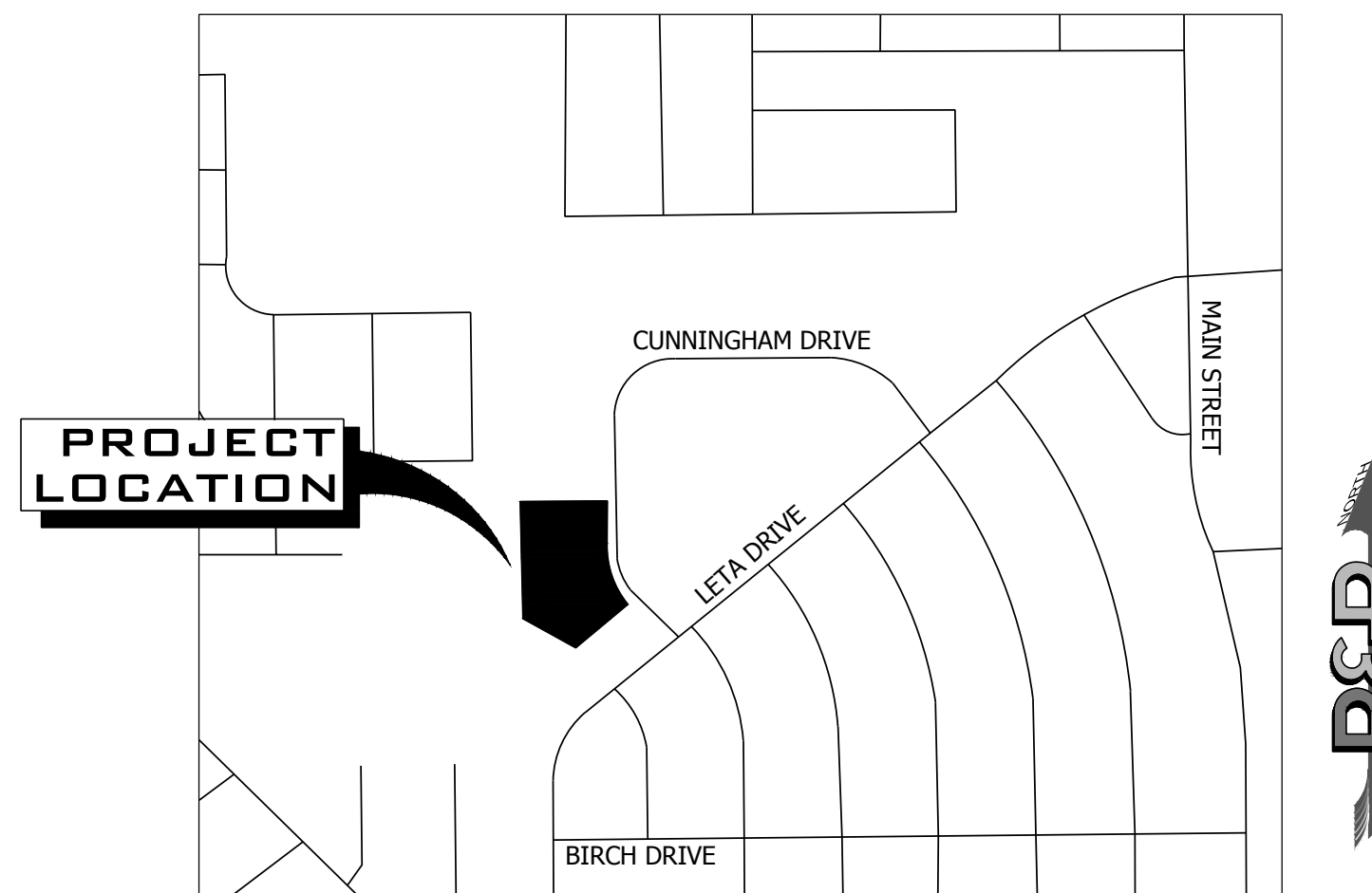


SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

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
C4.0	DETAILS

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 (720) 381-2439	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753-6730
QUIJANA.VARGAS@USW.SALVATIONARMY.ORG	DWILSON@RRENGINEERS.COM	KKUCHARZYK@RRENGINEERS.COM
CONTACT: QUIJANA VARGAS	CONTACT: DARVIN WILSON, P.E.	CONTACT: KEVIN KUCHARCZYK

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

DATE _____

DARVIN WILSON, P.E.
COLORADO NO. 62385

	PROJECT SITE INFORMATION	
	EXISTING	PROPOSED
PROPERTY TAX SCHEDULE NUMBER	EXEMPT	EXEMPT
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	EXEMPT NONRESIDENTIAL LAND-CHARITABLE A1	EXEMPT NONRESIDENTIAL LAND-CHARITABLE A1
ZONING	A1	A1
PARKING COMPUTATIONS	REQUIRED	PROVIDED
RELIGIOUS INSTITUTION - 1 SPACE PER 4 SEATS	25 SPACES	40 SPACES

6511101016

'Religious Institution' is the specific land use.

Exempt nonresidential land-charitable is a tax status not a land use.

RS-5000

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

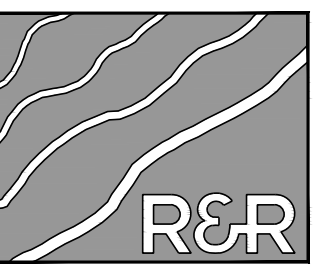
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6, BLOCK 1 OF REFILING OF SECURITY, COLORADO ADDITION NO. 4 AS MONUMENTED AT THE WEST END BY A FOUND 3/4" BAR AND AT THE EAST END BY A NO. 4 REBAR. SAID LINE IS ASSUMED TO BEAR N89°10'20"E.

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)

County File
No. CDR242

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
SIGNATURE

NO.	REVISION	BY	DATE



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
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: DW
NAME

COVER SHEET

NO.

