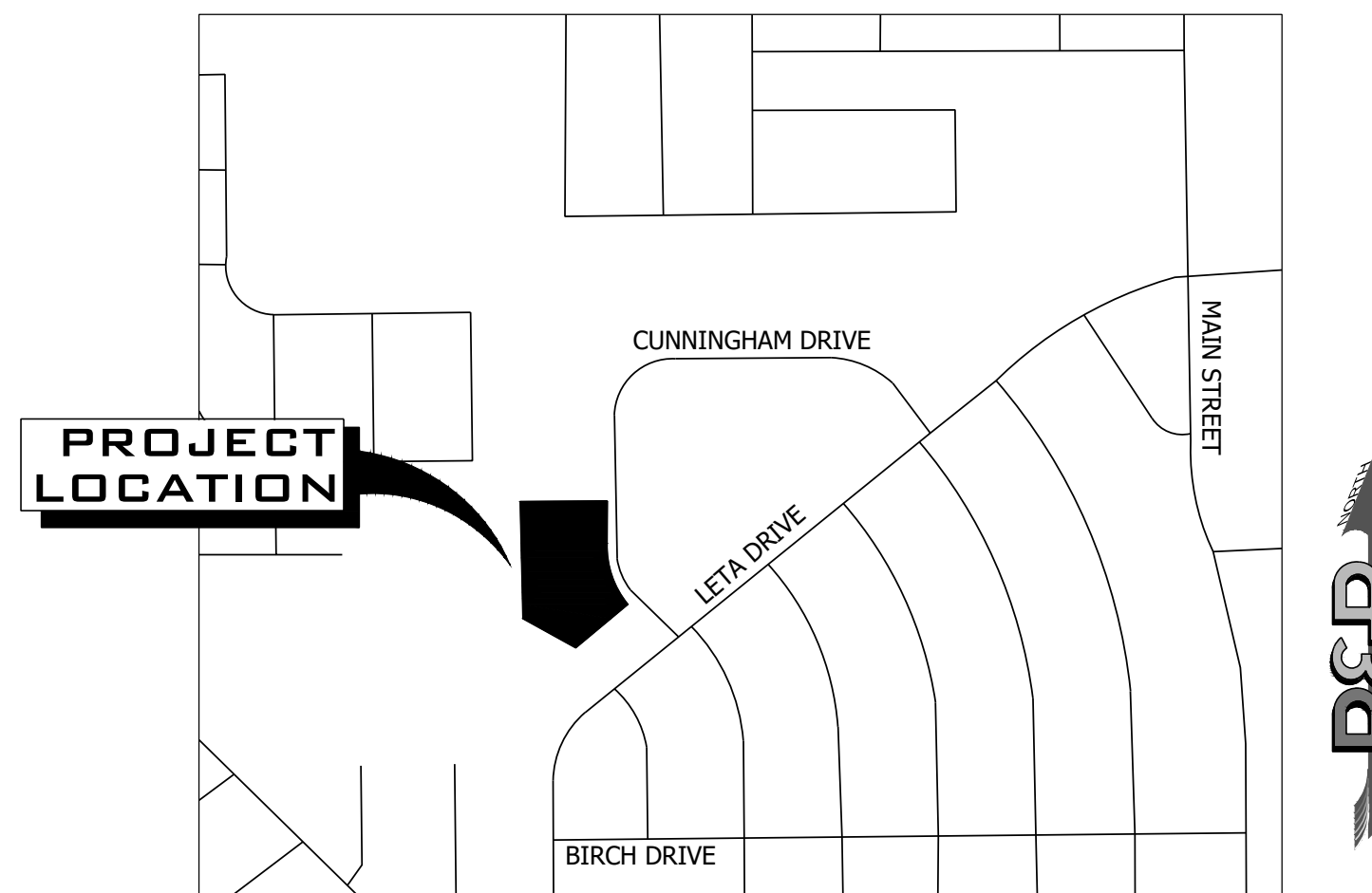


SITE DEVELOPMENT PLAN 208 CUNNINGHAM DRIVE

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, 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)

