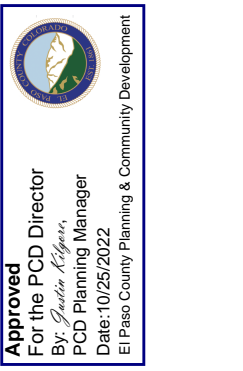


TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-AD.com

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

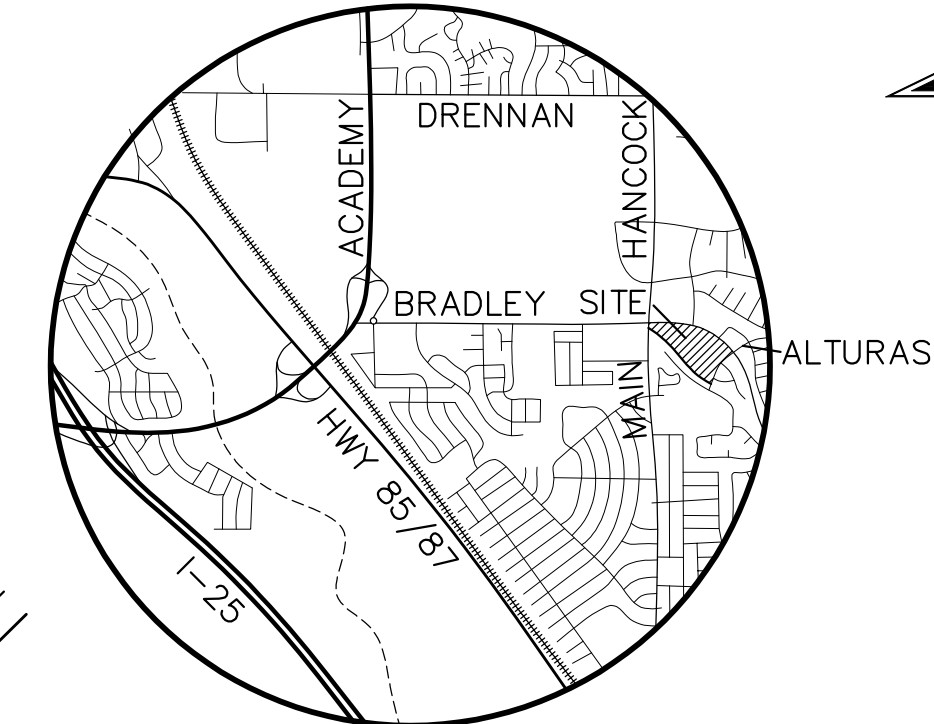


DEVELOPMENT PLAN	
NO.	REVISIONS
1	INITIAL REVIEW COMMENTS
2	SECOND SUBMITTAL

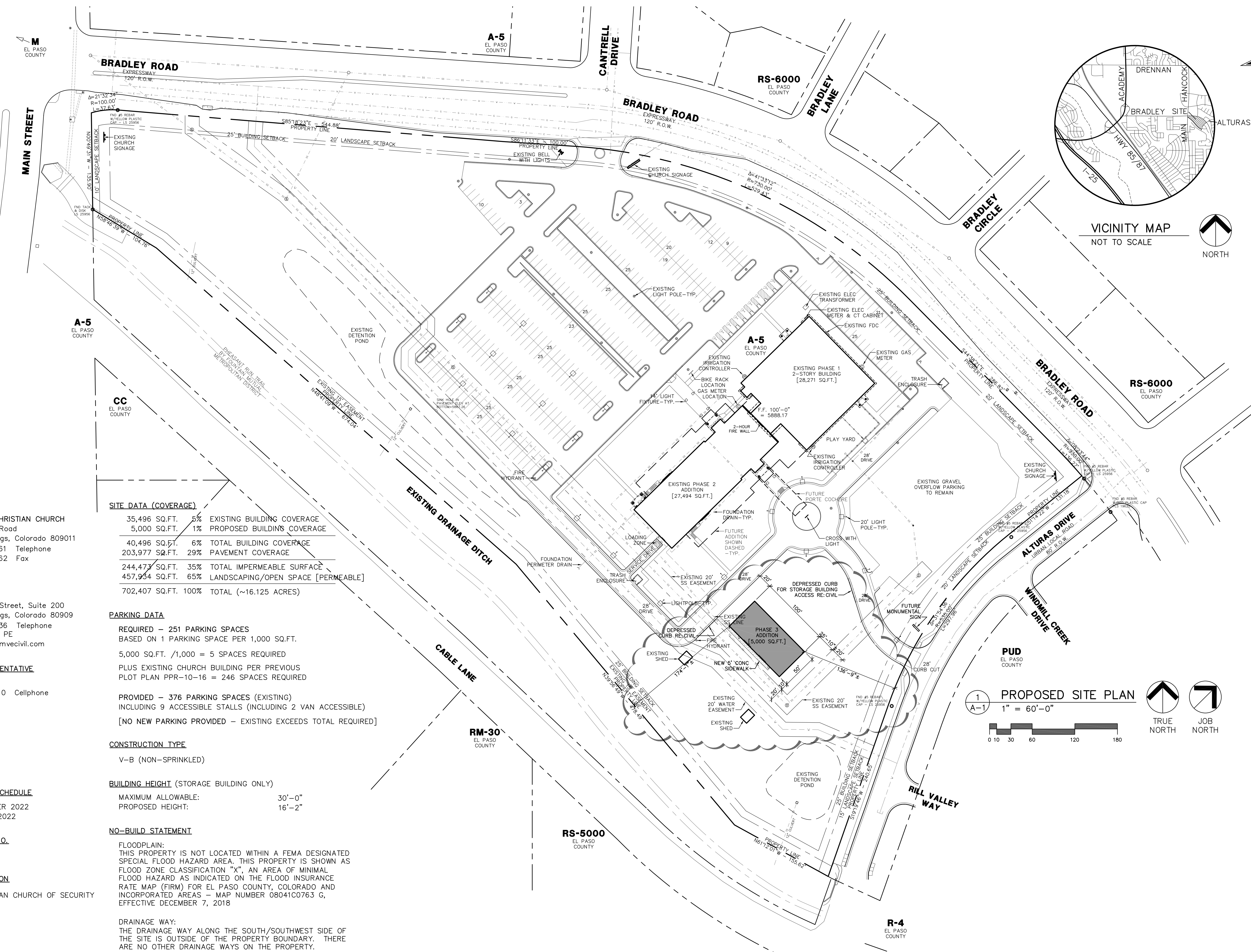
DATE
JULY 8, 2022

PROJECT NO.
T2209

SHEET
A-1
1 OF 3 SHEETS



VICINITY MAP
NOT TO SCALE
NORTH



PROPOSED SITE PLAN
1" = 60'-0"
TRUE NORTH
JOB NORTH

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)

