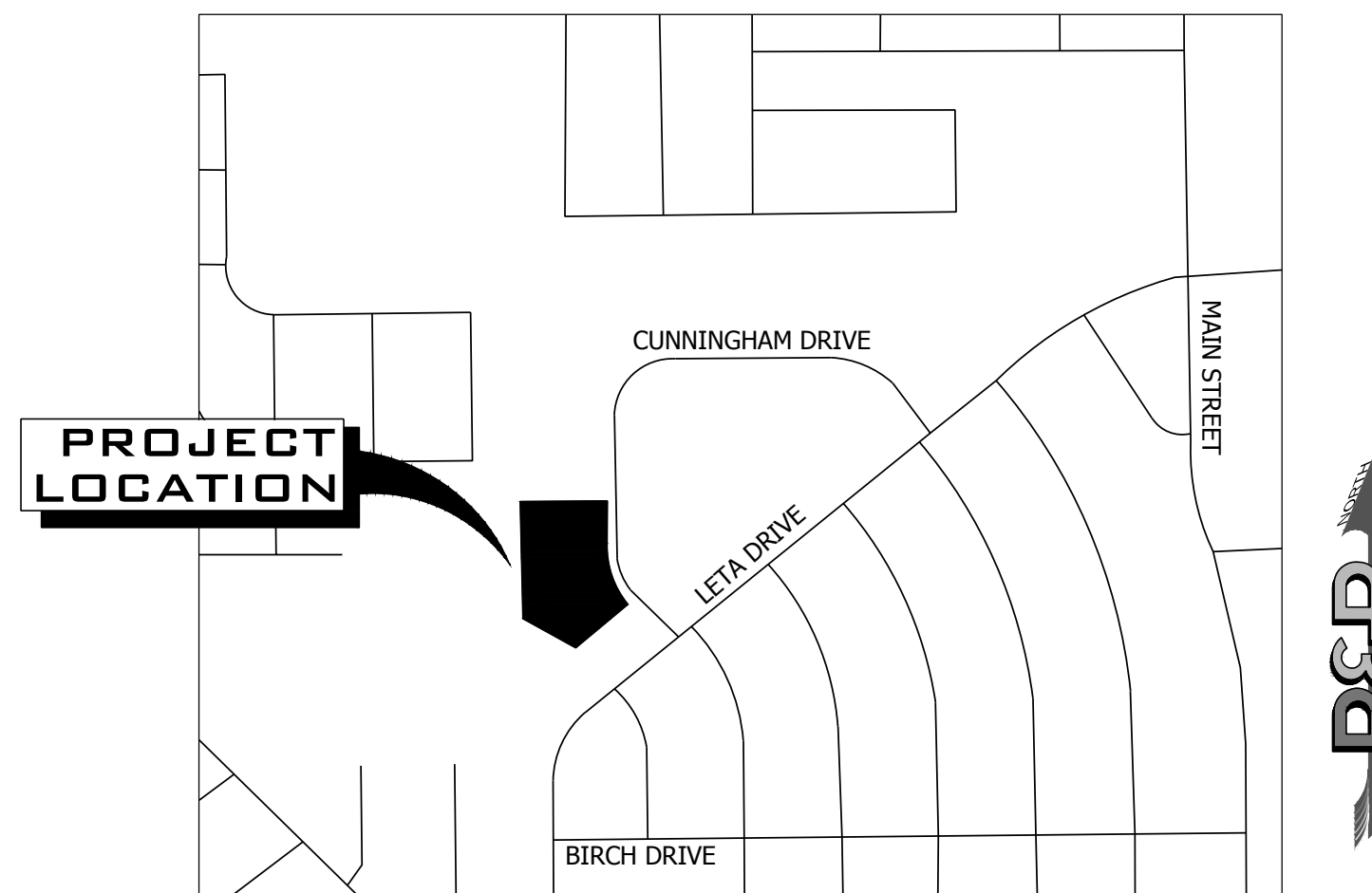


# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

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

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	EXEMPT NONRESIDENTIAL LAND- CHARITABLE
ZONING	A1	A1
<b>PARKING COMPUTATIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
RELIGIOUS INSTITUTION - 1 SPACE PER 4 SEATS	25 SPACES	40 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

