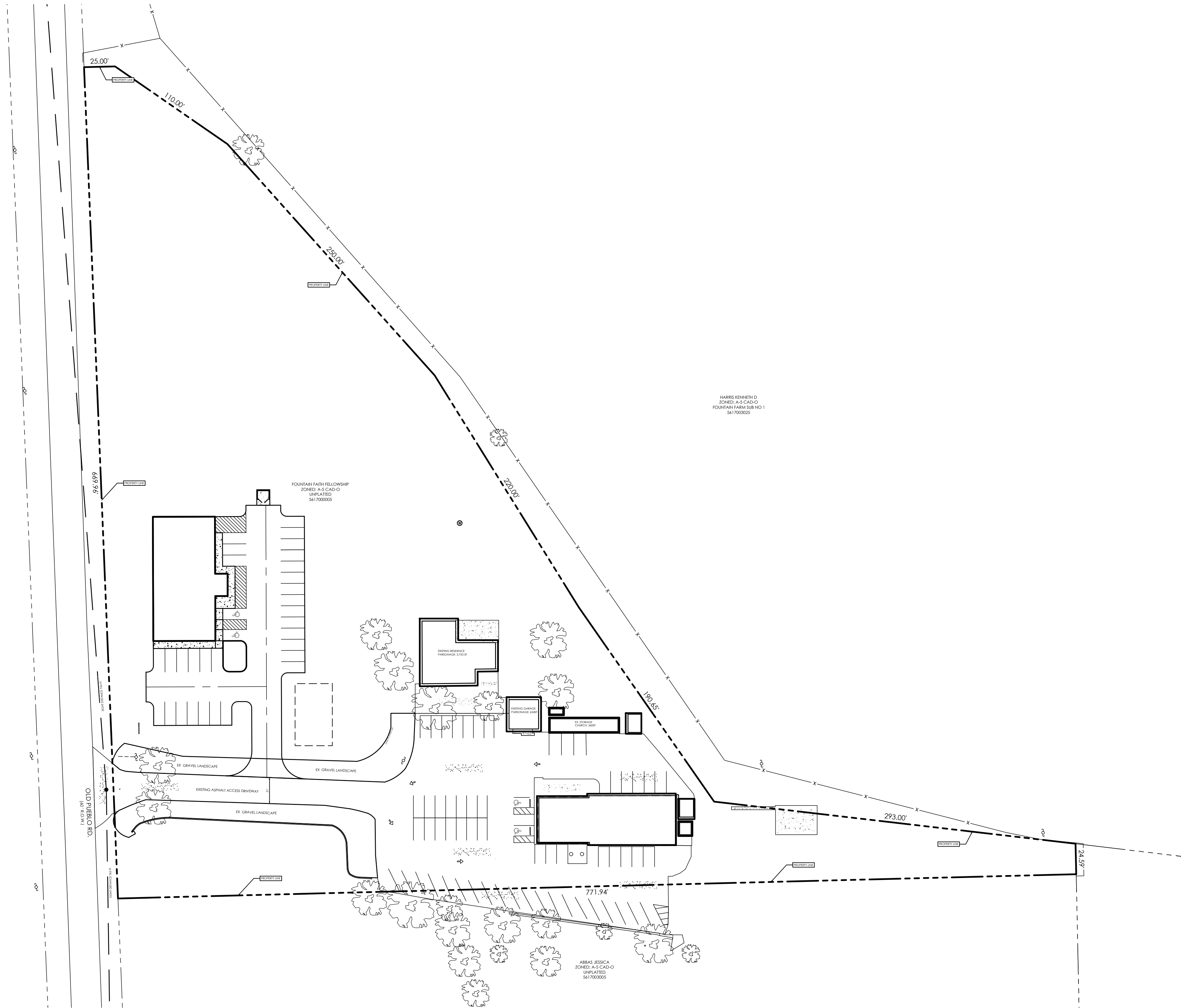


FOUNTAIN FAITH FELLOWSHIP RETAIL AND EVENT CENTER

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



"The owner agrees on behalf of him/herself and any developer or builder successors and assigns 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 the 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.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- OVERHEAD ELECTRICAL LINES

EXISTING

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/
ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK
- ELECTRIC UTILITY POLE

