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. 2001/8192, SITUATED IN SECTION 13, TOWNSHIP II SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE NI/4 CORNER OF SAID SECTION 13, (A 2" ALUMINUM CAP - STAMPED "PLS 23875), THENCE BEARING S 22°45'02" W, A DISTANCE OF 2,789.12 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 89°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 9.75 FEET;

THENCE S 86°73'47" E, A DISTANCE OF 19.95 FEET;

THENCE N 49°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 15º13'06" E, A DISTANCE OF 60.89 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 2. FOR EVERY 15 PARKING SPACES IN A PARKING LOT, ONE 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 II SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE SE CORNER OF SAID SECTION NW 1/4, S 89°47'19" ALIGN S LINE THEREOF 1086.25 FEET, N 00°12'41" W 40.0 FEET FOR THE POINT OF BEGINNING,

THENCE S 89°47'19" W A DISTANCE 367.91 FEET, N 02°32'31" W A DISTANCE OF 420.53 FEET, N 76°11'09" E A DISTANCE OF 185.15 FEET, S 15º16'41" E A DISTANCE OF 186.79 FEET, S 52°29'II" E A DISTANCE OF 187.02 FEET;

THENCE S 03°07'01" E FOR 169.14 FEET TO THE POINT OF

TAX SCHEDULE NUMBERS:

ZONE:

7113210037, 7113200004

RS-20000 is not being modified just the R4 PUD R4 (PUD) AND RS-2000 portion which established parking on this site

LAND USE EXEMPT NONRESIDENTIAL LAND - RELIGIOUS Parking Lot

COVERAGE DATA

TOTAL SITE AREA: 166,529.88 SF / 3.823 ACRES clarify that no addition BUILDING COVERAGE: 16,746 SF = 10% is proposed these numbers are existing; PAVEMENT (PARKING/WALK): 83,612 SF = 50

only parking is being LANDSCAPE: 66, 71.88 SF = 40% expanded PARKING REQUIREMENTS

RELIGIOUS INSTITUTIONS: I 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:

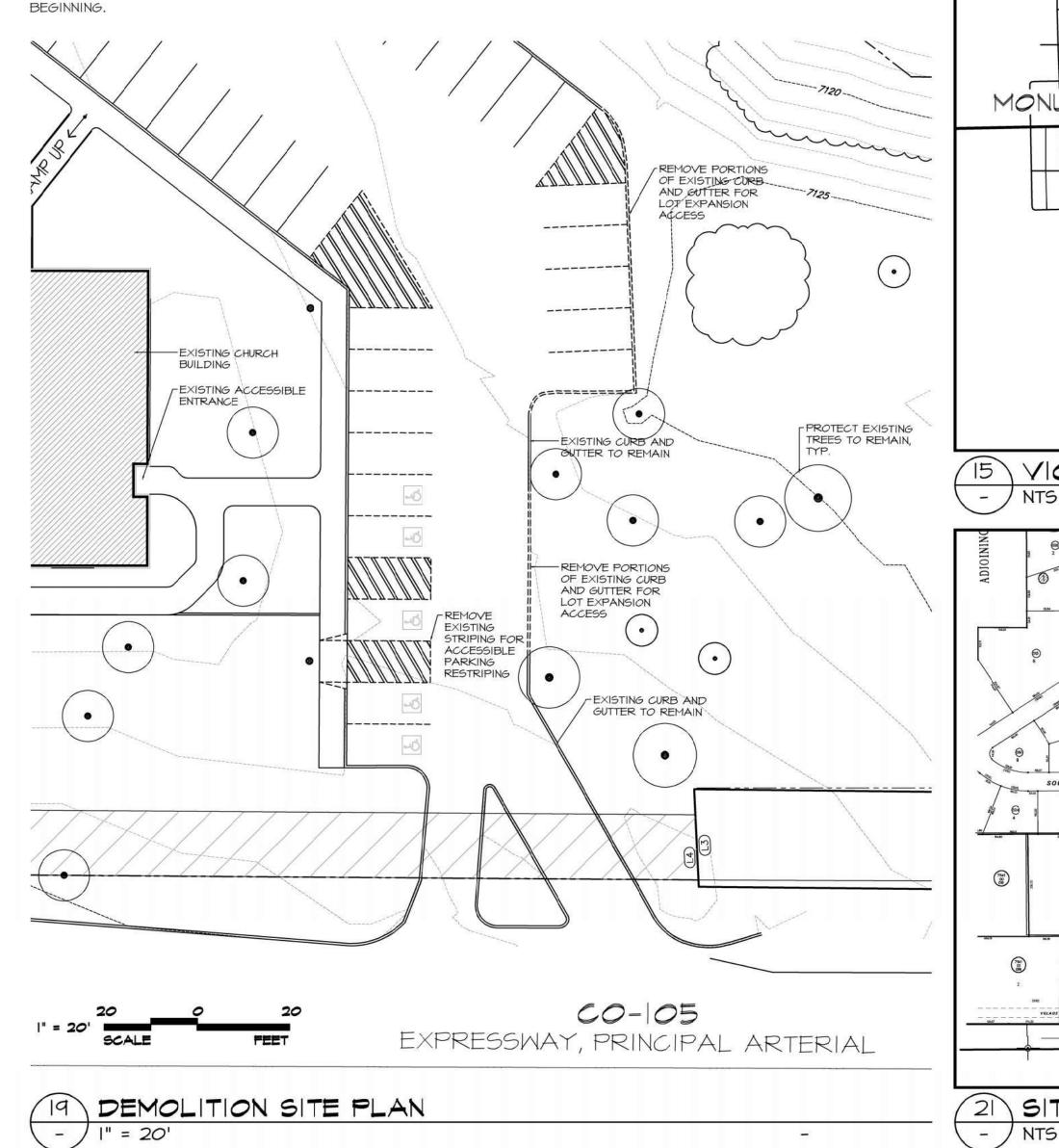
- I. LANDSCAPE BUFFER OF 25' WITH I TREE PER 20 FEET IS REQUIRED ALONG THE FRONTAGE OF A LOT, PARCEL, OR TRACT BETWEEN THE PRINCIPAL ARTERIAL/EXPRESSWAY AND THE BUILDING OR USE. 20' ALTERNATIVE ROADWAY LANDSCAPE SETBACK.
- TREE SHALL BE PROVIDED

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.

