

SITE DATA

LEGAL DESCRIPTION:
 A TRACT OF LAND BEING A PART OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, AS DESCRIBED IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 200118192, SITUATED IN SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 13, (A 2' ALUMINUM CAP - STAMPED "PLS 23075), THENCE BEARING S 22°45'02" W, A DISTANCE OF 2,704.12 FEET, TO A POINT ON THE WEST LINE OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S 84°48'57" E, A DISTANCE OF 216.40 FEET;

THENCE S 86°37'47" E, A DISTANCE OF 73.57 FEET;

THENCE N 3°22'13" E, A DISTANCE OF 4.75 FEET;

THENCE S 86°13'47" E, A DISTANCE OF 19.95 FEET;

THENCE N 44°44'15" W, A DISTANCE OF 233.42 FEET;

THENCE N 90°00'00" W, A DISTANCE OF 86.44 FEET;

THENCE N 52°52'36" W, A DISTANCE OF 275 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL A, KNOLLWOOD ESTATES FILING NO. 2;

THENCE ALONG THE WEST LINE OF SAID PARCEL A, S 15°13'06" E, A DISTANCE OF 60.84 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, S 52°25'36" E, A DISTANCE OF 187.02 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, S 3°03'27" E, A DISTANCE OF 149.51 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND,
 A TRACT OF LAND BEING A PART OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, AS DESCRIBED IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 223077691, SITUATED IN SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE SE CORNER OF SAID SECTION 11/4, S 84°47'11" W, A DISTANCE OF 367.41 FEET, N 02°32'31" W, A DISTANCE OF 420.53 FEET, N 76°11'04" E, A DISTANCE OF 105.15 FEET, S 15°16'41" E, A DISTANCE OF 186.74 FEET, S 52°24'11" E, A DISTANCE OF 187.02 FEET;

THENCE S 03°07'01" E FOR 164.14 FEET TO THE POINT OF BEGINNING.

TAX SCHEDULE NUMBERS:
 7113210037, 7113200004

ZONE:
 R4 (PUD) AND RS-2000

LAND USE:
 EXCEPT NONRESIDENTIAL LAND - RELIGIOUS

Parking Lot COVERAGE DATA:
 TOTAL SITE AREA: 166,524.88 SF / 3.823 ACRES
 BUILDING COVERAGE: 16,746 SF = 10%
 PAVEMENT (PARKINGS/WALK): 83,612 SF = 50%
 LANDSCAPE: 66,171.88 SF = 40%

PARKING REQUIREMENTS:
 RELIGIOUS INSTITUTIONS: 1 SPACE PER 4 SEATS FOR 201-300 SPACE 7 ACCESSIBLE SPACES REQUIRED

EXISTING PARKING SPACES: 151 SPACES
NEW PARKING SPACES: 49 SPACES
HANDICAPPED PARKING SPACES: 7 SPACES
LOST PARKING SPACES: 6 SPACES
TOTAL SPACES: 201 SPACES

DEVELOPMENT STANDARDS:

