

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 13, (A 2' ALUMINUM CAP - STAMPED "PLS 23075), THENCE BEARING 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, A DISTANCE OF 164.14 FEET TO THE POINT OF BEGINNING.

TAX SCHEDULE NUMBERS:
 7113210037, 7113200004

ZONE:
 R4 (PUD) AND RS-2000

LAND USE:
 EXEMPT NONRESIDENTIAL LAND - RELIGIOUS

COVERAGE DATA:
 TOTAL SITE AREA: 166,524.88 SF / 3.823 ACRES

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:

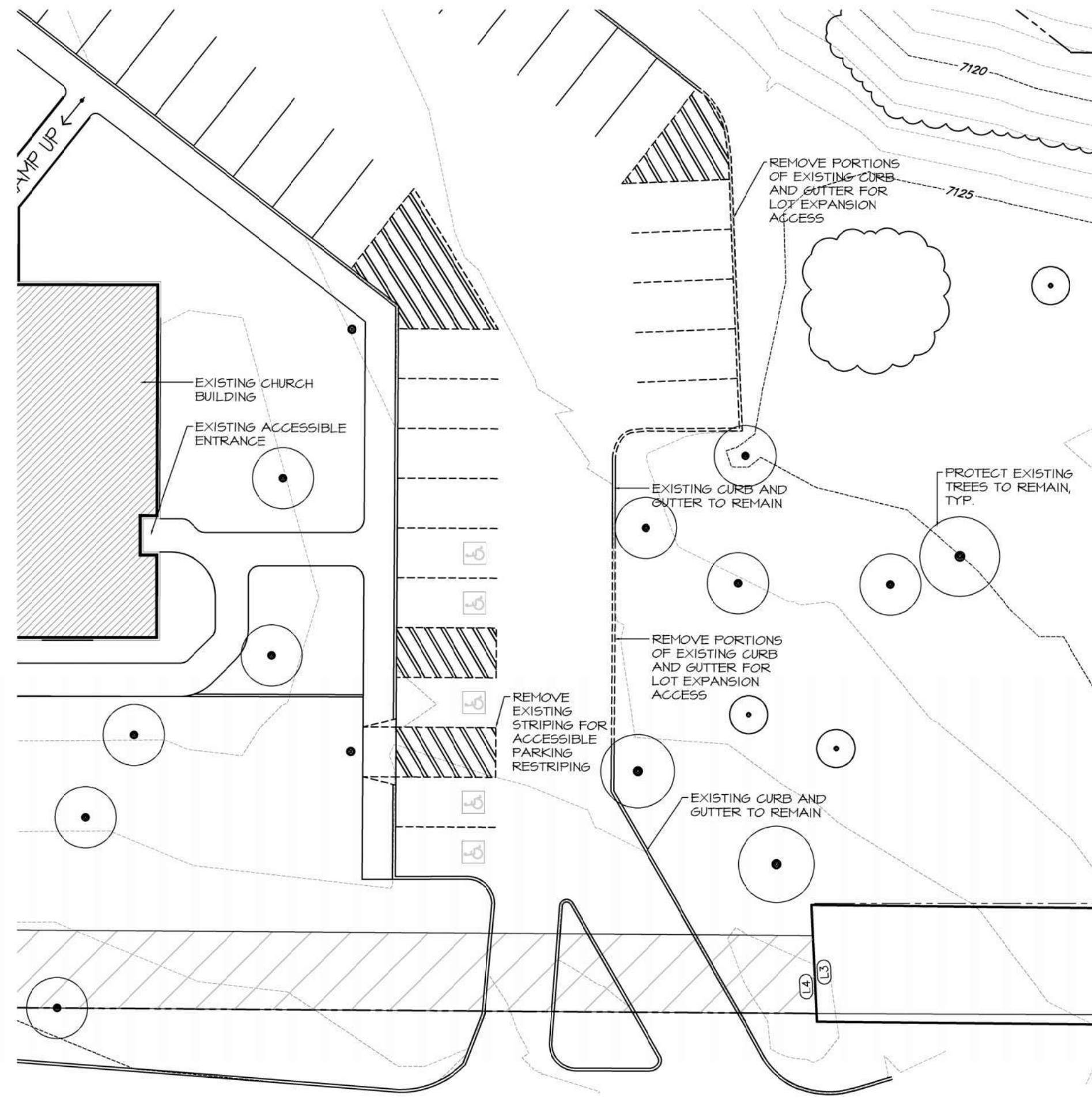
- A GRADING EROSION CONTROL PLAN IS REQUIRED AND SHALL BE OBTAINED BY THE OWNER/DEVELOPER PRIOR TO ANY GRADING ACTIVITIES. ALL GRADING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

