



**BUCHER**  
DESIGN STUDIO  
architecture • planning

12325 Oracle Blvd, Suite 101  
Colorado Springs, CO 80921  
(719) 484-0480

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Architect  
CO license no. C-4889

**A NEW BUILDING FOR**

**WIDEFIELD COMMUNITY BIBLE CHURCH**

**702 QUEBEC ST  
COLORADO SPRINGS, CO 80911**

Sheet Title:  
**SITE PLAN**

Drawing Status:  
**SDP SUBMITTAL**

**NOT FOR CONSTRUCTION**

Revisions:  
No. Description By Date

No.	Description	By	Date

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of BUCHER DESIGN STUDIO and were created, evolved and developed for use on, and in conjunction with the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

Date: 9/30/24

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:

**AO**  
Of

### SITE DATA

PROJECT ADDRESS: 702 QUEBEC ST.  
COLORADO SPRINGS, CO 80911

TAX SCHEDULE NO: 5519319006

LEGAL DESCRIPTION: **LOT 1 WILSONS SUB**

CITY ZONING: RS-5000 CAD-0

PROPOSED/EXIST USE: RELIGIOUS (NO CHANGE)

LOT SIZE: 82,328 SF / 1.89 ACRES (EXISTING)

LOT COVERAGE: 40% ALLOWED / 37% EXISTING  
9.4% PROPOSED

SET BACKS: FRONT: 25' (REQD) / 146' (PROVD)  
REAR: 25' (REQD) / 41'-6" (PROVD)  
SIDE: 5' (REQD) / 94'-2" (PROVD)

LANDSCAPE BUFFER: 10' MIN.

MAX HEIGHT: 22'-6"

AREA OF DISTURBANCE: **37,000 SF (APPROX) < 10 ACRES**

PARKING: RELIGIOUS INSTITUTION:  
1 SPACE PER 4 SEATS  
275 SEATS PROVIDED.  
PARKING REQUIRED: 69 SPACES  
PARKING PROVIDED: 75 SPACES  
HC PARKING: 3 REQD / 3 PROVD

**BUILDING INFO**

EXISTING BUILDING AREA: 3021 SF (EXIST)  
BLDG TYPE: V-B (ASSUMED)  
OCCUPANCY: A-3 (EXIST)  
SPRINKLERS: NO

**PROPOSED BUILDING**

AREA: 4695 SF  
BLDG TYPE: V-B  
OCCUPANCY: A-3  
SPRINKLERS: NO  
ALLOWABLE AREA: 6,000 SF (BASIC)

**PROJECT TEAM**

OWNER: WIDEFIELD COMMUNITY BIBLE CHURCH  
CONTACT:

CONTRACTOR: CASCO CONSTRUCTION  
1775 JET STREAM DR, STE 102  
COLORADO SPRINGS, CO 80921  
CONTACT: STEPHAN MORIN  
(719) 380-1140

ARCHITECT: BUCHER DESIGN STUDIO  
12325 ORACLE BLVD, STE 101  
CONTACT: JASON SHOUDIS, ARCHITECT  
(719) 484-0480

This is not the correct legal for this parcel. Please revise to match the legal description on the Assessor's page

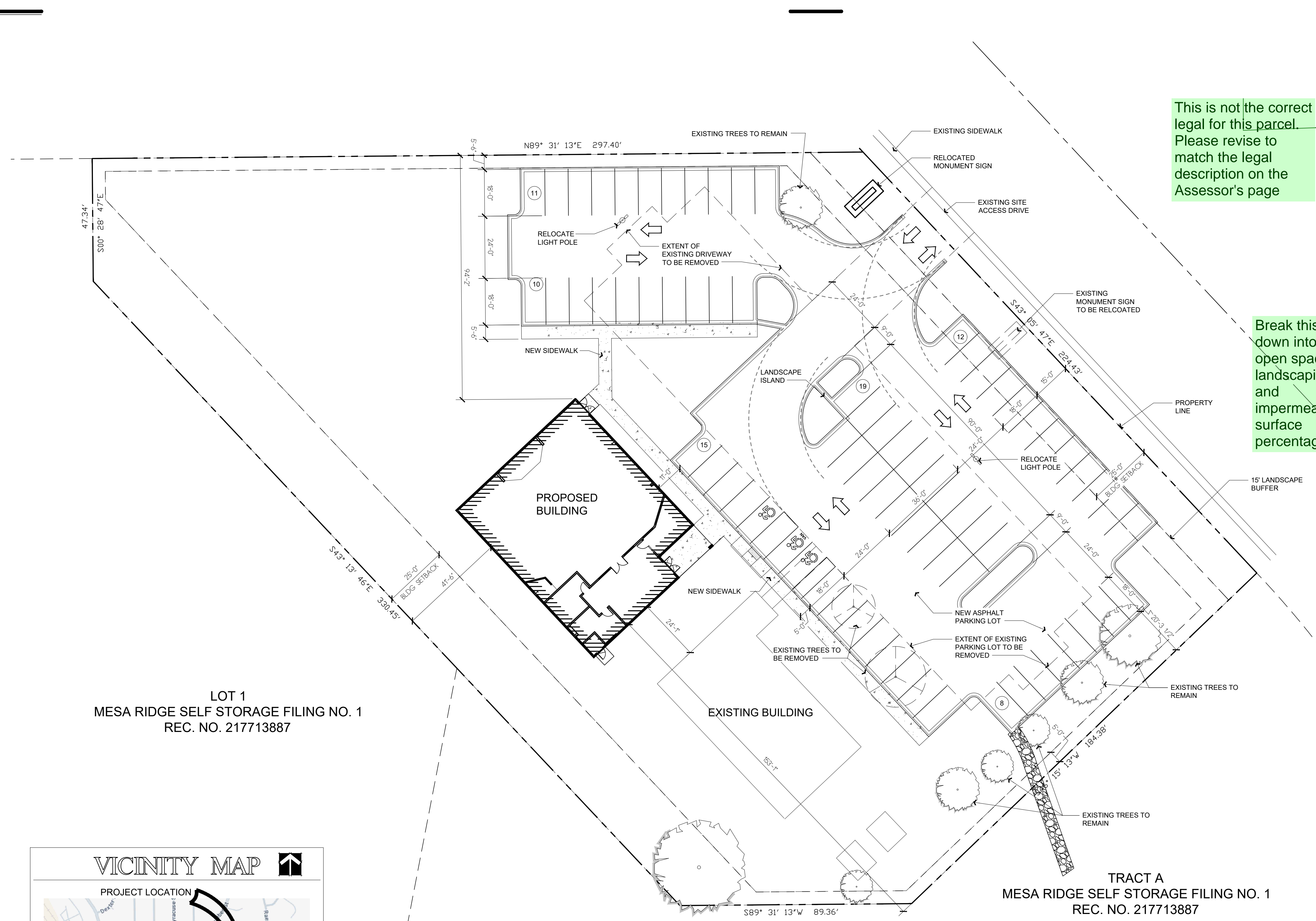
Break this down into open space, landscaping, and impermeable surface percentage