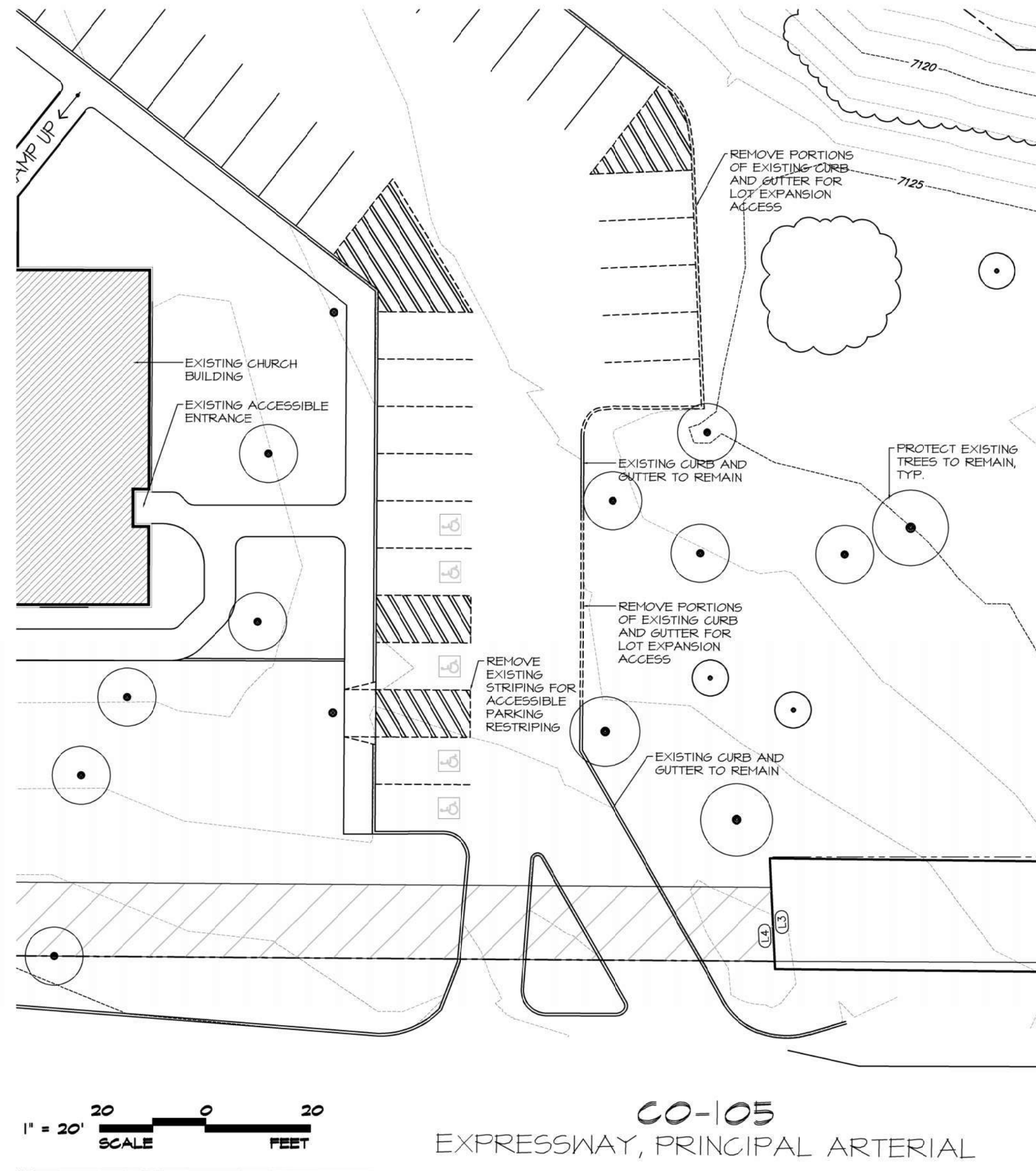
- LANDSCAPE BUFFER OF 25' WITH 1 TREE PER 20 FEET IS REQUIRED ALONG THE FRONTAGE OF A LOT, PARCEL, OR TRACT BETWEEN THE PRINCIPAL ARTERIAL/EXPRESSWAY AND THE BUILDING OR USE. 20' ALTERNATIVE ROADWAY LANDSCAPE SETBACK.
- FOR EVERY 15 PARKING SPACES IN A PARKING LOT, ONE TREE SHALL BE PROVIDED

PROJECT DESCRIPTION:

- PROPOSED PARKING LOT EXPANSION, NET GAIN OF 50 SPACES, WITH SIDEWALKS AND LANDSCAPED AREAS. PROPOSED CONNECTIONS TO EXISTING STORM WATER SYSTEM.

GRADING NOTES:

