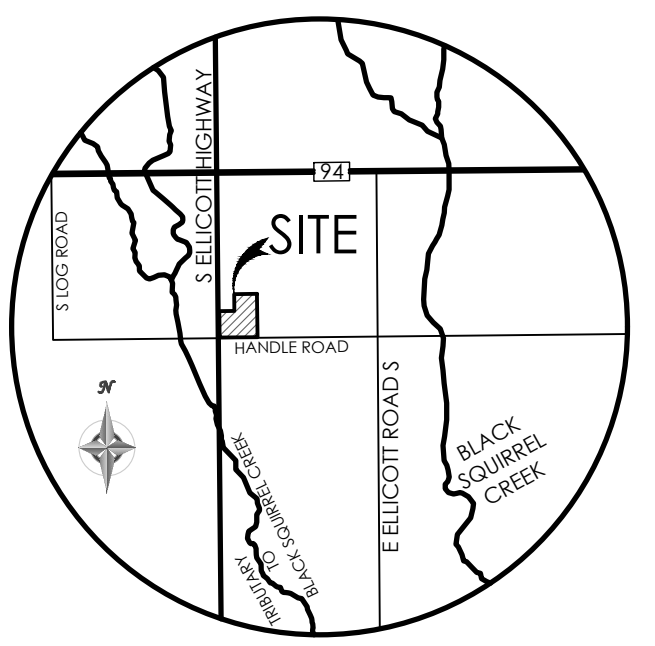


SITE DEVELOPMENT PLAN

FOR

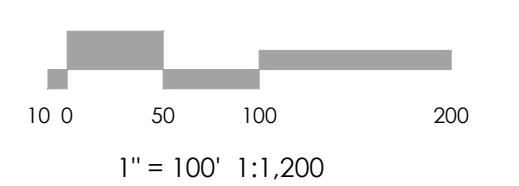
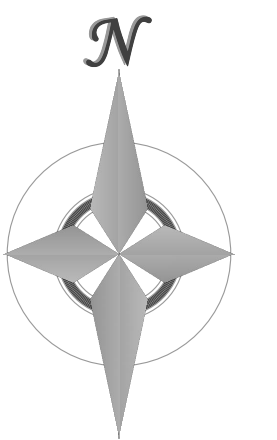
ELLICOTT SCHOOL ADDITION - 2 BUILDINGS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY AND PROVIDED BY CLARK LAND SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 88 VERTICAL DATUM.



REVISIONS

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

ELLICOTT SCHOOL
ADDITION 2 BLDGS

SITE DEVELOPMENT
PLAN
COVER SHEET

DP-1 MVE PROJECT 61183
MVE DRAWING DEV-CS

SEPTEMBER 16, 2022
SHEET 1 OF 3

SITE DATA

OWNER
ELLICOTT SCHOOL DISTRICT NO 22
322 S ELLICOTT HIGHWAY,
CALHAN, CO 80808
(719) 683-2700
INFO@ESD22.ORG

DEVELOPER
ED GREEN CONSTRUCTION
1180 TRANSIT DR,
COLORADO SPRINGS, CO 80903
(719) 475-0922

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LARAMIE STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736
MVE@MVE-CIVIL.COM

ZONING
AGRICULTURAL (A-35)

BUILDING USE
POLITICAL SUBDIVISION/PUBLIC SCHOOL

CONSTRUCTION SCHEDULE
START: FALL 2022
FINISH: SPRING 2023

TAX SCHEDULE NO.
2418000019

PROPERTY ADDRESS
399 S ELLICOTT HIGHWAY,
CALHAN, CO 80808

PARCEL SIZE
28.51 ACRES

COVERAGE DATA
PHASE I
BUILDING (TWO STORY): 11,499 SF
PAVEMENT (PARKING/WALK): 3,318 SF
LANDSCAPING: 1,280 SF

PHASE II
BUILDING (ONE STORY): 19,123 SF
PAVEMENT (PARKING/WALK): 1,956 SF
LANDSCAPING: 2,674 SF

TOTAL AREA: 39,850 SF
= 0.915± ACRES

PARKING DATA
REQUIRED STANDARD PARKING = 162 SPACES
HIGH SCHOOL + PHASE I:
288 STUDENTS @ 1 SPACE PER 4 STUDENTS = 72 SPACES
ELEMENTARY SCHOOL + PHASE II:
45 CLASSROOMS @ 2 SPACES PER CLASSROOM = 90 SPACES
REQUIRED HANDICAP PARKING = 6 SPACES
151 TO 200 REQUIRED STANDARD SPACES = 6 HANDICAP SPACES