DARVIN WILSON, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO NO. 62385

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
SIGNATURE

NO.	REVISION	BY	DATE

**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 CHK: DW  
 NAME

**COVER SHEET**

NO. **C1.0**

PATH: P:\V21181\_208\_CUNNINGHAM\_DR\ENGINEERING\DRAWINGS\PLAN\SDP\FV21181 - COVER.DWG, PLOT DATE: 12/22/2023 12:26:17 PM, BY: JENNA PERDUE

# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

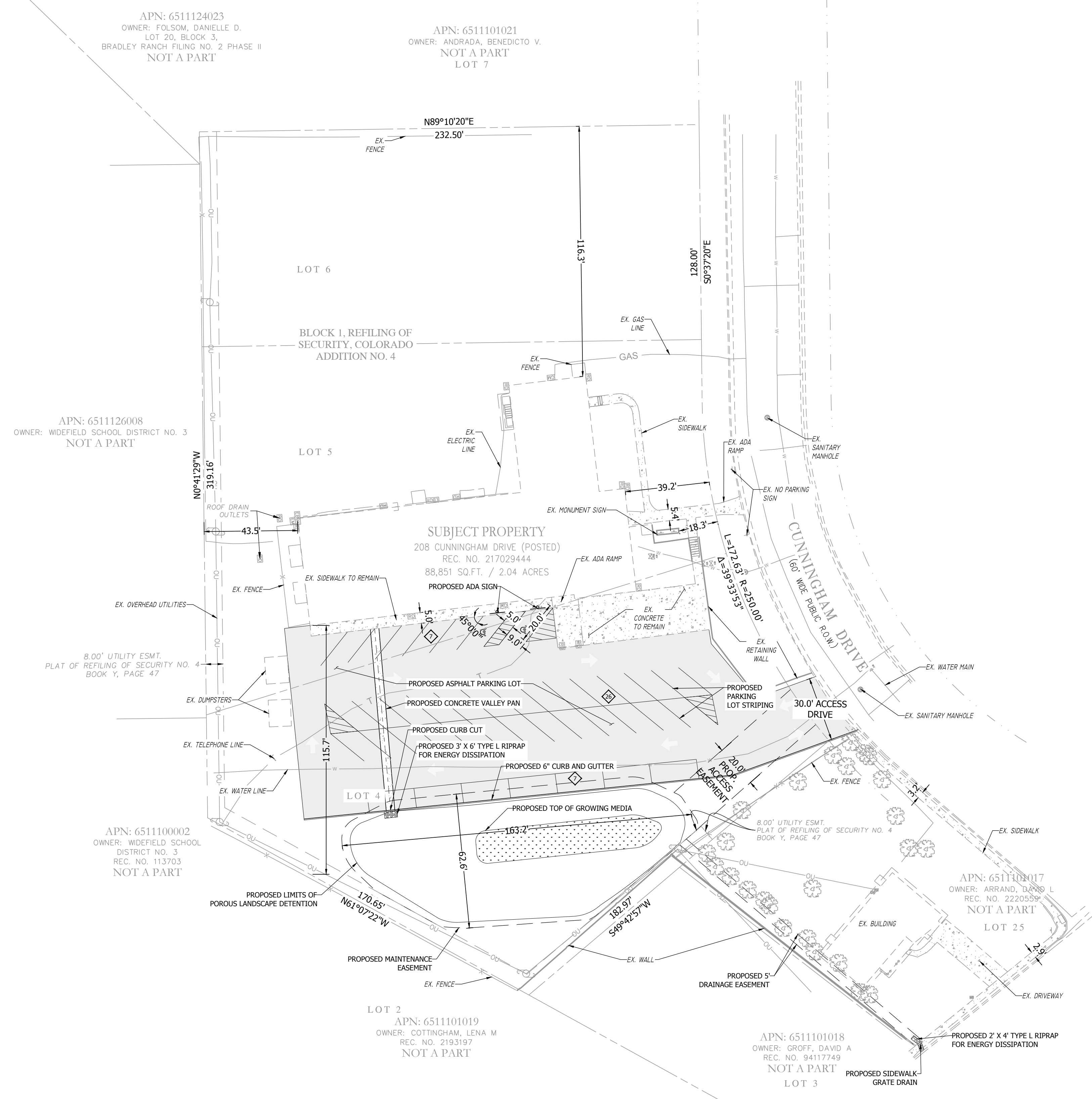
LOCATED IN LOT 4, BLOCK 5, 1 REFILL SECURITY, COLORADO ADDITION 4 WITHIN A PORTION OF  
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P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO  
LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



