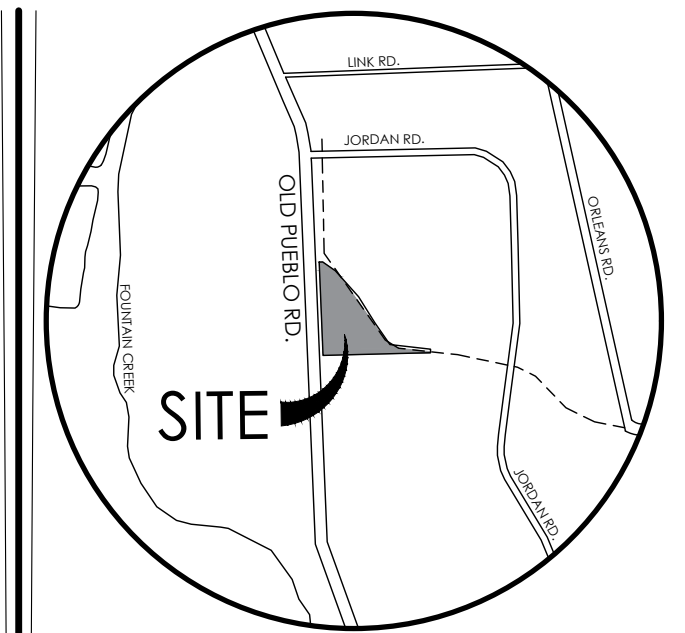


FOUNTAIN FAITH FELLOWSHIP RETAIL AND EVENT CENTER

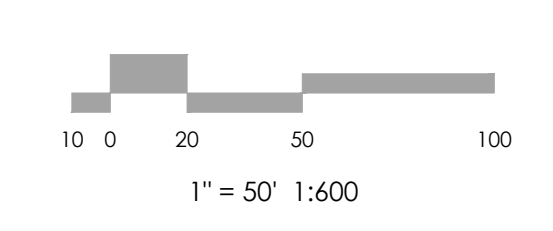
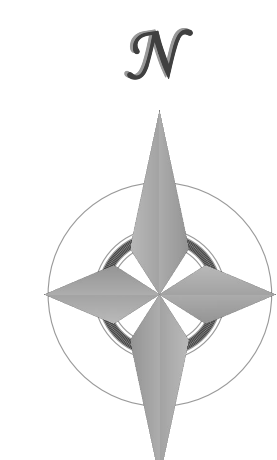
11485 OLD PUEBLO RD. FOUNTAIN, CO 80817
A PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN
EL PASO COUNTY, COLORADO

Add note stating:
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.



VICINITY MAP
NOT TO SCALE

BENCHMARK



LEGEND

- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SECTION LINE
- - - - - BUILDING SETBACK LINE
- - - - - ADJACENT PROPERTY LINE
- OVERHEAD ELECTRICAL LINES
- EXISTING
- - - - - INDEX CONTOUR
- - - - - INTERMEDIATE CONTOUR
- [Pattern] CONCRETE AREA
- [Pattern] ASPHALT AREA
- [Pattern] CURB AND GUTTER
- [Pattern] BUILDING/ BUILDING OVERHANG
- [Pattern] DECK
- [Pattern] RETAINING WALL - SOLID/ ROCK
- [Symbol] SIGN
- [Symbol] BOLLARD
- [Symbol] WOOD FENCE
- [Symbol] CHAIN LINK FENCE
- [Symbol] BARBED WIRE FENCE
- [Symbol] TREE (EVERGREEN/DECIDUOUS)
- [Symbol] SHRUB
- [Symbol] ROCK
- [Symbol] ELECTRIC UTILITY POLE