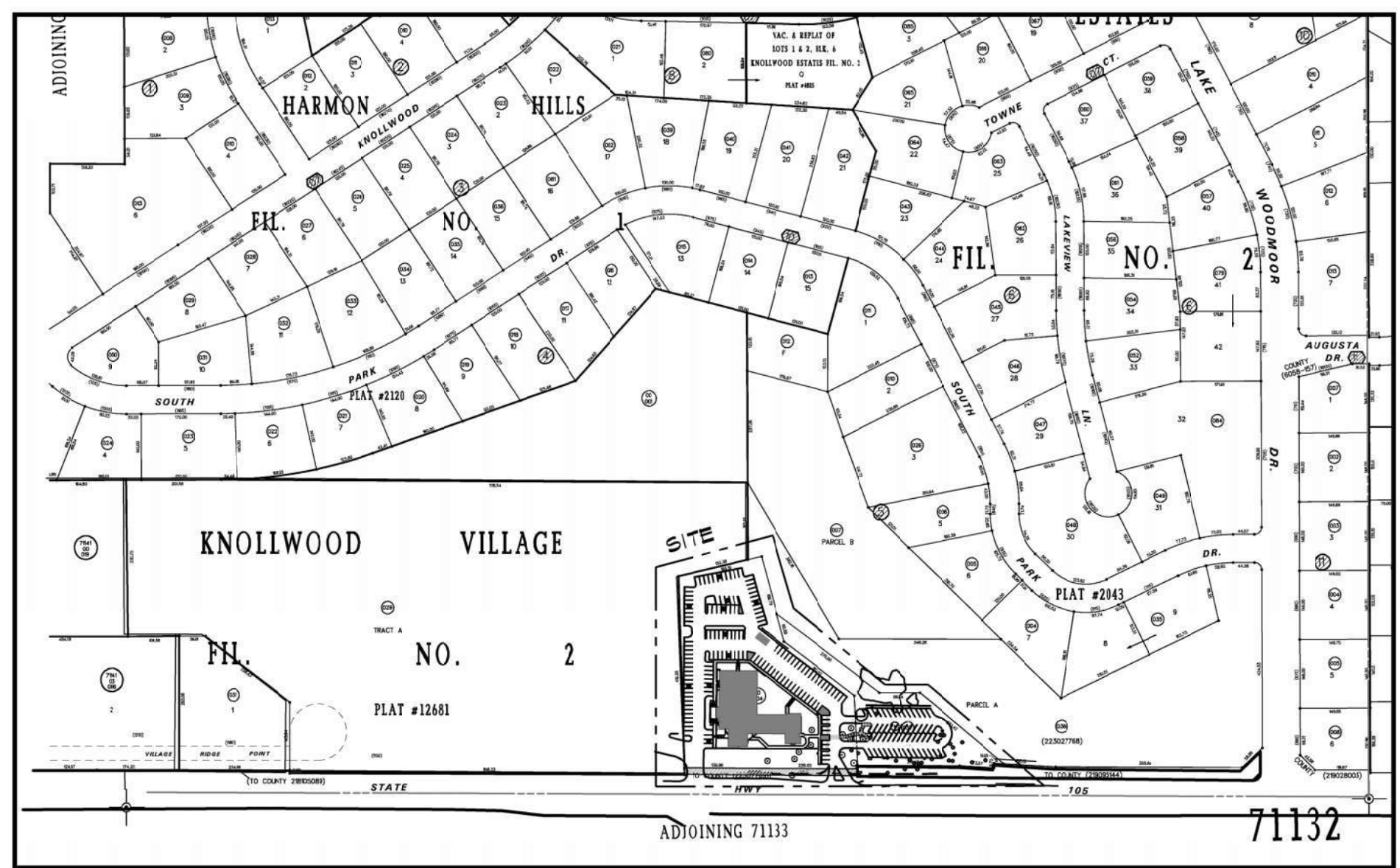
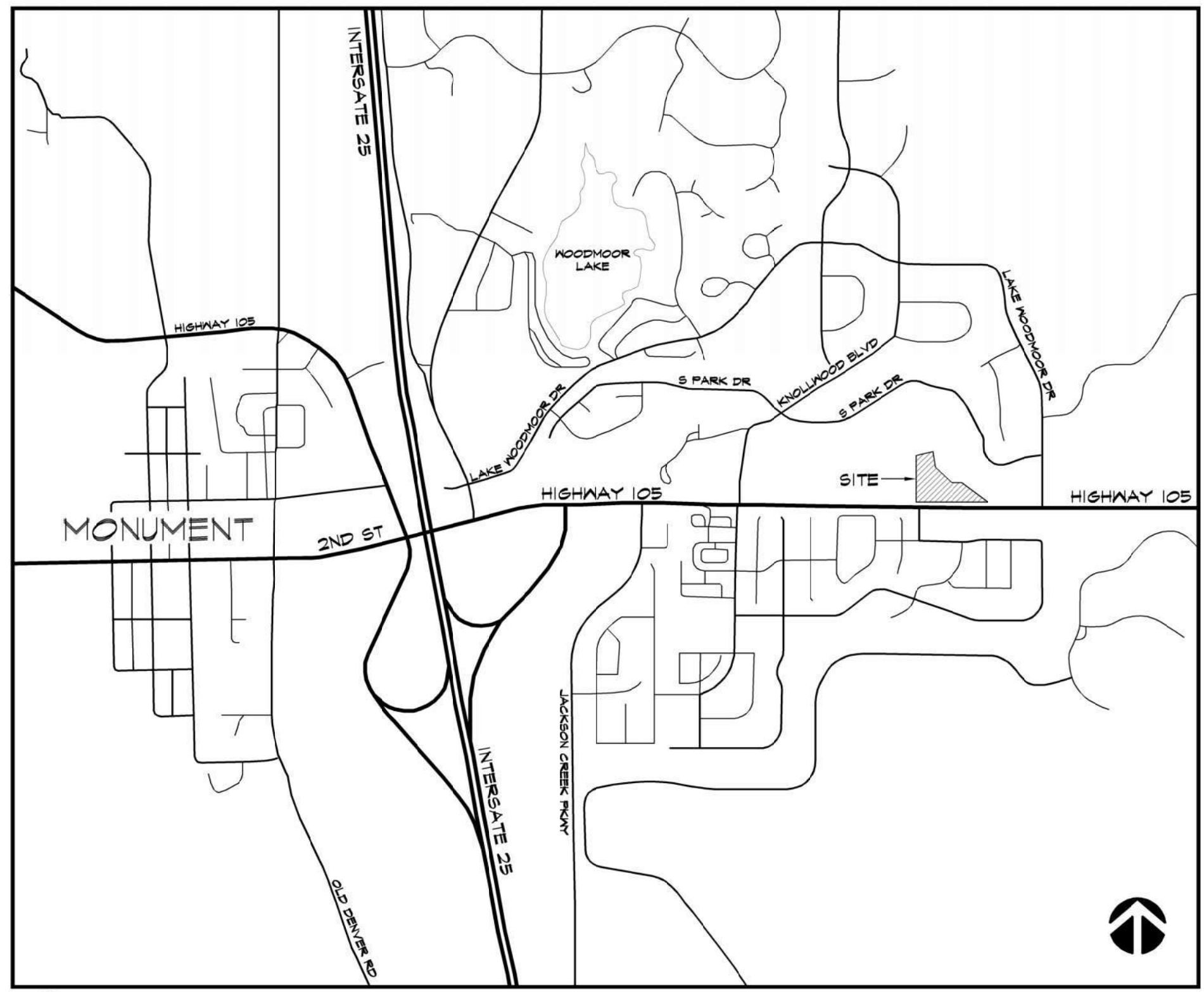
- A GRADING EROSION CONTROL PLAN IS REQUIRED AND SHALL BE OBTAINED BY THE OWNER/DEVELOPER PRIOR TO ANY GRADING ACTIVITIES. ALL GRADING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.



