

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 14.95 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 144.51 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, N 1/4, S 84°47'11" W, A DISTANCE OF 106.25 FEET, N 00°12'41" W, A DISTANCE OF 40.0 FEET FOR THE POINT OF BEGINNING.

THENCE S 84°47'11" W, A DISTANCE OF 367.91 FEET, N 02°32'31" E, A DISTANCE OF 420.53 FEET, N 16°11'04" E, A DISTANCE OF 185.15 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)

LAND USE:
 EXEMPT NONRESIDENTIAL LAND - RELIGIOUS PARKING LOT

COVERAGE DATA:
 TOTAL SITE AREA: 166,524.88 SF / 3.823 ACRES
 EXISTING BUILDING COVERAGE: 16,746 SF = 10%

PAVEMENT (PARKING/WALK): 83,612 SF = 50%

LANDSCAPE: 66,171.88 SF = 40%

PARKING REQUIREMENTS:

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

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

DEVELOPMENT STANDARDS:

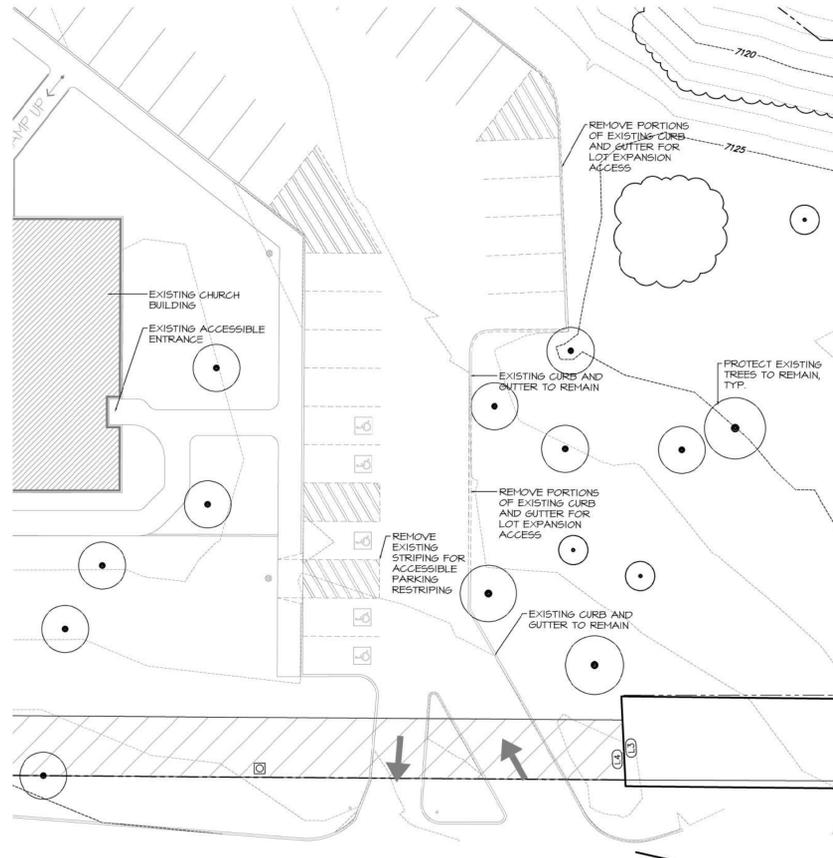
- LANDSCAPE BUFFER OF 25' WITH 1 TREE PER 20 FEET IS REQUIRED ALONG THE FRONTAGE OF A LOT, PARCEL, OR TRACT BETWEEN THE PRINCIPAL ARTERIAL EXPRESSWAY AND THE BUILDING OR USE. 20' ALTERNATIVE ROADWAY LANDSCAPE SETBACK.
- FOR EVERY 15 PARKING SPACES IN A PARKING LOT, ONE TREE SHALL BE PROVIDED

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.