PROVIDED PARKING:
104 STANDARD PARKING SPACES
134 GRAVEL PARKING SPACES
7 HANDICAP PARKING SPACE
TOTAL PARKING = 245 SPACES PROVIDED

BUILDING TYPE

PHASE I
BUILDING AREA - 11,499 SF
TWO STORIES - TYPE 5b
FIRE SPRINKLED / NO FIRE WALLS

PHASE II
BUILDING AREA - 19,123 SF
ONE STORY - TYPE 5b
FIRE SPRINKLED / NO FIRE WALLS

BUILDING HEIGHT

30 FT MAX.
PHASE I
25' (TWO STORIES)
PHASE II
20' (ONE STORY)

SETBACKS

25' FRONT
25' SIDE
25' REAR

LIGHTING

LIGHTING WILL BE PROVIDED FROM WALL MOUNTED FIXTURES.

DEVELOPMENT NOTES

1. WATER SERVICE PROVIDED BY PRIVATE WELLS AND CHEROKEE METROPOLITAN DISTRICT.
2. SANITARY SEWER SYSTEM ON THIS SITE IS PRIVATE. WASTEWATER TREATMENT IS PROVIDED OFFSITE.
3. NATURAL GAS SERVICE PROVIDED BY PRIVATELY OWNED ON-SITE PROPANE TANKS.
4. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. FIRE SERVICE PROVIDED BY ELLICOTT FIRE PROTECTION DISTRICT.

SHEET INDEX

SITE DEVELOPMENT PLAN	
DP-1	COVER SHEET
DP-2	PHASE I SITE PLAN
DP-3	PHASE II SITE PLAN
GRADING & EROSION CONTROL PLAN	
C1.1	COVER SHEET
C1.2	PHASE I GRADING PLAN
C1.3	PHASE I EROSION CONTROL PLAN
C1.4	PHASE II GRADING PLAN
C1.5	PHASE II EROSION CONTROL PLAN
C1.6	EROSION CONTROL DETAILS
C1.7	EROSION CONTROL DETAILS
UTILITY PLAN	
C2.1	PHASE I UTILITY SERVICE PLAN
C2.2	PHASE II UTILITY SERVICE PLAN
LANDSCAPE PLAN	
LS1.1	PHASE I & II LANDSCAPE PLAN
BUILDING FLOOR PLAN	
A1.1	PHASE I FLOOR PLAN
A1.2	PHASE II FLOOR PLAN
BUILDING ELEVATIONS	
A2.1	PHASE I EXTERIOR ELEVATIONS
A2.2	PHASE II EXTERIOR ELEVATIONS

Please include current file number

PCD FILE # PPR2250

LEGEND

-----	PROPERTY LINE	Please include dimensions of property lines
-----	EASEMENT LINE	
-----	LOT LINE	
-----	BUILDING SETBACK LINE	
-----	ADJACENT PROPERTY LINE	
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	
PROPOSED		
---	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	

Please include:
- well and septic locations
- locations of garbage receptacles with screening

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
UTIL	UTILITY
(C)	CATCH CURB
(S)	SPILL CURB

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.