SITE DATA

OWNER
FOUNTAIN FAITH FELLOWSHIP
11485 OLD PUEBLO RD
FOUNTAIN, CO 80817
DANIEL BARKER
719-382-8891

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
719-635-5736

ZONING
A-5 CAD-0

BUILDING USE
EVENT CENTER

TAX SCHEDULE NO.
5617000005

PROPERTY ADDRESS
11485 OLD PUEBLO RD
FOUNTAIN, CO 80817

VARIANCE FILE NO.
VA264

COVERAGE DATA

TOTAL AREA	=	216,580 sf.	100%
EXISTING BUILDING	=	7,693 sf.	3.6%
EXISTING PAVEMENT	=	34,210 sf.	15.8%
EXISTING % IMPERVIOUS	=	19.4%	
PROPOSED BUILDING	=	5,180 sf.	
TOTAL BUILDING	=	12,873 SF	5.9%
PROPOSED PAVEMENT	=	15,832 sf.	
TOTAL PAVEMENT	=	50,042 sf.	23.1%
PROPOSED % IMPERVIOUSNESS	=	29.1%	

PARKING REQUIRED TO ACCOMMODATE ALL USES ON LOT

RELIGIOUS INSTITUTION: 1 STANDARD SPACE PER 4 SEATS. THIS TOTAL MUST BE SUPPLEMENTED WITH ADDITIONAL ADA SPACES (MIN: 1VAN).

SINGLE-FAMILY RESIDENTIAL (Parsonage): 2 STANDARD SPACES

BUSINESS EVENT CENTER: 1 STANDARD SPACE FOR EVERY 4 SEATS OR 1 SPACE FOR EVERY 100SF OF FLOOR AREA (PLUS ADA).

RETAIL SALES: 1 STANDARD SPACE PER 250SF OF FLOOR AREA (PLUS ADA)

EXISTING CHURCH: 140 SEATS / 4 SEATS/SPACE REQUIRES: 35 SPACES

EXISTING PARKING: 35 SPACES (+2 ADA)

PROPOSED: 5180 SF @ 1 SPACE / 250 SF REQUIRES: 21 SPACES

PROVIDED NEW SPACES: 30 SPACES (+2 ADA)

BUILDING HEIGHT

MAX HT = 30'

SET BACKS

FRONT = 25'
SIDE = 25'
REAR = 25'

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 36°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

- THE EXISTING BASE MAPPING WAS USGS AND AERIAL PHOTOGRAPHY.
- SOUTHERN PARKING SPACES PARTIALLY OFF OWNERS TRACT ARE ALLOWED BY PRESCRIPTIVE EASEMENT RIGHT WITH 20 + YEARS USE. THESE SPACES NOT USED OR NEEDED FOR REQUIRED PARKING FOR OVERALL PARKING REQUIREMENTS.

DEVELOPMENT NOTES:

- EXISTING USES ON SITE ARE SINGLE FAMILY RESIDENTIAL AND RELIGIOUS WORSHIP.
- PROPOSED USE FOR NEW BUILDING SHALL BE MIXED USE BUSINESS EVENT CENTER AND THRIFT STORE.
- WATER SERVICE SHALL BE PROVIDED BY EXISTING WELL.
- SEWER SERVICE SHALL BY PROVIDED BY EXISTING / PROPOSED COWTS.
- The owner agrees on behalf of him/herself and any developer or builder successors and assigns 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 the 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.

SHEET INDEX

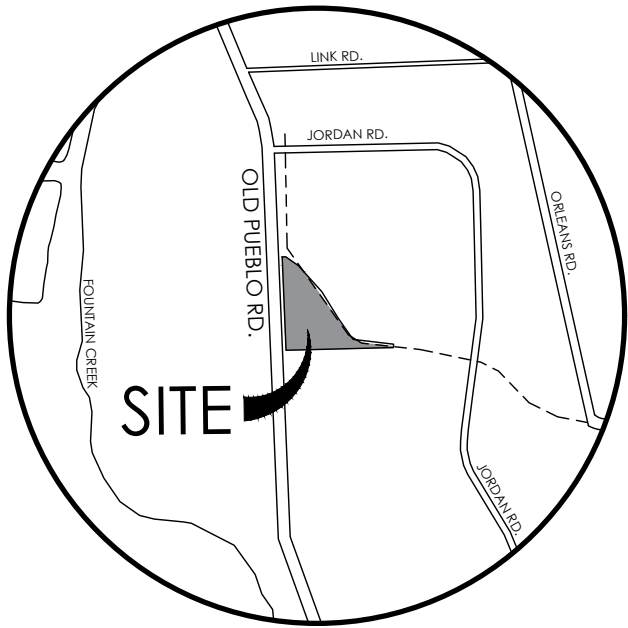
SITE PLAN

DP-1

DP-2

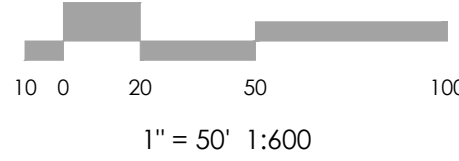
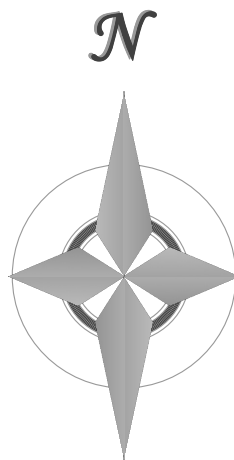
COVER SHEET