SITE DATA

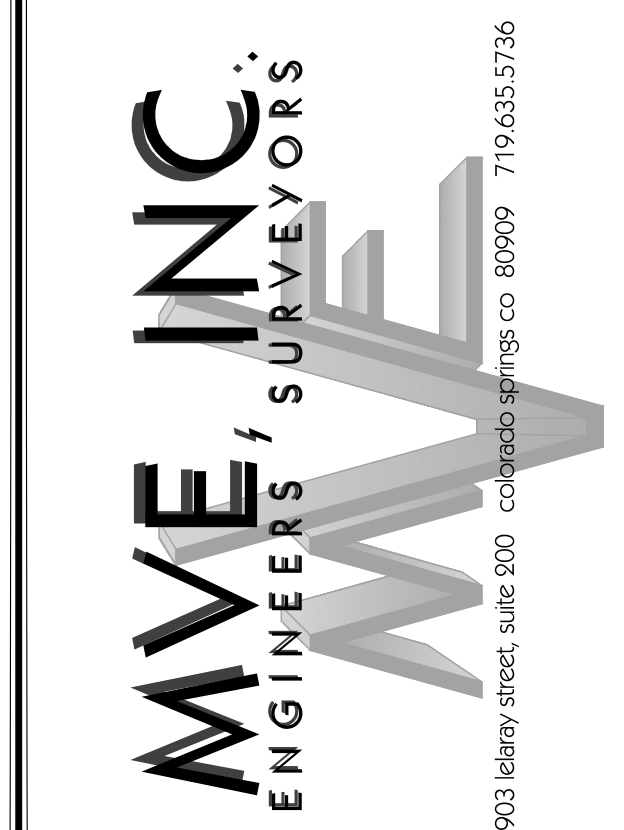
OWNER FOUNTAIN FAITH FELLOWSHIP 11485 OLD PUEBLO RD FOUNTAIN, CO 80817 DANIEL BARKER 719-382-8891	COVERAGE DATA
CONSULTANT/ENGINEER M.V.E., INC. 1903 LELARAY STREET COLORADO SPRINGS, CO 80909 719-635-5736	TOTAL AREA = 216,580 sf. 100%
ZONING A-5 CAD-0	EXISTING BUILDING = 7,693 sf. 3.6%
BUILDING USE EVENT CENTER	EXISTING PAVEMENT = 34,210 sf. 15.8%
TAX SCHEDULE NO. 5617000005	EXISTING % IMPERVIOUS = 19.4%
PROPERTY ADDRESS 11485 OLD PUEBLO RD FOUNTAIN, CO 80817	PROPOSED BUILDING = 5,190 sf.
VA264	TOTAL BUILDING = 12,873 SF 5.9%
	PROPOSED PAVEMENT = 15,832 sf.
	TOTAL PAVEMENT = 50,042 sf. 23.1%
	PROPOSED % IMPERVIOUSNESS = 29.1%
	PARKING DATA
	EXISTING CHURCH (140 SEATS) / 4 SPACE/SEAT = REQ 35 SPACES
	EXISTING PARKING = 60 SPACES + 2 ADA SPACES
	PROPOSED MIXED USE COMMERCIAL CENTER 5180 SF @ 1 SPACE / 250 SF = REQ 21 SPACES
	PROVIDED NEW SPACES = 30 SPACES + 2 ADA SPACES

Note for your future use:
"Parking Required to Accommodate All Uses on Lot."

Religious Institution: 1 standard space for every 4 seats. This total must be supplemented with additional ADA spaces (min. 1 van).
Single-Family Residential (Parsonage): 2 standard spaces.

Business Event Center: 1 standard space for every 4 seats OR 1 space for every 100 sq ft of floor area (plus ADA).
Retail Sales: 1 standard space per 250 sq ft of floor area (plus ADA).

**** If an alternative ratio is requested, please identify as part of the Variance request and address the criteria within LDC 6.2.5.D.1.vi**



