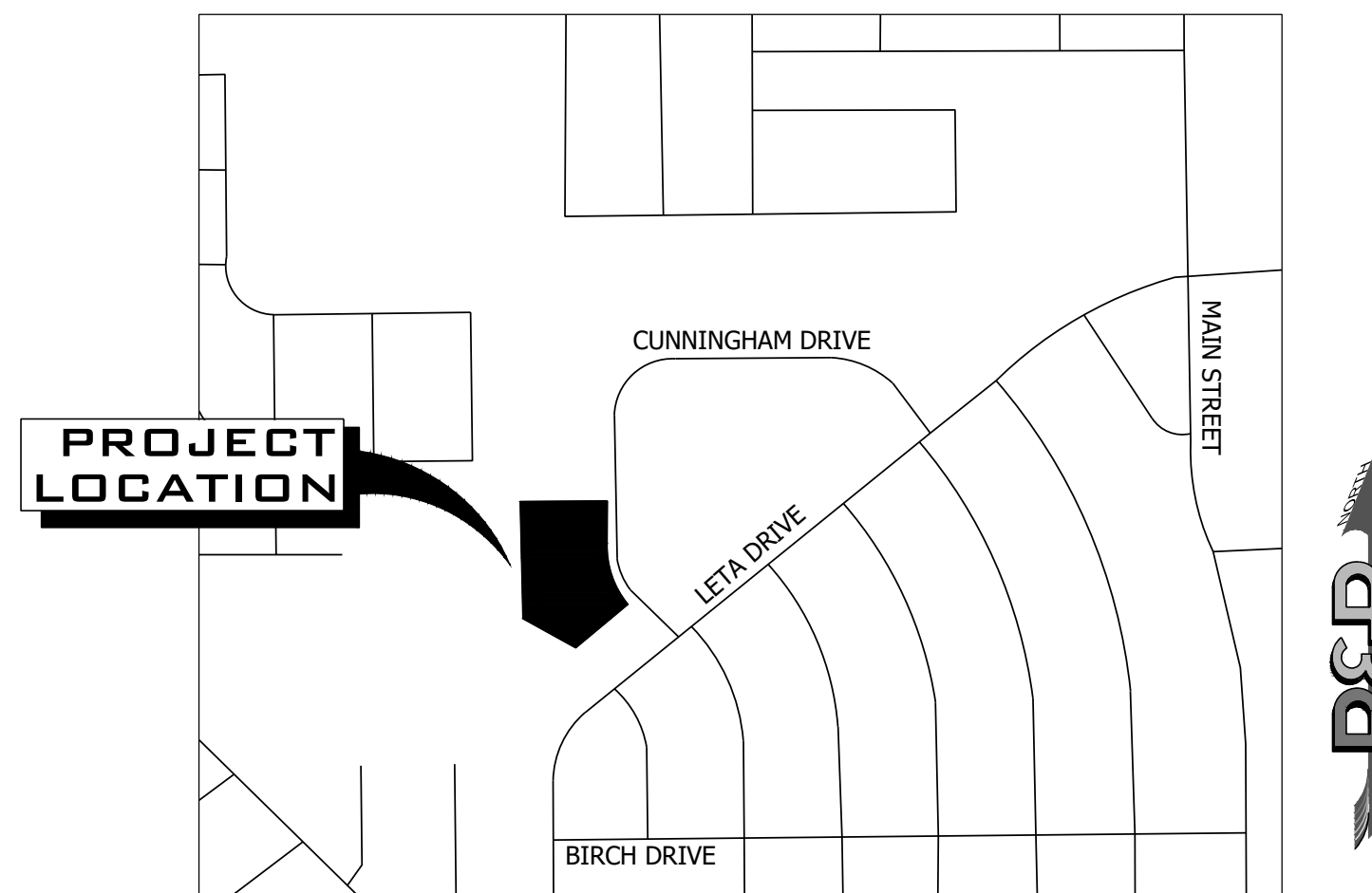


SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

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
PARKING COMPUTATIONS	REQUIRED	PROVIDED
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, REFILE OF SECURITY, COLORADO ADDITION NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.
 PARCEL 2:
 LOT 6, BLOCK 1, REFILE 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 REFILE 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)

