



BUCHER
DESIGN STUDIO

architecture • planning

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

Brian K. Bucher, AIA
Architect
CO license no. C-4889

A NEW
BUILDING
FOR

WIDEFIELD
COMMUNITY
BIBLE CHURCH

700 QUEBEC ST.
COLORADO SPRINGS, CO 80911

Sheet Title:
**SITE
DEVELOPMENT
PLAN**

Drawing Status:
CD SET

Revisions:

No.	Description	By	Date
1	COUNTY COMMENT REVISIONS	JS	12/6/24
2	PPRBD COMMENT REVISIONS	JS	2/2/25
3	SITE RE-DESIGN REVISIONS	JS	4/15/25

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:
12/31/24

Drawn by:

Checked by:

Scale:
AS NOTED

Job No.:

Sheet No.:

A0.1
Of

SITE DATA

PROJECT ADDRESS: 700 QUEBEC ST.
COLORADO SPRINGS, CO 80911

TAX SCHEDULE NO: 5519313006

LEGAL DESCRIPTION: THAT PART OF TRACT B WILSONS WIDEFIELD ADD 6 AS FOLS. BEG AT NE COR OF SD TR B, TH S 43<0547" E ALG SWLY R/W LN OF QUEBEC ST 224.43 FT, S 46<15'13" W 184.38 FT, S 89<3'13" W 388.27 FT, N 0<2847" W 290.00 FT TO N LN OF TR B, TH N 89<3'13" E ALG SD LN 372.00 FT TO POB, EX THAT PT CONV BY REC #206123338

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) / 132'-7" (PROVD)
REAR: 25' (REQD) / 54'-11" (PROVD)
SIDE: 5' (REQD) / 85'-1" (PROVD)

LANDSCAPE BUFFER: 10' MIN.

MAX HEIGHT: 22'-6"

AREA OF DISTURBANCE: 40,000 SF (APPROX) < 10 ACRES
EXISTING IMPERMEABLE DRIVE AREA = 15,562 SF (38.9%)
NEW IMPERMEABLE AREA = 14,196 SF (35.5%)
(BUILDING, DRIVE AND WALK PAVING)
OPEN SPACE = 308 SF (0.1%)
LANDSCAPE AREA = 9,934 SF (24.8%)

PARKING: RELIGIOUS INSTITUTION:
1 SPACE PER 4 SEATS
269 SEATS PROVIDED:
PARKING REQUIRED: 68 SPACES
PARKING PROVIDED: 68 SPACES
HC PARKING: 3 REQD / 3 PROVD

BUILDING INFO

EXISTING BUILDING AREA: 3,021 SF (EXIST)
V-A
A-3, B (EXIST)
NO

PROPOSED BUILDING BUILDING AREA: 4,659 SF TOTAL
A-3 OCC = 3,690 SF / B OCC = 969 SF
V-B
A-3, B - SEPARATED
NO
FIRE RATING: 2-HR SEPARATION BET. A-3 & B OCCS

ALLOWABLE AREA:
BASIC ALLOWABLE AREA = A-3: 6,000 SF / B: 9,000 SF
A-3 AREA = 3,690 SF / B AREA = 969 SF
(3,690/6,000) + (969/9,000) = 0.62 + 0.11 = 0.73 (<1.00)

BUILDING SEPARATION (IBC TABLE 705.5)
PROPOSED SEPARATION = 12'-0 1/2" TO ASSUMED PROPERTY LINE
ASSEMBLY USE / TYPE V-B = 0-HOUR FIRE RATING REQUIRED
0-HOUR FIRE RATING PROVIDED

PROJECT TEAM

OWNER:
WIDEFIELD COMMUNITY BIBLE CHURCH
702 QUEBEC ST.
COLORADO SPRINGS, CO 80911
CONTACT: JEREMY ESTREMA

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

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

SITE PLAN

SCALE: 1" = 20'-0"

PLANNING NOTE:
THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT DEVELOPER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377) OR ANY AMENDMENTS THERETO, AT THE TIME OF BUILDING PERMIT SUBMITTALS. IF BUILDING PERMITS ARE NOT NECESSARY, THE FEE SHALL BE PAID PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN. THE FEE OBLIGATION, IF NOT PAID AT SITE DEVELOPMENT PLAN APPROVAL OR BUILDING PERMIT SUBMITTAL, SHALL RESULT IN HALTED DEVELOPMENT OF THE PROPOSED USE.

Please remove the note completely. We have changed our procedure regarding this process and the note is no longer relevant.