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	---
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	---
E	UNDERGROUND ELECTRIC	E
OU	OVERHEAD ELECTRIC	OU
U	UTILITY POLE	U
S	STREET LIGHT	S
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	---



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NO.	REVISION	BY	DATE

**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

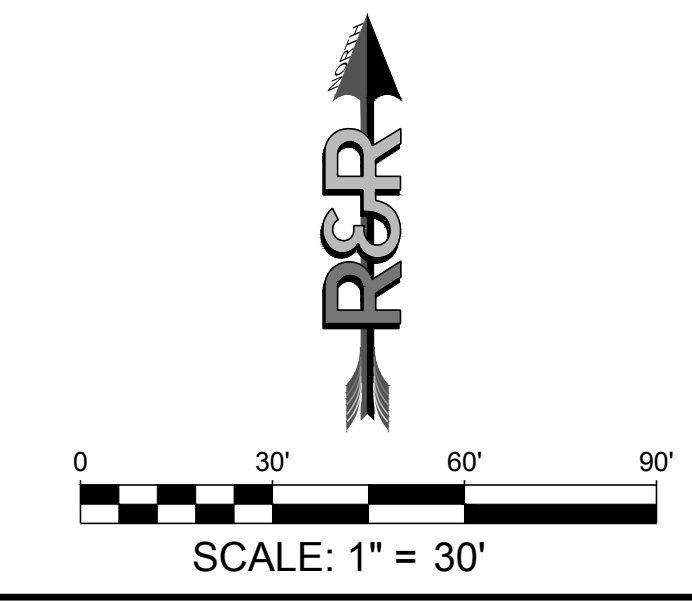
**FOUNTAIN VALLEY SALVATION ARMY**  
208 CUNNINGHAM DR  
COLORADO SPRINGS, CO 80911