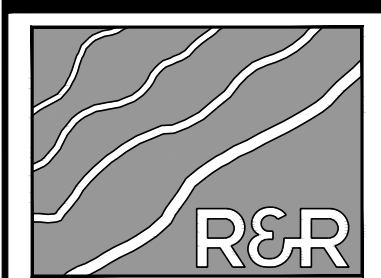
PROFESSIONAL ENGINEER CERTIFICATION

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

[Signature] 1/8/2025
DATE

TIM STACKHOUSE, P.E.
COLORADO NO. 61924

NO.	REVISION	BY	DATE
1	COUNTY COMMENTS	JLH	8/16/24
2	SIGNATURE SET	JMP	1/8/25



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**

COUNTY FILE NO. CDR242

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
SIGNATURE

PATH: V:\21181_208_CUNNINGHAM_DR\ENGINEERING\DRAWINGS\PLAN\SDP_V21181 - CDR.DWG, PLOT DATE: 1/8/2025 10:40:28 AM 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 22 FG	SPOT ELEVATION	52 22 FG
---	RIP RAP	---
---	TREE	---
---	TREE LINE	---

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 AND PERMEABILITY RATES OF IMPORT SAND TO EOR FOR APPROVAL PRIOR TO PLACEMENT OF IMPORT SAND.