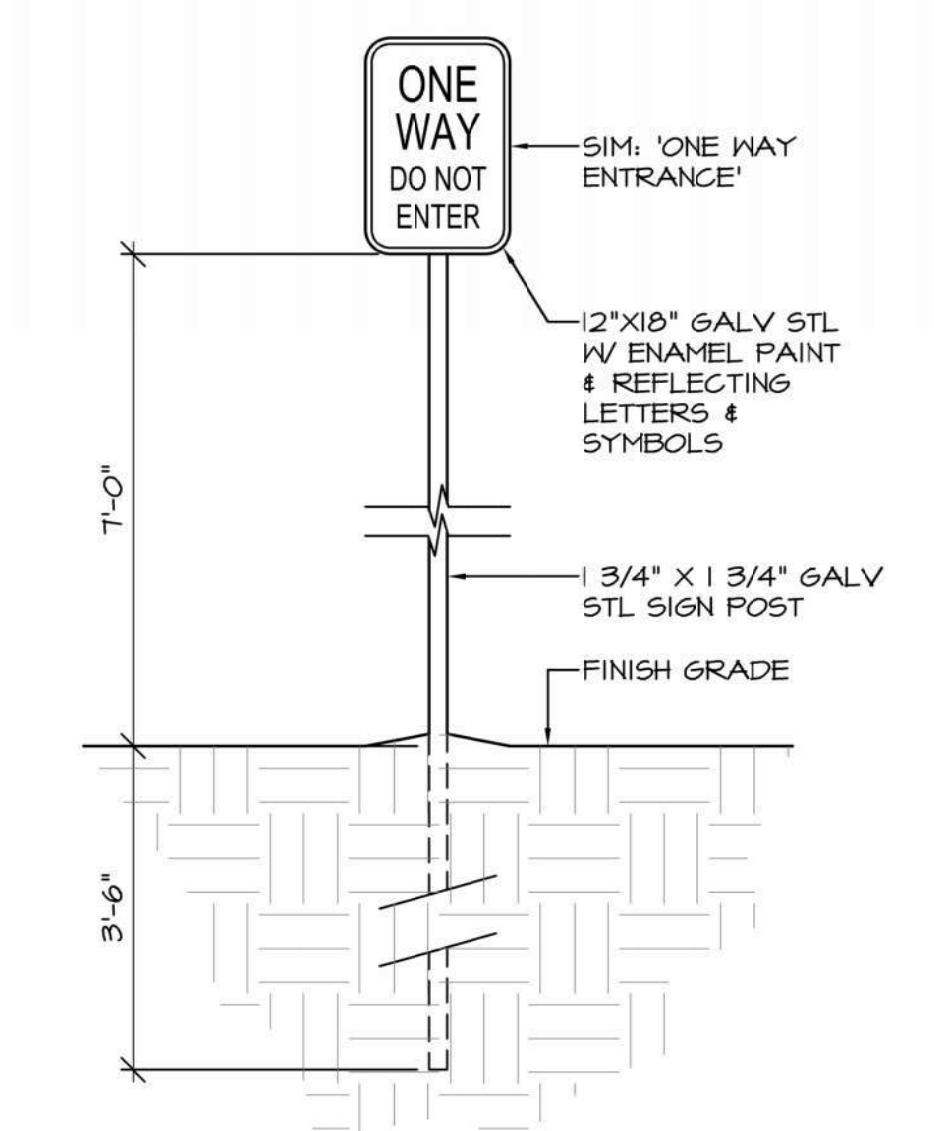
19 DEMOLITION SITE PLAN
 1" = 20'