FLOODPLAIN STATEMENT

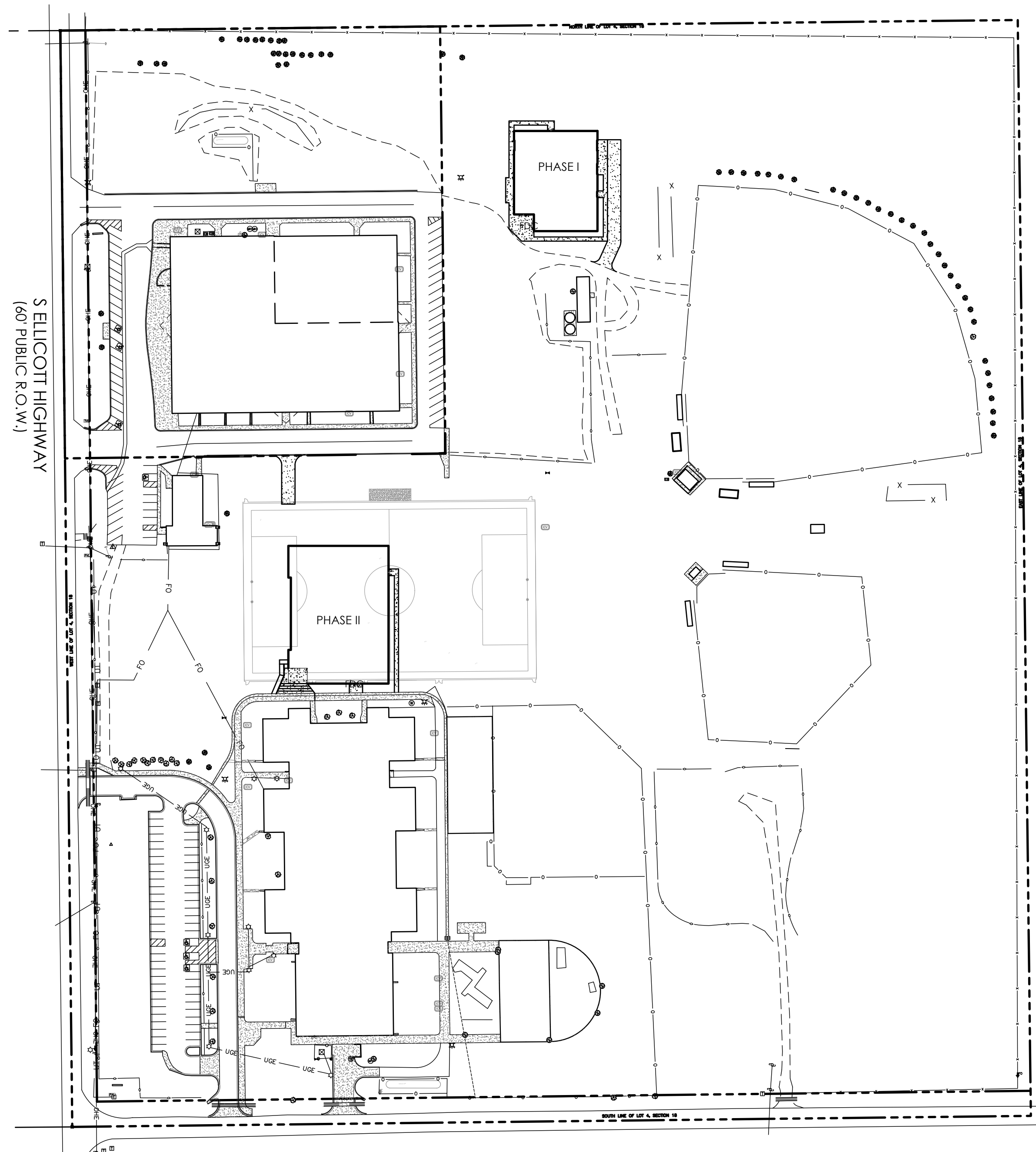
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0809G, EFFECTIVE DECEMBER 7, 2018.