C1.0

PATH: V:\21181 - 208 CUNNINGHAM DR\ENGINEERING\DRAWINGS\PLAN\SDP\FV21181 - CDR.DWG, PLOT DATE: 12/22/2023 12:26:17 PM, BY: JENNA PERDUE

SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

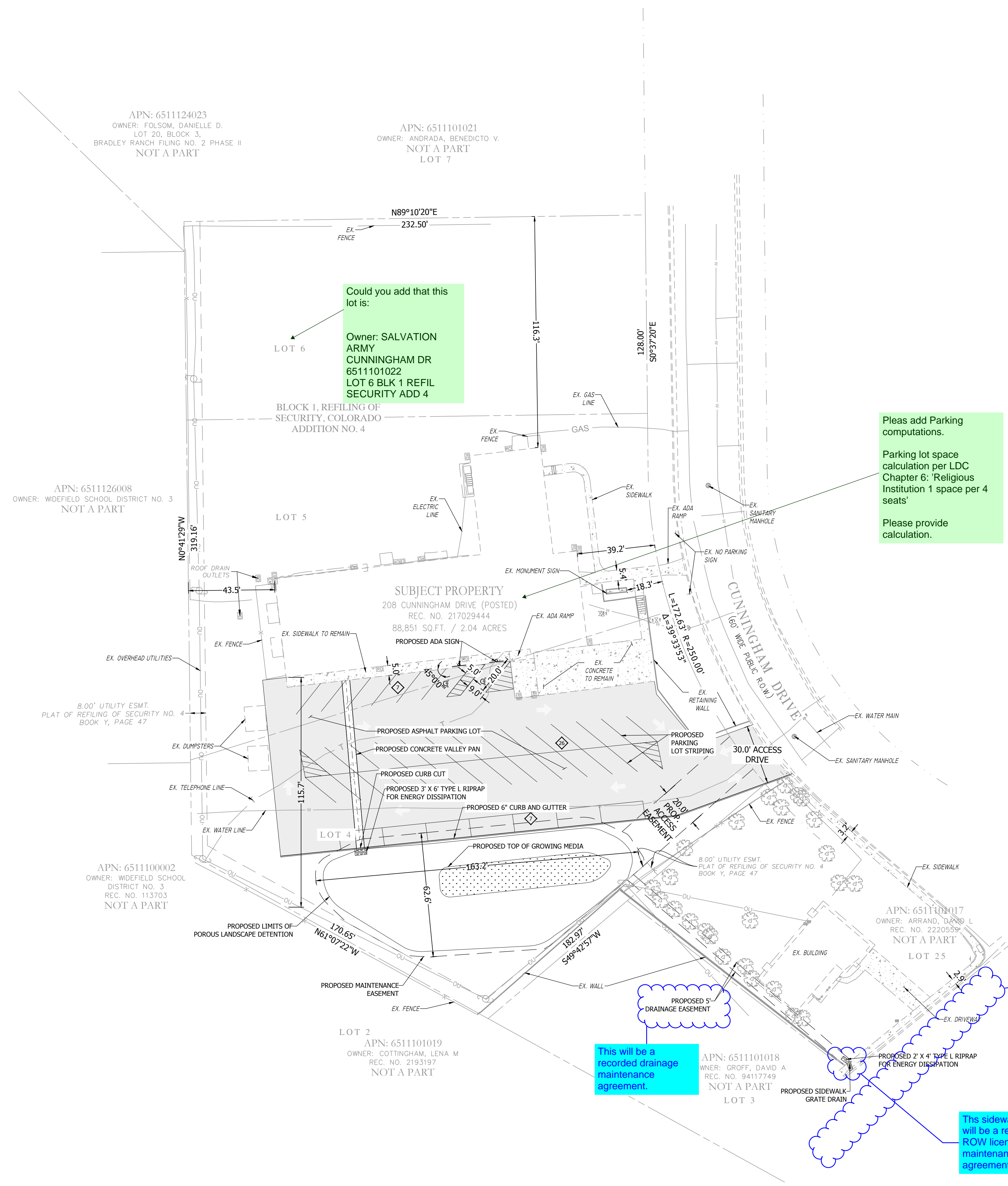
LOCATED IN LOT 4, BLOCK 5, 1 REFILL SECURITY, COLORADO ADDITION 4 WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



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 FG	SPOT ELEVATION	5236 FG
---	RIP RAP	---
W	WATER LINE	W
---	WATER METER	---
---	WATER VALVE	---
---	WATER REDUCER	---
---	WATER FITTINGS	---
---	FIRE HYDRANT	---
SS	SANITARY LINE	SS
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	STORM SEWER PIPE	---
---	STORM SEWER MANHOLE	---
---	STORM SEWER INLET	---
---	STORM SEWER FLARED END SECTION	---
---	STORM SEWER HEADWALL	---
---	UNDERGROUND ELECTRIC	E
OU	OVERHEAD ELECTRIC	OHE
U	UTILITY POLE	U
---	STREET LIGHT	---
CATV	CABLE TV SERVICE	CATV
T	TELECOM SERVICE	T
FO	FIBER OPTIC SERVICE	FO
G	NATURAL GAS SERVICE	G
---	TREE	---
---	TREE LINE	---
---	HARD SIDED HAIL CANOPY	---
---	HAIL NETTING	---



Could you add that this lot is:
Owner: SALVATION ARMY
CUNNINGHAM DR
6511101022
LOT 6 BLK 1 REFIL SECURITY ADD 4

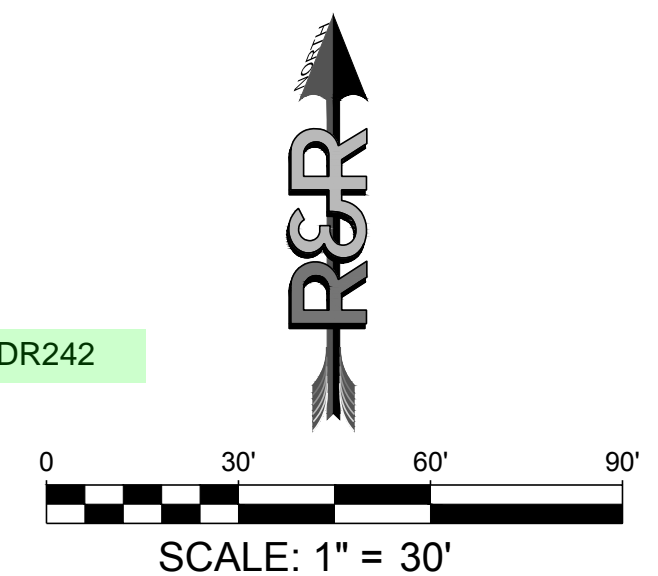
Please add Parking computations.
Parking lot space calculation per LDC Chapter 6: Religious Institution 1 space per 4 seats
Please provide calculation.

This will be a recorded drainage maintenance agreement.