REVISIONS

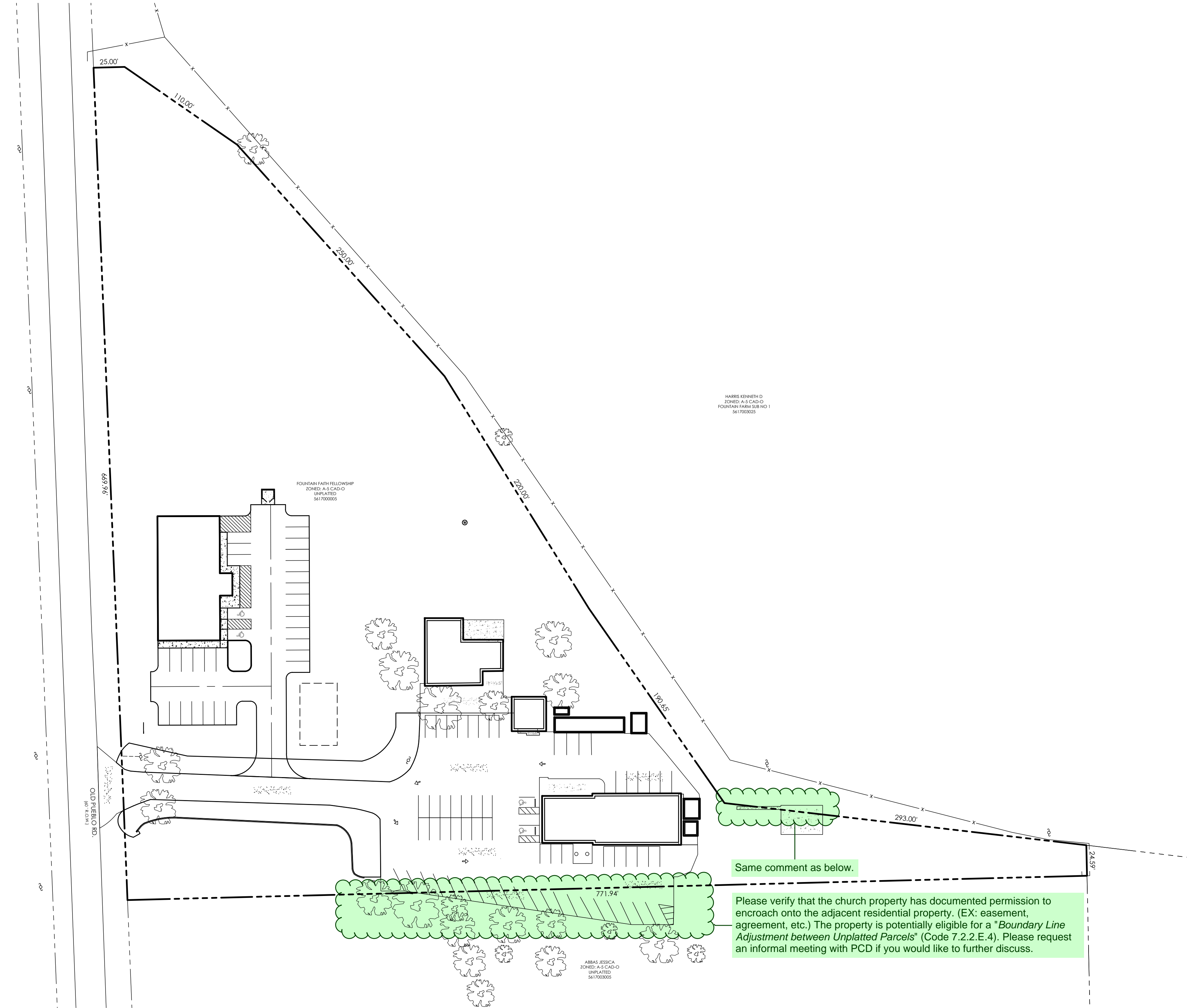
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

Fountain Faith Fellowship
Event Center

Site Plan
Cover Sheet

MVE PROJECT **61239**
MVE DRAWING **-DEV-CS**

APRIL 3, 2026
SHEET 1 OF 2



LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN EL PASO COUNTY, COLORADO BEING PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 WHICH LIES 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; SAID POINT BEING ALSO ON THE EAST RIGHT OF WAY LINE OF THE OLD PUEBLO ROAD;
THENCE ANGLE LEFT 90°53'30" NORTHERLY ON THE EAST RIGHT OF WAY LINE OF SAID OLD PUEBLO ROAD 600.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY;
THENCE ANGLE RIGHT 90°53'11" EASTERLY 771.94 FEET
THENCE ANGLE LEFT 89°49'41" NORTHERLY 24.59 FEET
THENCE ANGLE LEFT 82°05'00" NORTHWESTERLY 293.00 FEET
THENCE ANGLE RIGHT 48°30'00" NORTHWESTERLY 190.65 FEET
THENCE ANGLE RIGHT 03°00'00" NORTHWESTERLY 220.00 FEET
THENCE ANGLE LEFT 10°00'00" NORTHWESTERLY 250.00 FEET
THENCE ANGLE LEFT 13°30'00" NORTHWESTERLY 110.00 FEET
THENCE ANGLE LEFT 56°00'00" WESTERLY 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE OLD PUEBLO ROAD;
THENCE ANGLE LEFT 90°58'30" SOUTHERLY ALONG SAID RIGHT OF WAY LINE OF 669.96 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

FLOODPLAIN STATEMENT

ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AS SHOWN ON FEMA FIRM MAP NO. 08041C0962G, EFFECTIVE DATE, DECEMBER 7, 2018.