SITE DEVELOPMENT PLAN

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

SITE PLAN

NO. **C2.0**



# SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

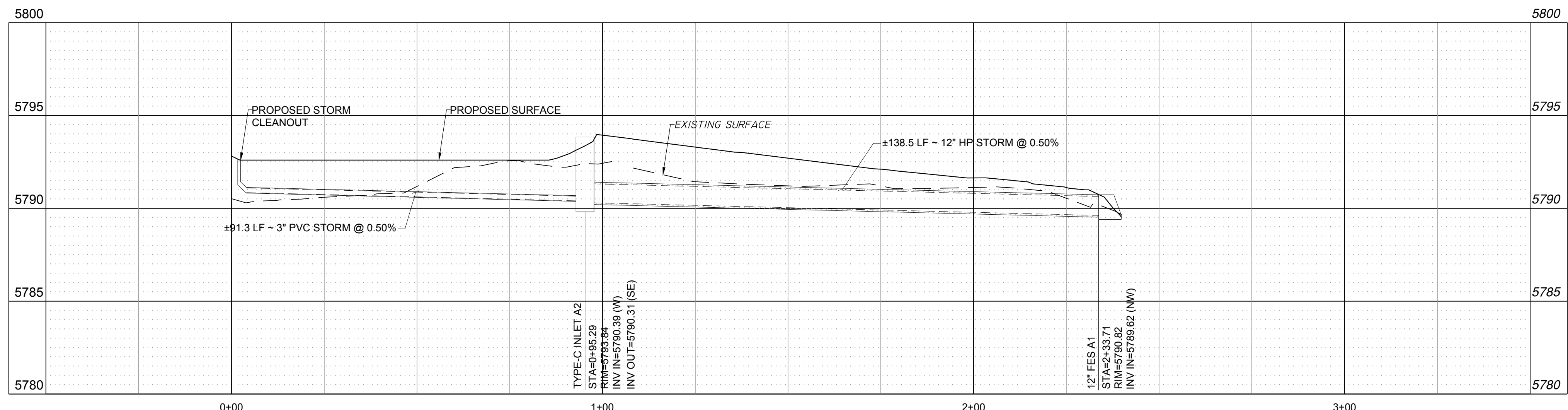
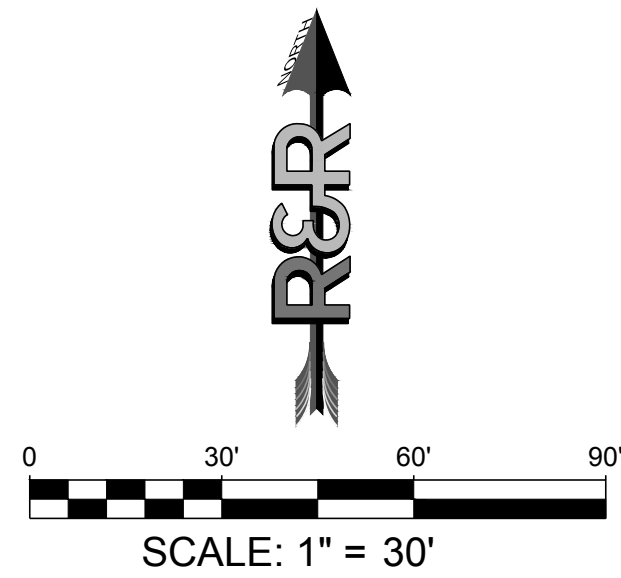
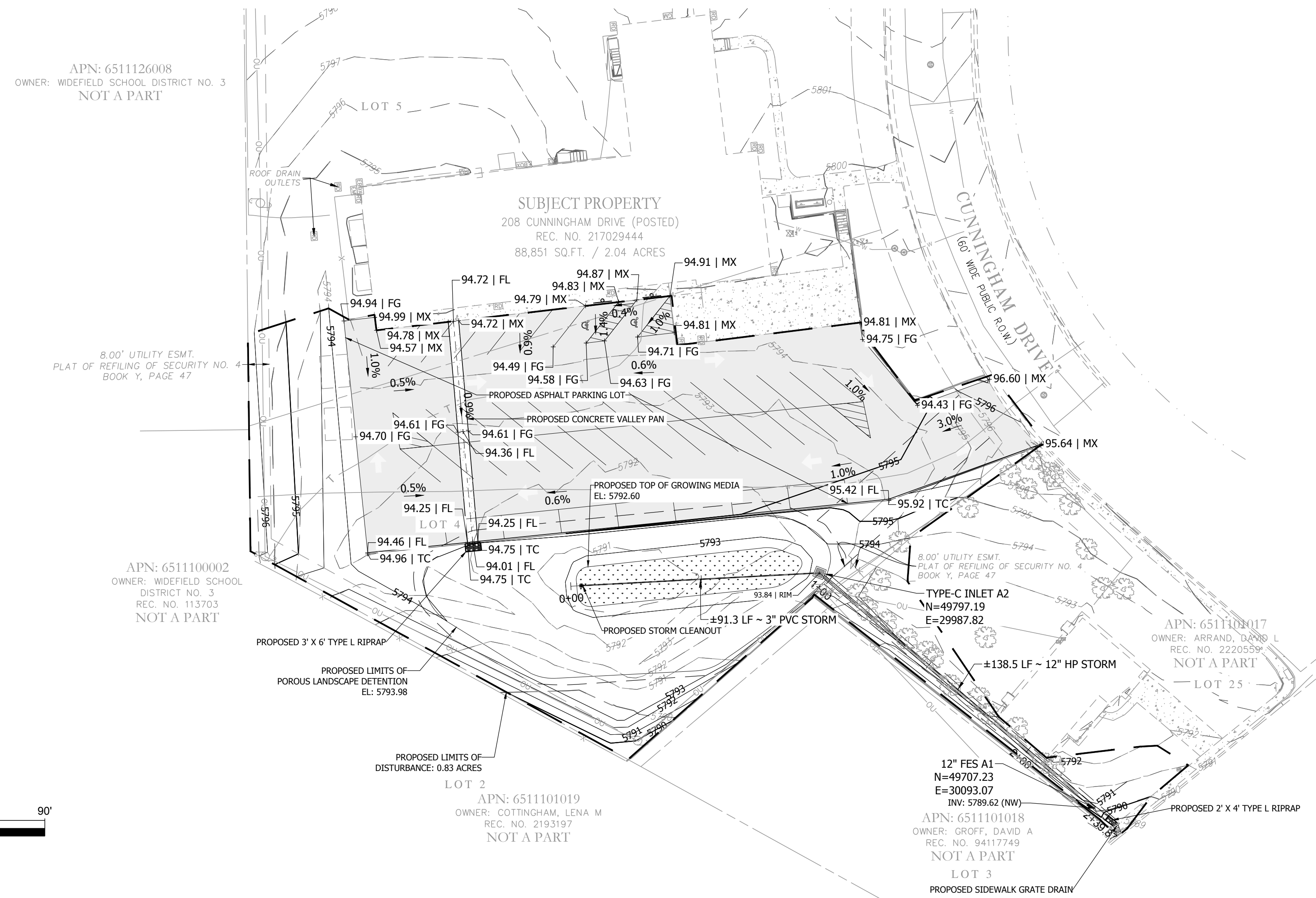
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LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