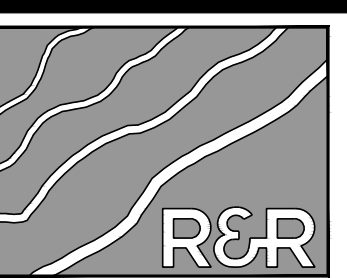
This sidewalk chase will be a recorded ROW license and maintenance agreement

Label Leta Dr ROW

County File: CDR242



NO.	REVISION	BY	DATE



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

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

SITE PLAN

NO. C2.0

P:\11\11\21181 - 208 CUNNINGHAM DR\ENGINEERING\DRAWINGS\PLAN\SDP\FV21181 - SITE.DWG, PLOT DATE: 12/22/2023 12:26:46 PM, BY: JENA PERDUE

SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

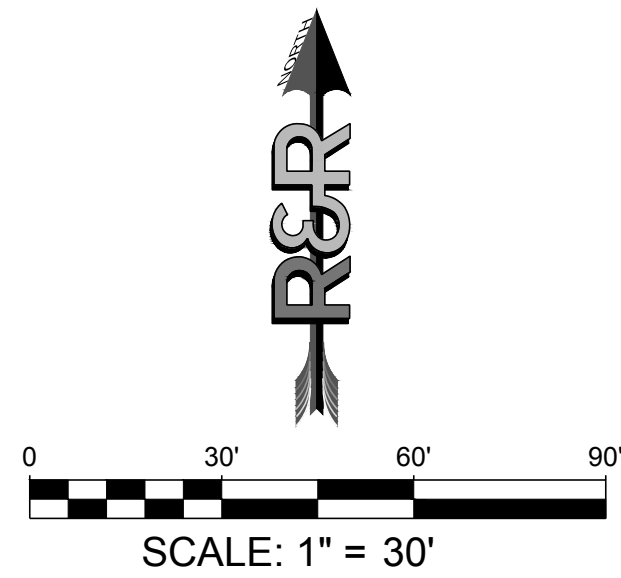
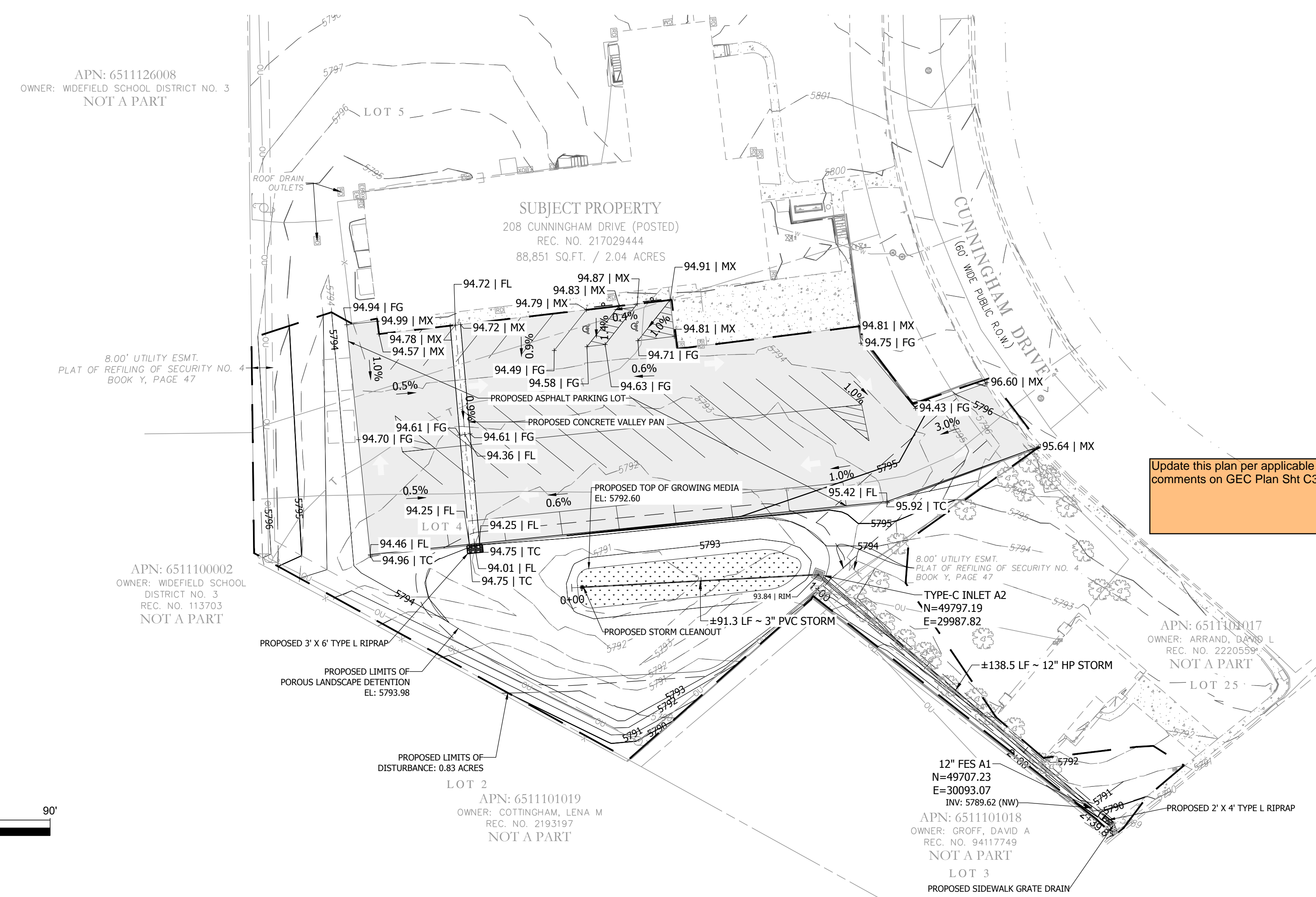
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LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