SITE DEVELOPMENT PLAN FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

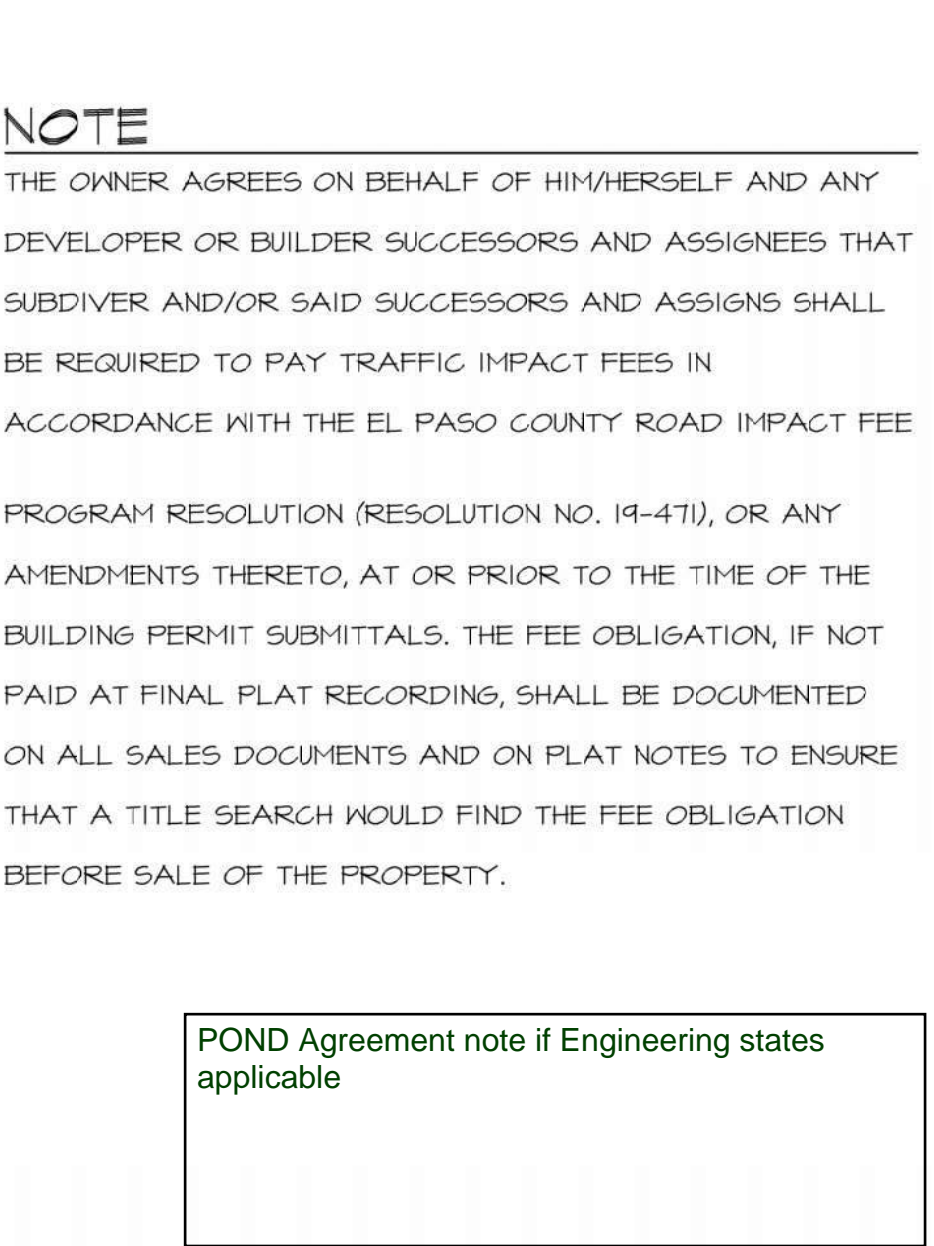
MARCH 2024



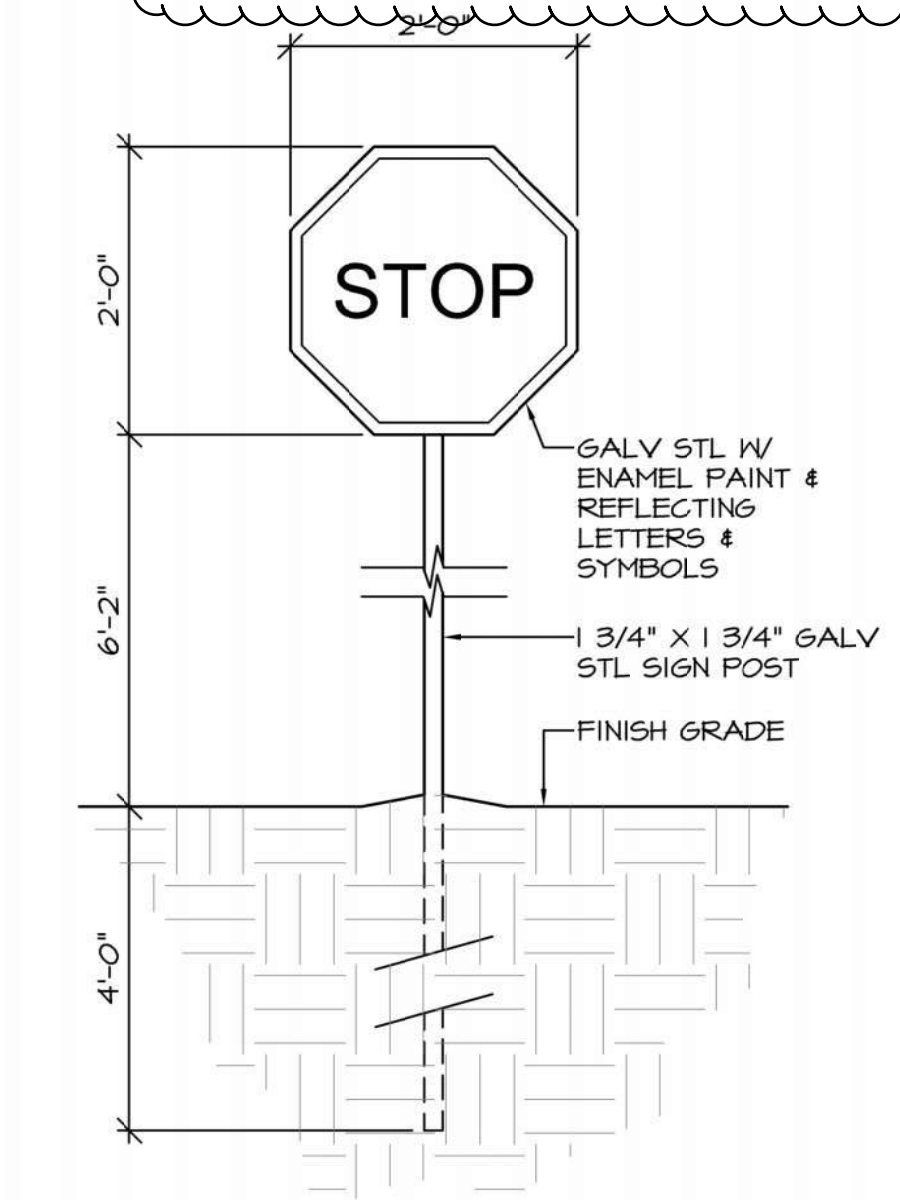
17 HANDICAP SIGN DETAIL
 3/4" = 1'-0"



23 DIRECTIONAL SIGN DETAIL
 3/4" = 1'-0"



EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT



18 STOP SIGN DETAIL
 3/4" = 1'-0"

AGENCIES

OWNER:
 LDS CHURCH - REAL EST DIV
 50 E NORTH TEMPLE # 504-8866
 SALT LAKE CITY, UT 84150-4001
 714-481-2604
 hollisters@churchofjesuschrist.org
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APPLICANT/ARCHITECT:
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 714-280-1033
 bruce@crparchitects.com
 CONTACT: BRUCE SMITH

CIVIL:
 DREXEL, BARRELL & CO.
 101 SAHAWATCH STREET #100
 COLORADO SPRINGS, CO 80903
 714-260-0887
 timcconnell@drexelbarrell.com
 CONTACT: TIM MCCONNELL

ELECTRICAL / LIGHTING:
 ME ENGINEERS
 1125 KELLY JOHNSON BLVD #301
 COLORADO SPRINGS, CO 80912
 714-536-0036
 eric.eifeald@me-engineers.com
 CONTACT: ERIC EIFEALDT

SHEET INDEX

1.	C-1	COVER SHEET
2.	SP-1	SITE DEVELOPMENT & PARKING PLAN

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PARKING ANNEX

950 CO-105
 Monument, CO 80132

OWNERSHIP OF INSTRUMENTS OF SERVICE:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERETO.