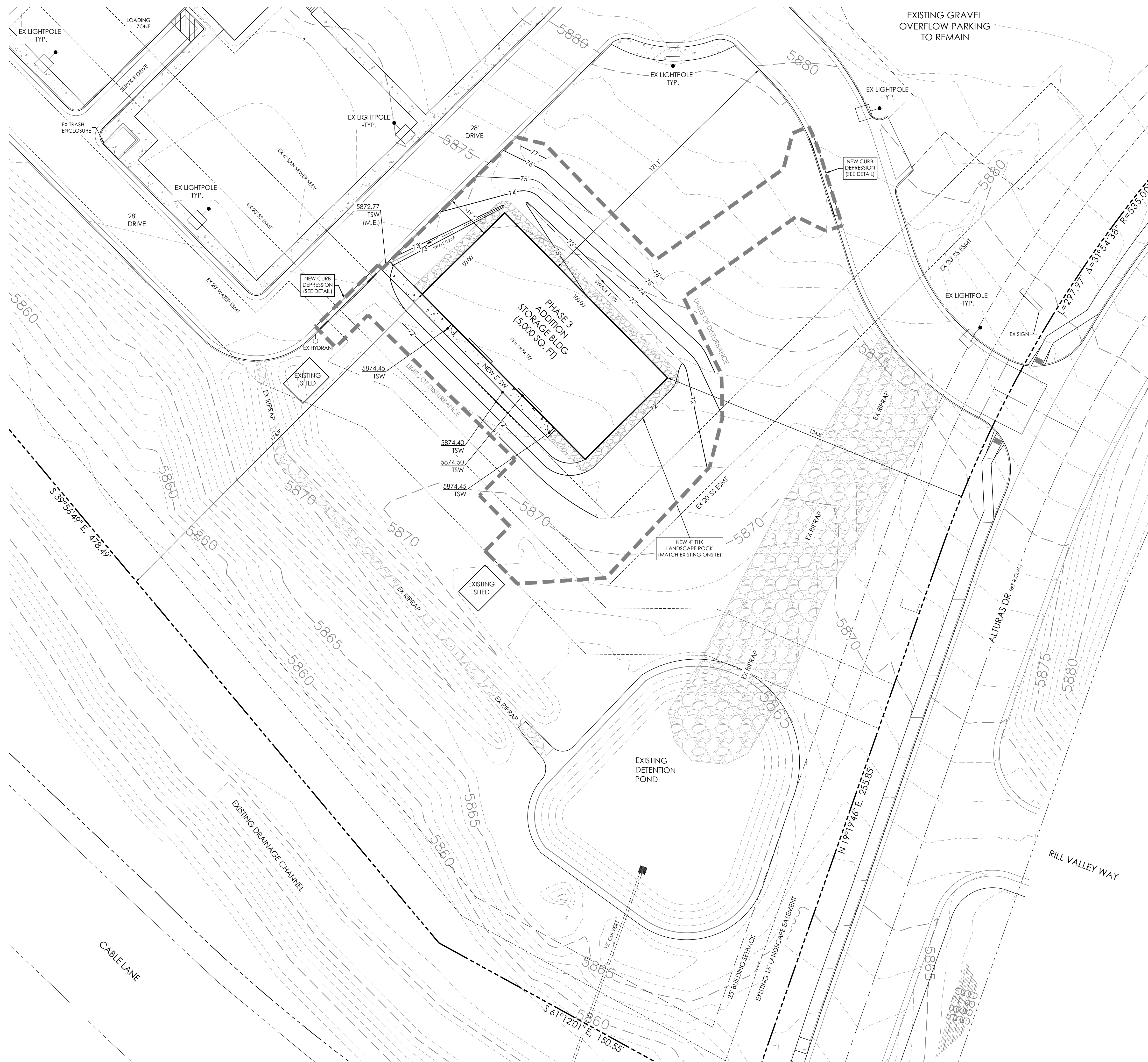
MAXIMUM ALLOWABLE:	30'-0"
PROPOSED HEIGHT:	16'-2"

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.



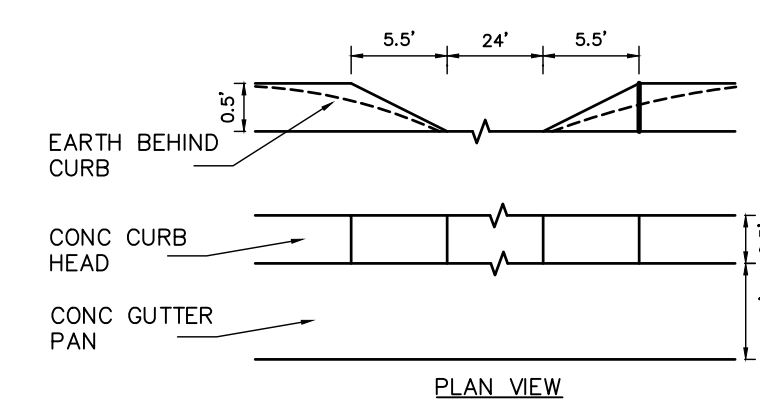
EXISTING GRAVEL
OVERFLOW PARKING
TO REMAIN

NOTES:

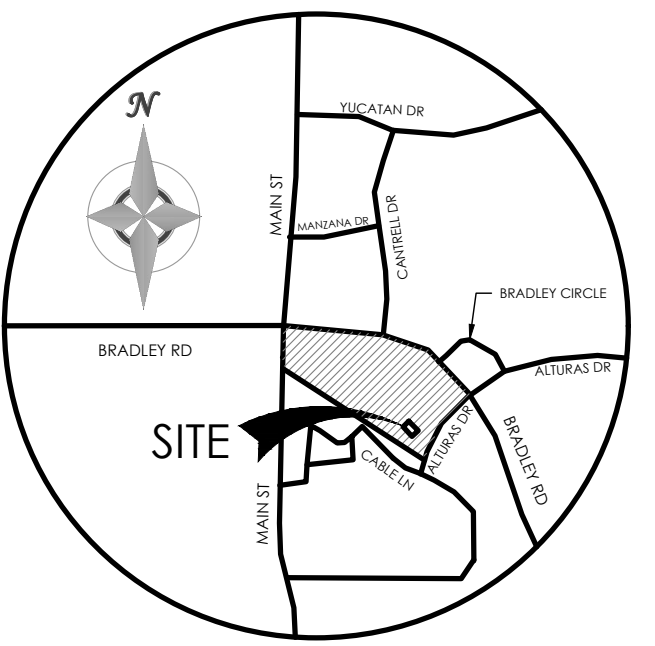
- 1.) THE TOPOGRAPHIC MAPPING ON THIS PLAN WAS PREPARED BY OTHERS FOR A PREVIOUS PROJECT. ELEVATIONS INDICATED AS EXISTING HAVE NOT BEEN VERIFIED IN THE FIELD FOR ACCURACY.
- 2.) ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MAPPING PROVIDED BY OTHERS. THE LOCATION OF UTILITIES AS SHOWN 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:

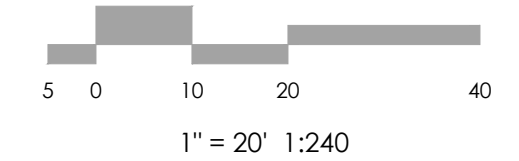
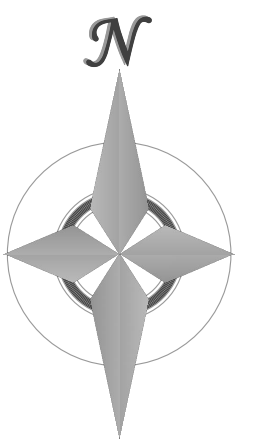
- 1) AREA OF DISTURBANCE IS 0.4 ACRES. THE EARTHWORK QUANTITY IS LESS THAN 500 CY. BECAUSE THE AREA OF DISTURBANCE IS LESS THAN 1.0 ACRES AND EARTHWORK IS LESS THAN 500 CY, A GRADING AND EROSION CONTROL PLAN OR ESQCP IS NOT REQUIRED FOR THIS PROJECT.
- 2) THE EXISTING STORMWATER QUALITY TREATMENT AND 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



