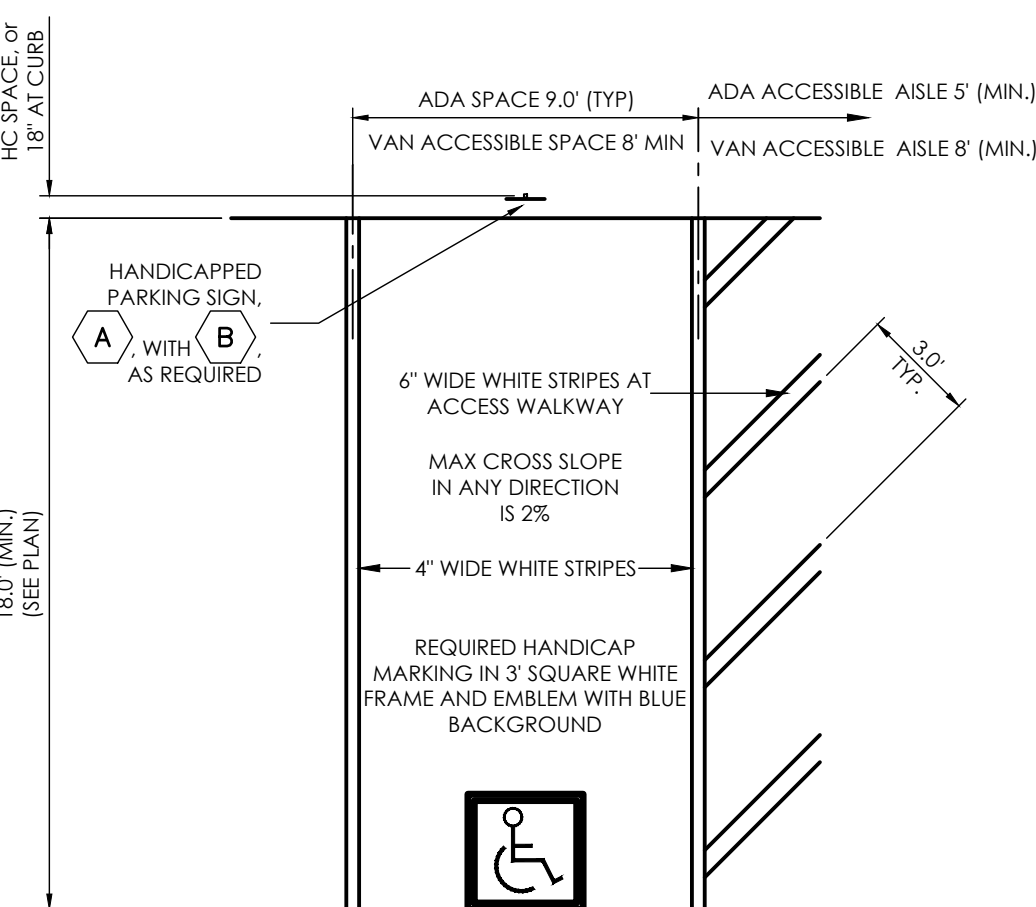
1903 Leamy Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

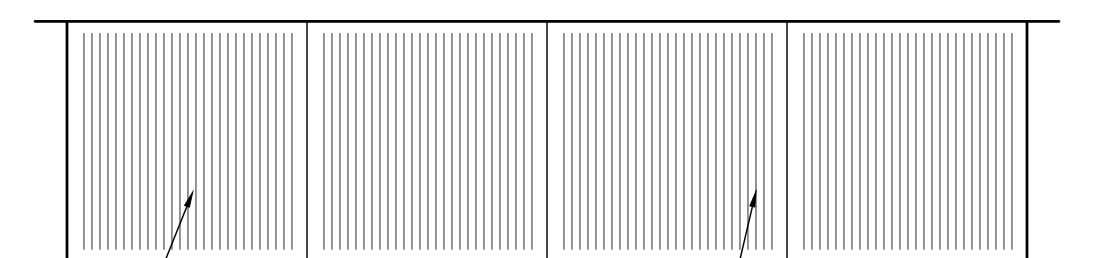


1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.