COVER SHEET

SCALE: AS INDICATED

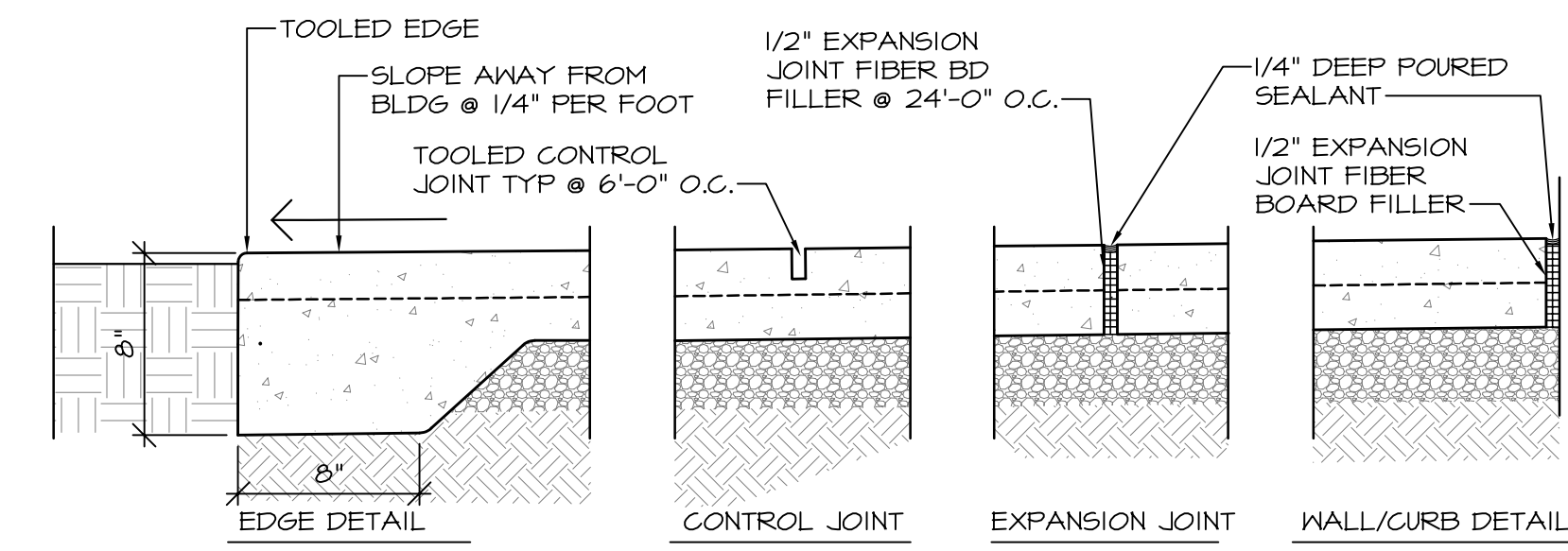
DATE: 04-26-2024
 DRAWN BY: JM
 CHECKED: BS
 REVISED: -