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 _____

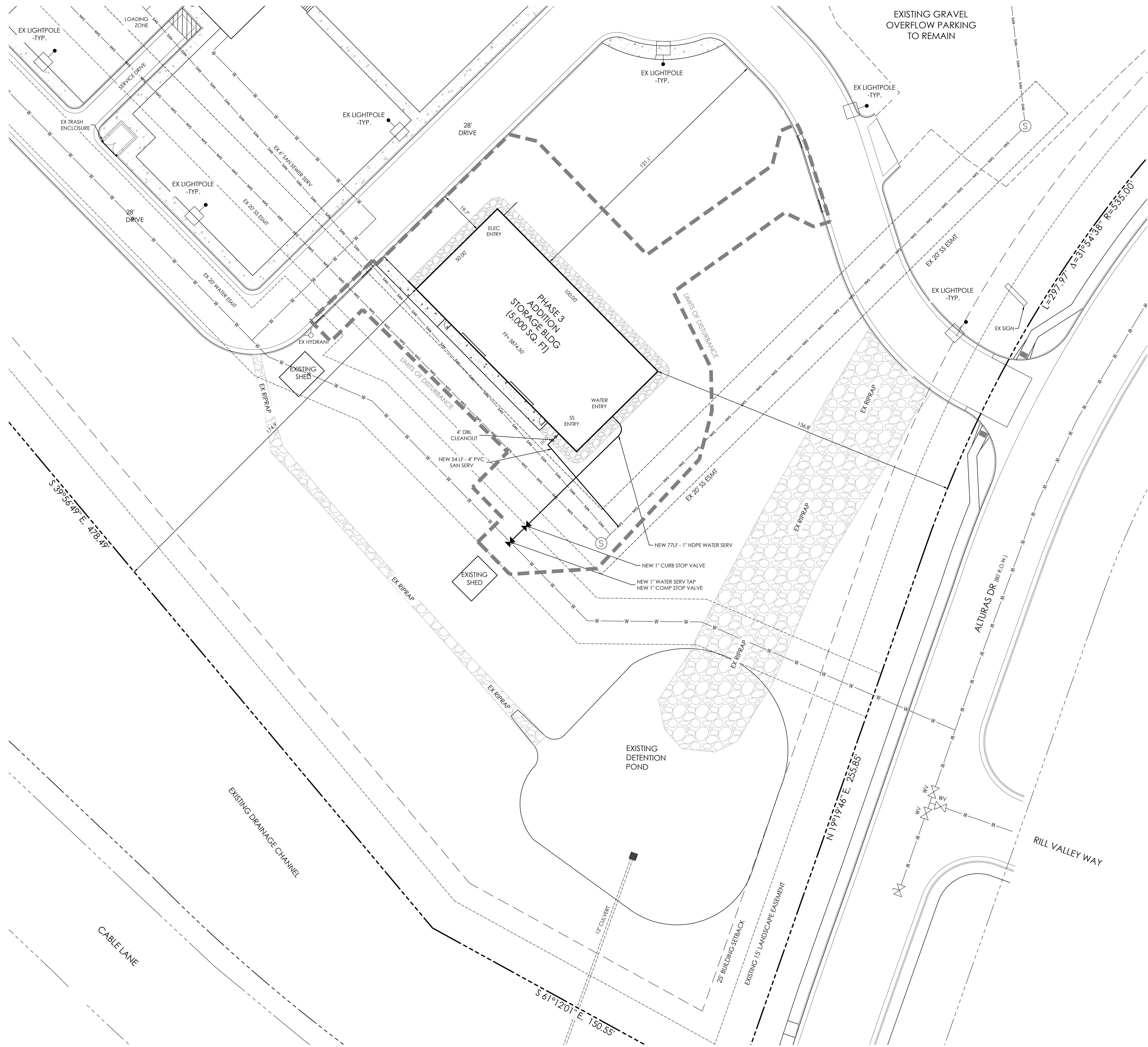
**DEVELOPMENT PLAN
GRADING**

**PIKE'S PEAK
CHRISTIAN CHURCH
PHASE 3 ADDITION**

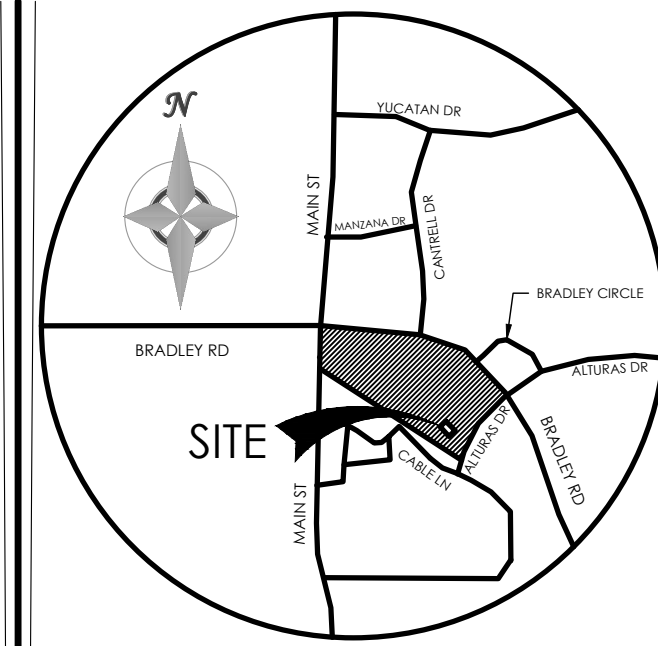
C-1 MVE PROJECT 61181
MVE DRAWING -DEV-SP

COUNTY FILE NO. PPR-22-042

**AUGUST 7, 2022
SHEET 2 OF 3**

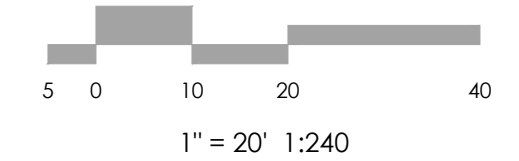
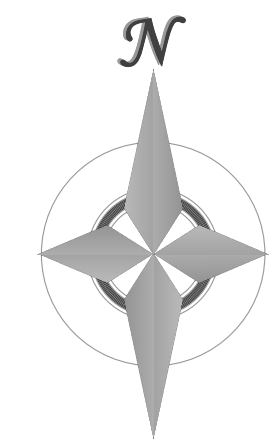


- NOTES:**
- 1.) THE TOPOGRAPHIC MAPPING ON THIS PLAN WAS PREPARED BY OTHERS FOR A PREVIOUS PROJECT. ELEVATIONS INDICATED AS EXISTING HAVE NOT BEEN VERIFIED IN THE FIELD FOR ACCURACY.
 - 2.) ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MAPPING PROVIDED BY OTHERS. THE LOCATION OF UTILITIES 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 SITE DRAWINGS SHALL COMPLY WITH THE APPROVED SITE DEVELOPMENT PLAN.