MAP NOTES

1. THE EXISTING BASE MAPPING WAS USGS AND AERIAL PHOTOGRAPHY.

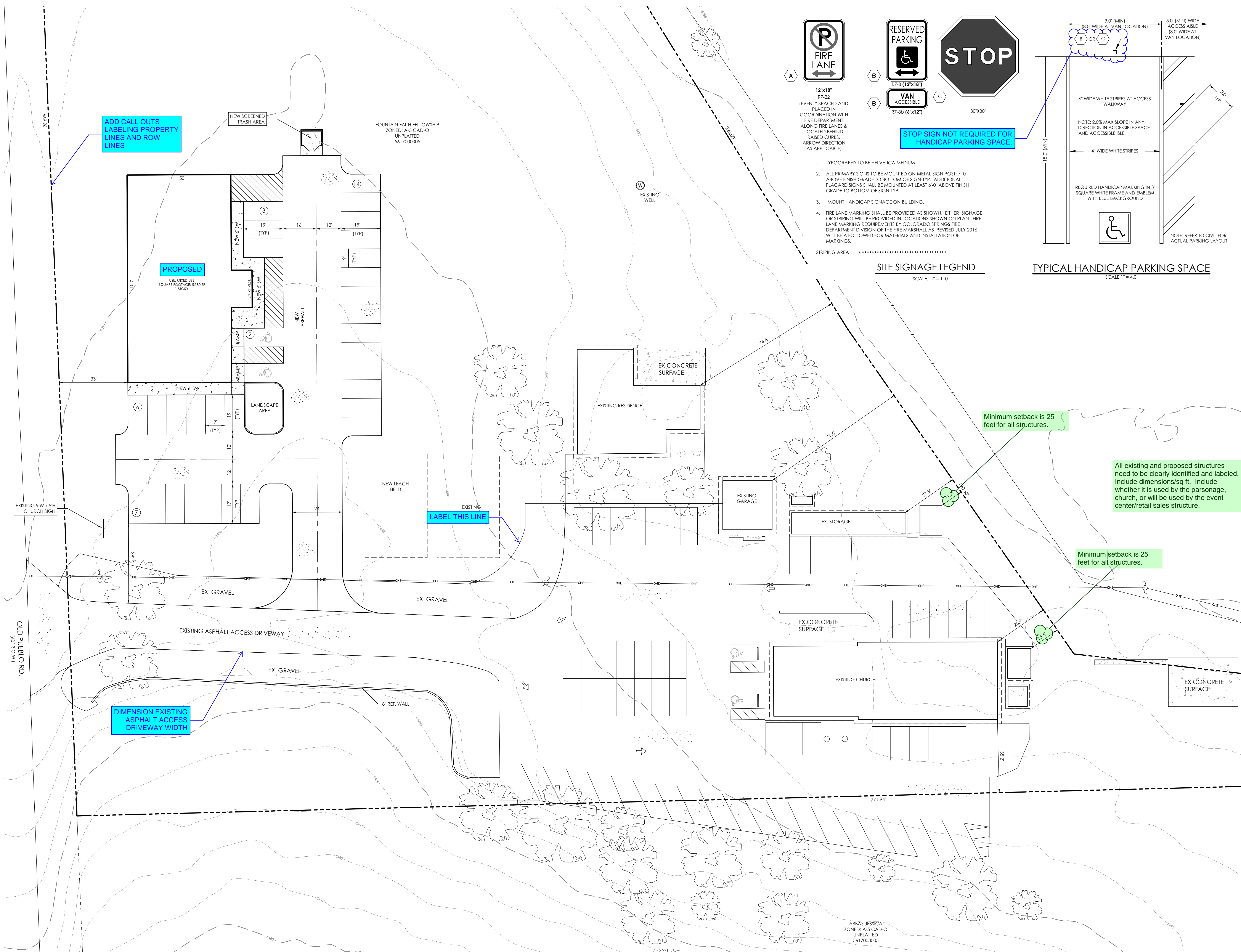
The existing well permit might not accommodate the increased use.
Please provide verification from the Division of Water Resources.