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

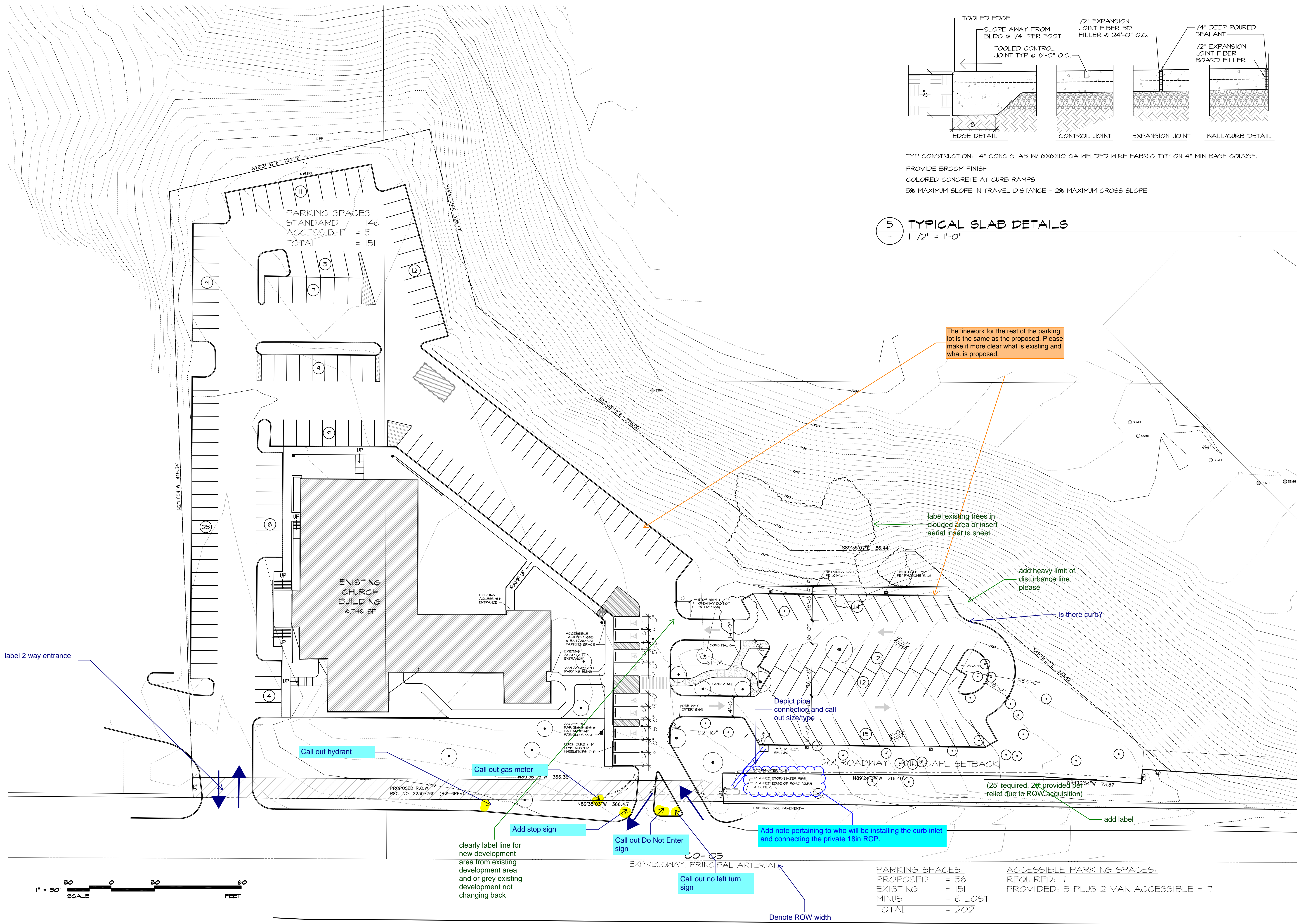
PARKING ANNEX

950 CO-105
Monument, CO 80132



TYP CONSTRUCTION: 4" CONC SLAB W/ 6X6X10 GA WELDED WIRE FABRIC TYP ON 4" MIN BASE COURSE.
PROVIDE BROOM FINISH
COLORED CONCRETE AT CURB RAMPS
5% MAXIMUM SLOPE IN TRAVEL DISTANCE - 2% MAXIMUM CROSS SLOPE

5 TYPICAL SLAB DETAILS
1 1/2" = 1'-0"



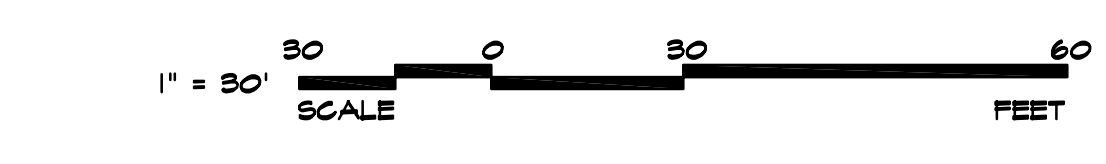
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CRP ARCHITECTS AIA
100 East St. Vrain, Suite 300
Colorado Springs, CO 80903

SITE DEVELOP. & PARKING PLAN

SCALE: AS INDICATED
DATE: 04-26-2024
DRAWN BY: AL, JM
CHECKED: BS
REVISED: -

PARKING SPACES:		ACCESSIBLE PARKING SPACES:	
PROPOSED	= 56	REQUIRED	= 7
EXISTING	= 151	PROVIDED	= 5 PLUS 2 VAN ACCESSIBLE = 7
MINUS	= 6 LOST		
TOTAL	= 202		



19 SITE PLAN
1" = 30'