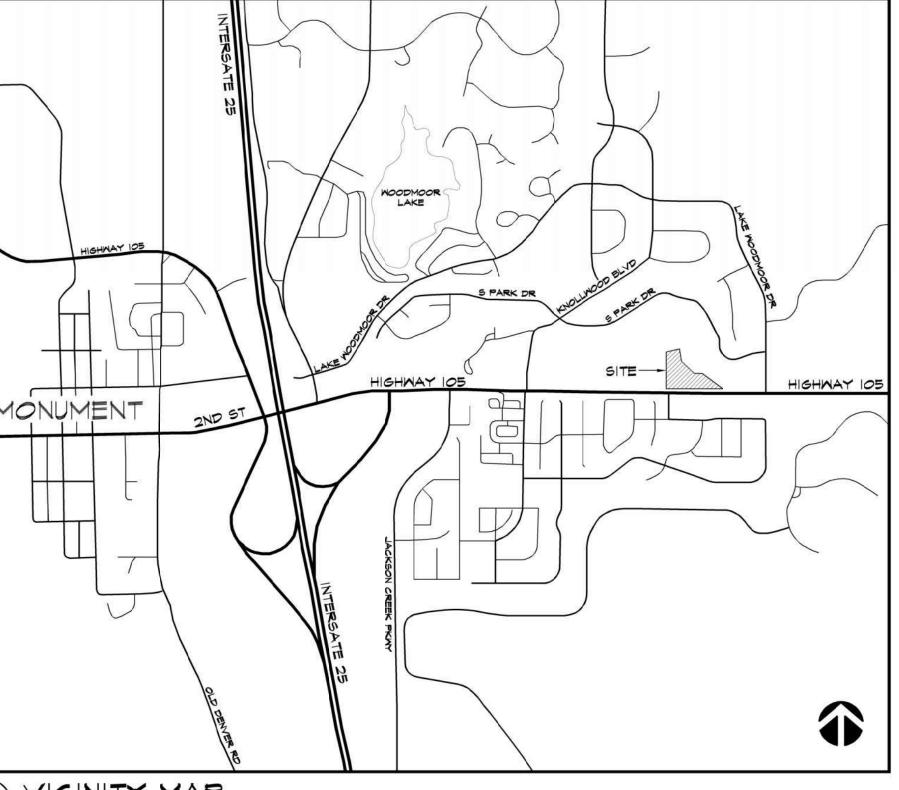


SITE DEVELOPMENT PLAN

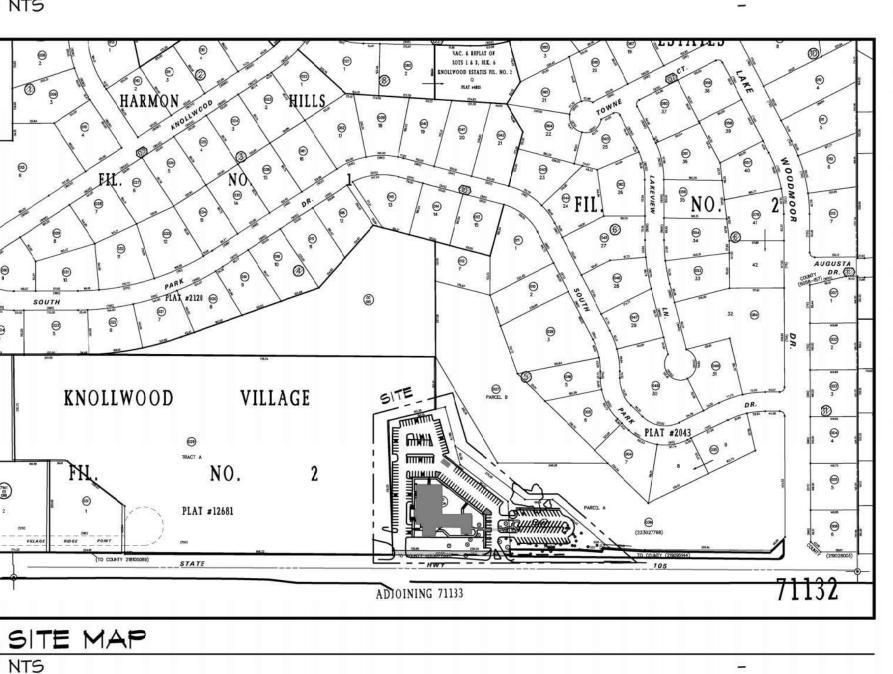
FOR

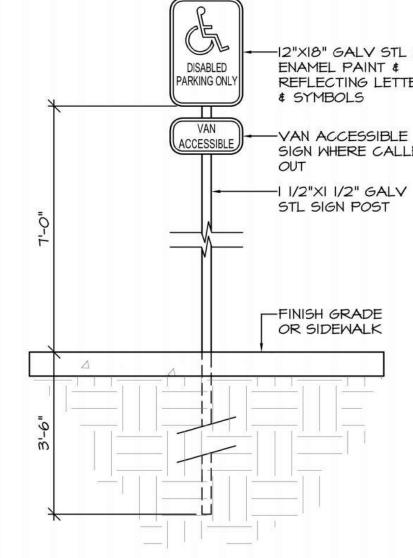
THE CHURCH OF **JESUS CHRIST OF LATTER-DAY SAINTS**