DEVELOPMENT NOTES:

1. EXISTING USES ON SITE ARE SINGLE FAMILY RESIDENTIAL AND RELIGIOUS WORSHIP.
 2. PROPOSED USE FOR NEW BUILDING SHALL BE MIXED USE BUSINESS EVENT CENTER AND THRIFT STORE.
 3. WATER SERVICE SHALL BE PROVIDED BY EXISTING WELL.
 4. SEWER SERVICE SHALL BE PROVIDED BY EXISTING / PROPOSED COWTS.
- Add a note to this site plan that landscaping shall be addressed and implemented as part of the Site Development Plan review. Please evaluate if the development standards of section 6.2.2 will be met or if a substitute landscape plan will be requested. If so, please specify this as part of the Variance request.

SHEET INDEX

SITE PLAN	
DP-1	COVER SHEET
DP-2	SITE PLAN

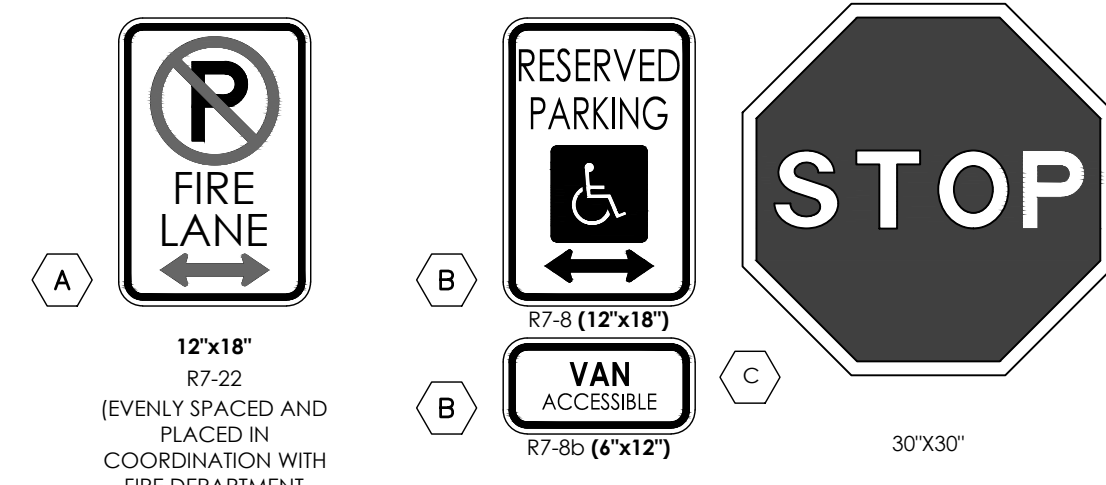


ADD CALL OUTS LABELING PROPERTY LINES AND ROW LINES

PROPOSED
USE MIXED USE SQUARE FOOTAGE 5,180 SF 1 STORY

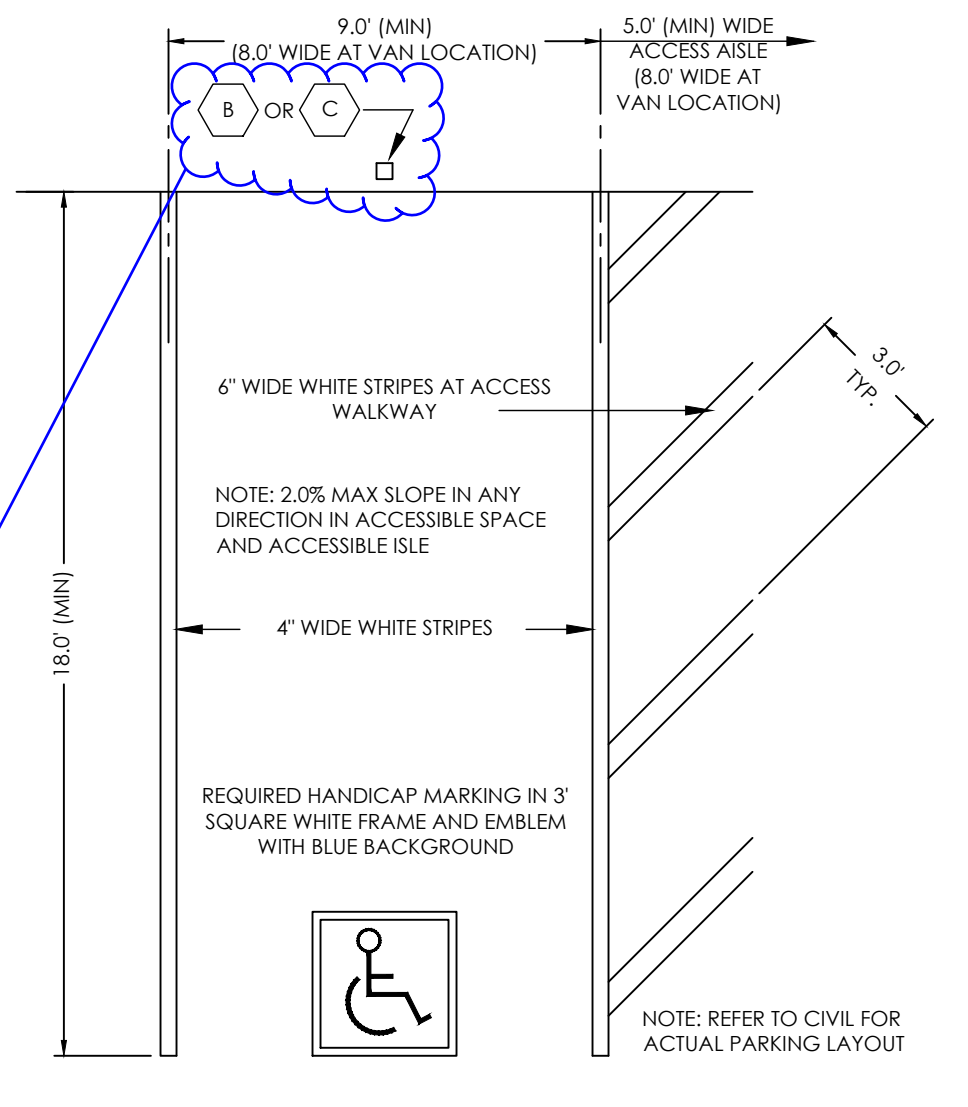
LABEL THIS LINE

DIMENSION EXISTING ASPHALT ACCESS DRIVEWAY WIDTH



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.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"



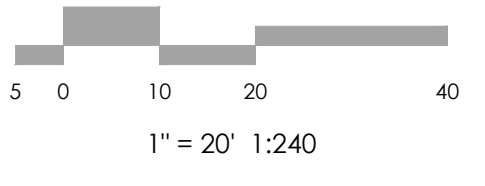
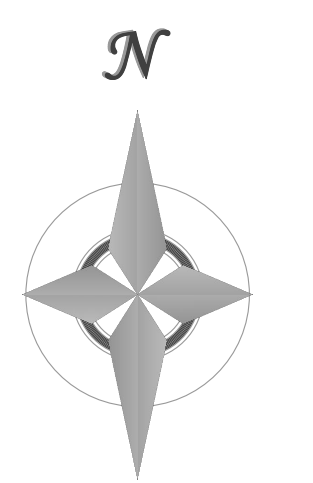
TYPICAL HANDICAP PARKING SPACE
SCALE: 1" = 4'-0"

Minimum setback is 25 feet for all structures.

All existing and proposed structures need to be clearly identified and labeled. Include dimensions/sq ft. Include whether it is used by the parsonage, church, or will be used by the event center/retail sales structure.

Minimum setback is 25 feet for all structures.

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

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

REVISIONS

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

Fountain Faith Fellowship
Event Center

Site Plan
Plan Sheet

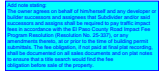
MVE PROJECT **61239**
MVE DRAWING **-DEV-PS**

APRIL 3, 2026
SHEET 2 OF 2

ABBAS, JESSICA
ZONED: A-5 CAD-O
UNPLATTED
5617003005

V1_Site Plan Drawing_COMMENTS.pdf Markup Summary

lbesler (6)



LEGEND

Subject: Text Box
Page Label: [1] DP-1
Author: lbesler
Date: 4/24/2026 3:08:50 PM
Status:
Color: ■
Layer:
Space:

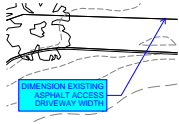
Add note stating:
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), 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 on plat notes to ensure that a title search would find the fee obligation before sale of the property.



