

OWNER

PIKES PEAK CHRISTIAN CHURCH
4955 Bradley Road
Colorado Springs, Colorado 809011
(719) 392-9061 Telephone
(719) 392-8962 Fax

CONSULTANT

MVE, INC.
1903 LeLaray Street, Suite 200
Colorado Springs, Colorado 80909
(719) 635-5736 Telephone
David Gorman, PE
Email: daveg@mvecivil.com

OWNER'S REPRESENTATIVE

Bill Dulaney
(719) 644-1210 Cellphone

ACREAGE

16.125 ACRES

ZONING

A-5

CONSTRUCTION SCHEDULE

START: SUMMER 2022
FINISH: FALL 2022

TAX SCHEDULE NO.

6501318001

LEGAL DESCRIPTION

LOT 1 CHRISTIAN CHURCH OF SECURITY

SITE DATA (COVERAGE)

35,496 SQ.FT.	5%	EXISTING BUILDING COVERAGE
5,000 SQ.FT.	1%	PROPOSED BUILDING COVERAGE
40,496 SQ.FT.	6%	TOTAL BUILDING COVERAGE
203,977 SQ.FT.	29%	PAVEMENT COVERAGE
244,473 SQ.FT.	35%	TOTAL IMPERMEABLE SURFACE
457,934 SQ.FT.	65%	LANDSCAPING/OPEN SPACE [PERMEABLE]
702,407 SQ.FT.	100%	TOTAL (~16.125 ACRES)

PARKING DATA

REQUIRED - 251 PARKING SPACES
BASED ON 1 PARKING SPACE PER 1,000 SQ.FT.

5,000 SQ.FT. /1,000 = 5 SPACES REQUIRED

PLUS EXISTING CHURCH BUILDING PER PREVIOUS
PLOT PLAN PPR-10-16 = 246 SPACES REQUIRED

PROVIDED - 376 PARKING SPACES (EXISTING)
INCLUDING 9 ACCESSIBLE STALLS (INCLUDING 2 VAN ACCESSIBLE)

[NO NEW PARKING PROVIDED - EXISTING EXCEEDS TOTAL REQUIRED]

CONSTRUCTION TYPE

V-B (NON-SPRINKLED)

BUILDING HEIGHT (STORAGE BUILDING ONLY)