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

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

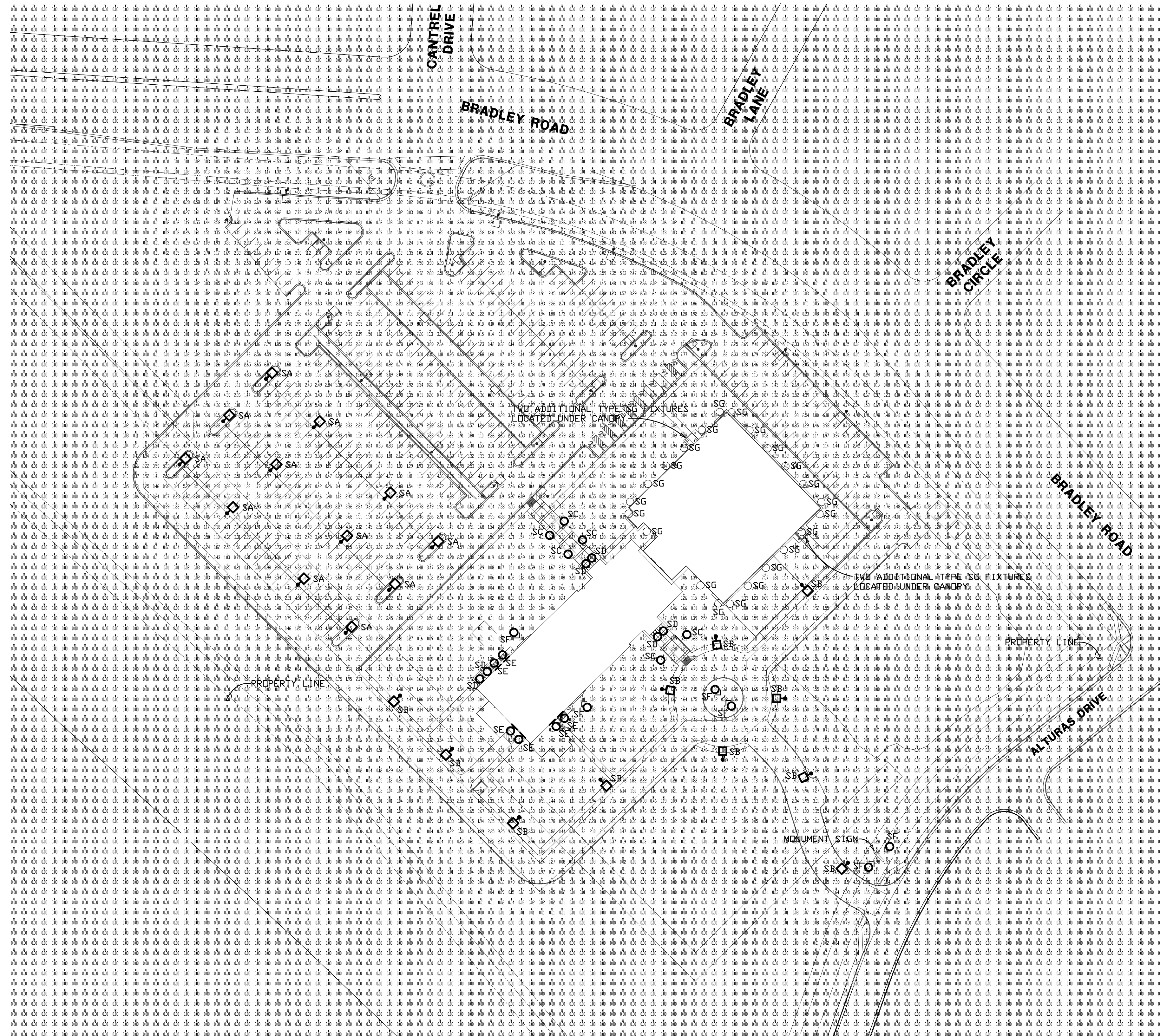
DEVELOPMENT PLAN
UTILITIES

PIKE'S PEAK
CHRISTIAN CHURCH
PHASE 3 ADDITION

C-2 MVE PROJECT 61181
 -DEV-UTIL

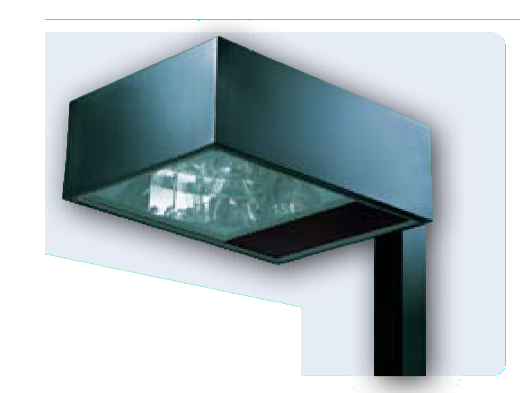
AUGUST 7, 2022
SHEET 3 OF 3

COUNTY FILE NO. PPR-22-042

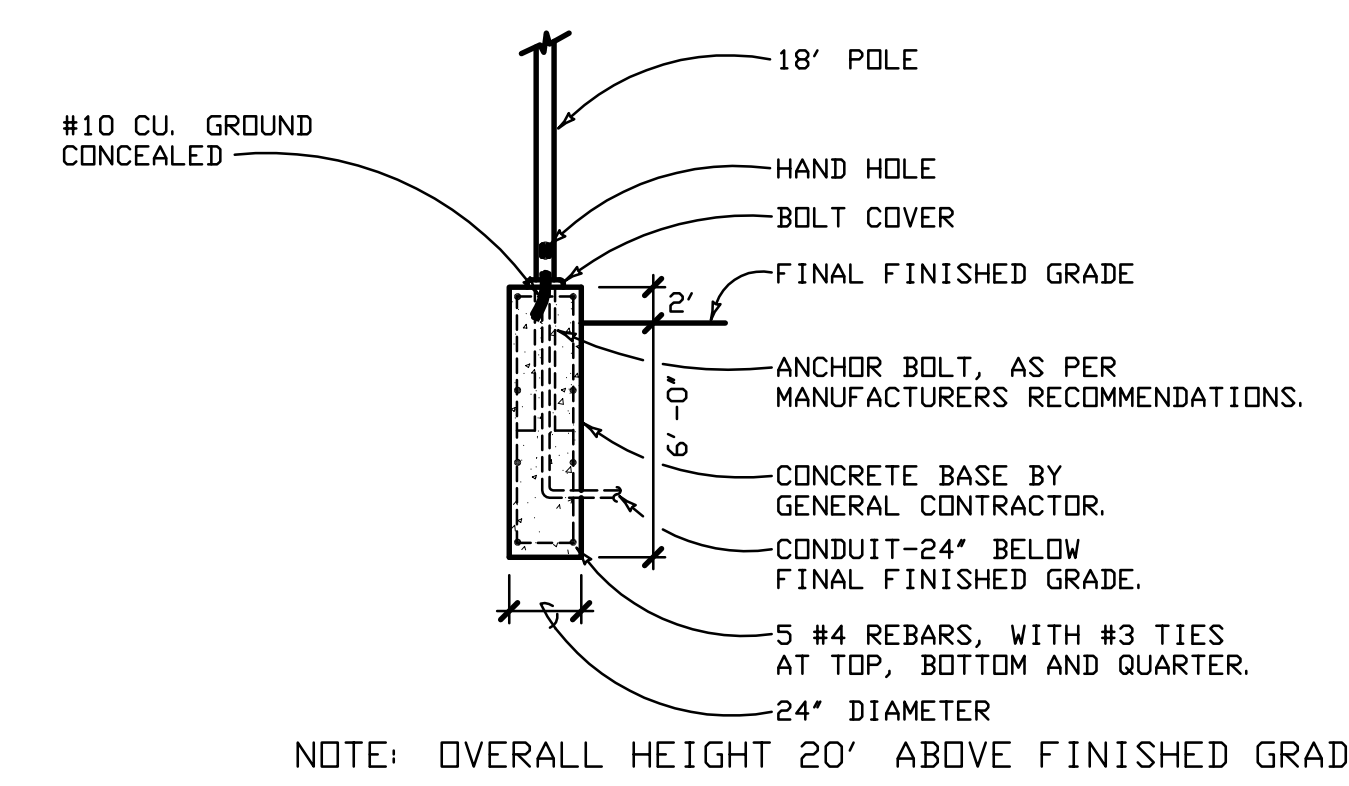


1 PHOTOMETRIC/ELECTRICAL SITE DEVELOPMENT PLAN
SDP-1 1" = 60'-0"

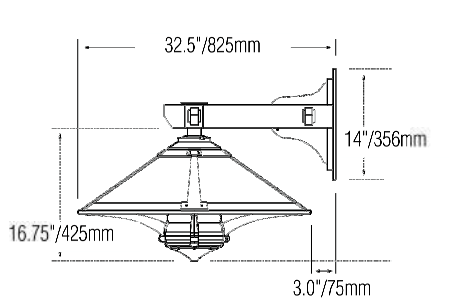
LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
SA	□	Spaulding RCS-P40-5 (1) "R5" RCS-A-P40-HSP	(1) 400PMH	36000	18' 2'	0.67 21
SB	□	Spaulding RCS-P40-3 (1) "R3" RCS-A-P40-3P	(1) 400PMH	36000	18' 2'	0.67 23
SC	○	ARCHITECTURAL A ACRD-150PMH (1) "ACL" ACRD-GR3-150MH-EMBR	(1) MH150W/U/PS	14000	14'	0.70 6
SD	○	KURT VERSEN R6643-150CMH (1) "R66" R6643-150P	(1) 150CMH	13500	WALL MOUNTED NA	0.70 4
SE	○	ARCHITECTURAL A SACRD-70PMH (1) "ACS" SACRD-CF42-MICA	(1) 70PMH	5200	WALL MOUNTED NA	0.70 6
SF	○	Sign Light with Hood	(1) 100W MP100 ED17	-	DN GRADE	- 6
SG	○	Prescolite RHD601-100PMH (1) "RHD6" RHD601-STH602	(1) 100W MP100/C/U/MED E	8500	DOWN LIGHT NA	0.72 24