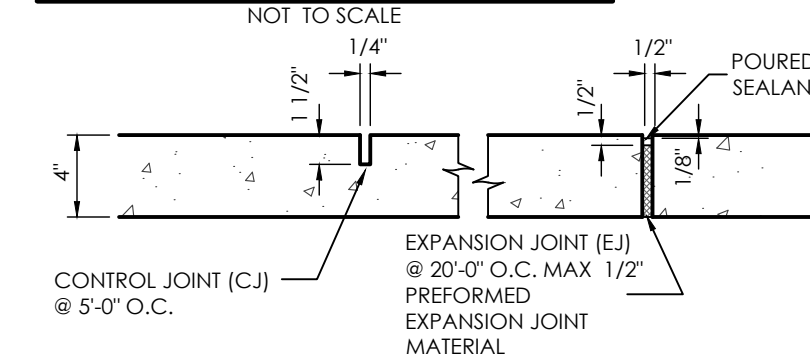
SITE SIGNAGE LEGEND
SCALE 1" = 1'



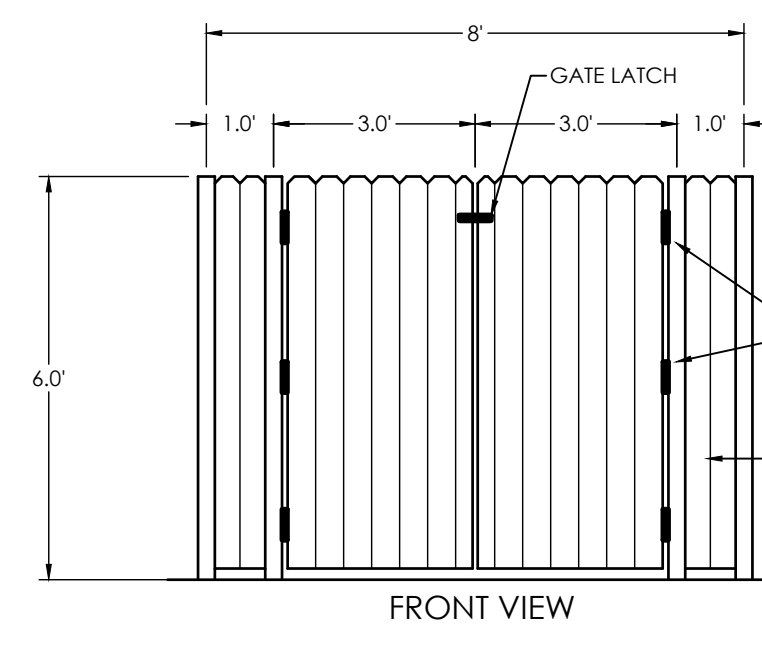
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 5'



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



SIDEWALK JOINT DETAIL
NOT TO SCALE



TRASH ENCLOSURE DETAIL
NOT TO SCALE

Show side and rear detail of trash enclosure.

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

ROCKY MOUNTAIN CALVARY
CHAPEL - ELLICOTT

**SITE DEVELOPMENT
PLAN
DP-2 SITE PLAN**

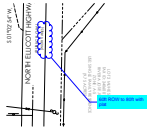
MVE PROJECT 61182
MVE DRAWING -DEV-SP

PCD FILE # PPR2420

**APRIL 4, 2025
SHEET 2 OF 2**

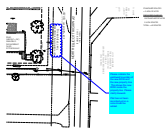
V3 - Site Development Plan - RLR.pdf Markup Summary

eschoenheit (3)



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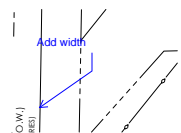
60ft ROW to 80ft with plat



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Please indicate the east/west boundary of the new ROW and the new property line. This shows the new ROW inside the property line. Please clarify linework

Plat has not been recorded yet so a note should be added.



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Add width

Lisa Elgin (1)



Subject: Text Box
Page Label: [2] 1.2
Author: Lisa Elgin
Date: 4/3/2026 12:56:34 PM
Status:
Color: ■
Layer:
Space:

Show side and rear detail of trash enclosure.