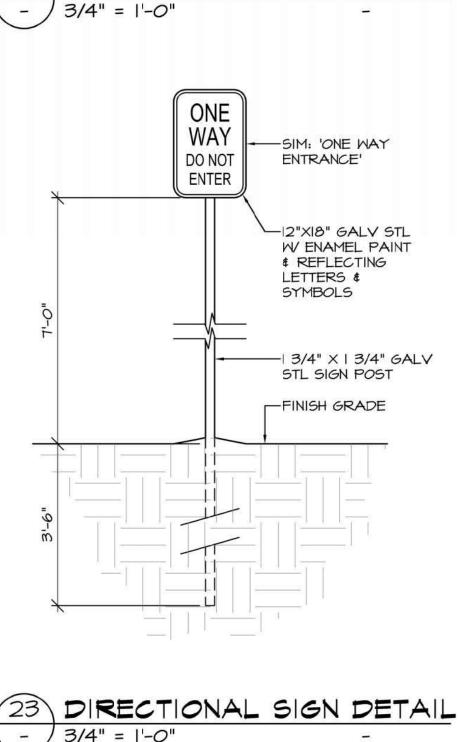
MARCH 2024











NOTE

THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE

PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF THE BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

> POND Agreement note if Engineering states applicable

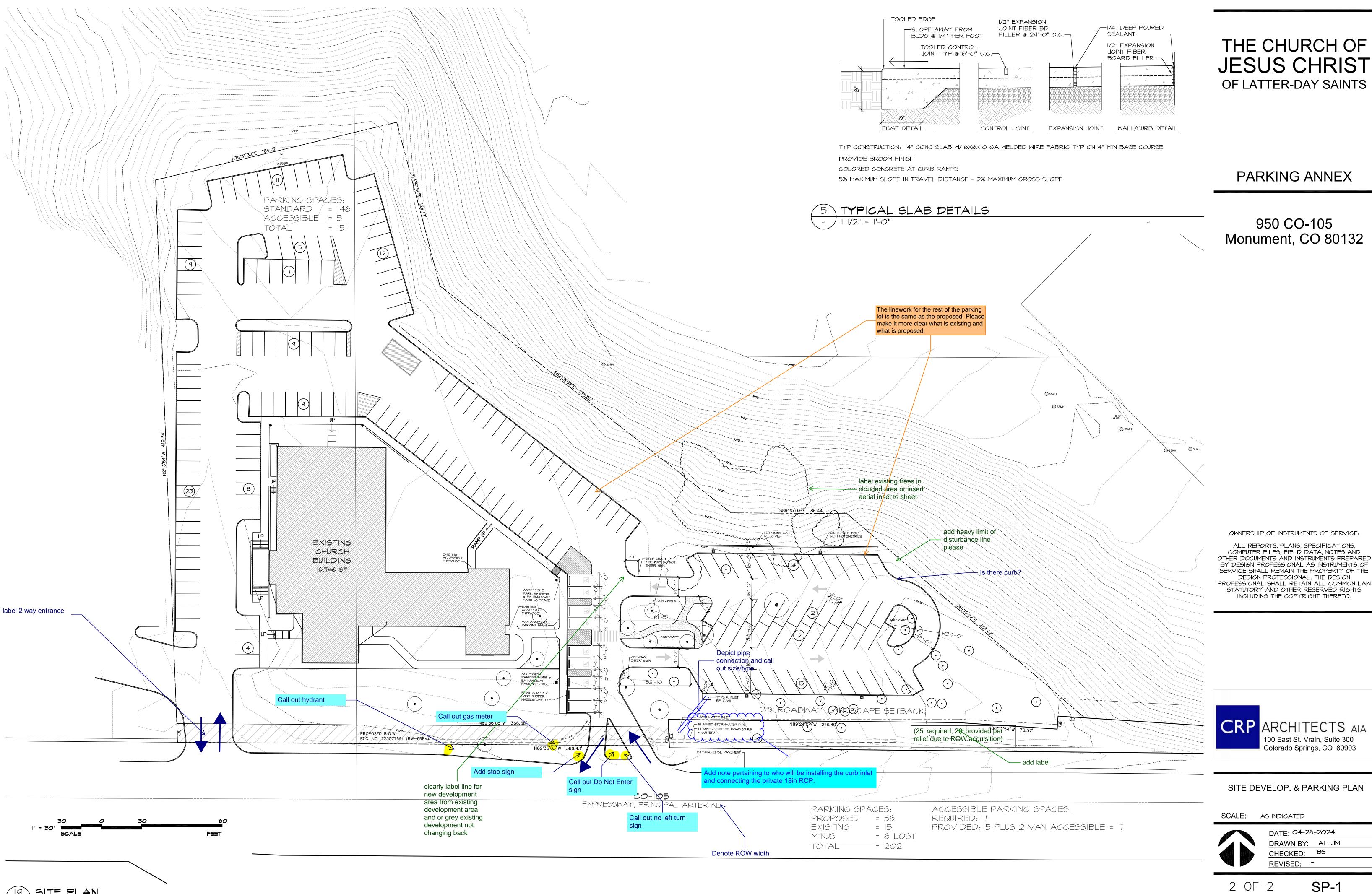
IN ORANGE BOXES WITH BLACK TEXT unprun THE CHURCH OF JESUS CHRIST -12"XI8" GALV STL W REFLECTING LETTERS STOP **OF LATTER-DAY SAINTS** SIGN WHERE CALLED -GALV STL W/ ENAMEL PAINT & REFLECTING LETTERS & SYMBOLS -1 3/4" X I 3/4" GALV STL SIGN POST FINISH GRADE PARKING ANNEX 950 CO-105 Monument, CO 80132 HANDICAP SIGN DETAIL 18 STOP SIGN DETAIL 3/4" = 1'-0" AGENCIES OWNER: LDS CHURCH - REAL EST DIV 50 E NORTH TEMPLE # 509-8866 SALT LAKE CITY, UT 84150-9001 719-481-2609 hollistersj@churchofjesuschrist.org CONTACT: SCOTT HOLLISTER APPLICANT/ARCHITECT: CRP ARCHITECTS 100 EAST ST. VRAIN STREET, SUITE 300 COLORADO SPRINGS, CO 80903 719-280-1033 bruce@crparchitects.com CONTACT: BRUCE SMITH - 3/4" X | 3/4" GALV <u>CIVIL:</u> DREXEL, BARRELL & CO. IOI SAHWATCH STREET #100 COLORADO SPRINGS, CO 80903 719-260-0887 tmcconnell@drexelbarrell.com