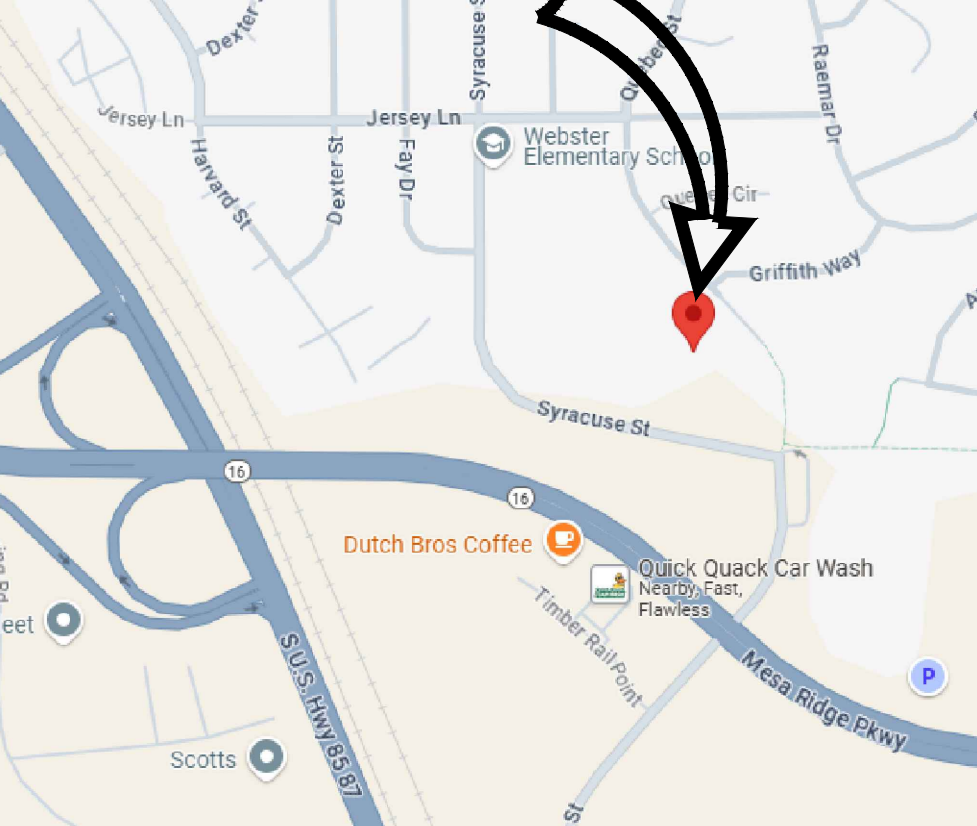
TRACT A
WILSONS WIDEFIELD
ADDITION NO. 6

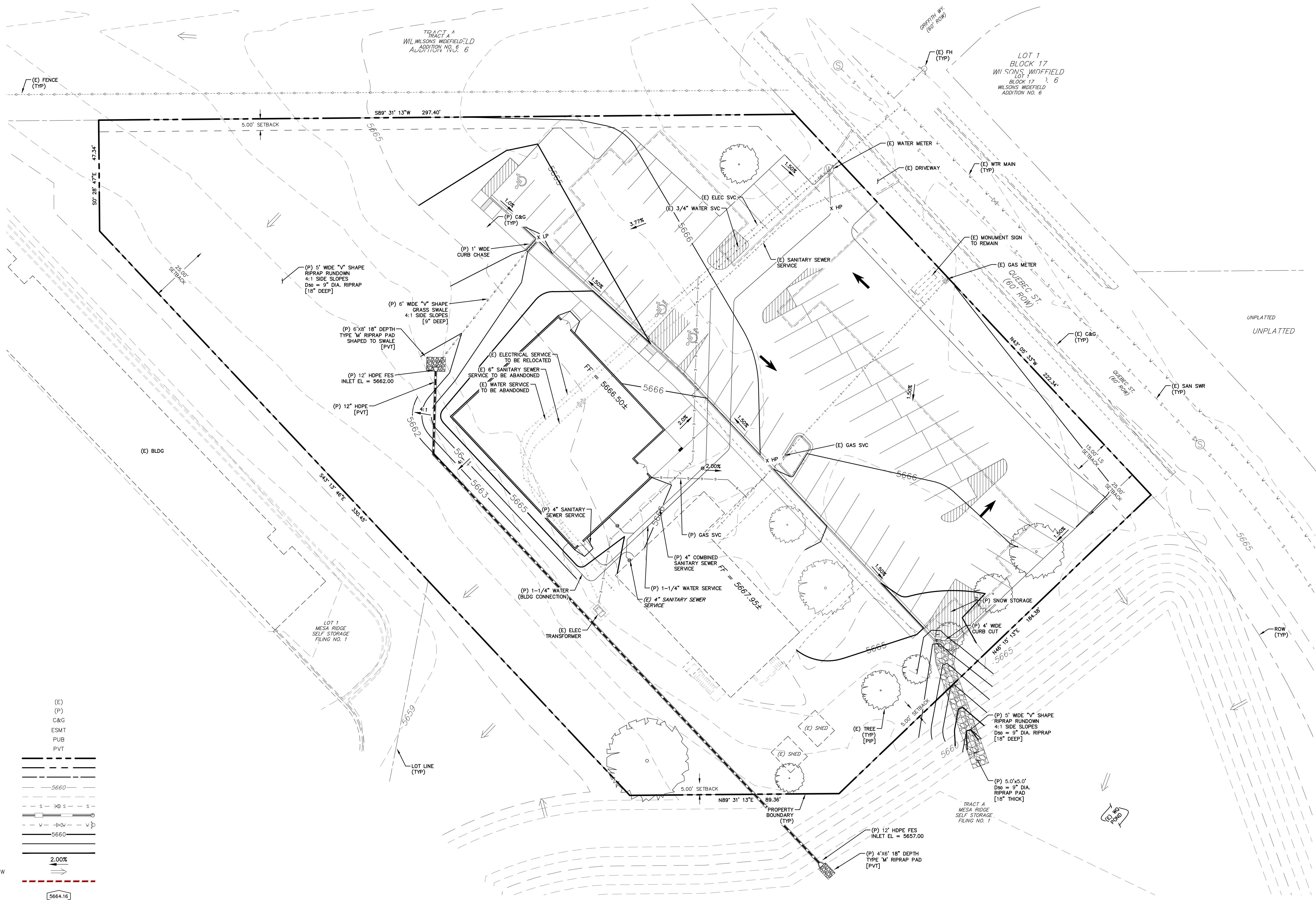
LOT 1
BLOCK 17
WILSONS WIDEFIELD
ADDITION NO. 6