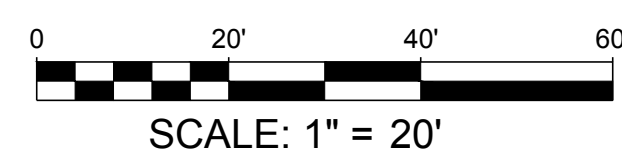
Know what's below.  
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## MASTER LEGEND

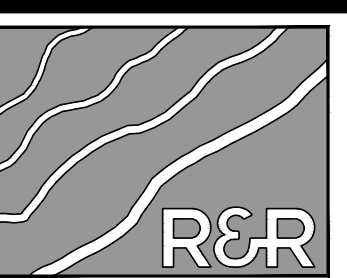
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
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---	FIBER OPTIC SERVICE	FO
---	NATURAL GAS SERVICE	G
---	TREE	---
---	TREE LINE	---
---	HARD SIDED HAIL CANOPY	---
---	HAIL NETTING	---



Storm A PROFILE VIEW  
HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=4'



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.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	DATE	12/22/2023
ORG. SUBM. DATE	12/22/2023	DWN:	JMP
NAME		CHKD:	DW

GRADING AND DRAINAGE PLAN

NO. **C3.0**

P:\PL\121181 - 208 CUNNINGHAM DR\ENGINEERING\DRAWINGS\PLAN\SDP\FV21181 - GRD.DWG\_PLOT DATE: 12/22/2023 12:21:18 PM BY: JENNA PERDUE