APN: 6511124023
OWNER: FOLSOM, DANIELLE D.
LOT 20, BLOCK 3,
BRADLEY RANCH FILING NO. 2 PHASE II
NOT A PART

APN: 6511101021
OWNER: ANDRADA, BENEDICTO V.
NOT A PART
LOT 7

APN: 6511126008
OWNER: WIDEFIELD SCHOOL, DISTRICT NO. 3
NOT A PART

APN: 6511100002
OWNER: WIDEFIELD SCHOOL
DISTRICT NO. 3
REC. NO. 113703
NOT A PART

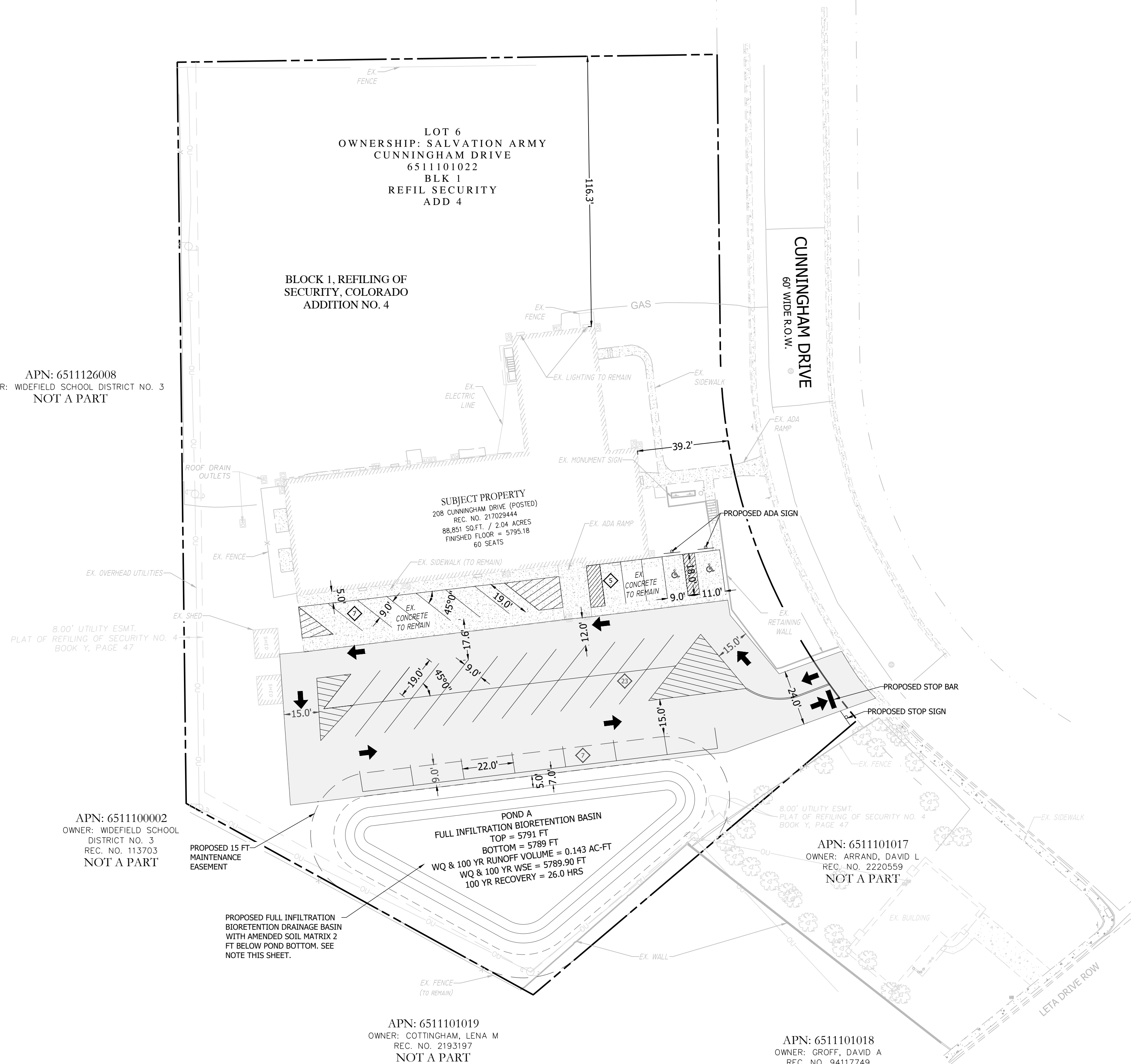
PROPOSED 15 FT
MAINTENANCE
EASEMENT

PROPOSED FULL INFILTRATION
BIORETENTION DRAINAGE BASIN
WITH AMENDED SOIL MATRIX 2
FT BELOW POND BOTTOM. SEE
NOTE THIS SHEET.

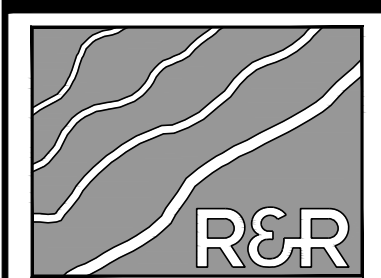
APN: 6511101019
OWNER: COTTINGHAM, LENA M
REC. NO. 2193197
NOT A PART

APN: 6511101018
OWNER: GROFF, DAVID A
REC. NO. 94117749
NOT A PART

APN: 6511101017
OWNER: ARRAND, DAVID L
REC. NO. 2220559
NOT A PART



REVISION	BY	DATE
COUNTY COMMENTS	JLH	8/16/24
SIGNATURE SET	JMP	1/8/25



ENGINEERS
SURVEYORS

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

WWW.RRENGINEERS.COM

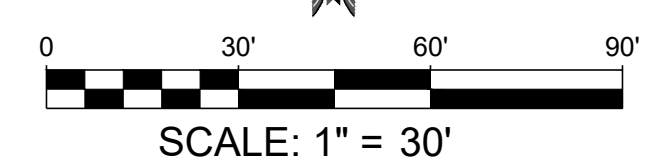


FOUNTAIN VALLEY SALVATION ARMY
208 CUNNINGHAM DRIVE
COLORADO SPRINGS, CO 80911
PREPARED FOR:
FOUNTAIN VALLEY SALVATION ARMY
208 CUNNINGHAM DR
COLORADO SPRINGS, CO 80911