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

clarify that no addition is proposed these numbers are existing; only parking is being expanded

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

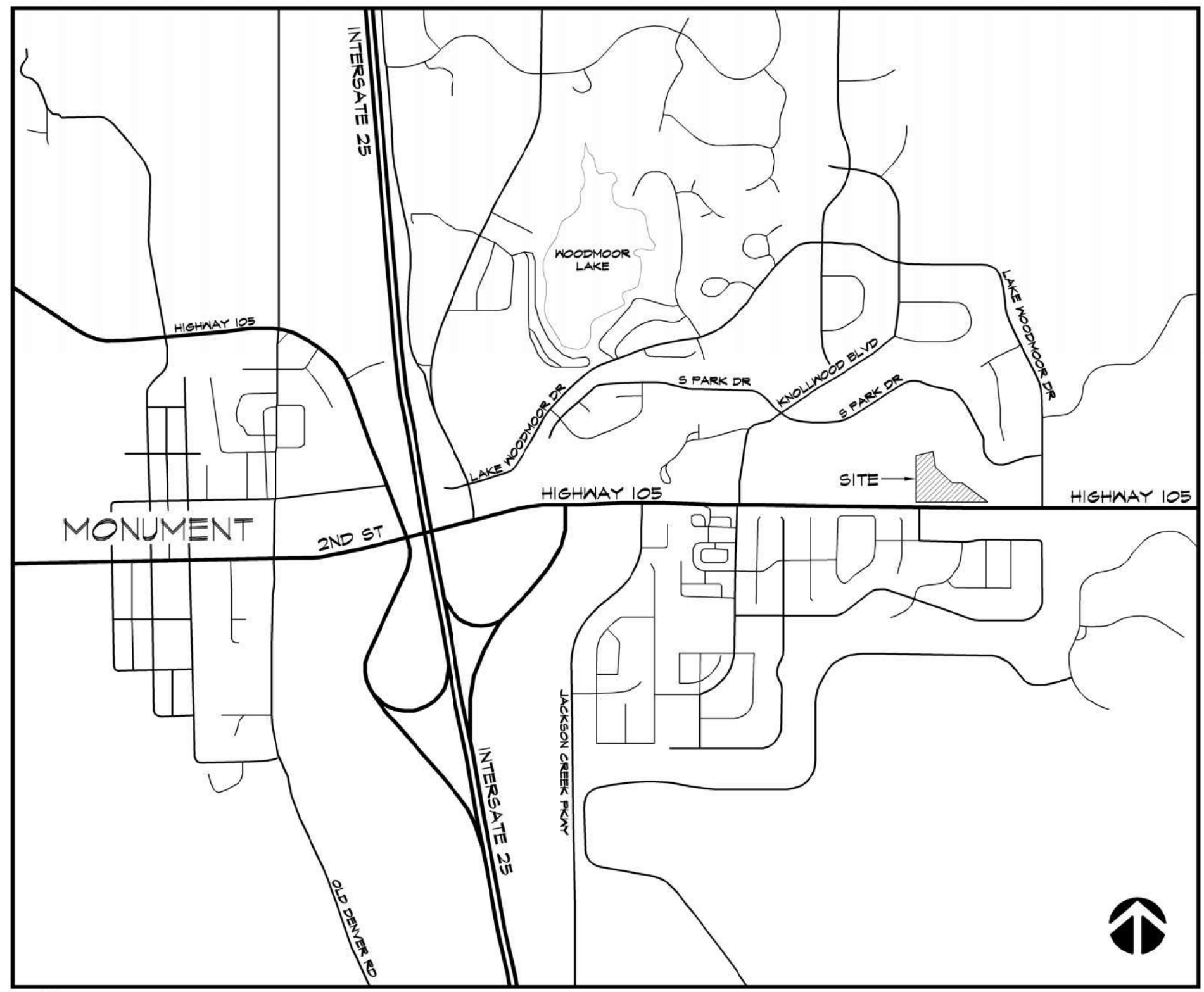
MARCH 2024



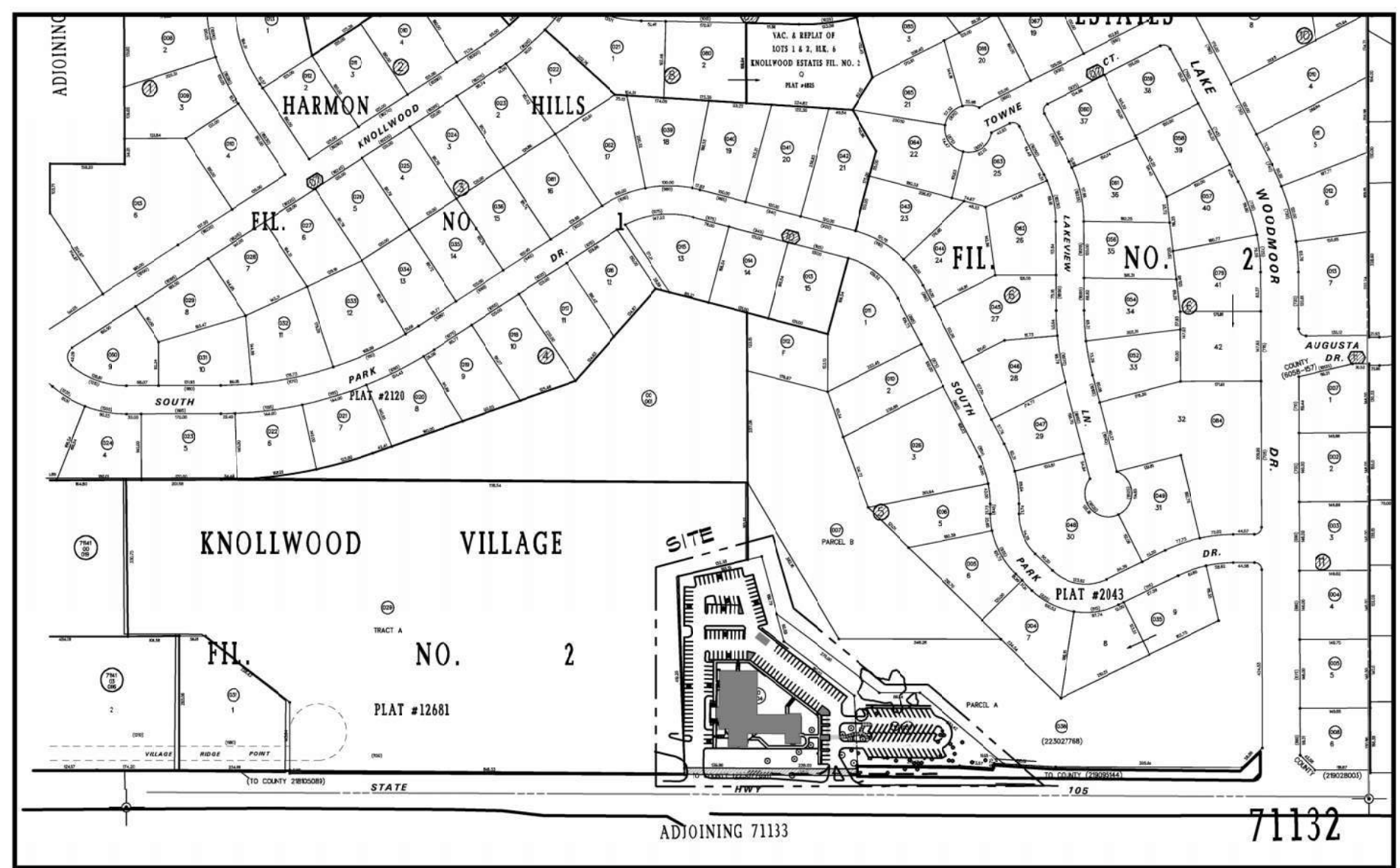
1" = 20' SCALE

CO-105 EXPRESSWAY, PRINCIPAL ARTERIAL