CONTACT: TIM MCCONNELL ELECTRICAL / LIGHTING: ME ENGINEERS 1125 KELLY JOHNSON BLVD #301 OWNERSHIP OF INSTRUMENTS OF SERVICE: COLORADO SPRINGS, CO 80920 719-536-0036 ALL REPORTS, PLANS, SPECIFICATIONS, eric.eifeald@me-engineers.com COMPUTER FILES, FIELD DATA, NOTES AND CONTACT: ERIC EIFEALDT 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 SHEET INDEX INCLUDING THE COPYRIGHT THERETO. C-1 COVER SHEET SP-I SITE DEVELOPMENT & PARKING PLAN Environmental: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping CRP ARCHITECTS AIA Mouse). 100 East St. Vrain, Suite 300 Colorado Springs, CO 80903 No driveway shall be established unless an access permit has been granted by El Paso County. COVER SHEET SCALE: AS INDICATED DATE: 04-26-2024 DRAWN BY: JM CHECKED: BS Know what's below. **REVISED**: Call before you dig. OF C-1 CALL 3-BUSINESS DAYS IN ADVANCE

 \sim

EPC STORMWATER REVIEW COMMENTS

BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

mmm



SITE PLAN 19 / |" = 30' -

_

OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE PROFESSIONAL SHALL RETAIN ALL COMMON LAW

SCALE:	AS INDICATED
	DATE: 04-26-2024 DRAWN BY: AL, JM CHECKED: ^{BS} REVISED: ⁻
2 OF	2 SP-1