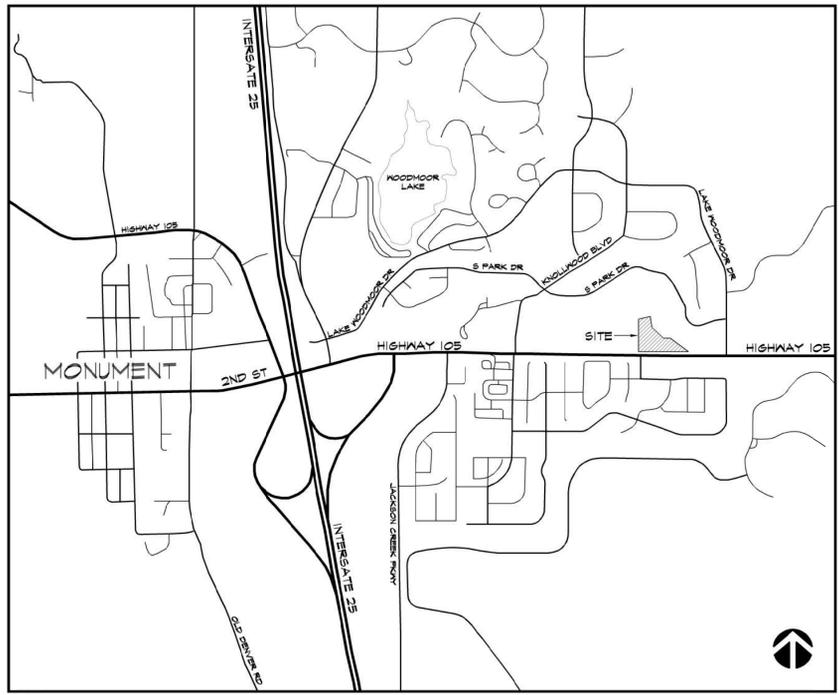


CO-105 EXPRESSWAY, PRINCIPAL ARTERIAL

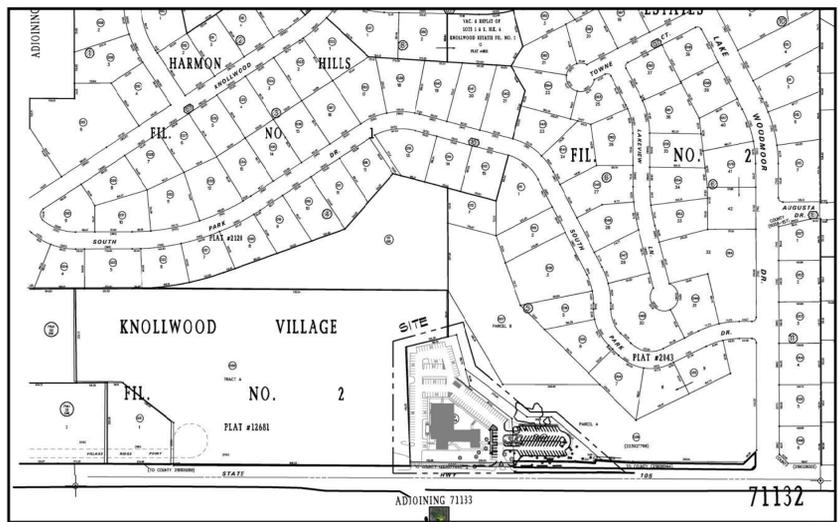
19 DEMOLITION SITE PLAN
 1" = 20'