2 TYPE SA & SB
SDP-1 NOT TO SCALE

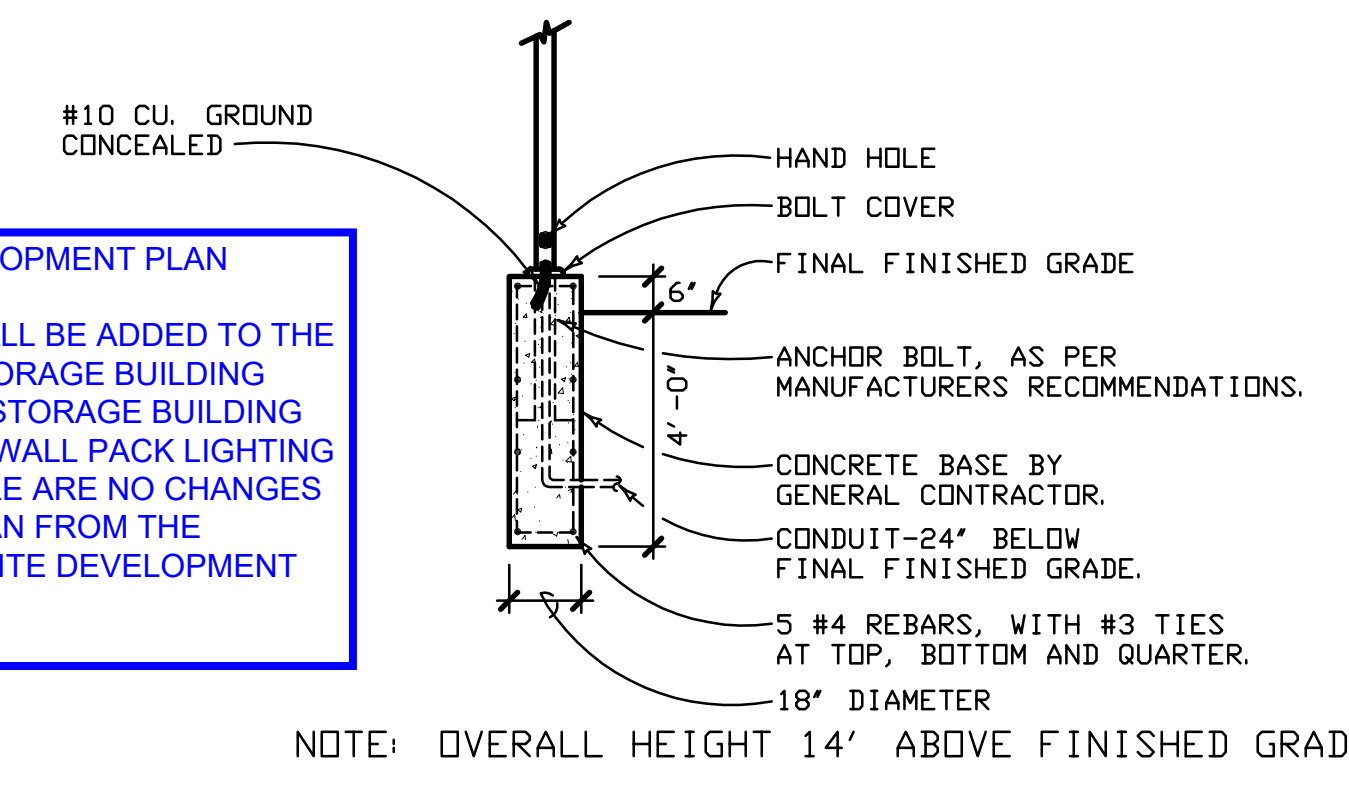


3 TYPE SA & SB POLE BASE DETAIL
SDP-1 NOT TO SCALE



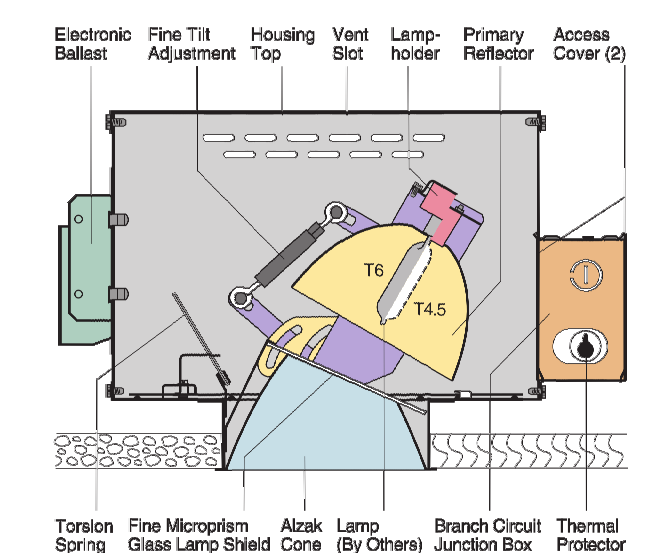
4 TYPE SC & SE
SDP-1 NOT TO SCALE

NOTE: TYPE SC POLE MOUNTED
TYPE SE WALL MOUNTED

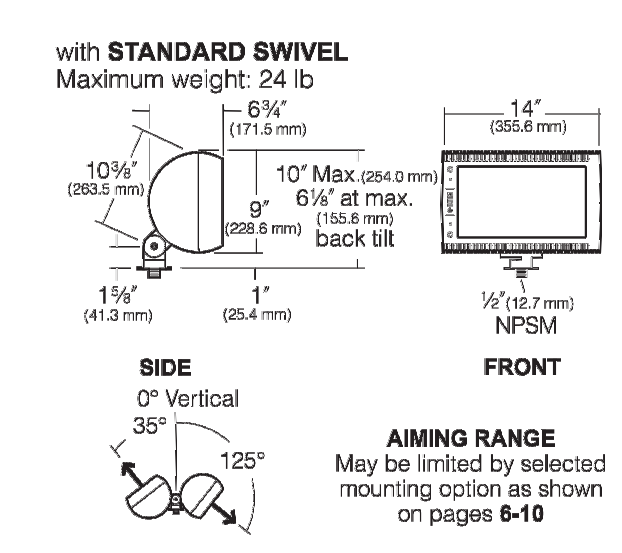


5 TYPE SC POLE BASE DETAIL
SDP-1 NOT TO SCALE

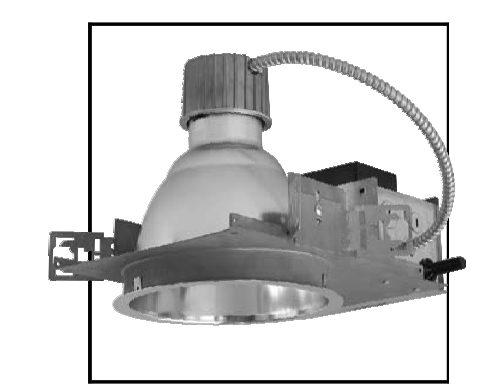
NOTE FOR PHASE 3 DEVELOPMENT PLAN AMENDMENT:
NO NEW LIGHT POLES SHALL BE ADDED TO THE SITE FOR THE PHASE 3 STORAGE BUILDING ADDITION PROJECT. THE STORAGE BUILDING WILL HAVE FULL CUT-OFF WALL PACK LIGHTING AT THE DOORWAYS. THERE ARE NO CHANGES TO THE SITE LIGHTING PLAN FROM THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.



6 TYPE SD
SDP-1 NOT TO SCALE

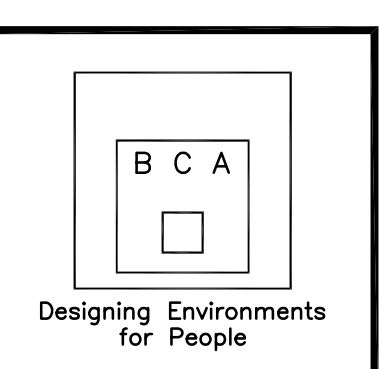


7 TYPE SF
SDP-1 NOT TO SCALE



8 TYPE SG
SDP-1 NOT TO SCALE

CEI CONSULTING ENGINEERS INC.
ELECTRICAL ENGINEERING
1710 Chapel Hills Drive
Colorado Springs, CO. 80920
Telephone: (719) 594-0022
Facsimile: (719) 594-0538



BOLLAR CRUZ ARCHITECTS, LLC
Planning • Architecture • Interior Design • Consulting
8 South Nevada Avenue, Suite 215
Colorado Springs, Colorado 80903
Fax: (719) 520-8036
Tel: (719) 520-0057

**PIKES PEAK CHRISTIAN CHURCH
PHASE TWO - ADDITION**
4955 BRADLEY ROAD
COLORADO SPRINGS, COLORADO 80911

PLOT PLAN

NO.	DATE	REVISIONS
14	06-23-10	EL PASO COUNTY PLOT PLAN SUBMITTAL
15	08-11-10	RESPONSE TO EPC COMMENTS
16	08-12-10	TEAM COORDINATION
17	08-23-10	EPC PLOT PLAN RE-SUBMITTAL

DATE
SEPT. 23, 2010

PROJECT NO.
B005

SHEET
SDP-1
OF 26 SHEETS

COUNTY FILE NO.: PPR-10-16



September 8, 2022

PCD File No. PPR-22-042

**LETTER OF INTENT
PIKES PEAK CHRISTIAN CHURCH
SITE DEVELOPMENT PLAN AMENDMENT
PHASE 3 BUILDING ADDITION
(MVE Proj. No. 61181)**

Owner:

Pikes Peak Christian Church
4955 Bradley Road
Colorado Springs, CO 80911
(719) 392-0194

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Developer/Applicant:

Taylor Architecture & Design, LLC
620 S Cascade Ave
Colorado Springs, CO 80903
(719) 475-1727

Site Location Size and Zoning:

Pike's Peak Christian Church site is located within Lot 1, Christian Church of Security located in the Southwest Quarter of Section 1, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The site is located on the south side of Bradley Road the east side of Main Street, and west of Alturas Drive. The existing lot is 16.125 acres having El Paso County Tax ID: 6501318001. The property is zoned A-5 CAD-O (Agricultural 5 acre lot with Commercial Airport District Overlay). The site contains an existing church facility and is used for Religious Worship. An Approval of Location land use action was approved by El Paso County Planning Commission on August 5, 1998 under PCD File No. SF96032

Request and Justification:

The request is for approval of a Site Development Plan Amendment to allow for construction of a free standing building addition to be known as Pikes Peak Christian Church Phase 3. The project will consist of the construction of a 5000 sf, one story storage building with associated concrete sidewalk and grading in the immediate vicinity of the building. The new storage building will house equipment used for maintenance of the site and items for education, recreation, and worship activities. The construction limits will be contained within a 0.115 acre area.

*Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com*

Access

Pike's Peak Christian Church has two existing access driveways into the site. One is located on Alturas Drive and the other is located on Bradley Road. This Phase 3 Addition will not affect access to these driveways.

Parking

The Phase 3 Addition will not add additional parking space requirements. The proposed storage use will not take place during worship service times. The activities involving the storage building will take place in off-peak parking times therefore the storage building will not create the need for additional parking spaces.

ADA Requirements

The Phase 3 Storage Building Addition is not intended for use of the general public. No additional ADA parking spaces or access provisions are required.

Landscaping/Screening

The addition of a 5,000 sf building with no changes to parking requirements will not require any changes to the landscape requirements. The Phase 3 Addition is located in an unlandscaped area with native grasses along the outer portions of the lot. The small footprint of the Phase 3 Addition will not require any additions or removal of any of the current landscaping.