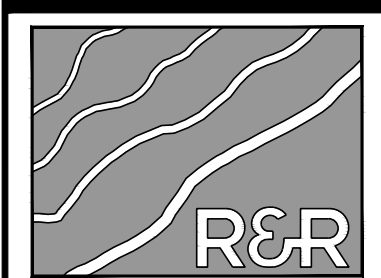
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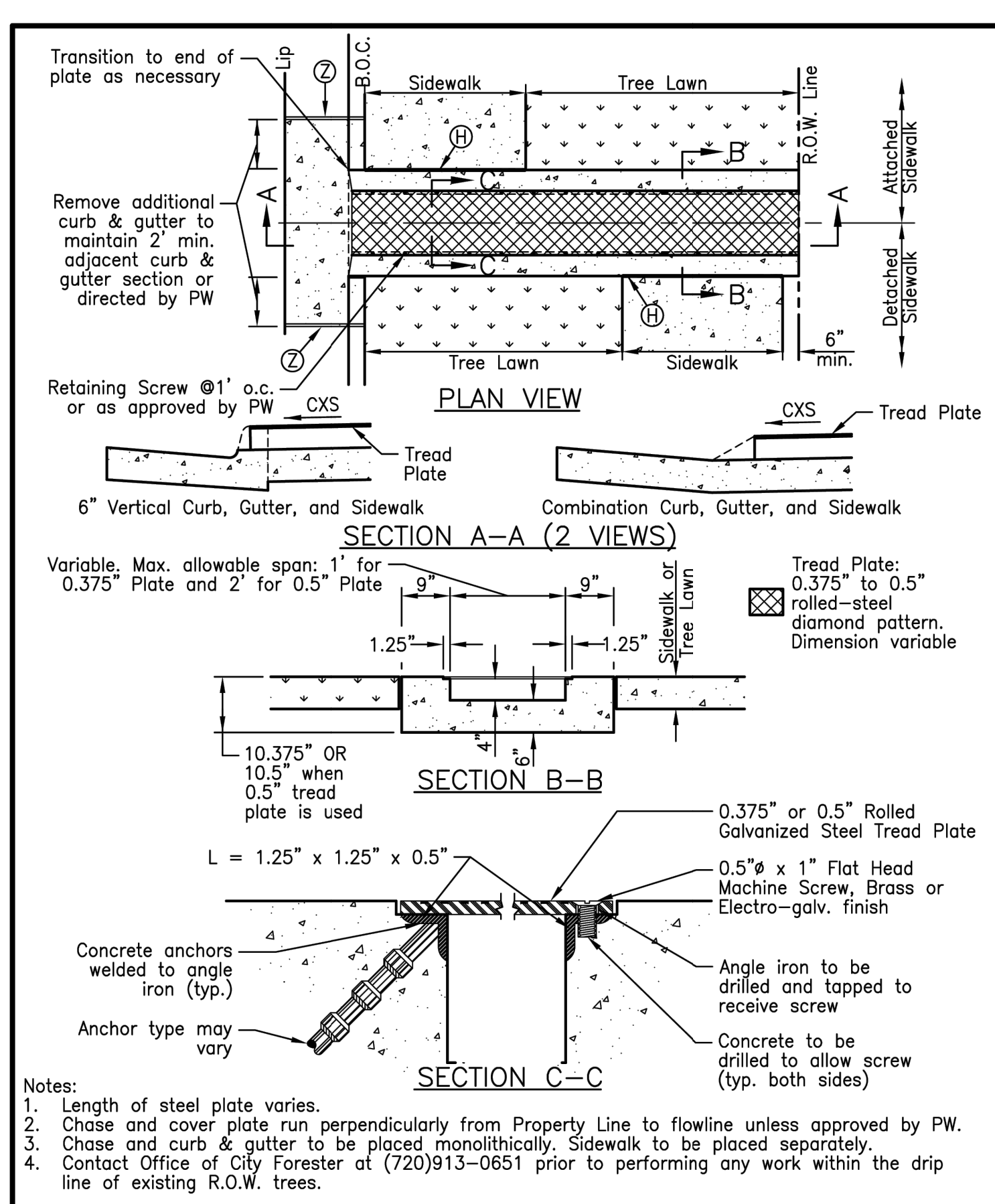
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COLORADO SPRINGS, CO 80911

