

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<1513" W 184.38 FT, S 89<3113" W 388.27 FT, N 0<2847" W 290.00 FT TO N LN OF TR B, TH N 89<3113" 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 / 3.7% 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: 40,000 SF (APPROX) < 10 ACRES
 EXISTING IMPERMEABLE DRIVE AREA = 15,562 SF (38.9%)
 NEW IMPERMEABLE AREA = 11,472 SF (28.6%)
 (BUILDING, DRIVE AND WALK PAVING)
 OPEN SPACE = 308 SF (0.1%)
 LANDSCAPE AREA = 12,658 SF (31.6%)

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: 3,021 SF (EXIST)
 BLDG TYPE: V-B (ASSUMED)
 OCCUPANCY: A-3 (EXIST)
 SPRINKLERS: NO

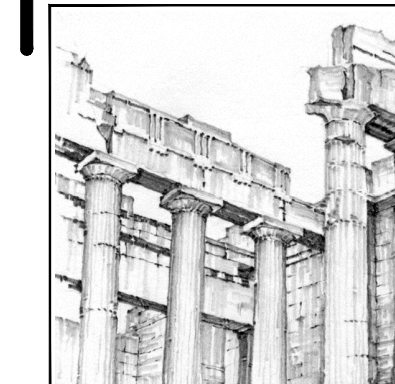
PROPOSED BUILDING AREA: 4,695 SF
 BLDG TYPE: V-B
 OCCUPANCY: A-3
 SPRINKLERS: NO
 ALLOWABLE AREA: 6,000 SF (BASIC)

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



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 DESIGN STUDIO

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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:
SDP SUBMITTAL

NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1	COUNTY COMMENT REVISIONS	JS	12/16/24

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Date: 10/18/24

Drawn by:

Checked by:

