CITY LIMITS

OLD RANCH ROAD

PARKING

PARKING REQUIRED
1 SPACE PER 4 SEATS

220 SEATS / 4 = 55 SPACES

PARKING PROVIDED
56 STANDARD SPACES
4 ACCESSIBLE SPACES
60 TOTAL SPACES

LEGAL DESCRIPTION

LOT B, BLOCK A,
SPRING CREST FILING NO. 2
EL PASO COUNTY, CO

Include this 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.

SITE LEGEND

SITE AREA: 2.69 ACRES
SITE ZONING: RR-2.5

TAX SCHEDULE NUMBER

PROPERTY IS TAX EXEMPT
RELIGIOUS ORGANIZATION

ADDRESS
1275 OLD RANCH ROAD
EL PASO COUNTY, CO

Show existing parking and proposed parking.

3 ADA spaces are required, additional to the 55 that are required or the seating. 1 parking space for every 4 seats, plus ADA spaces per table 6-3 in Land Development Code.

Show rear-yard setback line.

This is RR-2.5
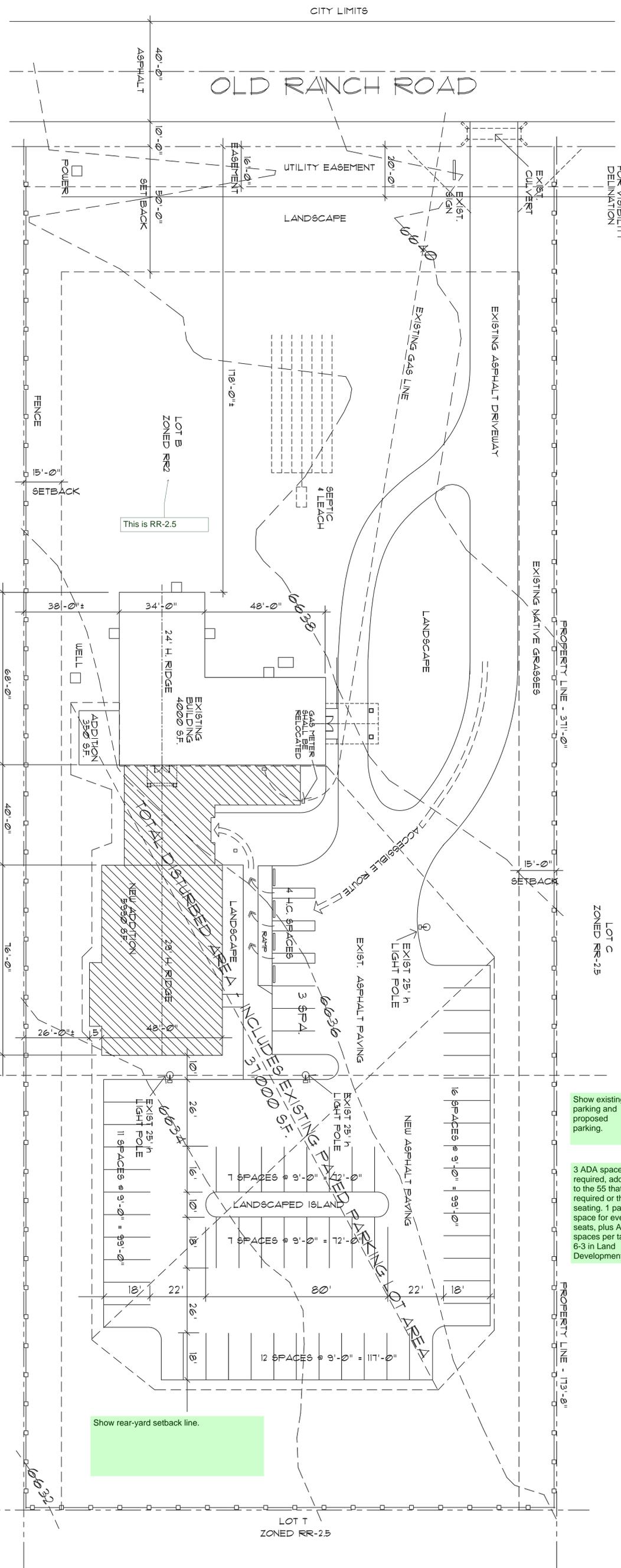
ADA SITE ACCESSIBILITY

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 ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