Grading/Erosion Control/Storm Drainage

The portions of the site shall be graded to accept the new improvements and to tie into the existing grades on the four edges of the building. The site contains an existing stormwater BMP located southeast of the addition. The BMP provides storm detention and water quality treatment. Runoff from the impervious surfaces of the addition will be routed to the stormwater BMP using the existing and proposed site grades. The pond was originally designed for a paved parking lot larger than the building addition, therefore the pond was adequately sized to accept runoff from the Phase 3 Addition. A Final Drainage Letter has been prepared as part of the submittal material for this application. The development of this site shall be in conformance with the drainage report.

Water, Sanitary Sewer, Electric and Gas Utilities

The site is currently served by Security Water and Sanitation District. The building addition will involve new water and sewer line connecting to existing lines in the site. Colorado Springs Utilities is serving the site with electricity service. There will be no natural gas line additions for this project. The plans for new service lines will be reviewed and approved by utility organizations.

Letter of Intent

Pikes Peak Christian Church - Site Development Plan Amendment- Phase 3 Addition

September 8, 2022

Page 3

Fire Protection

Fire Protection is provided by Security Fire Protection District. Water mains exist on the site, no new fire hydrants are required. Construction Documents for the proposed building will be reviewed by Pike's Peak Regional Building Department (PPRBD) and Security Fire District.

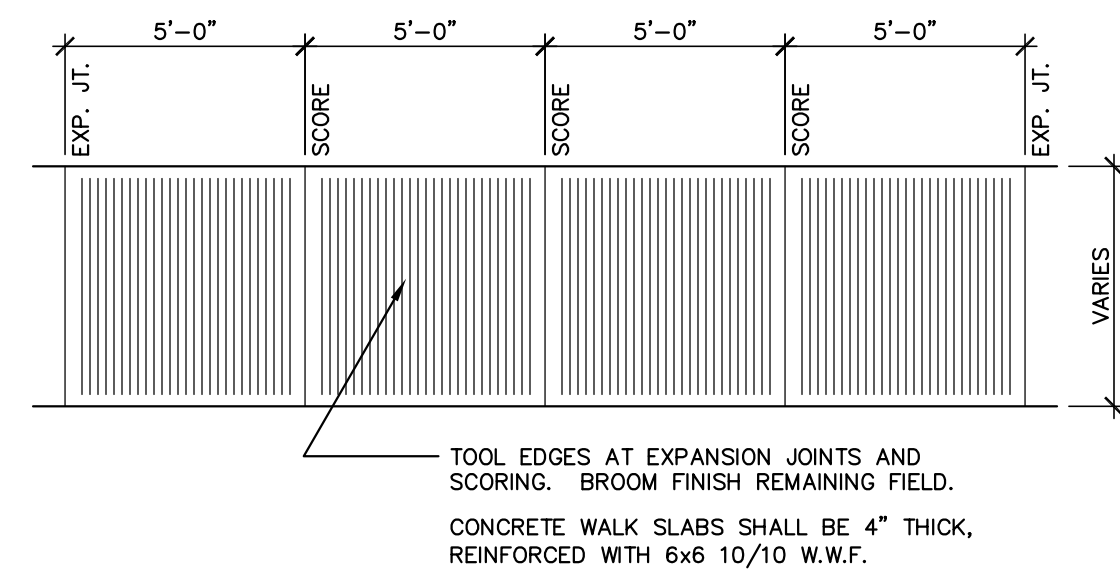
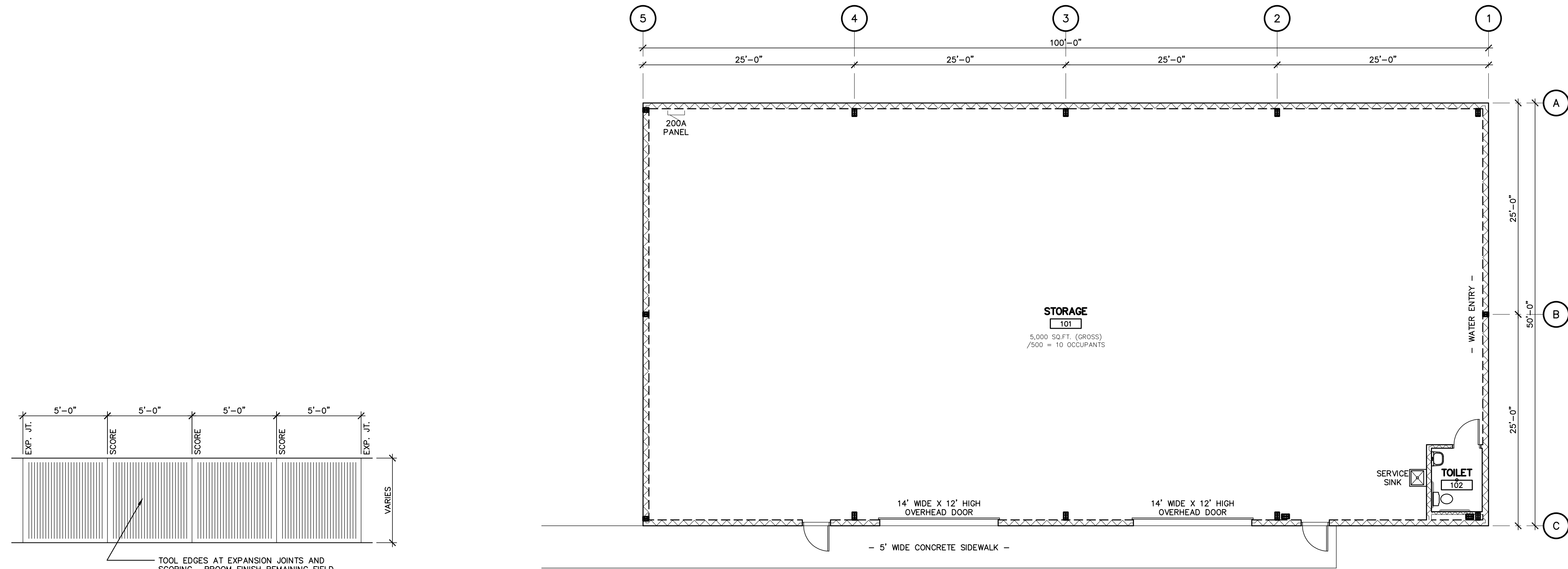
Traffic Impact

The primary use of the site is religious institution. The site has adequate parking and circulation to accommodate the primary use. The purpose of the Storage Building addition is to store recreational and site maintenance equipment and will be utilized by existing on site staff and attendees. The use of the Storage Building will not generate additional traffic to or from the site. No additional parking is required for the use. The proposed Phase 3 Addition is an accessory use on the existing site and will not be subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471.

Existing and Proposed Facilities

The site on Bradley Road and Main Street requires no new public facilities or improvements. The existing access drives and utility infrastructure will remain in place.