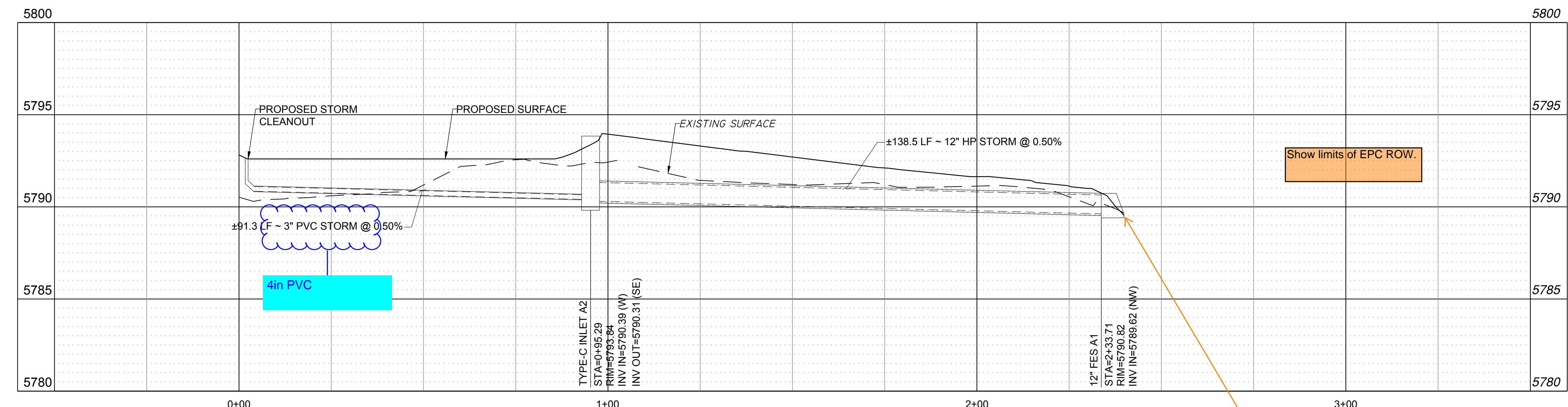
Know what's below.
Call before you dig.

MASTER LEGEND

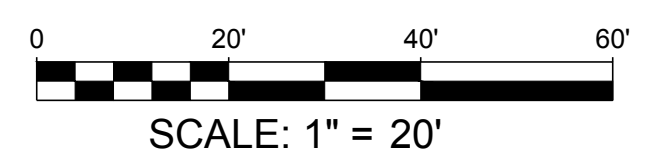
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT OF WAY	---
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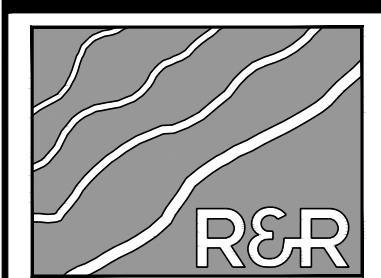
This profile should also be contained in the GEC Plan sheet set.



extend profile to show riprap apron and how riprap is going to tie into sidewalk & curb. Include the sidewalk grate.



NO.	REVISION	BY	DATE



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:	DW
NAME	

GRADING AND DRAINAGE PLAN

NO. **C3.0**

PATH: P:\V21181-208 CUNNINGHAM DR\ENGINEERING\DRAWINGS\PLAN\SSD\FV21181 - GED.DWG, PLOT DATE: 12/22/2023 12:21:18 PM, BY: JENNA PERDUE