USE: MIXED USE
SQUARE FOOTAGE: 5,180 SF

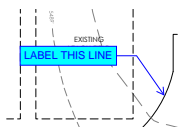
Subject: Text Box
Page Label: [1] DP-1
Author: lbesler
Date: 5/5/2026 1:24:02 PM
Status:
Color: ■
Layer:
Space:

PROPOSED



Subject: Callout
Page Label: [1] DP-1
Author: lbesler
Date: 5/5/2026 1:24:43 PM
Status:
Color: ■
Layer:
Space:

DIMENSION EXISTING ASPHALT ACCESS DRIVEWAY WIDTH



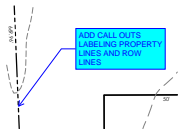
Subject: Callout
Page Label: [1] DP-1
Author: lbesler
Date: 5/6/2026 8:28:28 AM
Status:
Color: ■
Layer:
Space:

LABEL THIS LINE



Subject: Cloud+
Page Label: [1] DP-1
Author: lbesler
Date: 5/5/2026 1:27:34 PM
Status:
Color: ■
Layer:
Space:

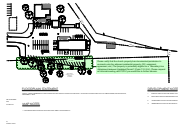
STOP SIGN NOT REQUIRED FOR HANDICAP PARKING SPACE.



Subject: Callout
Page Label: [1] DP-1
Author: lbesler
Date: 5/5/2026 1:30:08 PM
Status:
Color: ■
Layer:
Space:

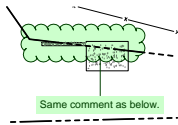
ADD CALL OUTS LABELING PROPERTY LINES AND ROW LINES

MirandaBenson2 (11)



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 10:43:02 AM
Status:
Color: ■
Layer:
Space:

Please verify that the church property has documented permission to encroach onto the adjacent residential property. (EX: easement, agreement, etc.) The property is potentially eligible for a "Boundary Line Adjustment between Unplatted Parcels" (Code 7.2.2.E.4). Please request an informal meeting with PCD if you would like to further discuss.



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 10:42:22 AM
Status:
Color: ■
Layer:
Space:

Same comment as below.



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 2:26:12 PM
Status:
Color: ■
Layer:
Space:

Note for your future use:
 "Parking Required to Accommodate All Uses on Lot."

Religious Institution: 1 standard space for every 4 seats. This total must be supplemented with additional ADA spaces (min. 1 van).
 Single-Family Residential (Parsonage): 2 standard spaces.

Business Event Center: 1 standard space for every 4 seats OR 1 space for every 100 sq ft of floor area (plus ADA).
 Retail Sales: 1 standard space per 250 sq ft of floor area (plus ADA).

** If an alternative ratio is requested, please identify as part of the Variance request and address the criteria within LDC 6.2.5.D.1.vi



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 2:22:55 PM
Status:
Color: ■
Layer:
Space:

Add a note to this site plan that landscaping shall be addressed and implemented as part of the Site Development Plan review. Please evaluate if the development standards of section 6.2.2 will be met or if a substitute landscape plan will be requested. If so, please specify this as part of the Variance request.

DIVING USE
OF CENTER
SCHEDULE NO.
000005
PROPERTY ADDRESS
5300 PUEBLO RD
NEAR, CO 80817

PARKING/DAI
EXISTING CHU
EXISTING PAR
PROPOSED M
5180 SF @ 1:15
PROVIDED HE

Subject: Architect
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 2:26:16 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 2:24:31 PM
Status:
Color: ■
Layer:
Space:

The existing well permit might not accommodate the increased use. Please provide verification from the Division of Water Resources.

FOUNTA
RETAIL AND
11485 C
OF THE NORTHEAST 1/4 OF SEC

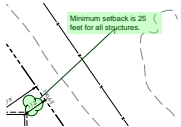
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Author: MirandaBenson2
Date: 5/7/2026 2:25:47 PM
Status:
Color: ■
Layer:
Space:

RETAIL AND

VA264

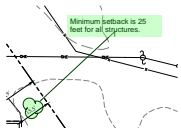
Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 2:26:43 PM
Status:
Color: ■
Layer:
Space:

VA264



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 1:12:11 PM
Status:
Color: ■
Layer:
Space:

Minimum setback is 25 feet for all structures.



Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 1:12:40 PM
Status:
Color: ■
Layer:
Space:

Minimum setback is 25 feet for all structures.

All existing and proposed structures need to be clearly identified and labeled. Include dimensions/ft. Include whether it is used by the parsonage, church, or will be used by the event center/retail sales structure.

Subject: Planner
Page Label: [1] DP-1
Author: MirandaBenson2
Date: 5/7/2026 1:20:15 PM
Status:
Color: ■
Layer:
Space:

All existing and proposed structures need to be clearly identified and labeled. Include dimensions/sq ft. Include whether it is used by the parsonage, church, or will be used by the event center/retail sales structure.