19 DEMOLITION SITE PLAN 1" = 20'

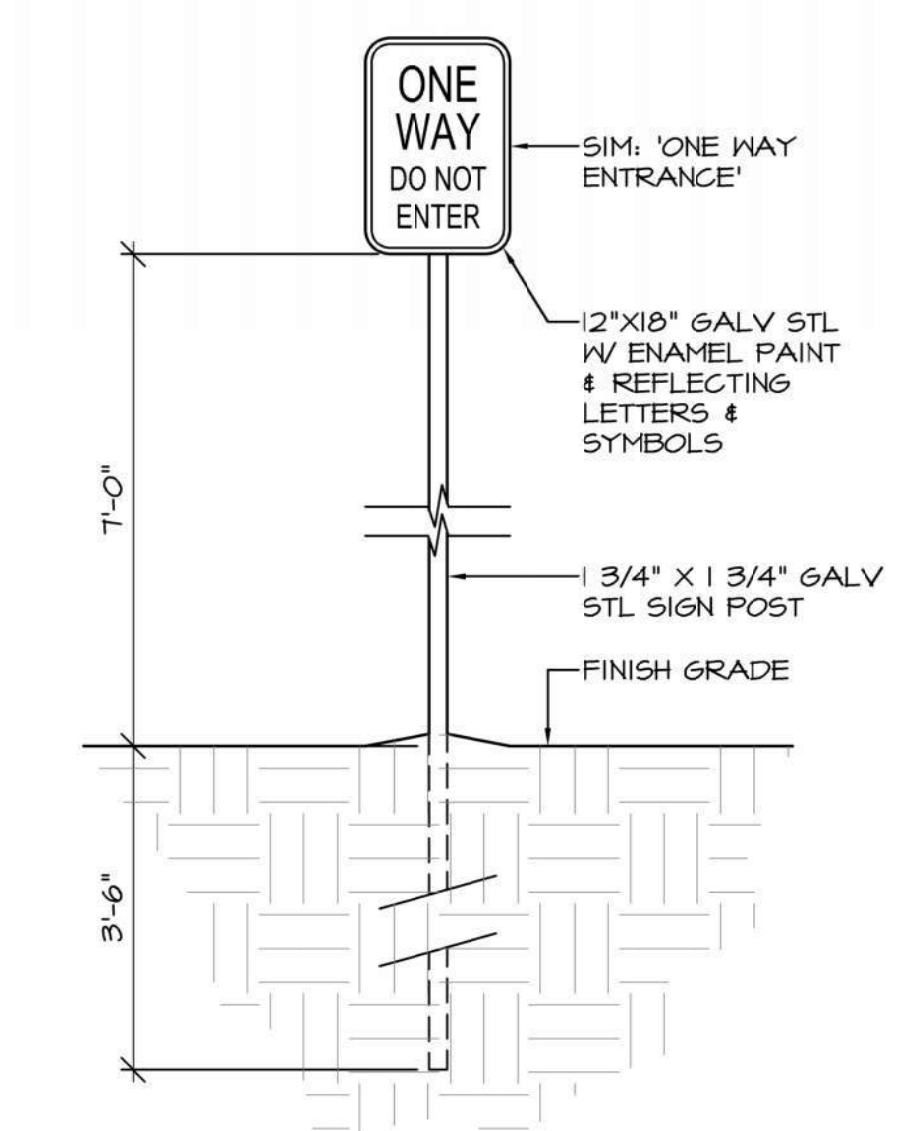


15 VICINITY MAP NTS



21 SITE MAP NTS

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



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

NOTE
 THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER 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

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



SHEET INDEX
 1. C-1 COVER SHEET
 2. SP-1 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 Mouse).

Access:
 No driveway shall be established unless an access permit has been granted by El Paso County.

811 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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.