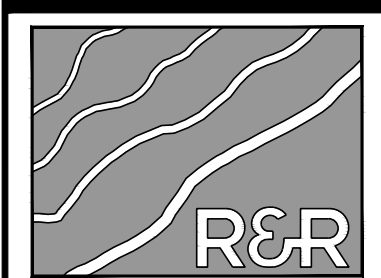
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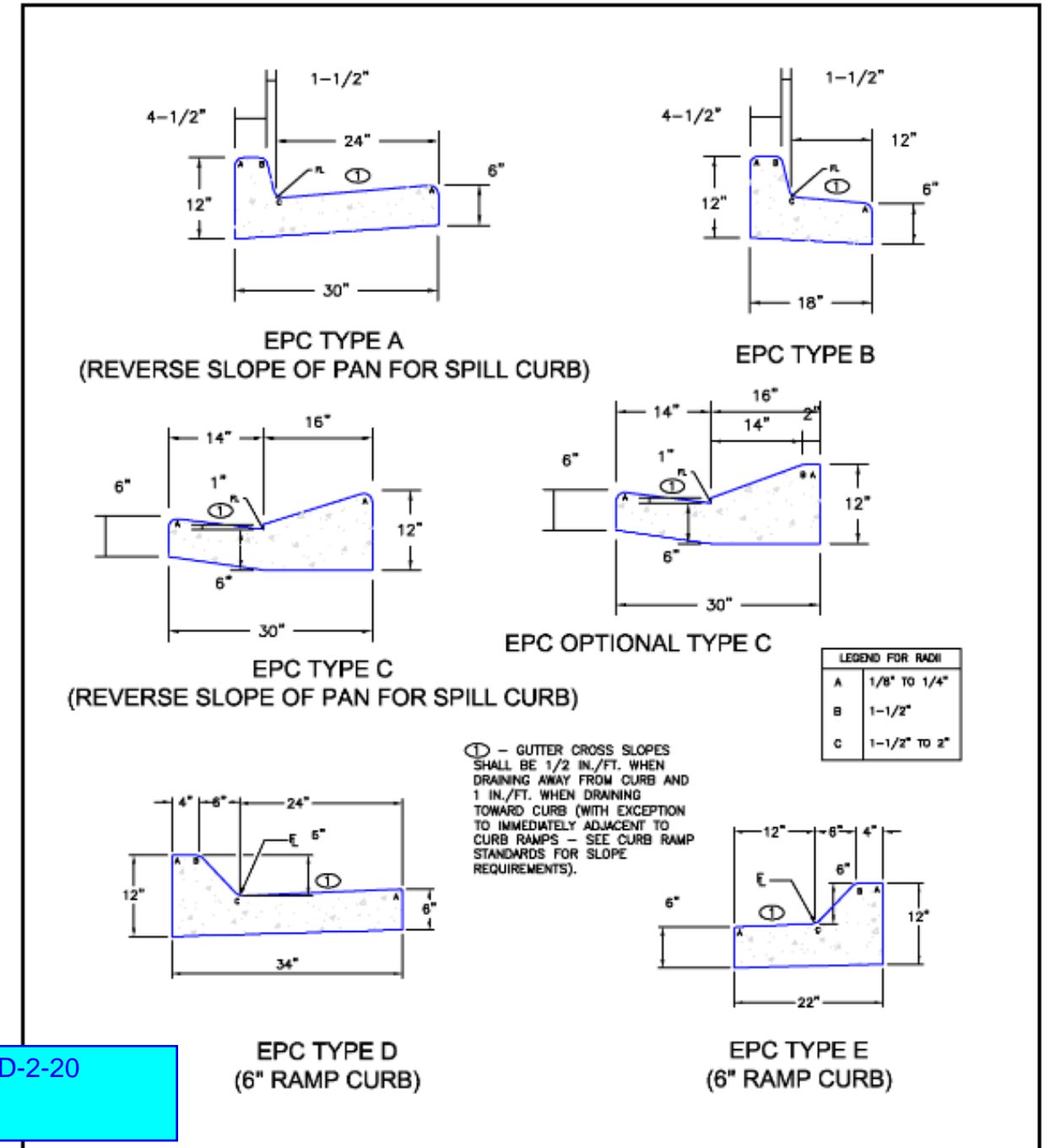