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

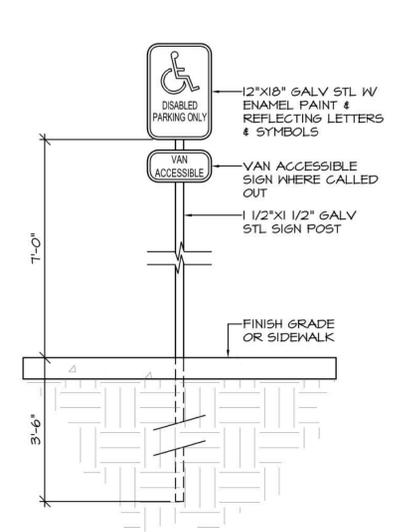
MARCH 2024



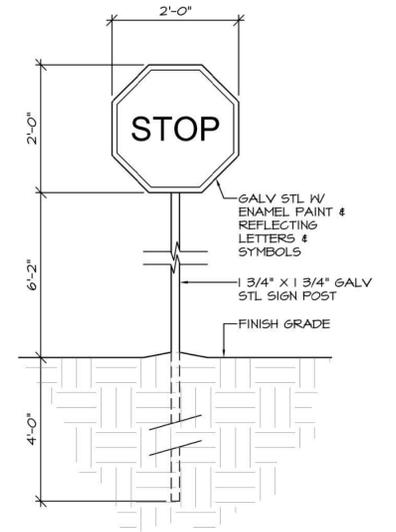
15 VICINITY MAP
 1" = NTS



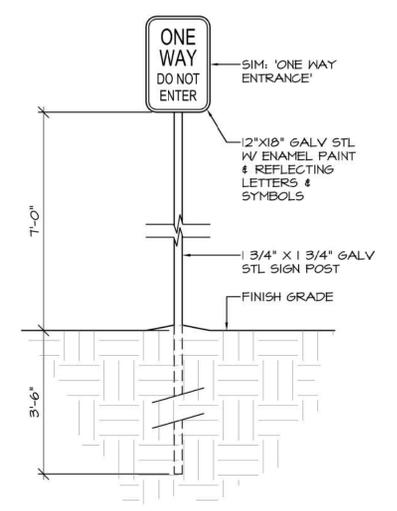
21 SITE MAP
 1" = NTS



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



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



23 DIRECTIONAL 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
 CONTACT: SCOTT HOLLISTER

APPLICANT/ARCHITECT:
 CRP ARCHITECTS
 100 EAST ST. VRAIN STREET, SUITE 300
 COLORADO SPRINGS, CO 80903
 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 80920
 714-536-0036
 eric.eifeald@me-engineers.com
 CONTACT: ERIC EIFEALDT

SHEET INDEX

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

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.

ENVIRONMENTAL

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT 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.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PARKING ANNEX

950 CO-105
 Monument, CO 80132

REVISION LOG:

REV #	DESCRIPTION	DATE
1	EL PASO COUNTY REVIEW	6/28/24

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: -

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.

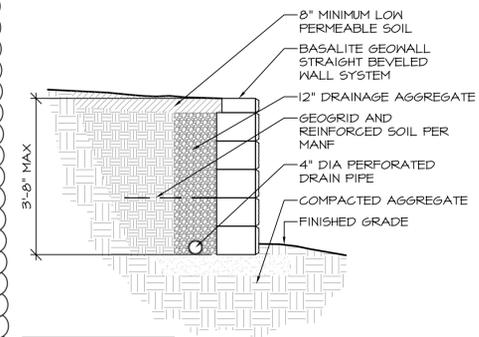
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PARKING ANNEX

950 CO-105
Monument, CO 80132



AERIAL BACKGROUND - PERIPHERAL FORESTATION
SCALE EQUAL TO BELOW



WALL SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

4 RETAINING WALL SECTION

1. SEE GEOTECHNICAL REPORT PREPARED BY TERRAGON FOR PAVEMENT DESIGN
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING ALL EXISTING PAVEMENT AND CURBS TO PROVIDE FOR PLACEMENT AND CONNECTION OF ALL UTILITIES UNLESS OTHERWISE NOTED
4. SLOPE ON SIDEWALKS SHALL NOT EXCEED 1:20. CROSS SLOPES SHALL NOT EXCEED 1:50
5. ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED
6. REFER TO SITE PHOTOMETRICS PLAN FOR SITE LIGHTING. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK
7. GRADING AND DIMENSIONS SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR HORIZONTAL AND VERTICAL CONTROLS. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK
8. CURB INLET AND CONNECTION TO PRIVATE 18" RCP PROVIDED BY GENERAL CONTRACTOR

12 GENERAL NOTES

REVISION LOG:

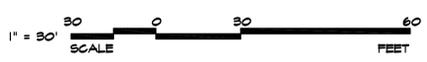
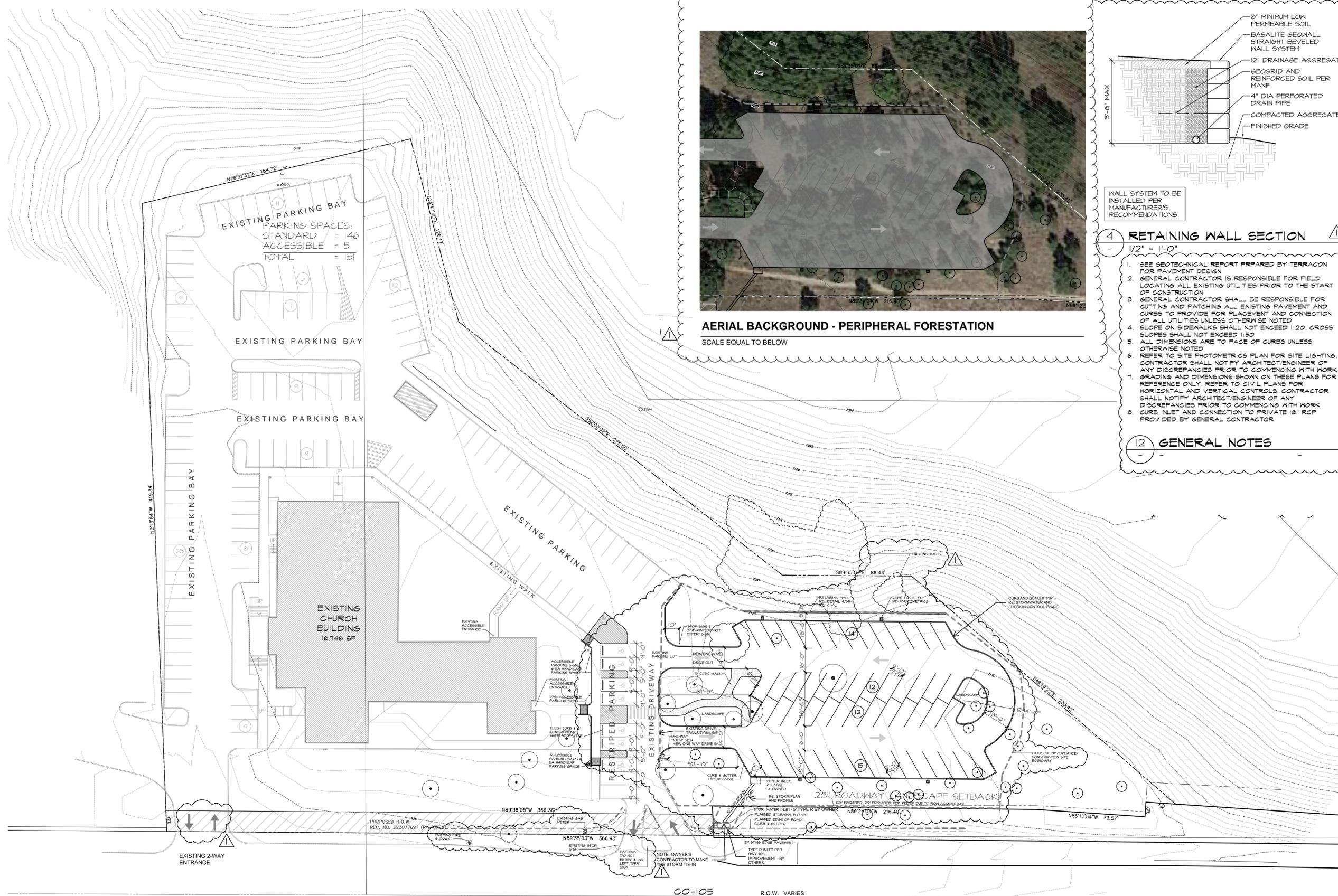
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CRP ARCHITECTS AIA
100 East St. Vrain, Suite 300
Colorado Springs, CO 80903

SITE DEVELOP. & PARKING PLAN

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



PARKING SPACES:

PROPOSED	= 56
EXISTING	= 151
MINUS	= 6 LOST
TOTAL	= 202

ACCESSIBLE PARKING SPACES:

REQUIRED:	7
PROVIDED:	5 PLUS 2 VAN ACCESSIBLE = 7

Approved
By: Kari Parsons
Date: 08/27/2024
El Paso County Planning & Community Development