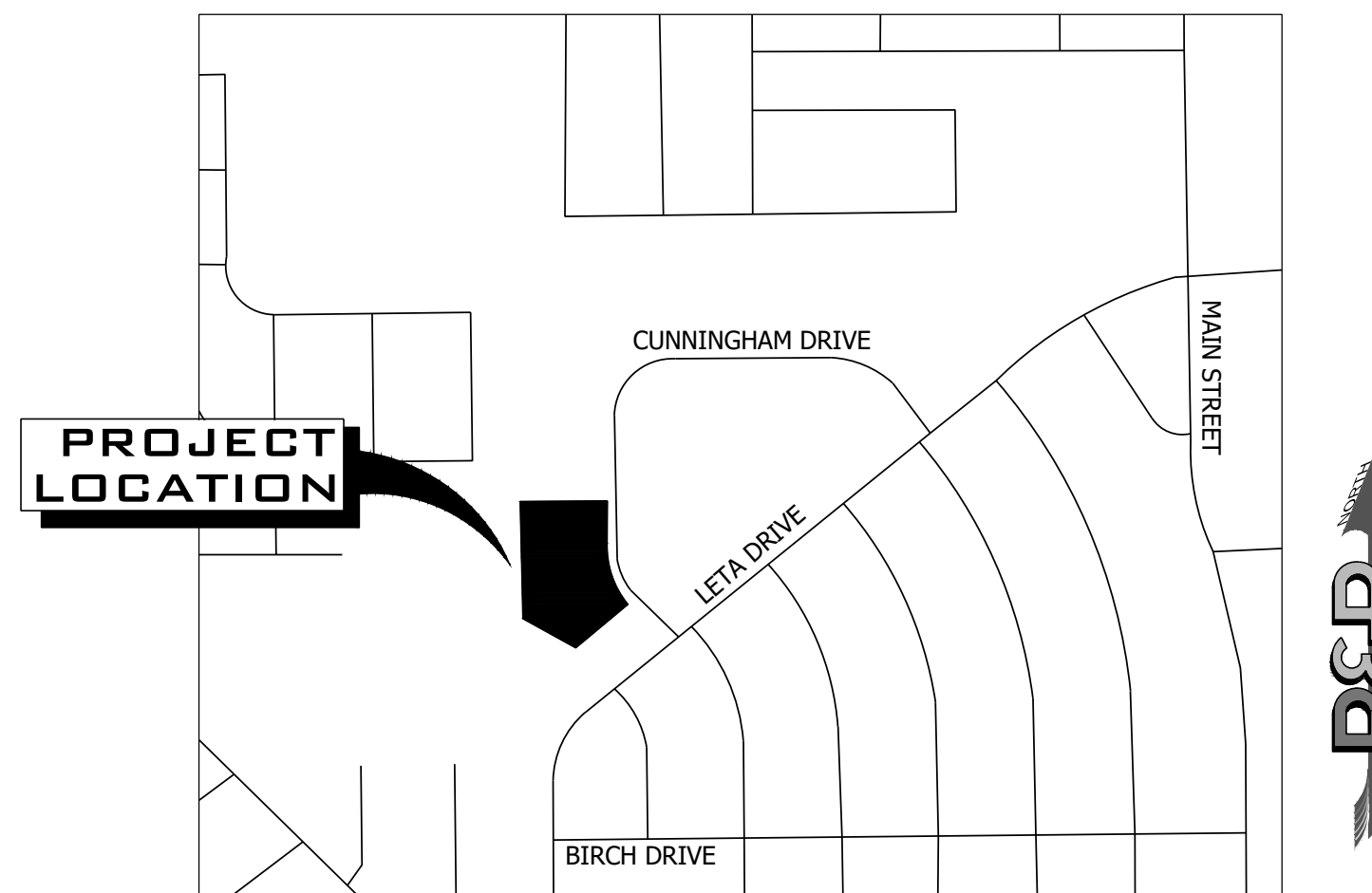


# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

LOCATED IN LOT 4, BLOCK 5, 1 REFILL SECURITY, COLORADO ADDITION 4 WITHIN A PORTION OF  
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH  
P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



Know what's below.  
Call before you dig.