NORTH

UTILITY EASEMENT
LANDSCAPE
POWER
EASEMENT
EXIST. SIGN
EXIST. CULVERT
25'x25' TRIANGLE FOR VISIBILITY DELINATION

LOT B ZONED RR2

SEPTIC & LEACH

EXISTING GAS LINE
EXISTING ASPHALT DRIVEWAY
EXISTING NATIVE GRASSES
LANDSCAPE
PROPERTY LINE - 371'-0"

FENCE
15'-0" SETBACK

LOT A ZONED RR-2.5

WELL
24' H. RIDGE
EXISTING BUILDING 4000 S.F.
ADDITION 350 S.F.
GAS METER SHALL BE RELOCATED

LOT C ZONED RR-2.5

TOTAL DISTURBED AREA INCLUDES EXISTING PAVED PARKING LOT AREA
31,000 S.F.
NEW ADDITION 5950 S.F.
28' H. RIDGE
LANDSCAPE

ACCESSIBLE ROUTE
4 H.C. SPACES
3 SP4.
RAMP
EXIST. 25' h. LIGHT POLE
EXIST. ASPHALT PAVING
15'-0" SETBACK

SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

END OF EXISTING PARKING LOT
NEW PARKING LOT EXTENSION - 19,400 S.F.

EXIST. 25' h. LIGHT POLE
11 SPACES @ 9'-0" = 99'-0"
7 SPACES @ 9'-0" = 63'-0"
LANDSCAPED ISLAND
7 SPACES @ 9'-0" = 72'-0"
EXIST. 25' h. LIGHT POLE
NEW ASPHALT PAVING
16 SPACES @ 9'-0" = 99'-0"
12 SPACES @ 9'-0" = 117'-0"

PROPERTY LINE - 713'-8"

LOT T
ZONED RR-2.5

APOSTOLIC CHRISTIAN CHURCH

1275 Old Ranch Road
El Paso County, Colorado 80921

DRAWING
SP

SHEET 1 OF 1

JOB NO.
DATE: 4-10-19

DRWN: DNW

Add: PCD File No PPR1921

Site Development Plan_v1-redline.pdf Markup Summary

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3 ADA spaces are required, additional to the 55 that are required or the seating. 1 parking space for every 4 seats, plus ADA space
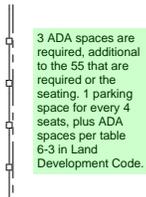
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Add: PCD File No PPR1921 (1)
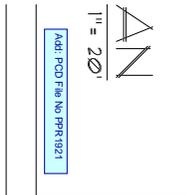
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Add: PCD File No PPR1921

Include this note: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specif
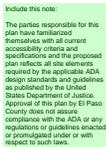
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Author: dsdkendall
Date: 5/30/2019 4:16:39 PM
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Show existing parking and proposed parking. (1)

|	
Show existing parking and proposed parking.	**Subject:** Text Box **Page Label:** 1 **Lock:** Locked **Author:** dsdkendall **Date:** 5/30/2019 4:16:54 PM **Status:** **Color:** ■ **Layer:** **Space:**

Show existing parking and proposed parking.

Show rear-yard setback line. (1)

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Author: dsdkendall
Date: 5/30/2019 4:16:54 PM
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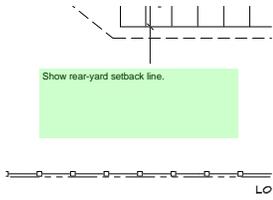
Show rear-yard setback line.

This is RR-2.5 (1)

Subject: Callout
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This is RR-2.5