SITE PLAN



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

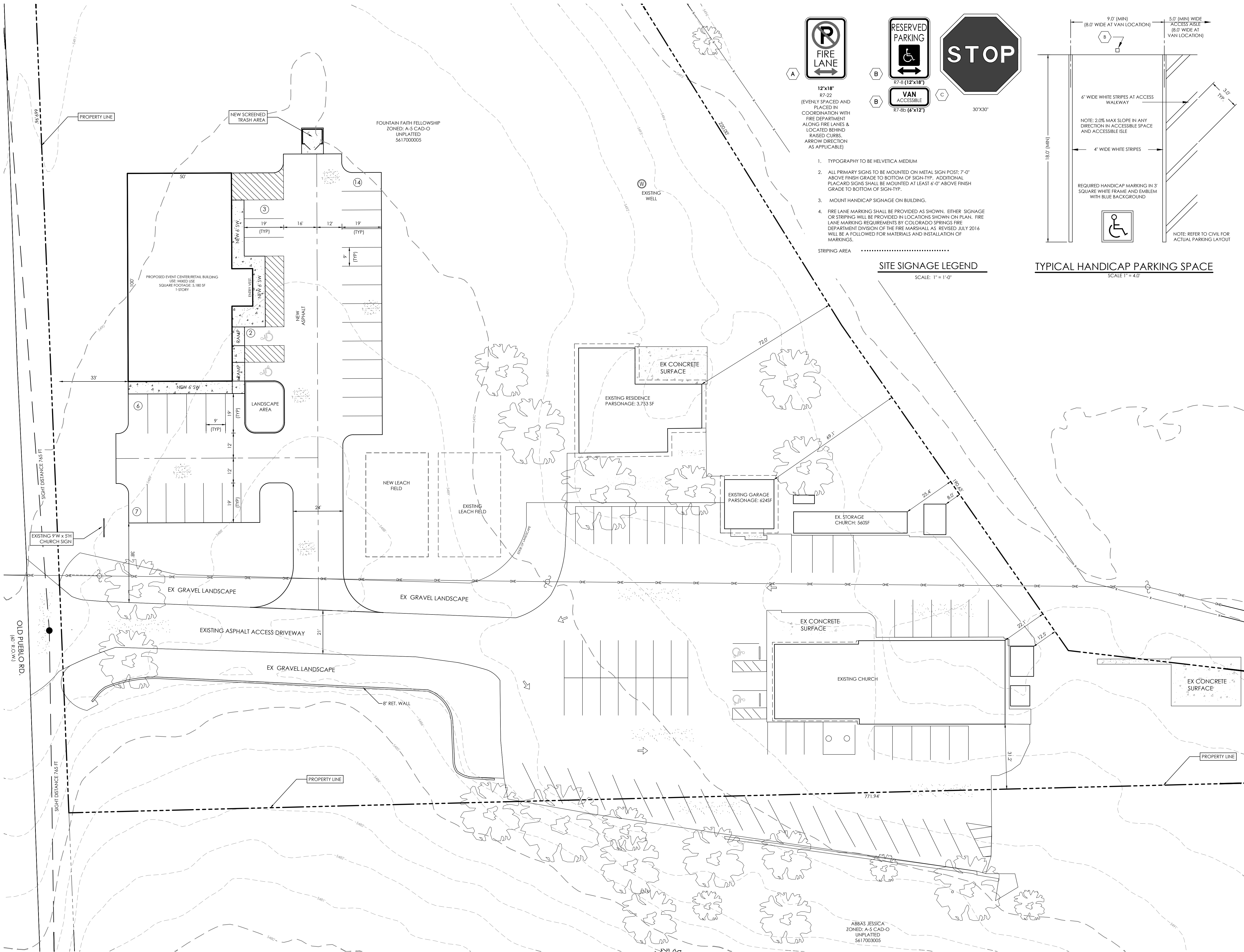
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