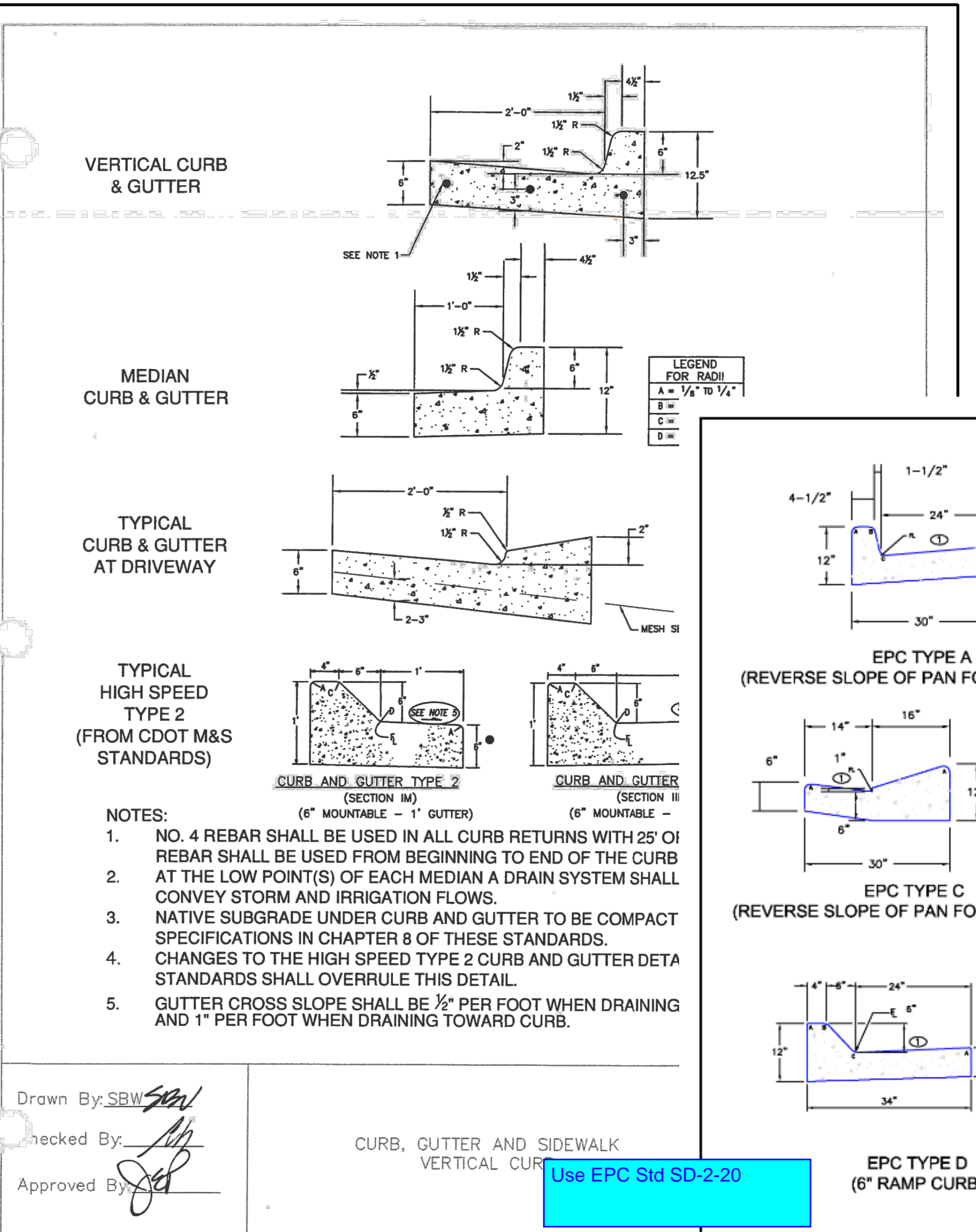
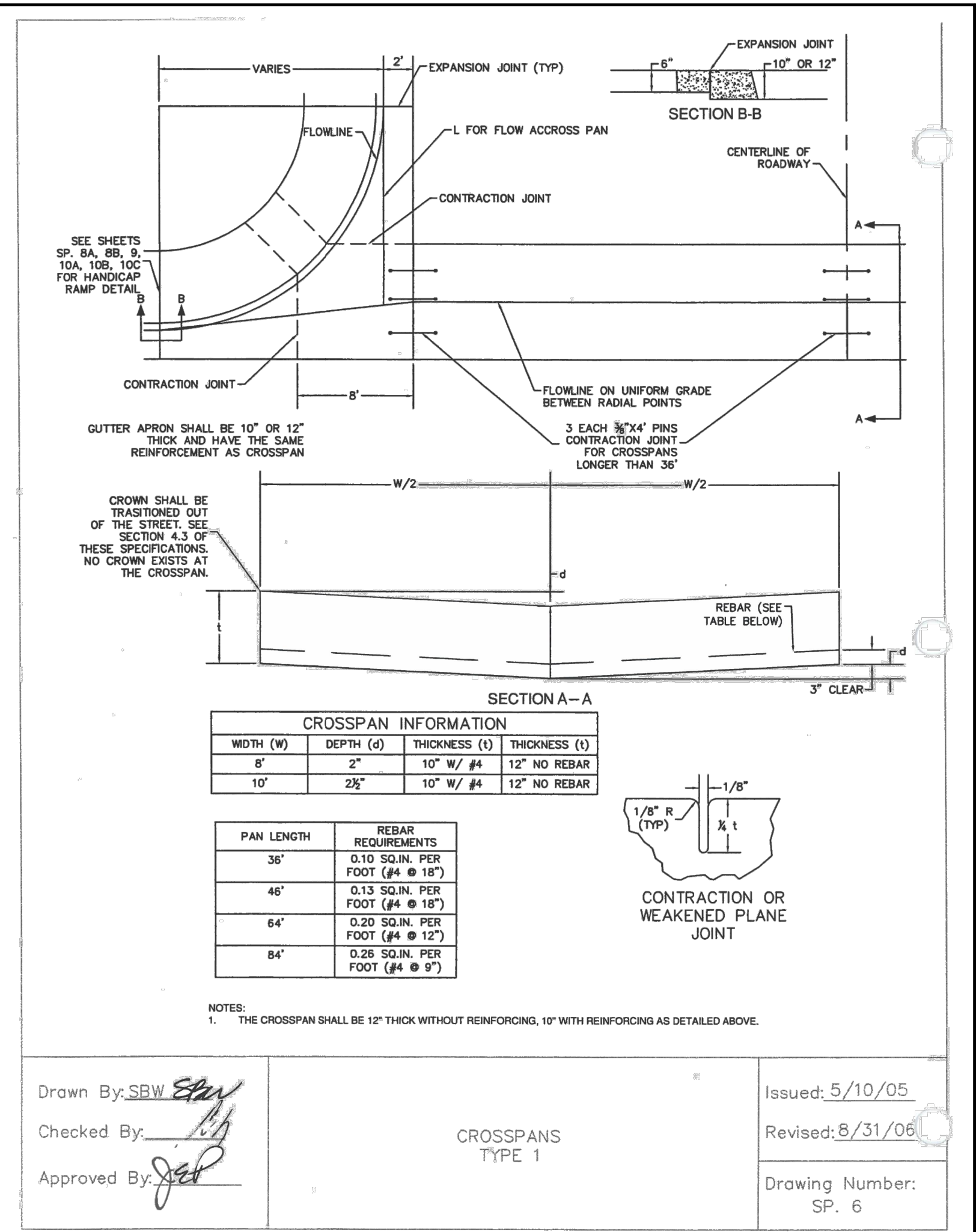
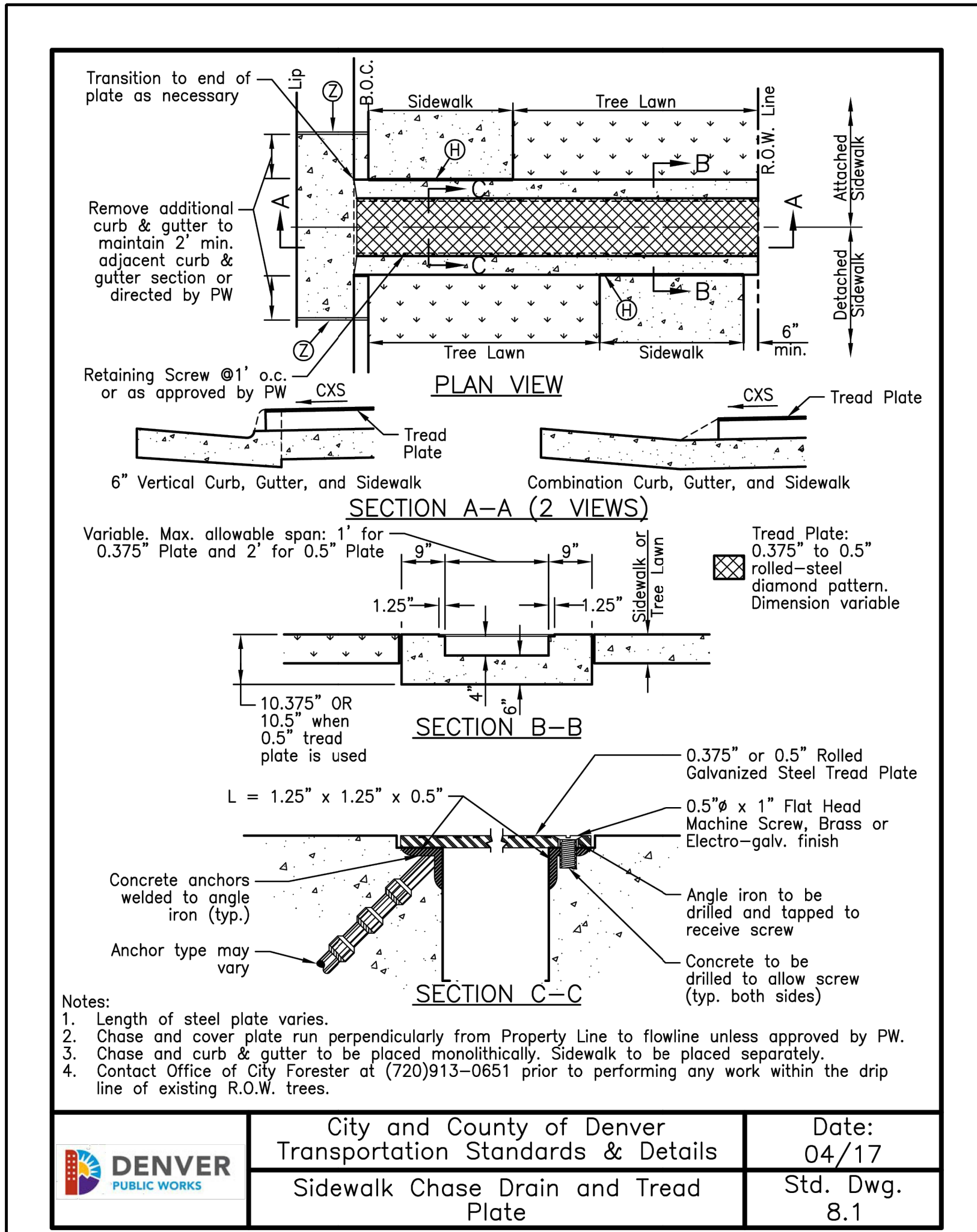
NO.	REVISION	BY	DATE