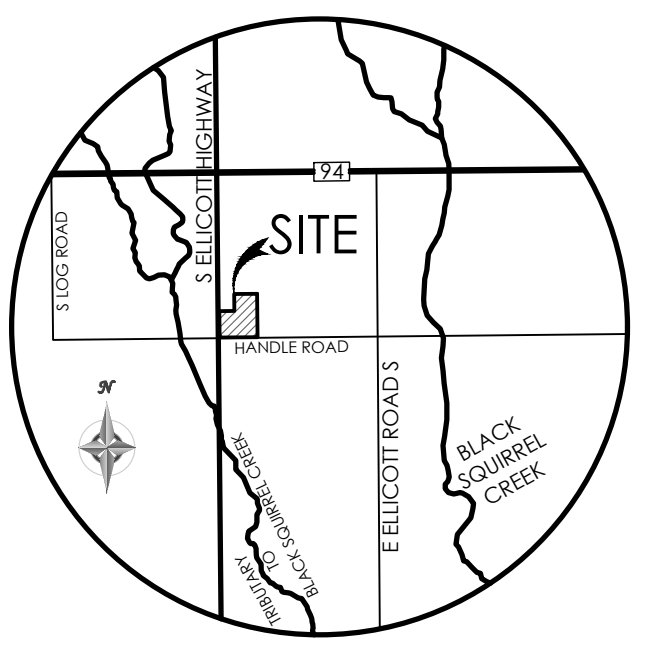
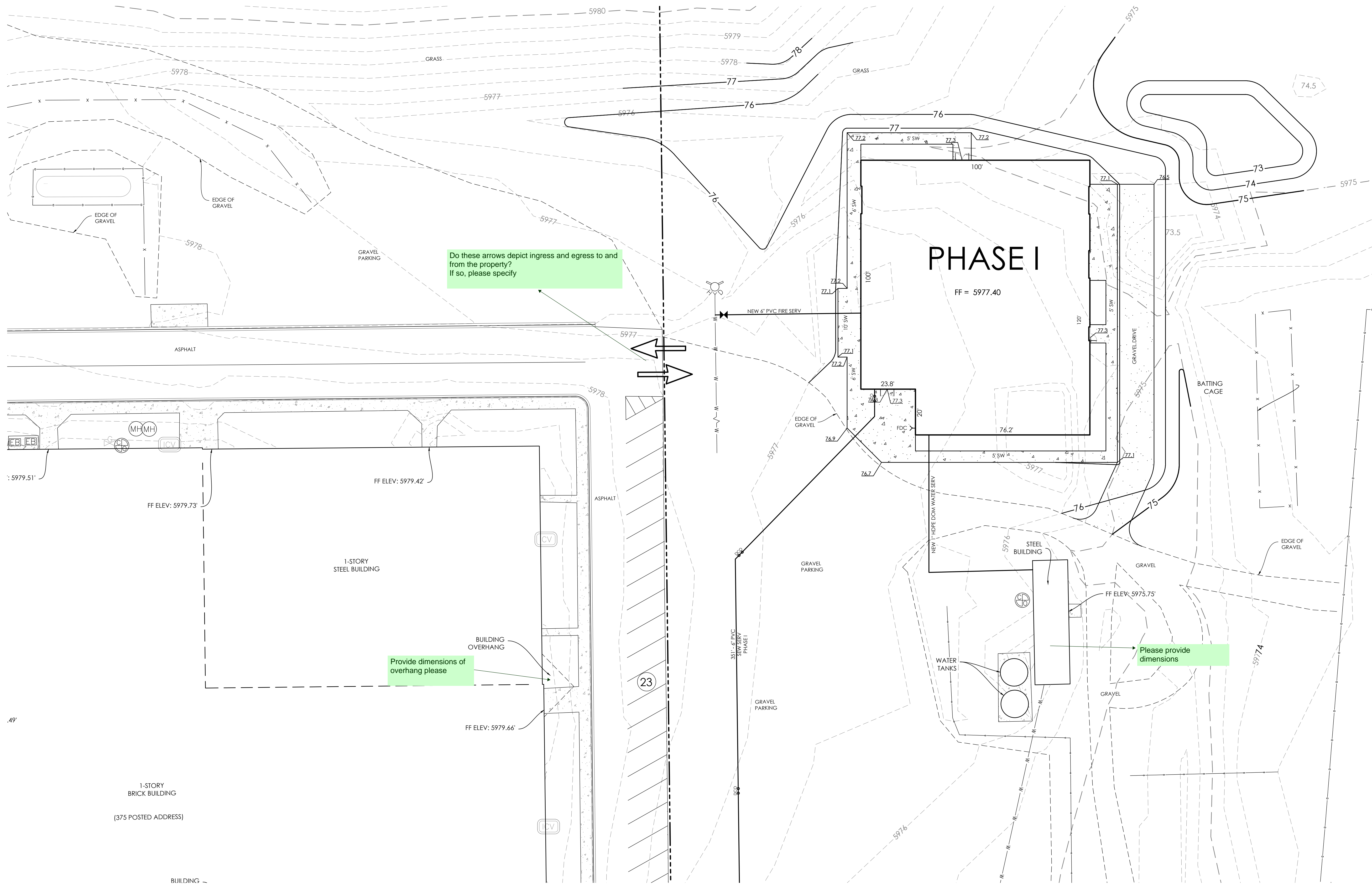
MAP NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY CLARK LAND SURVEYING INC.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