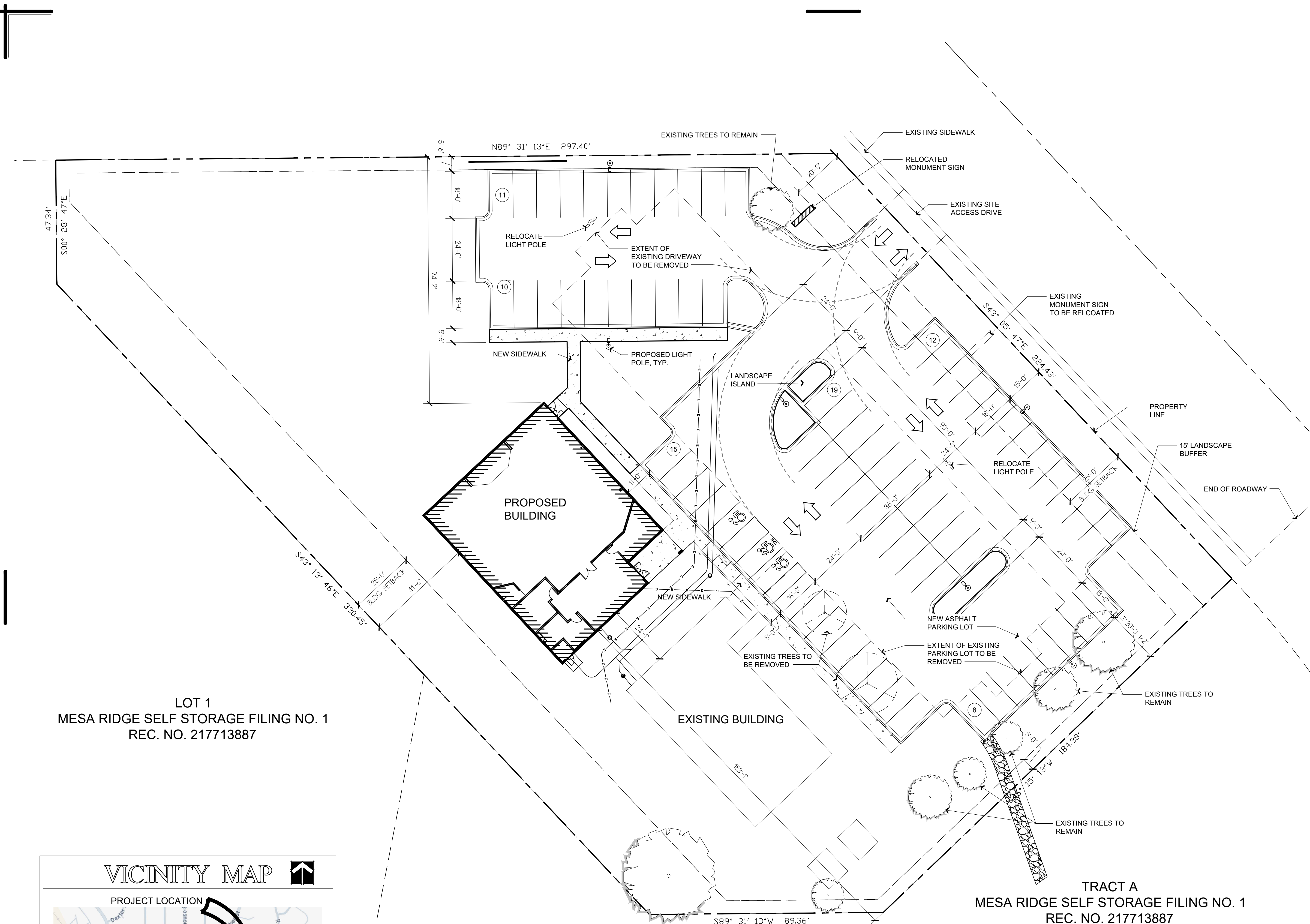
Scale: AS NOTED

Job No.:

Sheet No.:

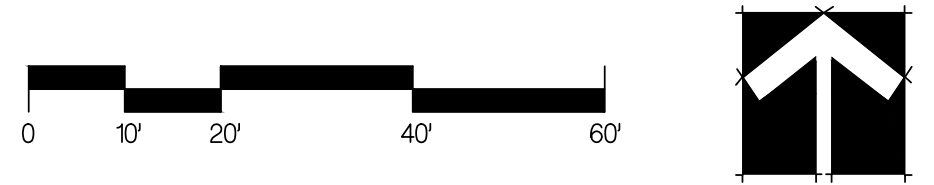
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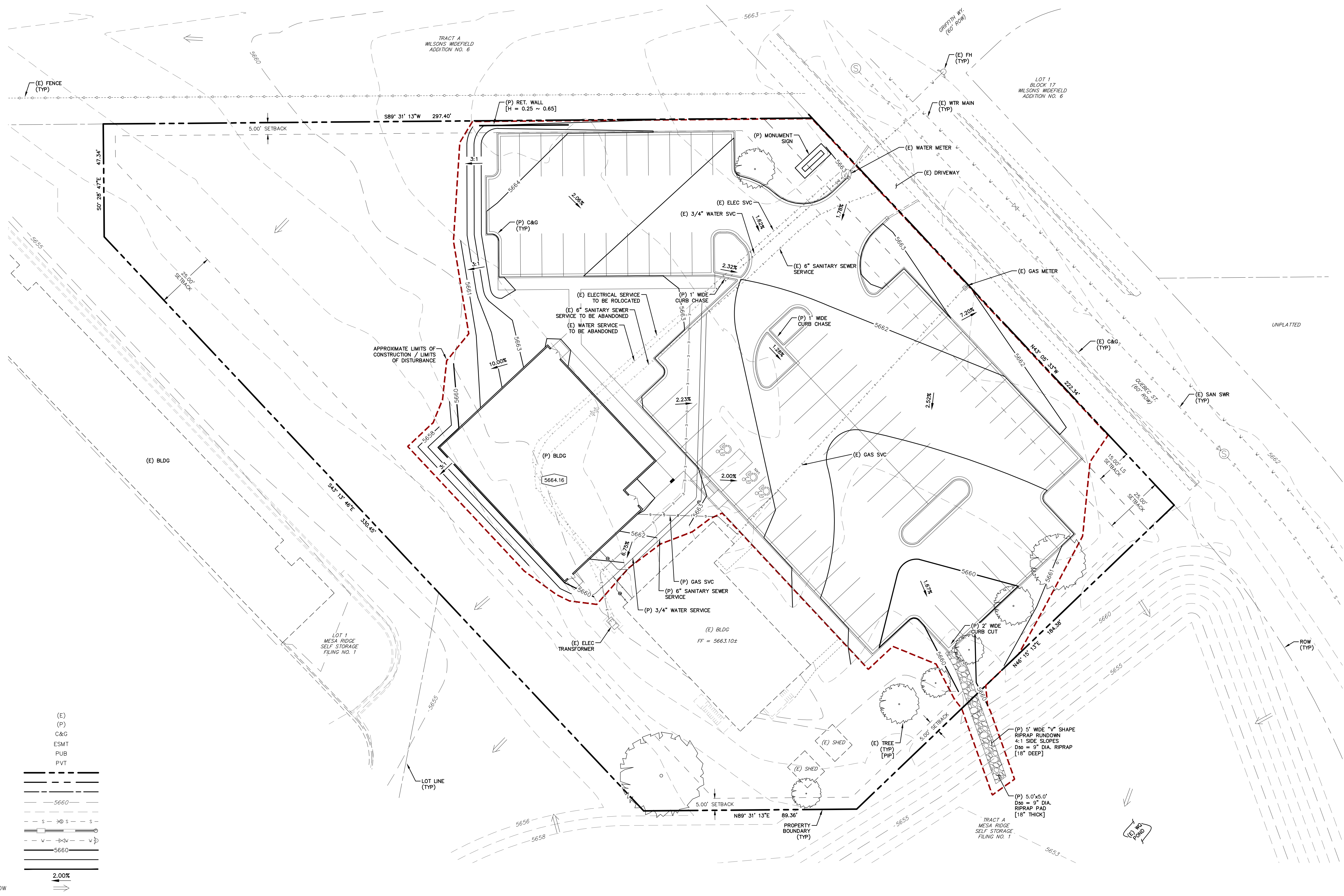
LOT 1
 MESA RIDGE SELF STORAGE FILING NO. 1
 REC. NO. 217713887

