



# Site Development Plan\_v1.pdf Markup Summary

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## ADA Note (1)

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**Subject:** ADA Note  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** dsdrangel  
**Date:** 10/31/2019 9:21:01 AM  
**Color:** ■

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
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.

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## Cloud+ (1)

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**Subject:** Cloud+  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** dsdrangel  
**Date:** 10/30/2019 12:13:30 PM  
**Color:** ■

Parking and ADA detail required - dimensions for spaces and drive aisles required

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## PCD File # (1)

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**Subject:** PCD File #  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** dsdrangel  
**Date:** 10/30/2019 11:44:52 AM  
**Color:** ■

Add PCD File # to all pages

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## Text Box (1)

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**Subject:** Text Box  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** dsdrangel  
**Date:** 10/31/2019 9:20:45 AM  
**Color:** ■

Distances on all four sides of structure are required  
Floor plan must be submitted in order to review uses for parking requirements

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## (82)

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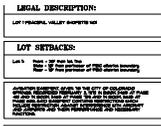
**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:** □

NATIVE GRASSES

24' E

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:** □

24'



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

Lot 1: Front - 20' from lot line Front - 20' from lot line Side - 10' from perimeter of PBC district boundary Side - 10' from perimeter of PBC district boundary Rear - 10' from perimeter of PBC district boundaryRear - 10' from perimeter of PBC district boundary



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

5-25-2019



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

EXISTING DECORATIVE EVERGREEN TREES



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

OFFICE



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

9495 PEACEFUL VALLEY ROAD



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

140.00 (P)



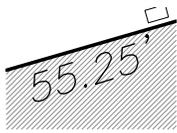
**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

EXISTING MATURE COTTONWOOD TREES



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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DRN. BY:



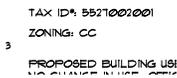
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**Page Label:** [1] A2.01 - Floor plan - Youth Center - 55.25'  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**



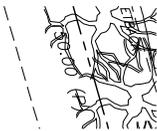
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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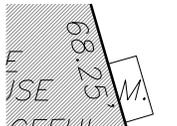
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**Date:** 10/31/2019 9:21:13 AM  
**Color:**



**Subject:**  
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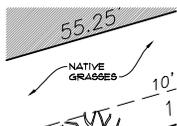
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**Color:**



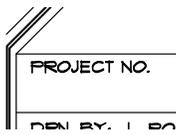
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - 9495 PEACEFUL  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

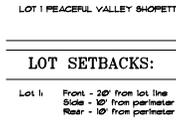


**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - NATIVE GRASSES  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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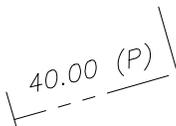
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 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
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PROJECT NO.



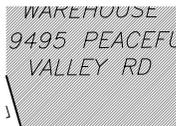
**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

LOT SETBACKS:



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

40.00 (P)



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

VALLEY RD



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

EXISTING GRAVEL



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

PROJECT SITE



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

AVIGATION EASEMENT, GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1972 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 759 AND IN BOOK 3635 AT PAGE 688. SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.



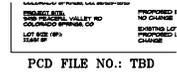
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**Color:**

L. ROSS



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
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**Author:** AutoCAD SHX Text  
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**Color:**

M.



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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PCD FILE NO.: TBD



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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EXISTING EVERGREEN TREES



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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NORTH



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

1626 E. Pikes Peak, Colorado Springs, CO 80909  
 Phone: (719) 632-3384



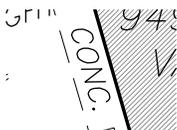
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 Restoration Church-A1.00-SITE  
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COLORADO SPRINGS, COLORADO 80925



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

60' R.O.W. (PUBLIC)



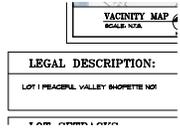
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**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
 Restoration Church-A1.00-SITE  
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**Date:** 10/31/2019 9:21:13 AM  
**Color:**

CONC.

OFFICES  
425 PEACE

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

OFFICES



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

LEGAL DESCRIPTION:



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

150.00 (P)



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

PROJECT SITE: 9495 PEACEFUL VALLEY RD  
COLORADO SPRINGS, CO



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

229.20' (P)



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

1



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

3768 S.F. FOOTPRINT (3560 S.F.  
CONDITIONED) 1/1000 WAREHOUSE (2630  
S.F.) = 2.6 SPACES 1/300 OFFICE (500 S.F.)  
= 1.6 SPACES 1/1000 SERVICE (430 S.F.) = .43  
SPACES TOTAL PARKING REQUIRED: 4.63 = 5  
1-5 PARKING: GRAVEL ALLOWED = OK



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

5

TOTAL PARKING REQUIRED:  
1-9 PARKING: GRAVEL ALLO

PROJECT DATA

OWNER:  
RESTORATION CHURCH  
ASSEMBLY OF GOD  
9395 PEACEFUL VALLEY RD  
COLUMBIA, MO 65203

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

PROJECT DATA

TAX ID: 9395000001  
ZONING: CC  
PROPOSED BUILDING USE:  
NO CHANGE IN USE: OFFICE WAREHOUSE  
EXISTING LOT COVERAGE: 16.6%  
PROPOSED LOT COVERAGE: NO  
CHANGE  
: TBD