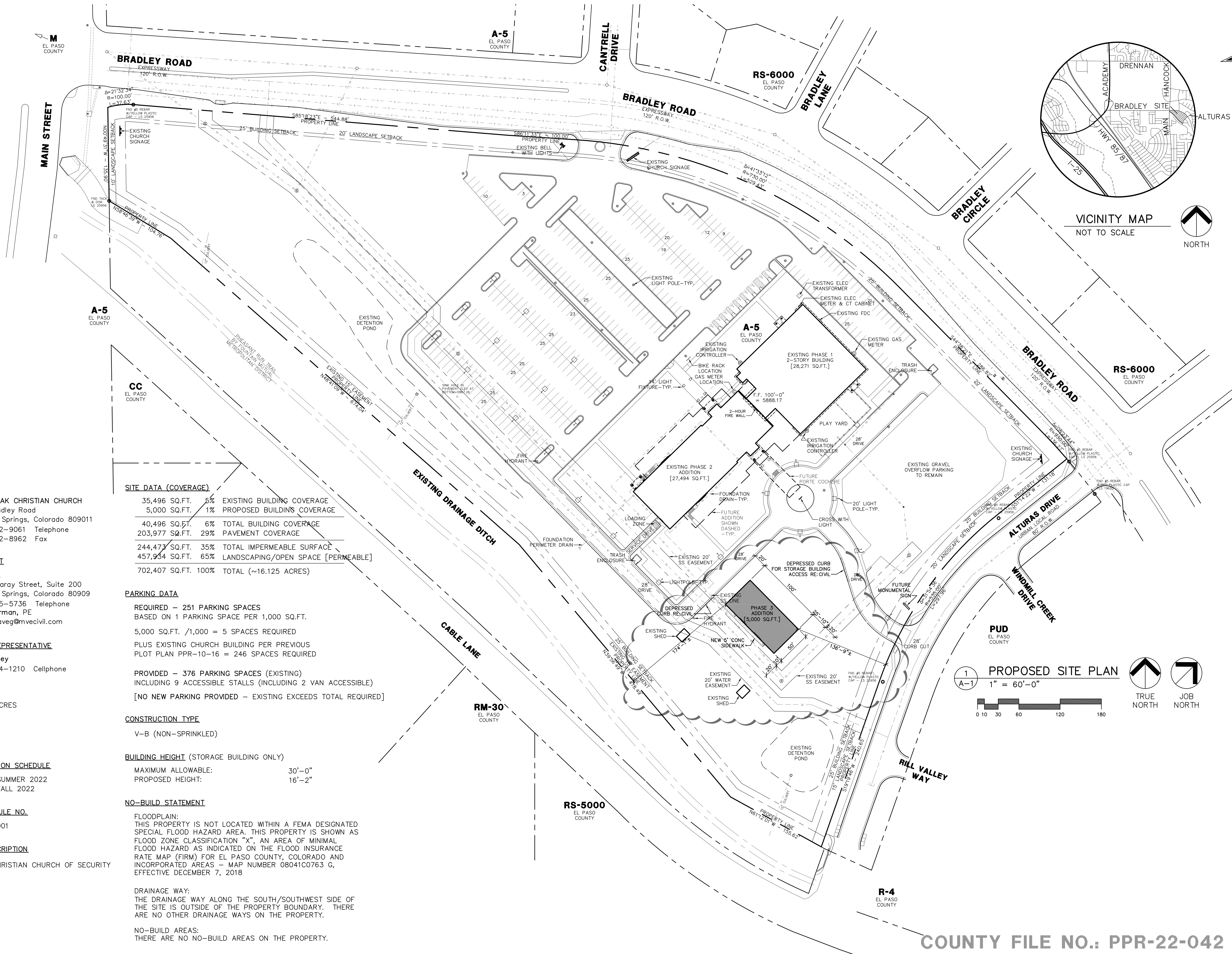
MAXIMUM ALLOWABLE: 30'-0"
PROPOSED HEIGHT: 16'-2"

NO-BUILD STATEMENT

FLOODPLAIN:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED
SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS
FLOOD ZONE CLASSIFICATION "X", AN AREA OF MINIMAL
FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE
RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND
INCORPORATED AREAS - MAP NUMBER 08041C0763 G,
EFFECTIVE DECEMBER 7, 2018

DRAINAGE WAY:
THE DRAINAGE WAY ALONG THE SOUTH/SOUTHWEST SIDE OF
THE SITE IS OUTSIDE OF THE PROPERTY BOUNDARY. THERE
ARE NO OTHER DRAINAGE WAYS ON THE PROPERTY.

NO-BUILD AREAS:
THERE ARE NO NO-BUILD AREAS ON THE PROPERTY.