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

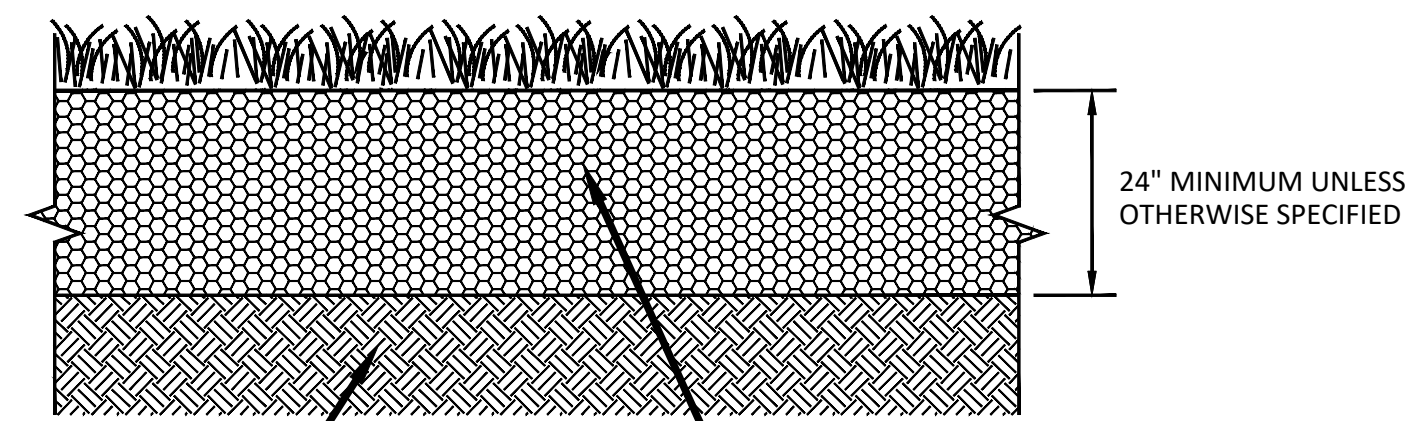
P:\PL\1\21181_208_CUNNINGHAM_DR\ENGINEERING\DRAWINGS\PLANS\SDP\1\21181 - SITE.DWG, PLOT DATE: 1/8/2025 10:40:29 AM BY: JENNA FERDIE

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.



BIORETENTION CROSS SECTION
N.T.S.

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 AND PERMEABILITY RATES OF IMPORT SAND TO EOR FOR APPROVAL PRIOR TO PLACEMENT OF IMPORT SAND.

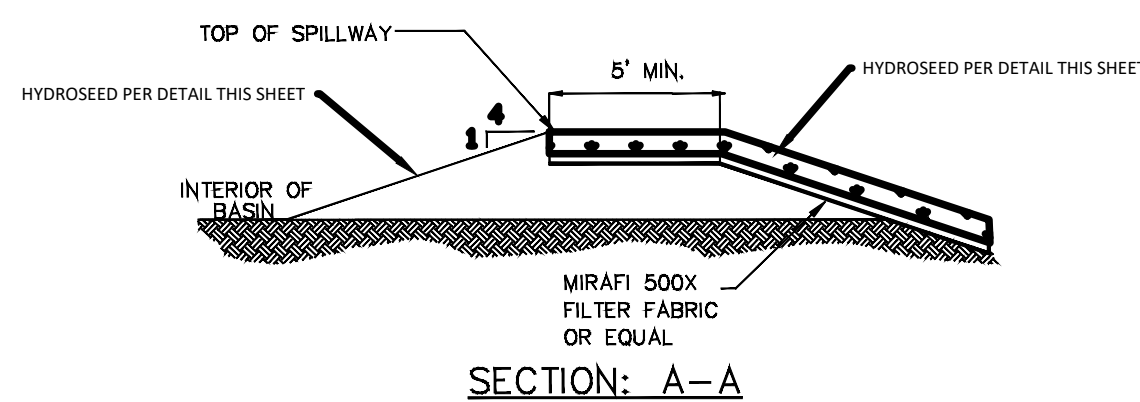
TABLE BR-3. BIORETENTION MEDIA PROPERTIES

SOIL PARAMETERS	TEST NAME	BIORETENTION MEDIA PROPERTIES
Texture/Gradation	ASTM D7928 Sedimentation (Hydrometer) Method	Particle Size Distribution: 70-80% Sand (0.05-2.0 mm diameter) 5-25% Silt (0.002-0.05 mm diameter) 5-15% Clay (<0.002 mm diameter) Notes: Sand, silt and clay percentages are by dry weight. Particle sizes are based on the USDA soil classification system. Distribution is measured after gravel > 2 mm is removed from sample. Media should have no more than 25% material > 2 mm. Equivalent sieve sizes for the upper and lower limit of sand are #10 and #240, respectively.
Organic Matter	ASTM D2974	1-5% by dry weight
pH	ASA/AASHTO	6.0 - 8.5
Salinity/Salts (EC) dS/m or mmhos/cm	Saturated Paste	<3
Nitrate Nitrogen (ppm)	ASA2 33-3	<30
Phosphorus (ppm)	Use Olsen when pH>6.2, otherwise use Mehlich-3	Olsen: <20 or Mehlich-3: <30