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



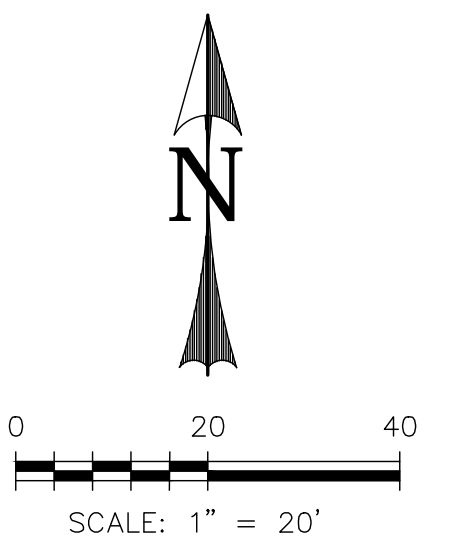
SITE PLAN
 SCALE: 1" = 20'-0"

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



LEGEND

(E) EXISTING	(E) CONTOUR, INDEX
(P) PROPOSED	(E) CONTOUR
C&G CURB AND GUTTER	(E) SANITARY MAIN, MH
ESMT EASEMENT	(E) STORM SEWER, INLET, MH
PUB PUBLIC	(E) WATER MAIN, VALVE, FH
PVT PRIVATE	(P) CONTOUR, INDEX
PROPERTY BOUNDARY	(P) CONTOUR
RIGHT-OF-WAY	(P) RETAINING WALL
LOT LINE	DIRECTION OF FLOW
5660	(E) DIRECTION OF OVERLAND FLOW
- - - - -	LIMITS OF DISTURBANCE & CONSTRUCTION LIMITS
2.00%	FINISH FLOOR ELEVATION
5664.16	



PPR2438

REV.	DESCRIPTION	DATE

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PREPARED FOR:
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NOT FOR CONSTRUCTION

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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