**VICINITY MAP**  
SCALE 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN

CONTACT LIST		
OWNER	CIVIL ENGINEER	SURVEYOR
FOUNTAIN VALLEY SALVATION ARMY CORPS	R&R ENGINEERS-SURVEYORS, LLC	R&R ENGINEERS-SURVEYORS, LLC
208 CUNNINGHAM DRIVE COLORADO SPRINGS, CO 80911 (719) 382-1182	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753-6730	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753-6730
QUIJANA.VARGAS@USW.SALVATIONARMY. ORG	TSTACKHOUSE@RRENGINEERS.COM	KKUCHARZYK@RRENGINEERS.COM
CONTACT: QUIJANA VARGAS	CONTACT: TIM STACKHOUSE, P.E.	CONTACT: KEVIN KUCHARCZYK

PROJECT SITE INFORMATION		
	EXISTING	PROPOSED
PROPERTY TAX SCHEDULE NUMBER	6511101016	6511101016
PARCEL SIZE	2.04 AC.	2.04 AC.
TOTAL GROSS BUILDING SQUARE FOOTAGE	9,472 SF	9,472 SF
IMPERMEABLE SURFACE PERCENTAGE	21.1%	34.4%
LAND USE	RELIGIOUS INSTITUTION	RELIGIOUS INSTITUTION
ZONING	RS-5000	RS-5000
<b>PARKING COMPUTATIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
RELIGIOUS INSTITUTION - 1 SPACE PER 4 SEATS	60 SEATS*1 SPACE/4 SEATS = 15 SPACES	42 SPACES

**LEGAL DESCRIPTION PER TITLE COMMITMENT**  
 PARCEL 1:  
 LOTS 4 AND 5, BLOCK 1, REFILING OF SECURITY, COLORADO ADDITION NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.  
 PARCEL 2:  
 LOT 6, BLOCK 1, REFILING OF SECURITY, COLORADO ADDITION NO. 4, COUNTY OF EL PASO, STATE OF COLORADO  
**BASIS OF BEARING**  
 BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6, BLOCK 1 OF REFILING OF SECURITY, COLORADO ADDITION NO. 4 AS MONUMENTED AT THE WEST END BY A FOUND 3/4" BAR AND AT THE EAST END BY A NO. 4 REBAR. SAID LINE IS ASSUMED TO BEAR N89°10'20"E.  
**BENCHMARK**  
 THE BENCHMARK FOR THIS SURVEY IS A NO. 4 REBAR LOCATED ALONG THE EASTERN BOUNDARY OF THE SUBJECT PARCEL (SEE SHEET 2). THE ELEVATION WAS DERIVED FROM GPS OBSERVATIONS USING AN OPUS DERIVED SOLUTION. ELEVATION: 5801.58 FEET (NAVD 1988 DATUM)

**PROFESSIONAL ENGINEER CERTIFICATION**

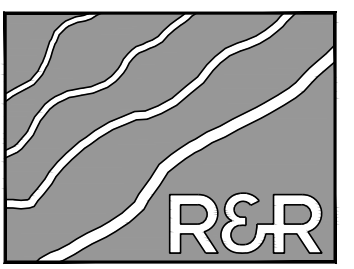
I HEREBY AFFIRM THAT THESE (PRELIMINARY/FINAL) CONSTRUCTION PLANS FOR 85 INVERNESS PLACE NORTH WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS AND THE STORMWATER MANAGEMENT MANUAL

TIM STACKHOUSE, P.E. DATE  
 COLORADO NO. 61924

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
SIGNATURE

COUNTY FILE NO. CDR242

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	JLH	8/16/24



**R&R ENGINEERS-SURVEYORS, INC.**

1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

**FOUNTAIN VALLEY SALVATION ARMY**

SITE ADDRESS:  
208 CUNNINGHAM DRIVE  
COLORADO SPRINGS, CO 80911

PREPARED FOR:  
FOUNTAIN VALLEY SALVATION ARMY  
208 CUNNINGHAM DR  
COLORADO SPRINGS, CO 80911

SITE DEVELOPMENT PLAN	
JOB NO. FV21181	ORG. SUBM. DATE 12/22/2023
DWN: JMP	CHKD: RSD
NAME	

COVER SHEET

NO. **C1.0**

PATH: P:\V21181\_208\_CUNNINGHAM\_DR\ENGINEERING\DRAWINGS\PLAN\SDP\_V21181 - CDR.DWG, PLOT DATE: 9/17/2024 7:38:14 AM, BY: ESCA-HEIN

# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

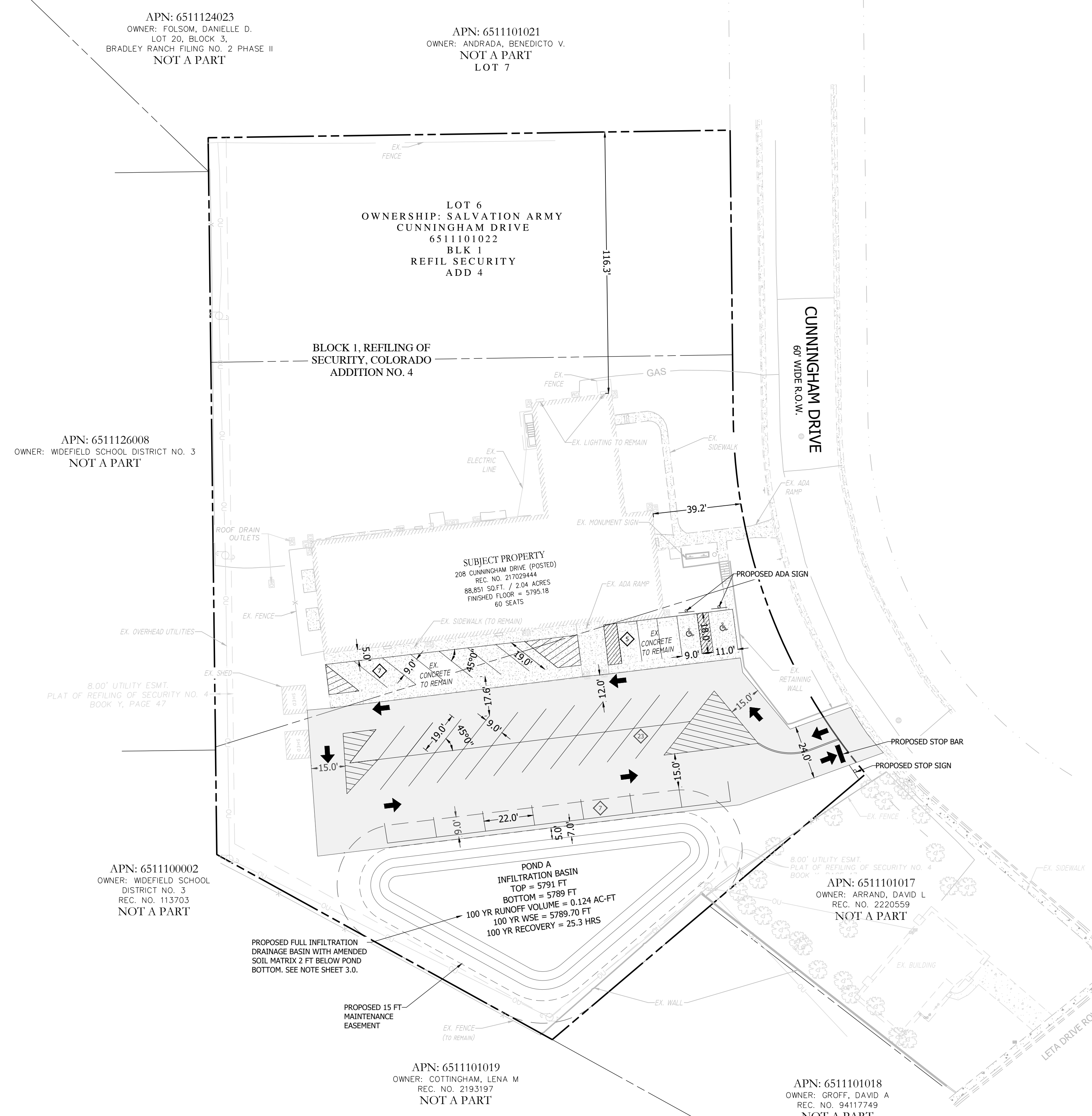
LOCATED IN LOT 4, BLOCK 5, 1 REFILL SECURITY, COLORADO ADDITION 4 WITHIN A PORTION OF  
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH  
P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



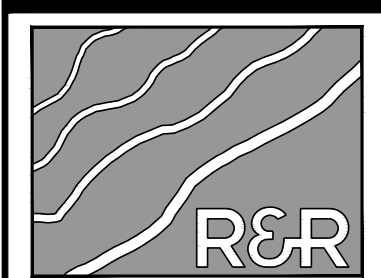
Know what's below.  
Call before you dig.

## MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTERLINE	---
---	FLOOD PLAIN	---
---	LIMITS OF DISTURBANCE	LOD
---	SWALE / STREAM FLOWLINE	---
---	OVERFLOW RELIEF PATH	---
X	FENCE LINE	X
---	EASEMENT	---
---	EDGE OF PAVEMENT	---
---	VERTICAL CURB AND GUTTER	---
---	MOUNTABLE CURB AND GUTTER	---
---	SPILL GUTTER	---
---	TRANSITION GUTTER	---
---	CONCRETE SIDEWALK	---
---	HANDICAP PARKING	---
---	SIGHT TRIANGLE	---
---	SIGN(S)	---
---	PARKING COUNT INDICATOR	---
5825	MAJOR CONTOUR	5825
5822	MINOR CONTOUR	5822
---	GRADE BREAK	---
52 22 FG	SPOT ELEVATION	52 22 FG
---	RIP RAP	---
---	TREE	---
---	TREE LINE	---



REVISION	DATE	BY	COMMENTS
1	8/16/24	JLH	COUNTY COMMENTS



ENGINEERS  
SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

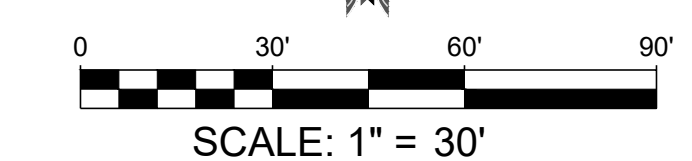
WWW.RRENGINEERS.COM

FOUNTAIN VALLEY SALVATION ARMY  
208 CUNNINGHAM DRIVE  
COLORADO SPRINGS, CO 80911  
PREPARED FOR:  
FOUNTAIN VALLEY SALVATION ARMY  
208 CUNNINGHAM DR  
COLORADO SPRINGS, CO 80911

SITE DEVELOPMENT PLAN	
JOB NO.	FV21181
ORG. SUBM. DATE	12/22/2023
DWN:	JMP
CHKD:	RSD
NAME	

SITE PLAN

NO. **C2.0**



COUNTY FILE NO. CDR242

P:\PL\1\21181 - 208 CUNNINGHAM DR\ENGINEERING\DRAWINGS\PLANS\CDR\21181 - SITE.DWG, PLOT DATE: 9/17/2024, 7:38:19 AM, BY: JESSICA HENRY

# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

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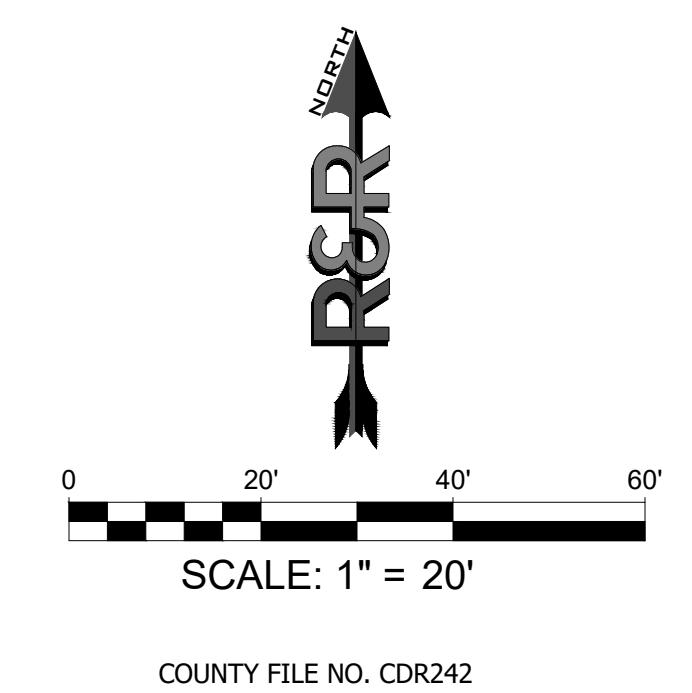
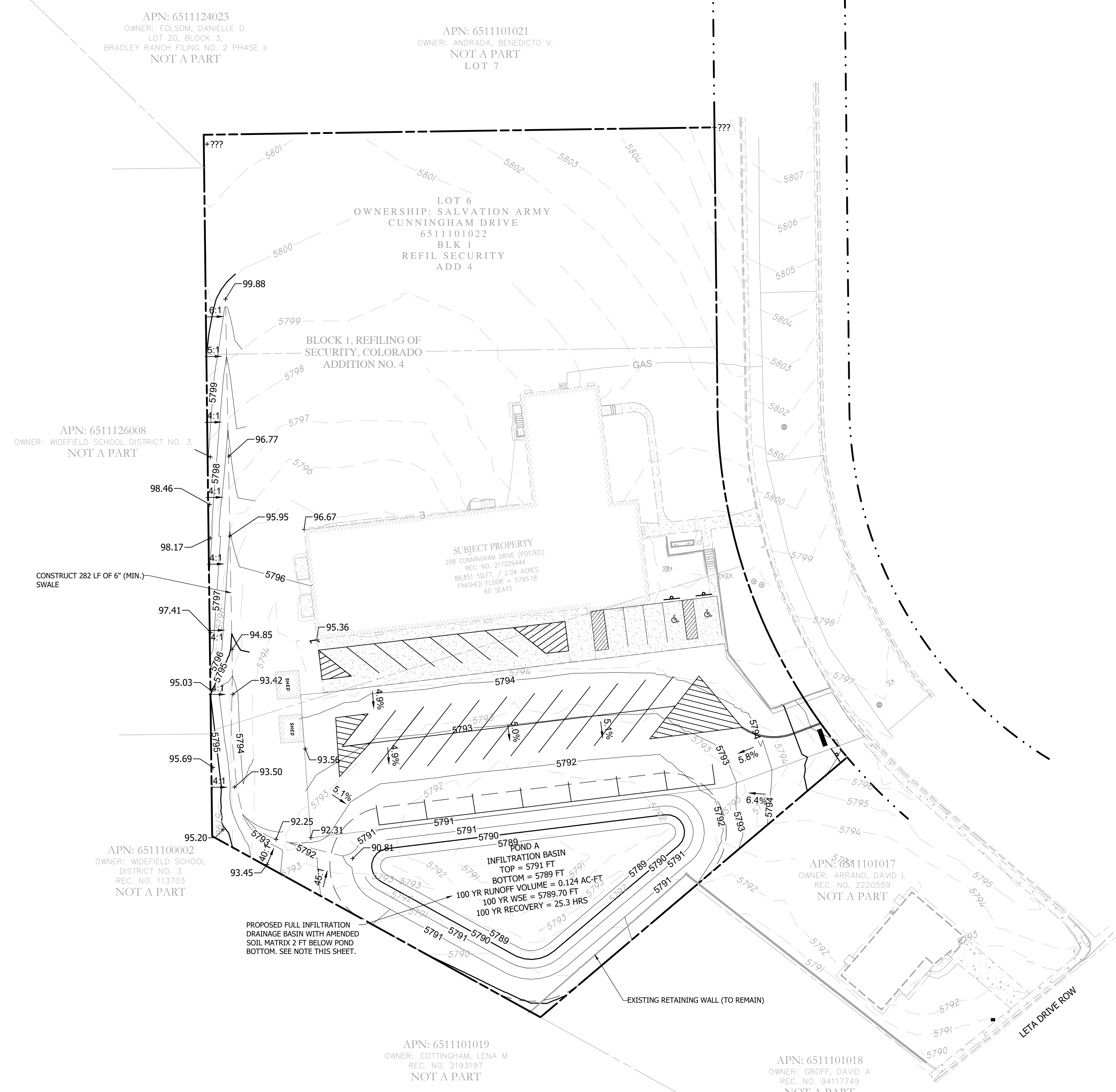
Know what's below.  
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REVISION	BY	DATE
1	JH	8/16/24

### LEGEND

EXISTING	PROPOSED	
-5820-	-5280-	STORM SEWER PIPE
-5822-	-5822-	MAJOR CONTOUR
		MINOR CONTOUR

**SOIL MATRIX AMENDMENT**  
CONTRACTOR REQUIRED TO REMOVE 2 FT OF NATIVE SOIL FROM THE LIMITS OF THE POND AND REPLACE WITH WELL GRADED GRAVELLY SANDS. CONTRACTOR REQUIRED TO PROVIDE A GRADATION OR SIEVE ANALYSIS OF IMPORT SAND TO EOR.



**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENINEERS.COM

FOUNTAIN VALLEY SALVATION ARMY	
SITE ADDRESS:	208 CUNNINGHAM DRIVE COLORADO SPRINGS, CO 80911
PREPARED FOR:	FOUNTAIN VALLEY SALVATION ARMY 208 CUNNINGHAM DR COLORADO SPRINGS, CO 80911
SITE DEVELOPMENT PLAN	
JOB NO.:	FV21181
ORG. SUBM. DATE:	12/22/2023
DWN:	JMP
CHKD:	RSD
GRADING AND DRAINAGE PLAN	
NO. <b>C3.0</b>	