TAYLOR ARCHITECTURE
& DESIGN, LLC

620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-AD.com

PIKES PEAK
CHRISTIAN CHURCH
NEW STORAGE BUILDING
4920 ALTURAS DRIVE
COLORADO SPRINGS, COLORADO 80911

DEVELOPMENT PLAN

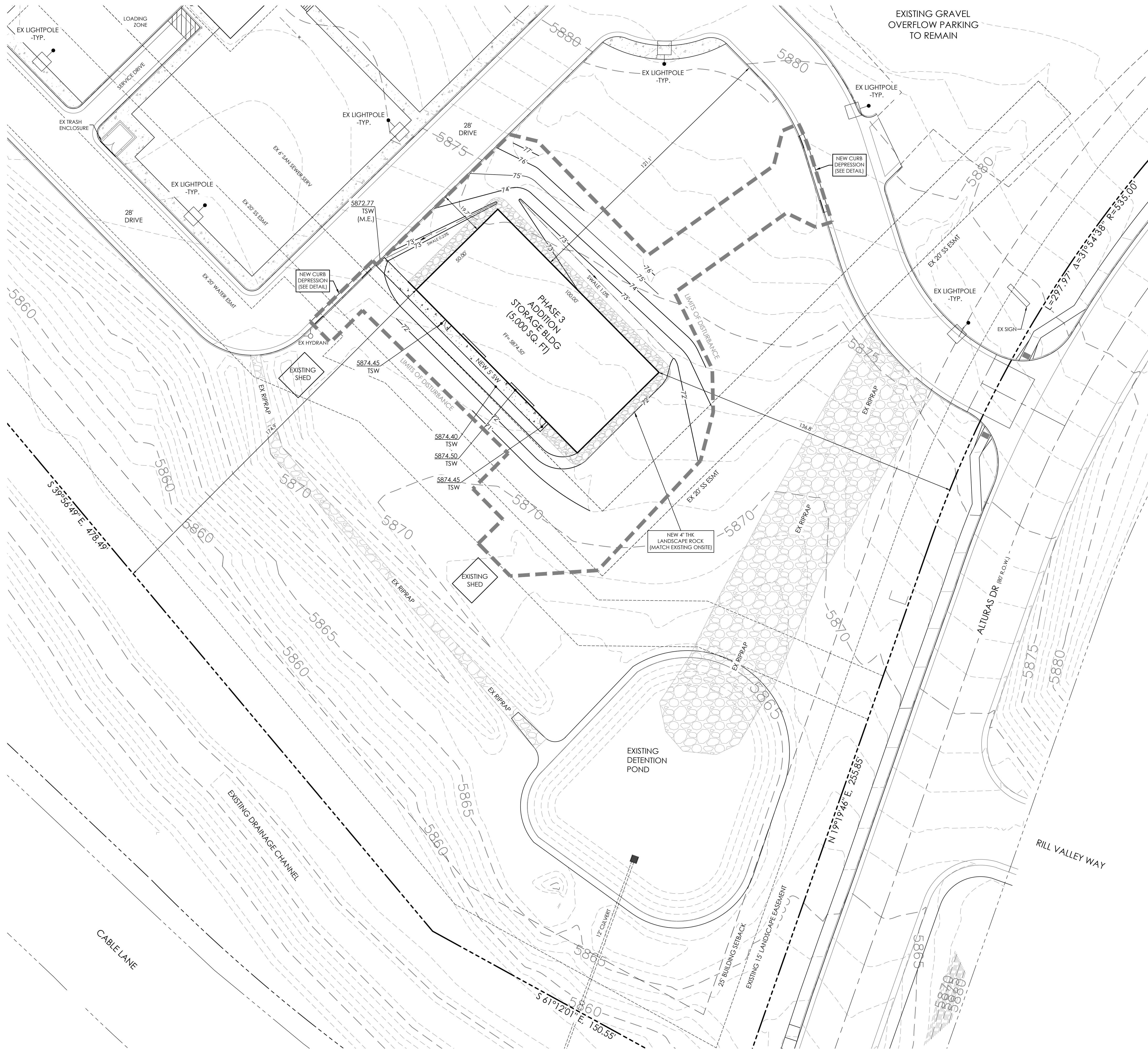
NO.	DATE	REVISIONS	
		INITIAL	REVIEW COMMENTS
1	08.30.22		INITIAL REVIEW
2	09.07.22		SECOND SUBMITTAL