Fountain Faith Fellowship
Event Center

Site Plan
Cover Sheet

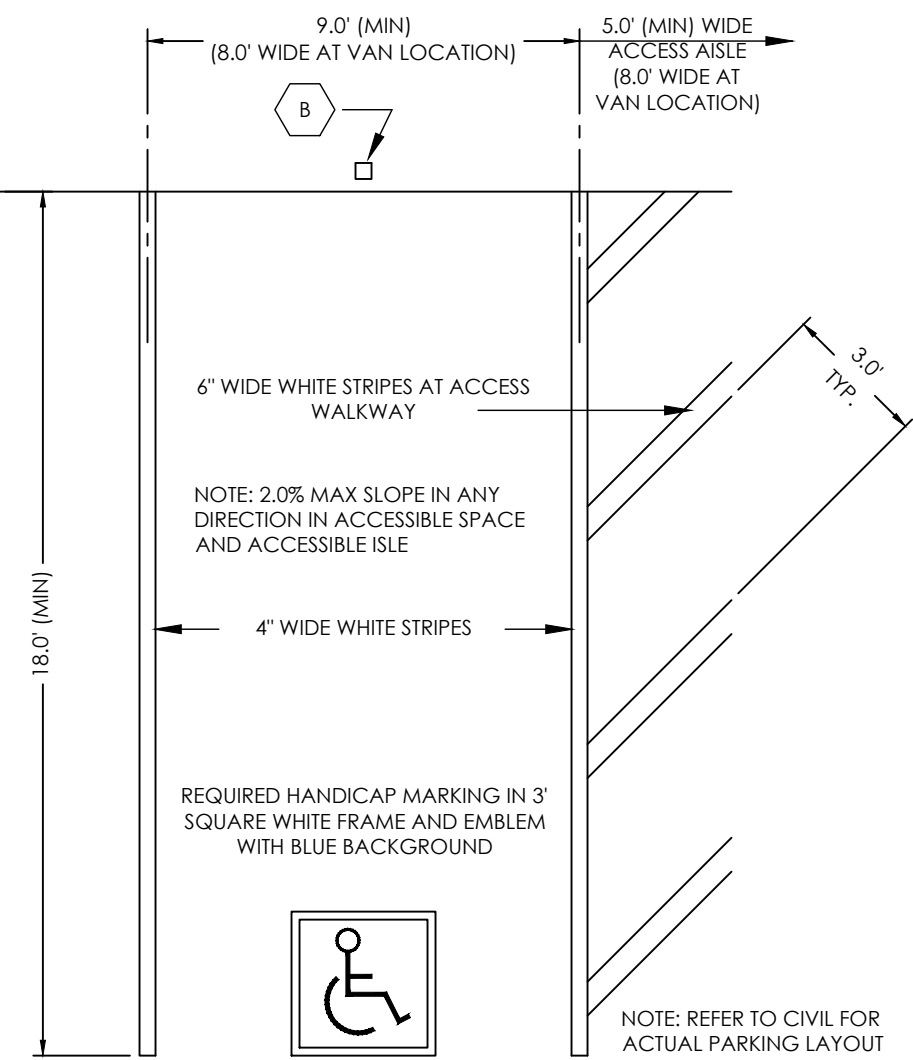
MVE PROJECT **61239**
MVE DRAWING **-DEV-CS**

September 30, 2026
SHEET 1 OF 2



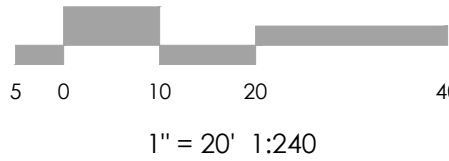
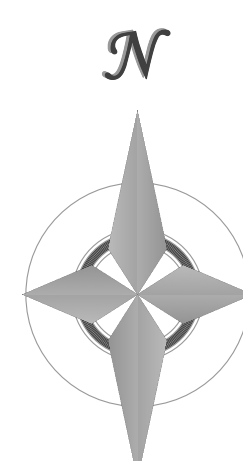
- 1. TYPOGRAPHY TO BE HELVETICA MEDIUM
- 2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST; 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP; ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
- 3. MOUNT HANDICAP SIGNAGE ON BUILDING.
- 4. FIRE LANE MARKING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

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

1903 LARRY STREET, SUITE 200 COLORADO SPRINGS CO 80909 719.635.5736

REVISIONS

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

Fountain Faith Fellowship
Event Center

Site Plan
Plan Sheet

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

September 30, 2026
SHEET 2 OF 2