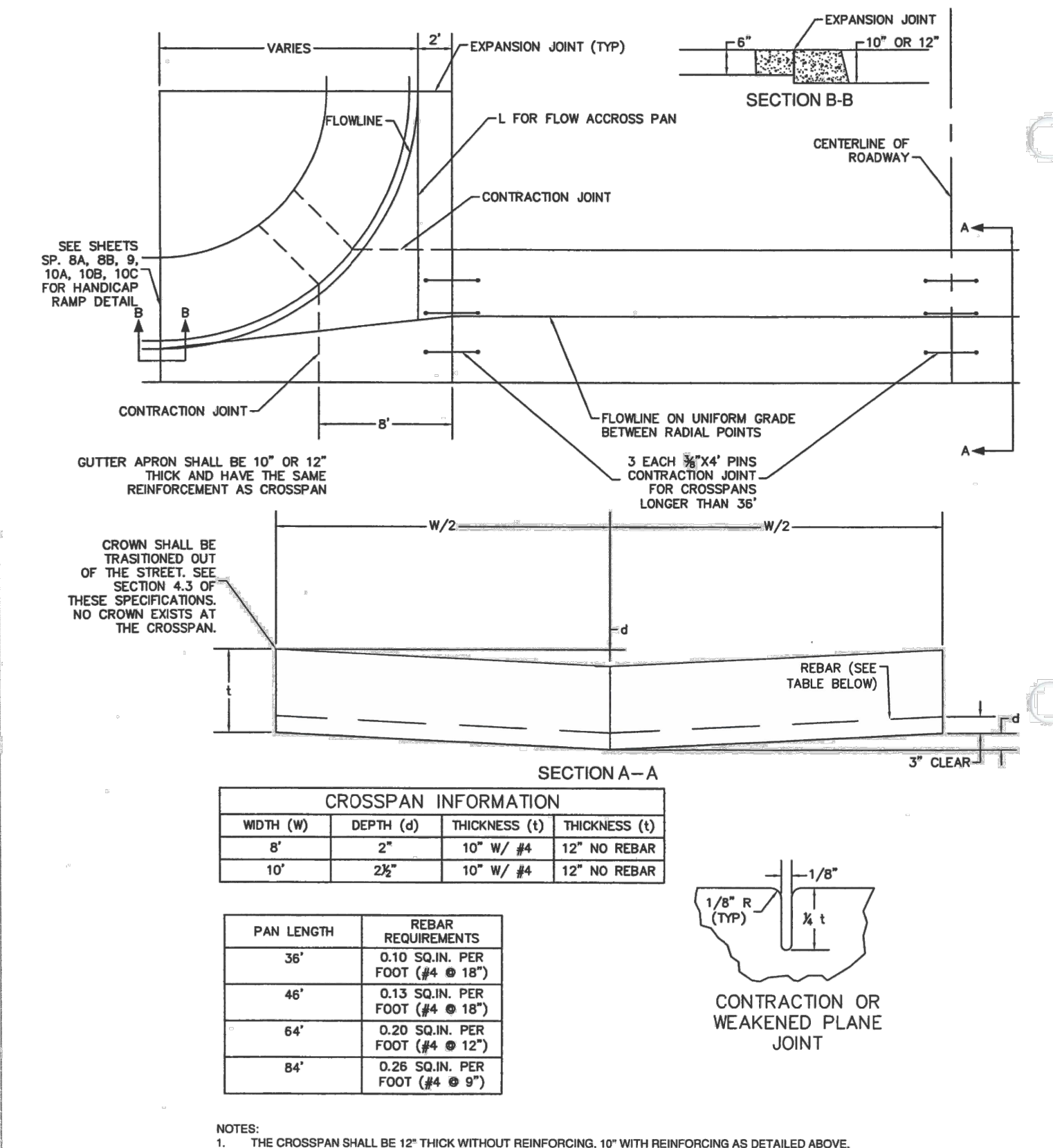
JOB NO.	FV21181
ORG. SUBM. DATE	12/22/2023
DWN:	JMP
CHKD:	DW
NAME	