DATE
JULY 8, 2022

PROJECT NO.
T2209

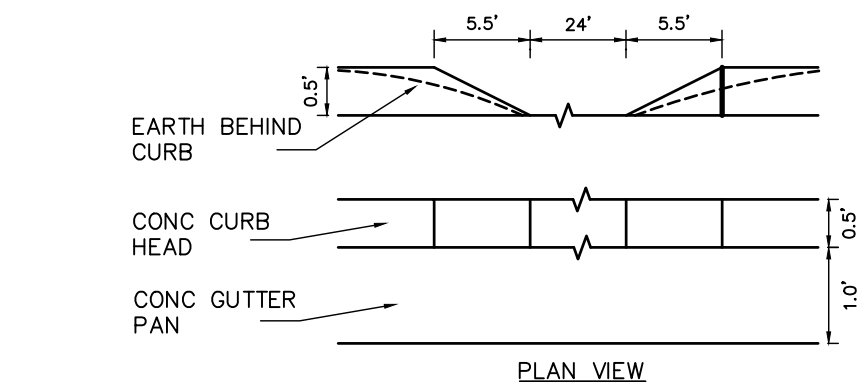
SHEET
A-1
1 OF 3 SHEETS

COUNTY FILE NO.: PPR-22-042

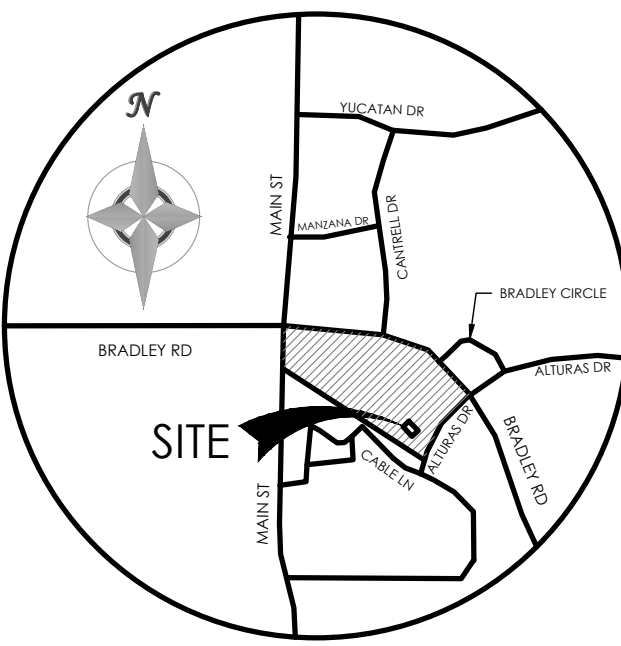


- NOTES:
- 1.) THE TOPOGRAPHIC MAPPING ON THIS PLAN WAS PREPARED BY OTHERS FOR A PREVIOUS PROJECT. ELEVATIONS INDICATED AS EXISTING HAVE NOT BEEN VERIFIED IN THE FIELD FOR ACCURACY.
 - 2.) ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MAPPING PROVIDED BY OTHERS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. ALL GROUND UTILITY LOCATIONS WERE NOT PERFORMED BY MVE INC OR ANY OTHER SOURCES.
 - 3.) VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.
 - 4.) THIS IS NOT A CONSTRUCTION DRAWING BUT IS PREPARED FOR EL PASO COUNTY SITE DEVELOPMENT PLAN APPROVAL. REFERENCE SEPARATE CONSTRUCTION DRAWINGS PREPARED FOR THIS PROJECT AS ISSUED FOR CONSTRUCTION. CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE APPROVED SITE DEVELOPMENT PLAN.

- NOTES:
- 1) AREA OF DISTURBANCE IS 0.4 ACRES. THE EARTHWORK QUANTITY IS LESS THAN 500 CY. BECAUSE THE AREA OF DISTURBANCE IS LESS THAN 1.0 ACRES AND EARTHWORK IS LESS THAN 500 CY, A GRADING AND EROSION CONTROL PLAN OR ESQCP IS NOT REQUIRED FOR THIS PROJECT.
 - 2) THE EXISTING STORMWATER QUALITY TREATMENT AND DETENTION POND IS ADEQUATE TO SERVE THE SITE WITH THE NEW IMPROVEMENTS. NO ADDITIONAL WATER QUALITY TREATMENT OR STORM DETENTION IS REQUIRED.