LEGAL DESCRIPTION

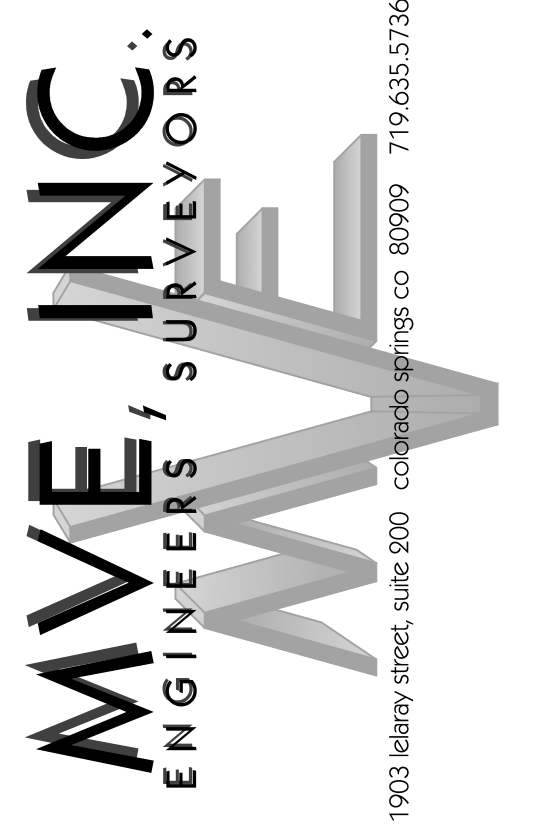
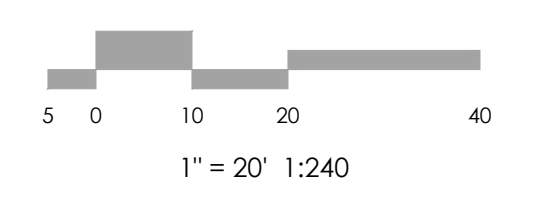
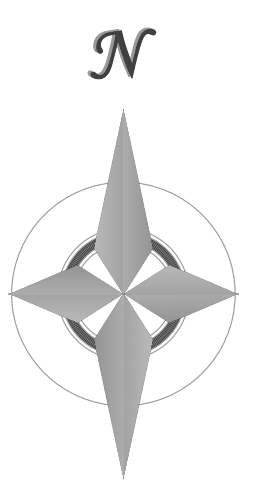
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO EXCEPT THAT TRACT DESCRIBED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. 200056673 AND EXCEPT ROADS.
CONTAINING AN AREA OF 28.51 ACRES, MORE OR LESS.