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

VICINITY MAP

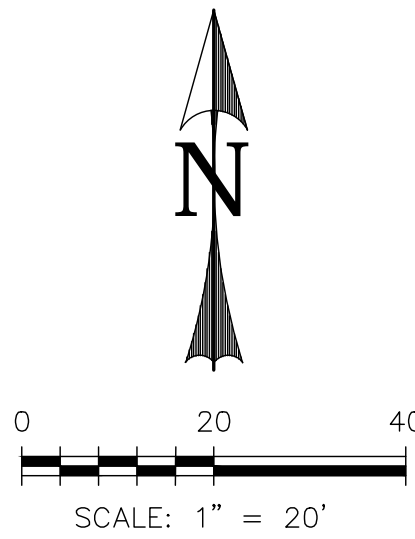
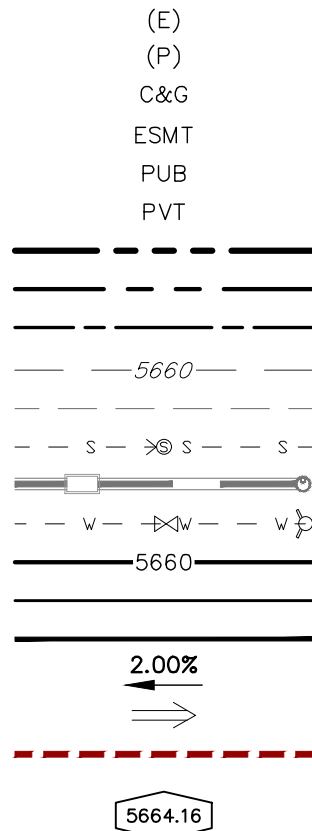
PROJECT LOCATION





LEGEND

- EXISTING
(E)
PROPOSED
(P)
CURB AND GUTTER
C&G
EASEMENT
ESMT
PUBLIC
PUB
PRIVATE
PVT
PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE
(E) CONTOUR, INDEX
(E) CONTOUR
(E) SANITARY MAIN, MH
(E) STORM SEWER, INLET, MH
(E) WATER MAIN, VALVE, FH
(P) CONTOUR, INDEX
(P) CONTOUR
(P) RETAINING WALL
DIRECTION OF FLOW
(E) DIRECTION OF OVERLAND FLOW
LIMITS OF DISTURBANCE &
CONSTRUCTION LIMITS
FINISH FLOOR ELEVATION

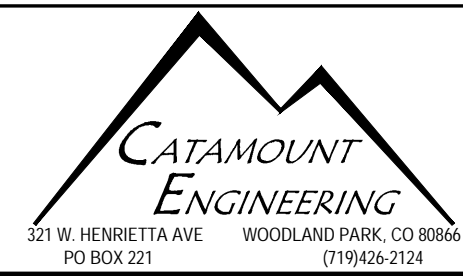


REV.	DESCRIPTION	DATE
1	SITE LAYOUT REVISED BASED ON SURVEY INFORMATION	4/8/25

811 Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
BUCHER DESIGN STUDIO
12325 ORACLE BOULEVARD
SUITE 101
COLORADO SPRINGS, CO 80921
(719) 484-0480

**NOT FOR
CONSTRUCTION**



**WIDEFIELD COMMUNITY
BIBLE CHURCH**
**PRELIMINARY GRADING &
PRELIMINARY UTILITY PLAN**

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 20'	DATE: 10/02/24
JOB NUMBER: 24-416	SHEET: 1 OF 1