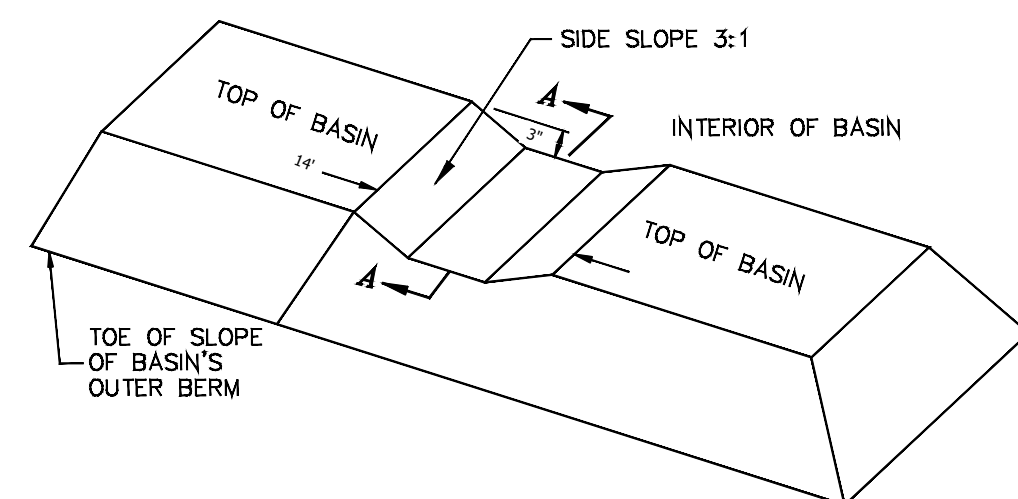
TABLE BR-4. NATIVE SEED MIX FOR BIORETENTION

COMMON NAME	SCIENTIFIC NAME	VARIETY	PURE LIVE SEED (PLS)	
			POUNDS/ACRE	OUNCES/ACRE
Sand bluestem	<i>Andropogon hallii</i>	Garden	3.5	
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	3	
Prairie sandreed	<i>Calamovilfa longifolia</i>	Goshen	3	
Indian ricegrass	<i>Oryzopsis hymenoides</i>	Paloma	3	
Switchgrass	<i>Panicum virgatum</i>	Blackwell	4	
Western wheatgrass	<i>Pascopyrum smithii</i>	Ariba	3	
Little bluestem	<i>Schizachyrium scoparium</i>	Patura	3	
Alkali sacaton	<i>Sporobolus airoides</i>		3	
Sand dropseed	<i>Sporobolus cryptandrus</i>		3	
Pasture sage ¹	<i>Artemisia frigida</i>			2
Blue aster ¹	<i>Aster laevis</i>			4
Blanket flower ¹	<i>Gaillardia aristata</i>			8
Prairie coneflower ¹	<i>Ratibida columnifera</i>			4
Purple Prairie Clover ¹	<i>Dalea (Petalostemum) purpurea</i>			4
Sub-Totals:			27.5	22
Total pounds/acre			28.9	