**ENGINEERS
SURVEYORS**

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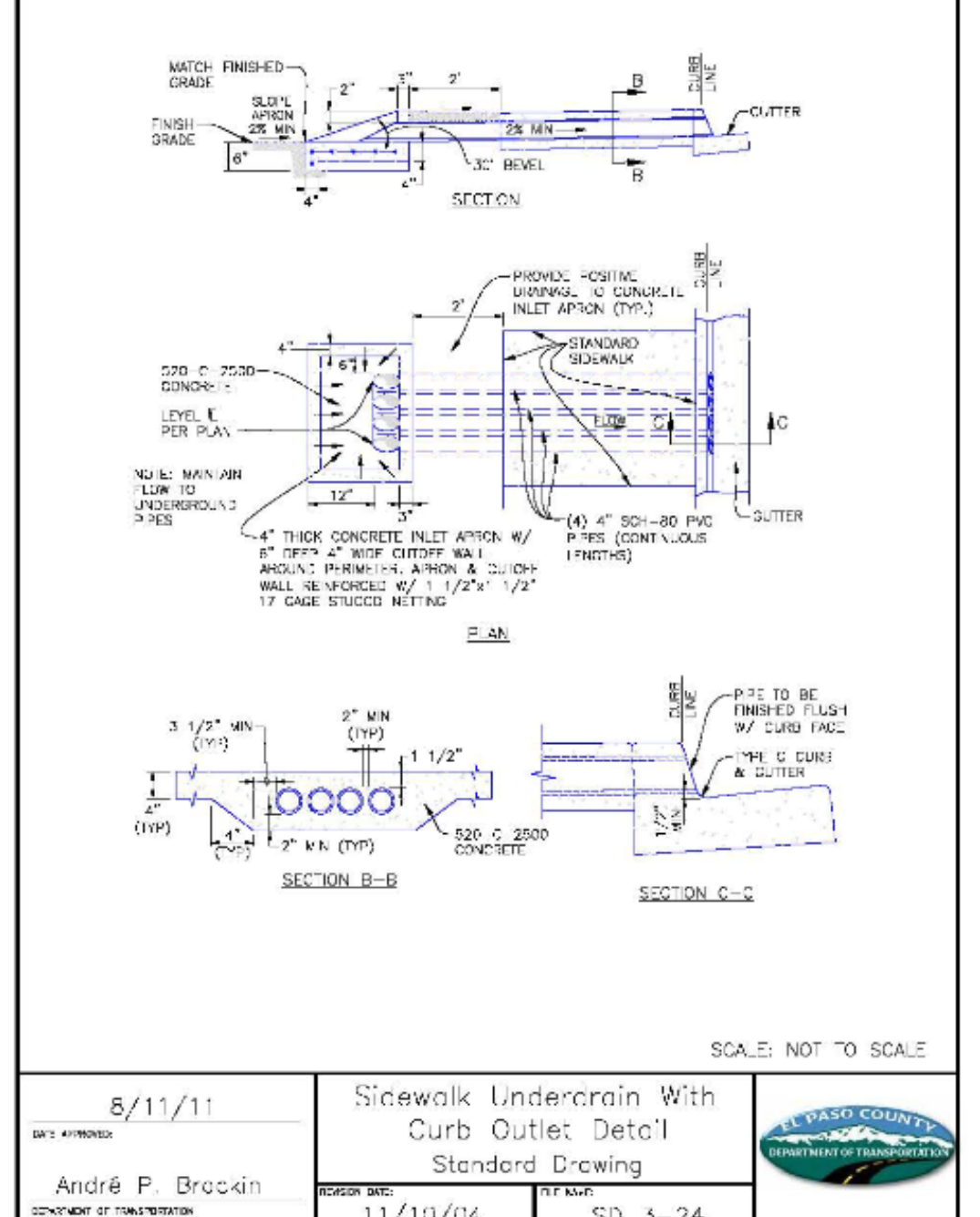
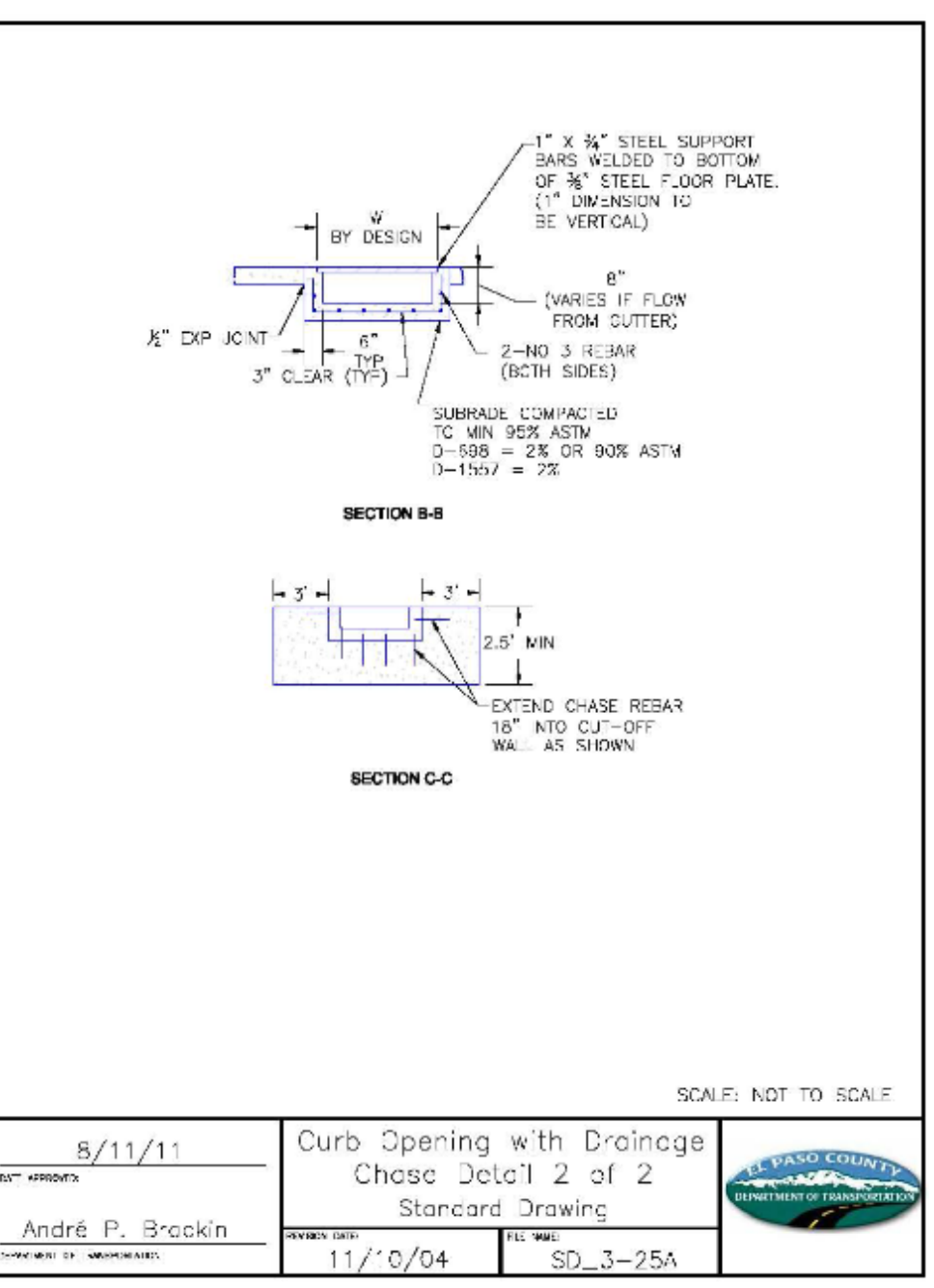
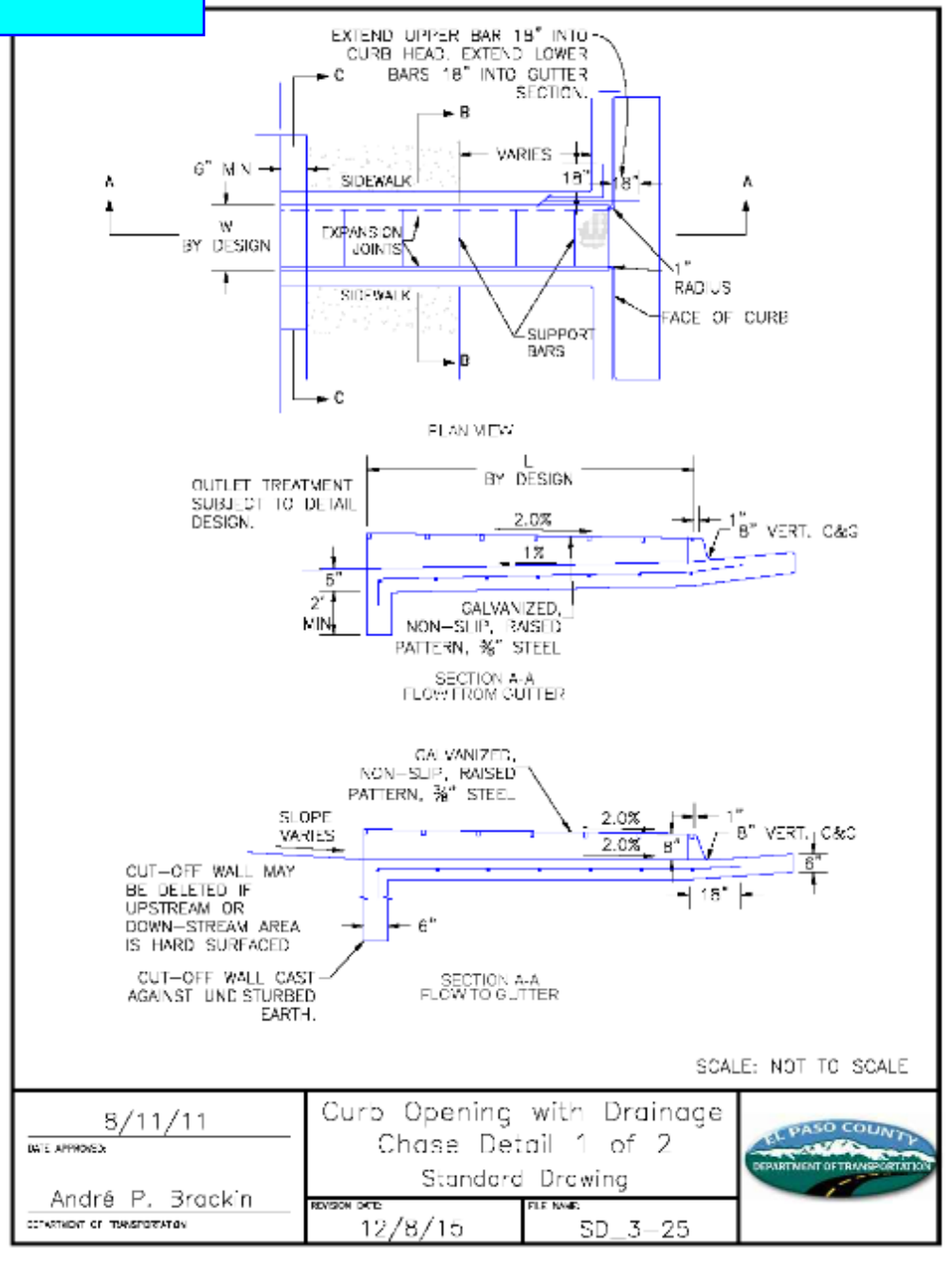
City and County of Denver Transportation Standards & Details
Sidewalk Chase Drain and Tread Plate
Date: 04/17
Std. Dwg. 8.1

Drawn By: SBW
Checked By: [Signature]
Approved By: [Signature]
CROSSPANS TYPE 1
Issued: 5/10/05
Revised: 8/31/06
Drawing Number: SP. 6

Drawn By: SBW
Checked By: [Signature]
Approved By: [Signature]
CURB, GUTTER AND SIDEWALK VERTICAL CURB
Use EPC Std SD-2-20

Note: Due to slant back/rolled curb onsite field modification may be necessary for chase and curb cut. Construction Inspection branch will review during PRECON. A work in the right of permit will also be required.

Please add EPC Std 3-24 3-24 and 3-25A to this sheet to allow for EPC design options.



6/23/20
Typical Curb and Gutter
Standard Drawing
6/23/20
SD_2-20

Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

FOUNTAIN VALLEY SALVATION ARMY
208 CUNNINGHAM DRIVE
COLORADO SPRINGS, CO 80911
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 CHK: DW
NAME

DETAILS
NO. C4.0

P:\PL\1\21181_208_CUNNINGHAM_DR\ENGINEERING\DRAWINGS\PLANS\SDR\FV21181_1_DET.DWG, PLOT DATE: 12/22/2023 12:27:40 PM, BY: JENNA PERDUE