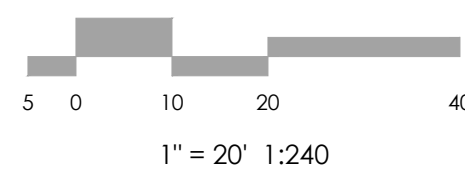
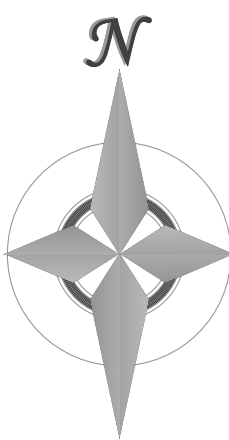


CURB DEPRESSION DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

BENCHMARK



1" = 20' 1:240



REVISIONS

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

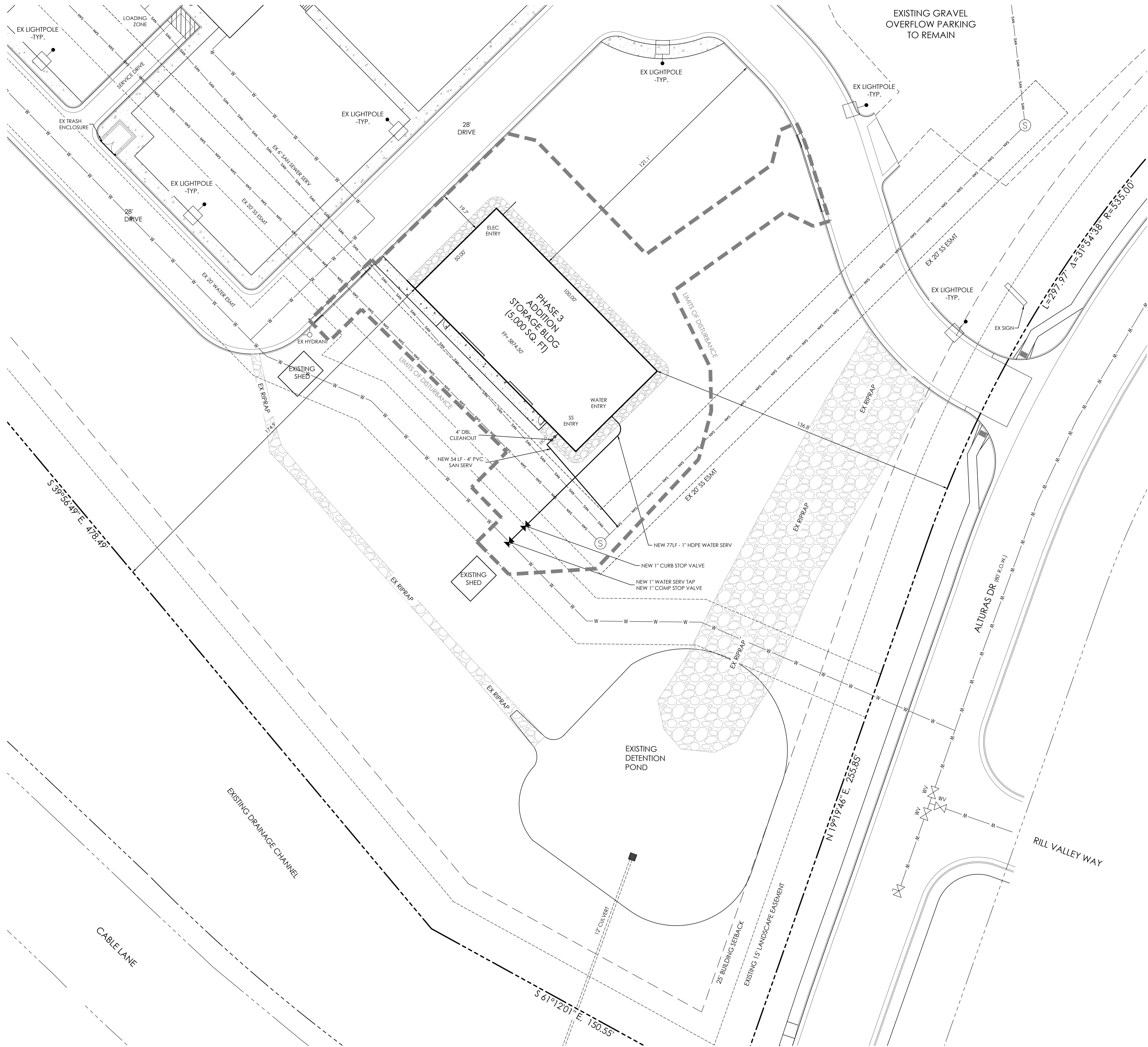
DEVELOPMENT PLAN
GRADING

PIKE'S PEAK
CHRISTIAN CHURCH
PHASE 3 ADDITION

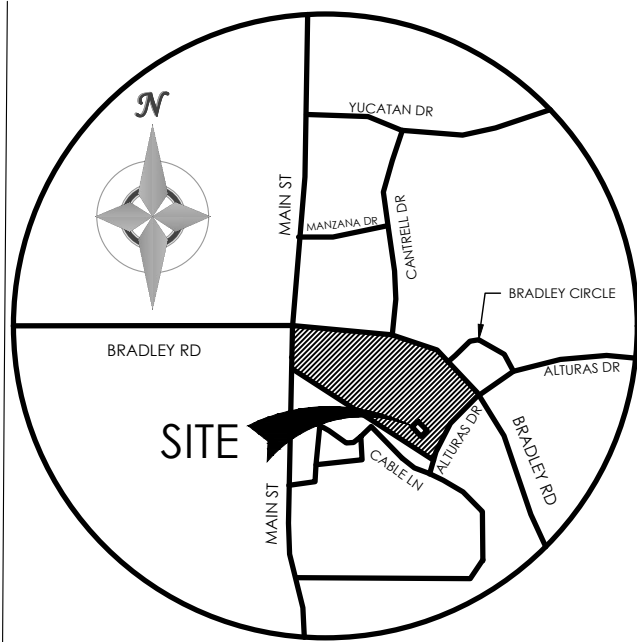
C-1 PROJECT 61181
MVE DRAWING -DEV-SP

AUGUST 7, 2022
SHEET 2 OF 3

COUNTY FILE NO. PPR-22-042



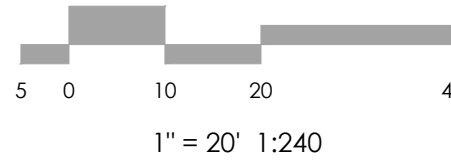
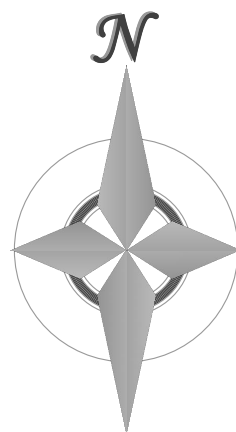
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VICINITY MAP

NOT TO SCALE

BENCHMARK



REVISIONS

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

DEVELOPMENT PLAN
UTILITIES

PIKE'S PEAK
CHRISTIAN CHURCH
PHASE 3 ADDITION

C-2 MVE PROJECT 61181
MVE DRAWING -DEV-UTIL

AUGUST 7, 2022
SHEET 3 OF 3

COUNTY FILE NO. PPR-22-042