VICINITY MAP
NOT TO SCALE

BENCHMARK
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REVISIONS

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

ELLICOTT SCHOOL
ADDITION 2 BLDGS

SITE DEVELOPMENT
PLAN
PHASE I SITE PLAN

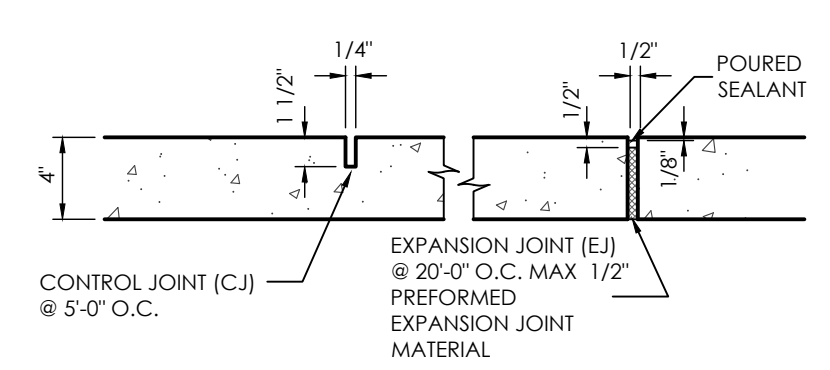
DP-2 MVE PROJECT 61183
MVE DRAWING DEV-SP-I

SEPTEMBER 16, 2022
SHEET 2 OF 3

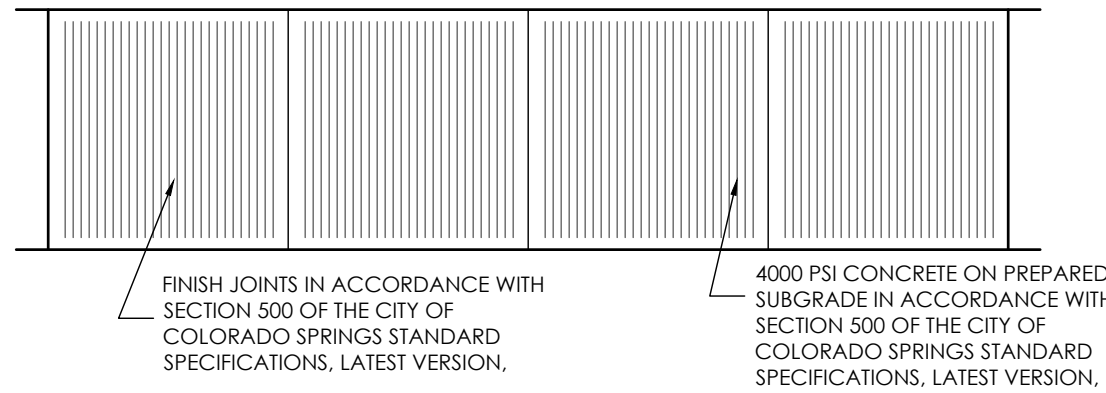
Do these arrows depict ingress and egress to and from the property?
If so, please specify