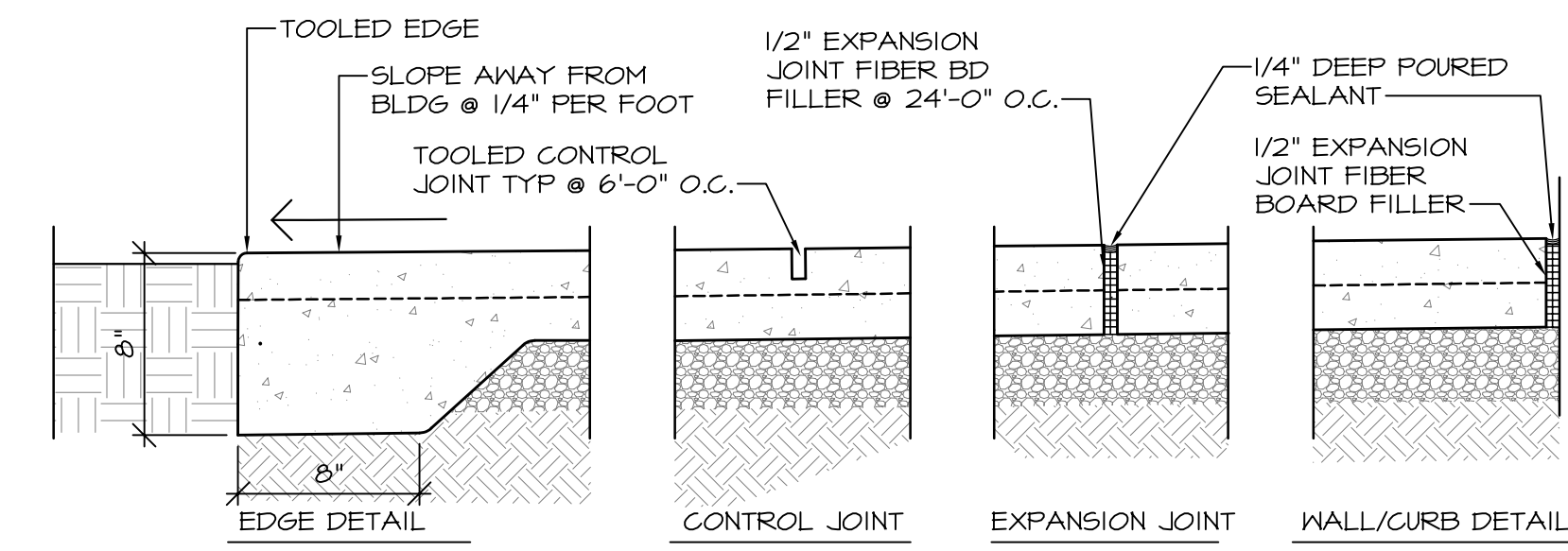
CRP ARCHITECTS AIA
 100 East St. Vrain, Suite 300
 Colorado Springs, CO 80903