Please include a note stating:

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 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.

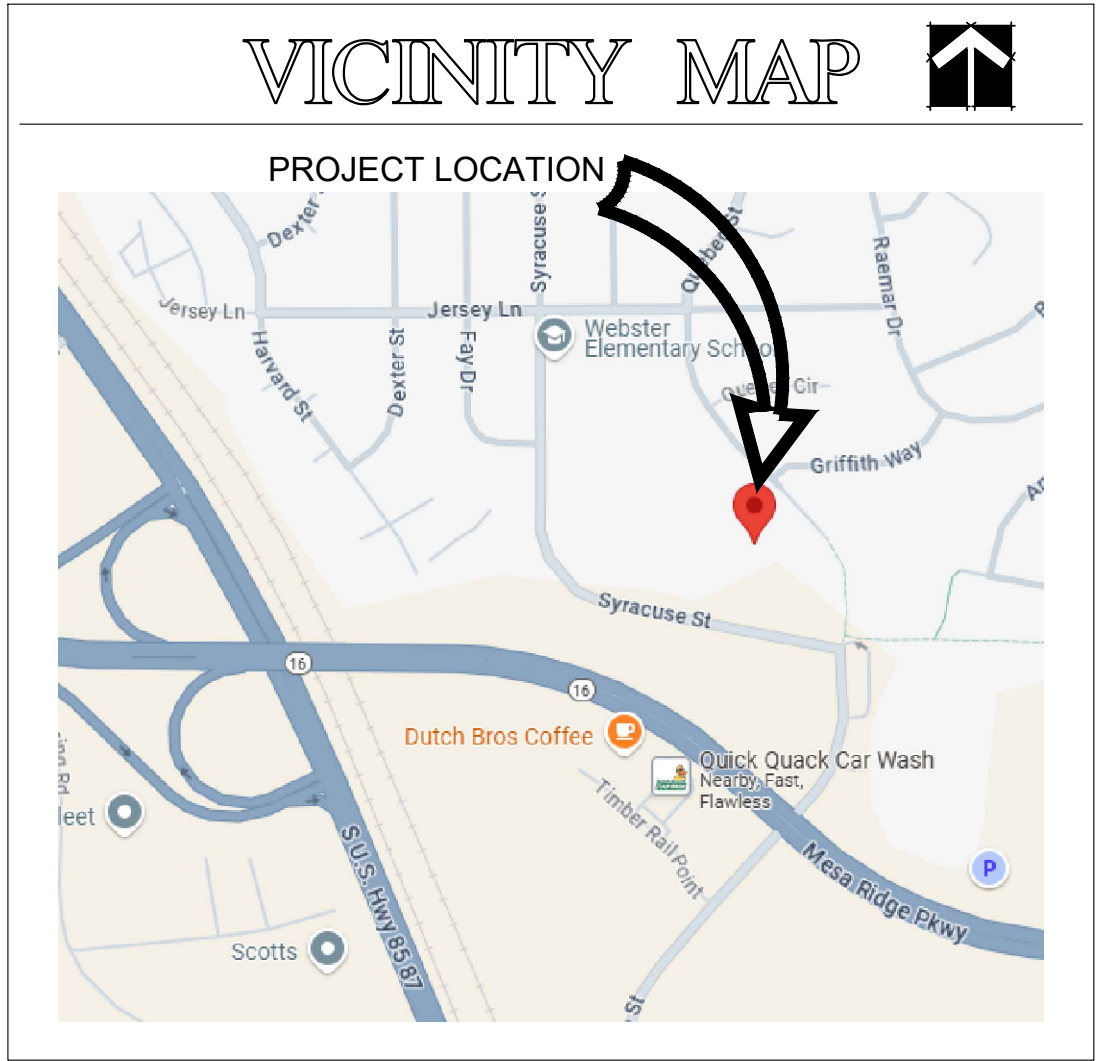
Please depict the following:

- Existing and proposed water and wastewater infrastructure including well and septic if applicable
- Existing and proposed utility lines and associated infrastructure
- If applicable, the location of garbage receptacles with a graphical depiction of the screening mechanism



LOT 1  
MESA RIDGE SELF STORAGE FILING NO. 1  
REC. NO. 217713887

TRACT A  
MESA RIDGE SELF STORAGE FILING NO. 1  
REC. NO. 217713887



PPR2438