Provide dimensions of overhang please

Please provide dimensions

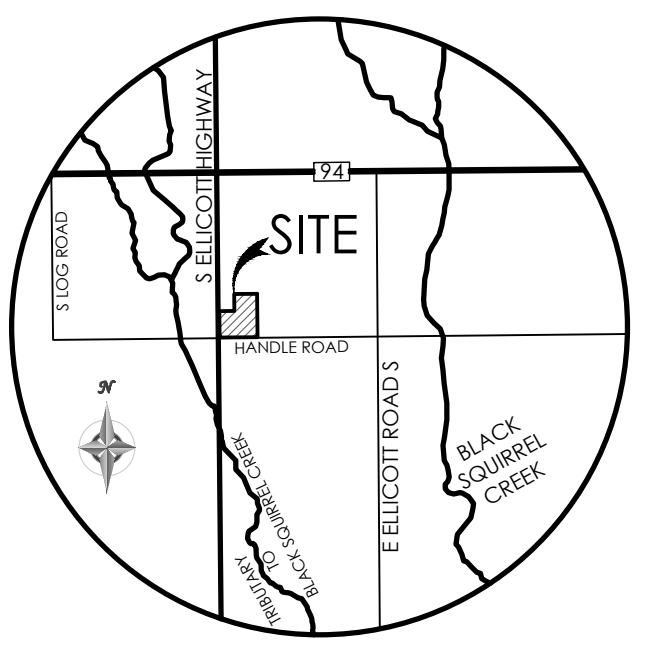
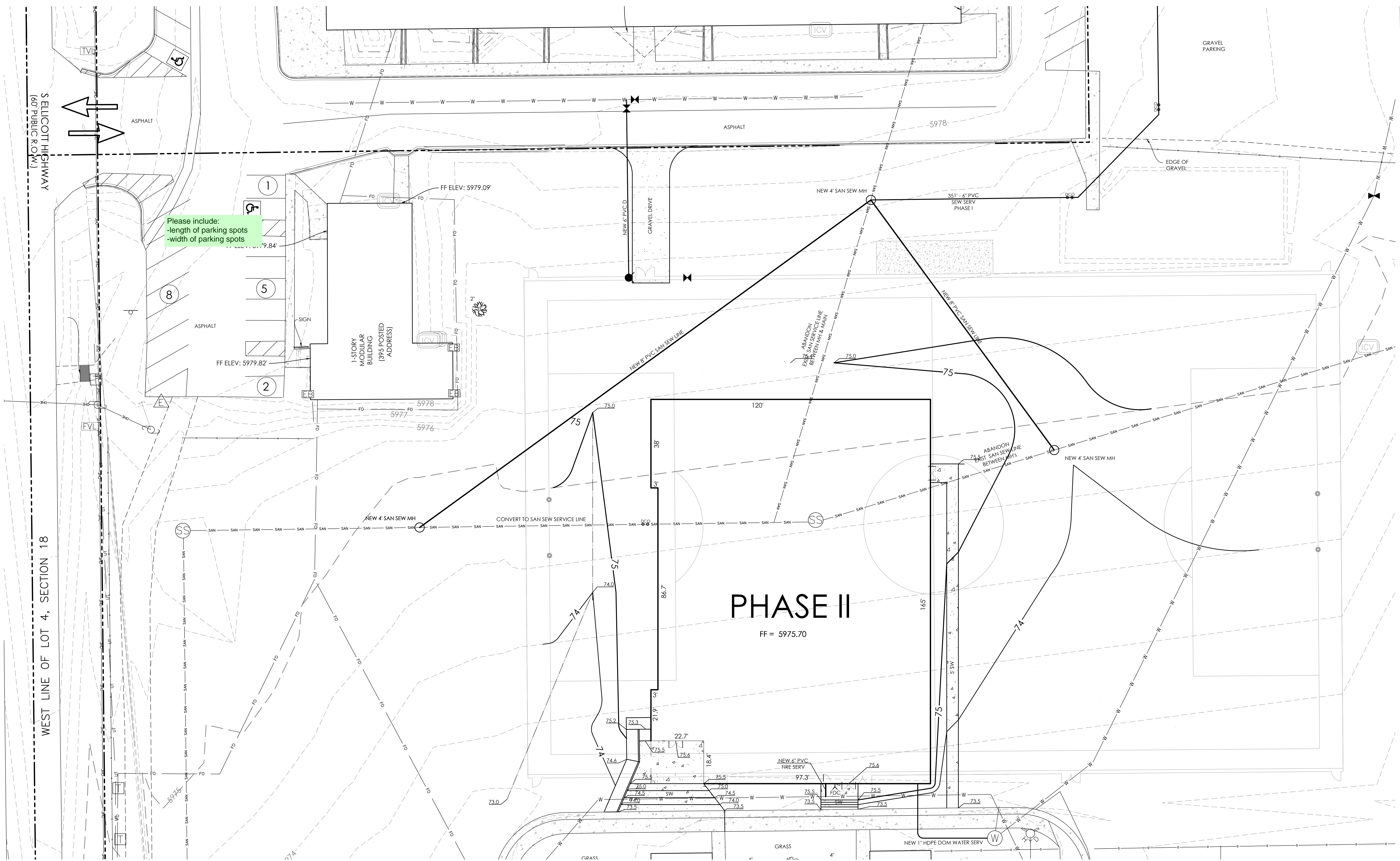