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

PROPOSED BUILDING USE: NO CHANGE IN  
USE: OFFICE WAREHOUSE

LIGHT

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

LIGHT

10' SETBACK

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

10' SETBACK

1:20

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

1:20

OFFICE  
WAREHOUSE  
9495 PEACEFUL  
VALLEY RD

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

WAREHOUSE

TAX ID: 9395000001  
ZONING: CC  
PROPOSED BUILDING USE:  
NO CHANGE IN USE: OFFICE WAREHOUSE  
EXISTING LOT COVERAGE: 16.6%  
PROPOSED LOT COVERAGE: NO  
CHANGE  
TBD

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

EXISTING LOT COVERAGE: 16.6%

10' SETBACK  
140.00 (P)

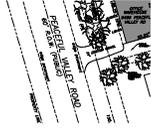
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**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

10' SETBACK

PROJECT DATA	
OWNER:	RESTORATION CHURCH ASSEMBLY OF GOD
ADDRESS:	9355 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO:	80925-9593
PROJECT SITE:	9355 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO:	
LOT SIZE (SF):	
SCALE:	1" = 20'

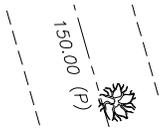
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**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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OWNER: RESTORATION CHURCH ASSEMBLY OF GOD 9355 PEACEFUL VALLEY RD COLORADO SPRINGS, CO. 80925-9593



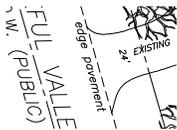
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**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

PEACEFUL VALLEY ROAD



**Subject:**  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

150.00 (P)



**Subject:**  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

edge pavement



**Subject:**  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

W.P.



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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EXISTING MATURE COTTONWOOD TREES

**ISSUE DATE:**

**GLFFFT.**

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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DATE:



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center - Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

A1.00

DRN. BY: L. f

REVISIONS:

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

REVISIONS:

140.00 (P)

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

140.00 (P)



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

john@jpnarch.com (719) 632-1781 fax



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
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**Color:**

68.25'



**Subject:**  
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**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

DEVELOPMENT PLAN MINOR AMMENDMENT



**Subject:**  
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**Date:** 10/31/2019 9:21:13 AM  
**Color:**

LIGHT

DATE:

SHEET:

**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

SHEET:



**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
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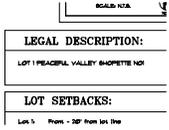
edge pavement

3432 PEACEFUL  
COLORADO SPRING

LOT SIZE (SF):  
22,651 SF

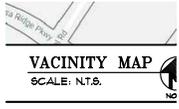
**Subject:**  
**Page Label:** [1] A2.01 - Floor plan - Youth Center -  
Restoration Church-A1.00-SITE  
**Author:** AutoCAD SHX Text  
**Date:** 10/31/2019 9:21:13 AM  
**Color:**

LOT SIZE (SF): 22,651 SF



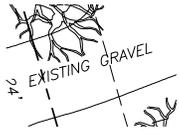
**Subject:**  
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**Color:**

LOT 1 PEACEFUL VALLEY SHOPETTE NO1



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VACINITY MAP



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EXISTING GRAVEL



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55.25'



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PROPERTY LINE



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ISSUE



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T.

OFFICES  
9425 PEACEFUL  
VALLEY RD

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VALLEY RD

OFFICES  
9425 PEACEFUL  
VALLEY RD

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9425 PEACEFUL

SEE PLAN IN BLOCK AREA ON THESE SHEETS IN  
PAGE 644. THIS DRAWING CONTAINS NOTES  
WHICH RESTRICT OR AFFECT THE USE,  
AND SUPPORTS AND THEIR PERFORMANCE /  
FUNCTION.

**PARKING SUMMARY:**  
3760 SF FOOTPRINT (3540 SF GOND  
1000 WAREHOUSE (2640 SF) + 260 SF  
1000 OFFICE (100 SF) + 100 SPACES  
1000 SERVICE (450 SF) + 45 SPACES  
TOTAL PARKING REQUIRED: 480 + 9  
1.5 PARKING GRAVEL ALLOWED 720

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**Color:**

PARKING SUMMARY:

TAX ID#: 55276  
ZONING: CC  
PROPOSED B

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ZONING: CC



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20' SETBACK

**VACINITY**  
SCALE: N.T.S.

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**Color:**

SCALE: N.T.S.

**OFFICE WAREHOUSE**  
**DEVELOPMENT PLAN - MINOR AMENDMENT**  
9425 PEACEFUL VALLEY ROAD  
COLORADO SPRINGS, COLORADO 80905

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**Color:**

OFFICE WAREHOUSE

ZONING: CC  
PROPOSED BUILDING USE:  
NO CHANGE IN USE: OFFICE WAREHOUSE  
EXISTING LOT COVERAGE: 10.4%  
PROPOSED LOT COVERAGE: NO  
CHANGE

TBD

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PROPOSED LOT COVERAGE: NO CHANGE