DETAILS

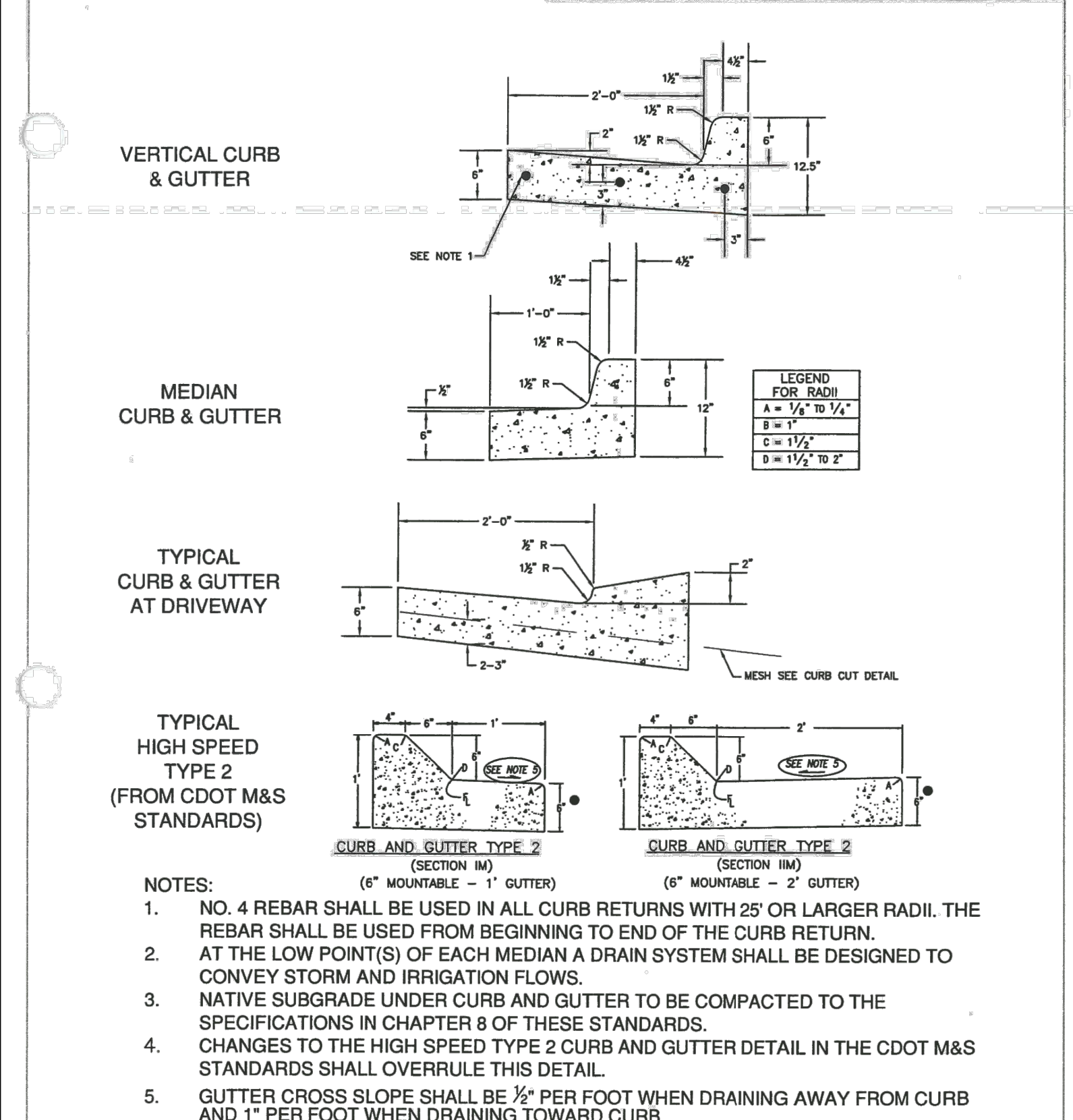
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	City and County of Denver Transportation Standards & Details	Date: 04/17
	Sidewalk Chase Drain and Tread Plate	Std. Dwg. 8.1



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



Drawn By: <i>SRW</i>	CURB, GUTTER AND SIDEWALK VERTICAL CURB	Issued: 5/10/05
Checked By: <i>[Signature]</i>		Revised: 8/31/06
Approved By: <i>[Signature]</i>		Drawing Number: SP. 1

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