Z:\61181\Documents\Correspondance\61181 LetterOfIntent-Site Dev Plan.odt

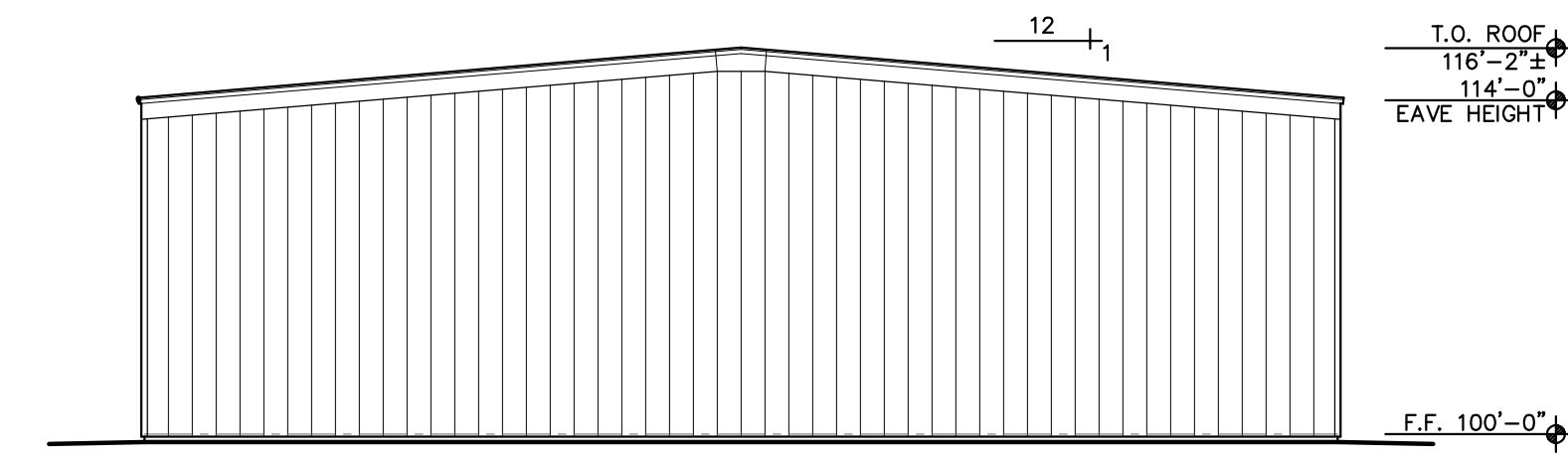


6
A-2 **TYPICAL SIDEWALK DETAIL**
1/4" = 1'-0"

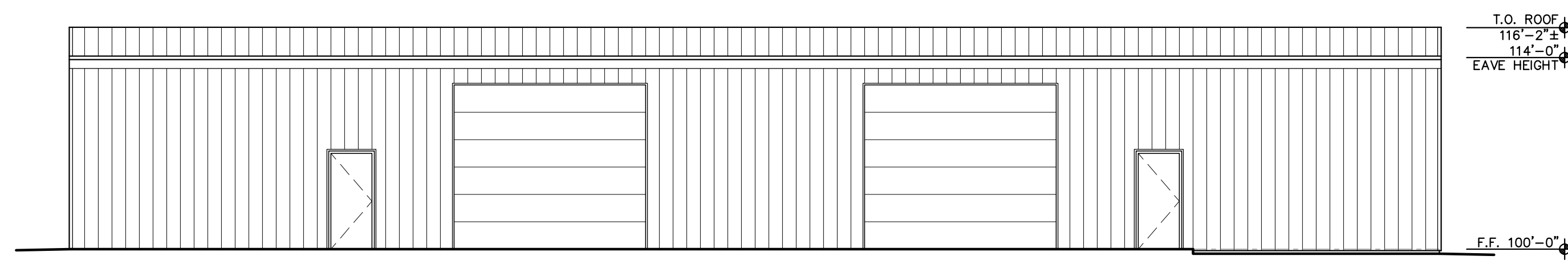
1
A-2 **PROPOSED FLOOR PLAN**
1/8" = 1'-0"

0 2 4 8 12 20

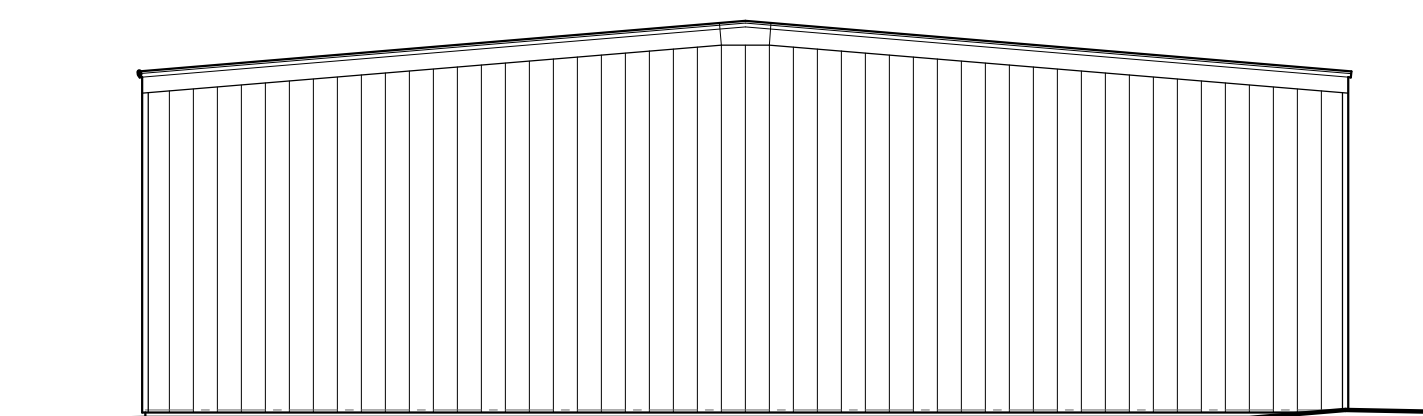
JOB NORTH TRUE NORTH



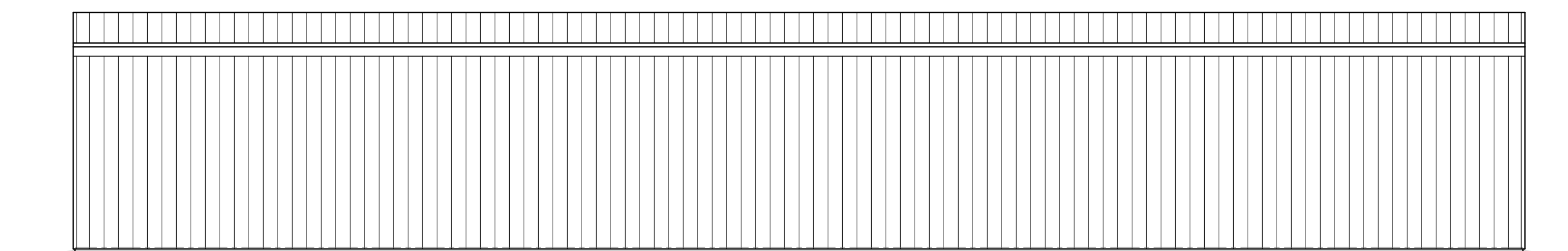
3
A-2 **EAST ELEVATION**
1/8" = 1'-0"



2
A-2 **SOUTH ELEVATION**
1/8" = 1'-0"



5
A-2 **WEST ELEVATION**
1/8" = 1'-0"



4
A-2 **NORTH ELEVATION**
1/8" = 1'-0"

DEVELOPMENT PLAN

NO.	DATE	REVISIONS	
		DESCRIPTION	DATE

DATE
JULY 8, 2022

PROJECT NO.
T2209

SHEET
A-2
OF SHEETS

COUNTY FILE NO.: _____