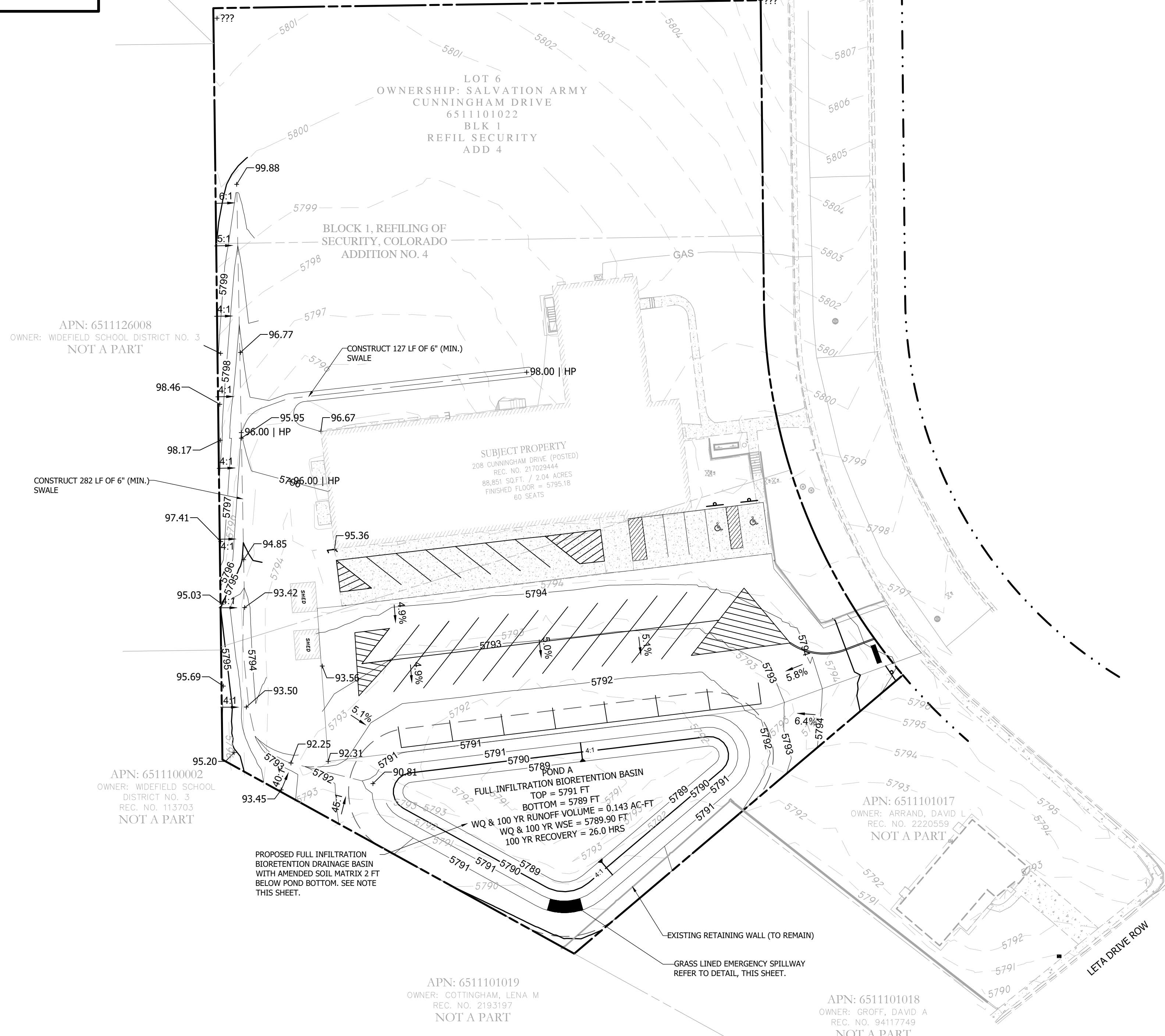
¹Wildflower seed (optional) for a more diverse and natural look.



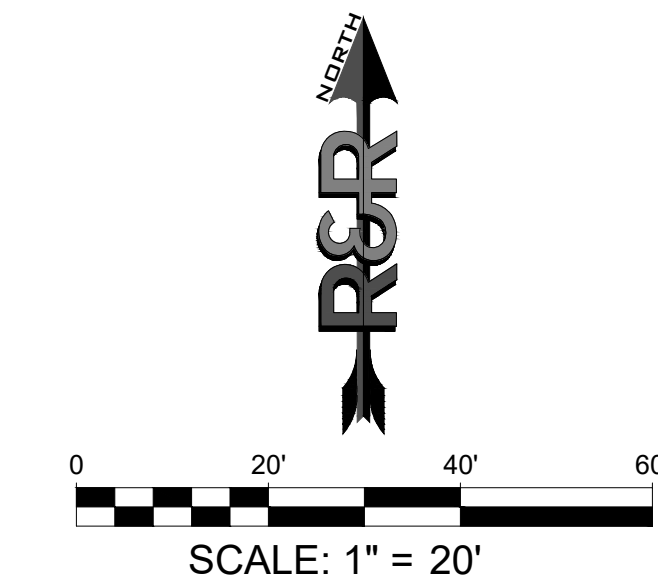
SECTION: A-A



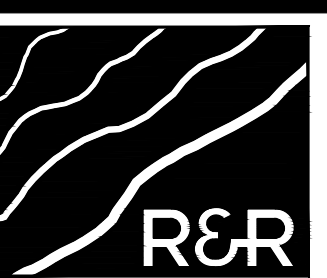
SPILLWAY CROSS SECTION
N.T.S.



COUNTY FILE NO. CDR242



REVISION	DATE	BY
1	8/16/24	JLH
2	1/18/25	JMP



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	

GRADING AND DRAINAGE PLAN

NO. **C3.0**