COVER SHEET
 SCALE: AS INDICATED
 DATE: 04-26-2024
 DRAWN BY: JM
 CHECKED: BS
 REVISED: -

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

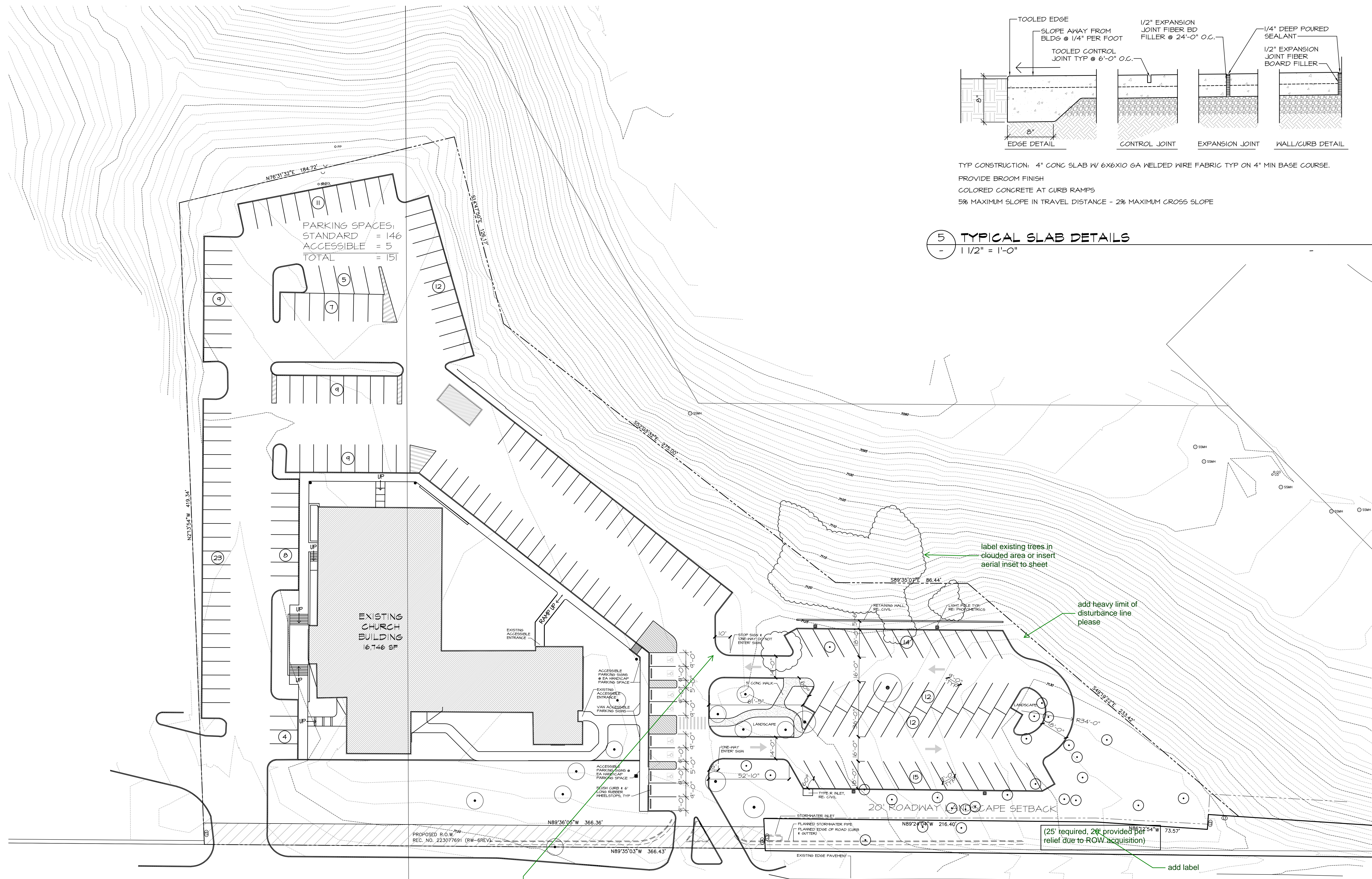
PARKING ANNEX

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

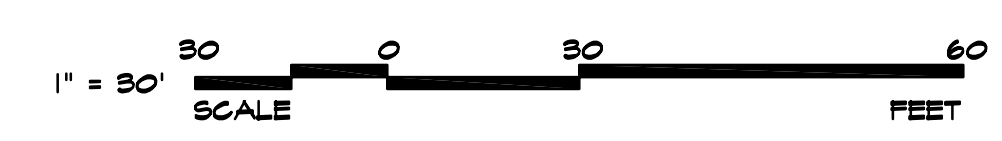
SITE DEVELOP. & PARKING PLAN

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

clearly label line for new development area from existing development area and or grey existing development not changing back

(25' required, 20' provided per relief due to ROW acquisition)

add label



V1_Site Development Plan PLANNING ONLY.pdf Markup Summary

dsdparsons (11)

SALE OF THE PROPERTY:

POND Agreement note if Engineering states applicable

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 6/25/2024 1:10:12 PM
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POND Agreement note if Engineering states applicable

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 Mouse).

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Environmental:
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Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

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Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

MEMBERS:

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

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Space:

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

L LAND - RELIGIOUS

LAND USE:
EXEMPT NONRESIDENT
Parking Lot
COVERAGE DATA
TOTAL SITE AREA: 166

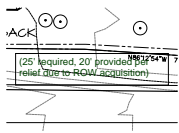
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Parking Lot

35 ACRES:
clarify that no addition is proposed these numbers are existing; only parking is being expanded
1 = 50%
4 SEATS
PAGES REQUIRED

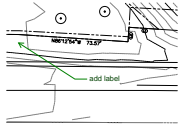
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clarify that no addition is proposed these numbers are existing; only parking is being expanded



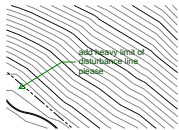
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(25' required, 20' provided per relief due to ROW acquisition)



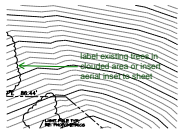
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add label



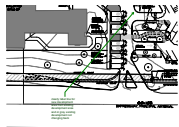
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Space:

add heavy limit of disturbance line please



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/25/2024 1:02:50 PM
Status:
Color: ■
Layer:
Space:

label existing trees in clouded area or insert aerial inset to sheet



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/25/2024 1:07:30 PM
Status:
Color: ■
Layer:
Space:

clearly label line for new development area from existing development area and or grey existing development not changing back