SIDEWALK JOINT DETAIL
NOT TO SCALE



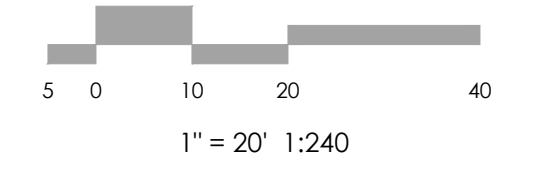
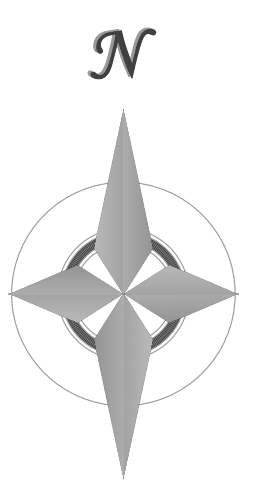
TYPICAL SIDEWALK DETAIL
NOT TO SCALE

PCD FILE #



VICINITY MAP
NOT TO SCALE

BENCHMARK
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MVE, INC.
ENGINEERS / SURVEYORS

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

REVISIONS

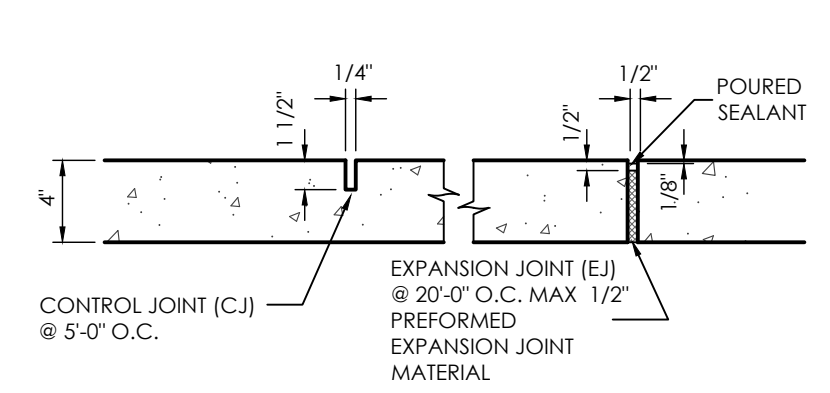
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

ELLICOTT SCHOOL
ADDITION 2 BLDGS

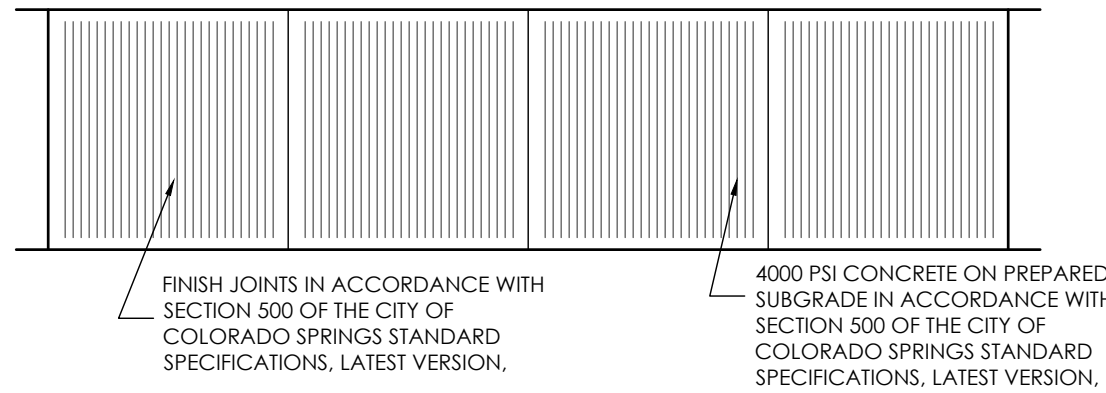
SITE DEVELOPMENT
PLAN
PHASE II SITE PLAN

DP-3 MVE PROJECT 61183
MVE DRAWING DEV-SP-II

SEPTEMBER 16, 2022
SHEET 3 OF 3



SIDEWALK JOINT DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE

PCD FILE #