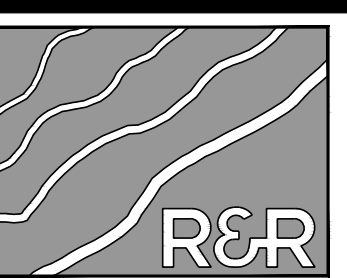
PROFESSIONAL ENGINEER CERTIFICATION

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

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

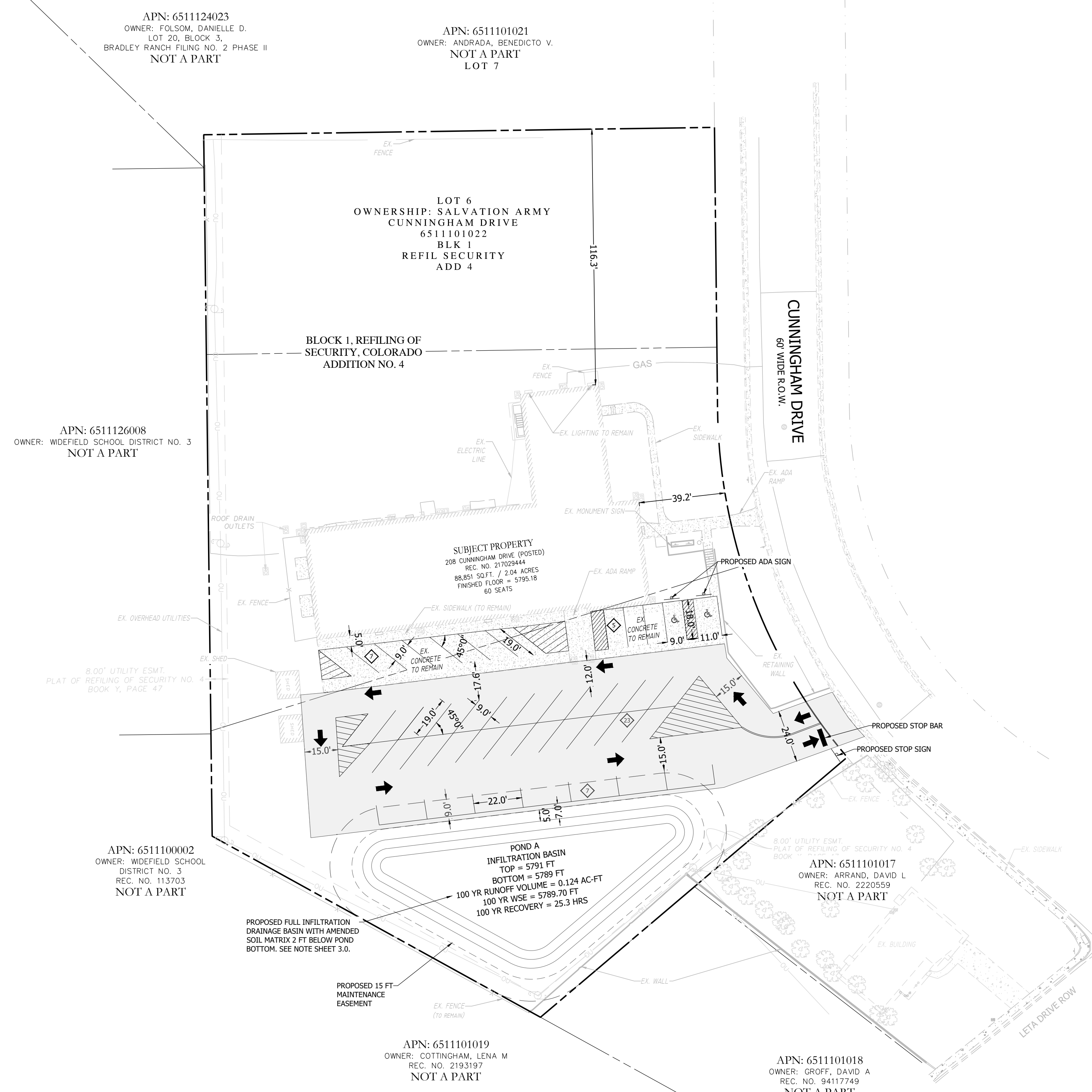
LOCATED IN LOT 4, BLOCK 5, 1 REFILL SECURITY, COLORADO ADDITION 4 WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
LOCATED AT: 208 CUNNINGHAM DR, COLORADO SPRINGS, CO 80911



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	
	SWALE / STREAM FLOWLINE	
	OVERFLOW RELIEF PATH	
	FENCE LINE	
	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	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	GRADE BREAK	
	SPOT ELEVATION	
	RIP RAP	
	TREE	
	TREE LINE	



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

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

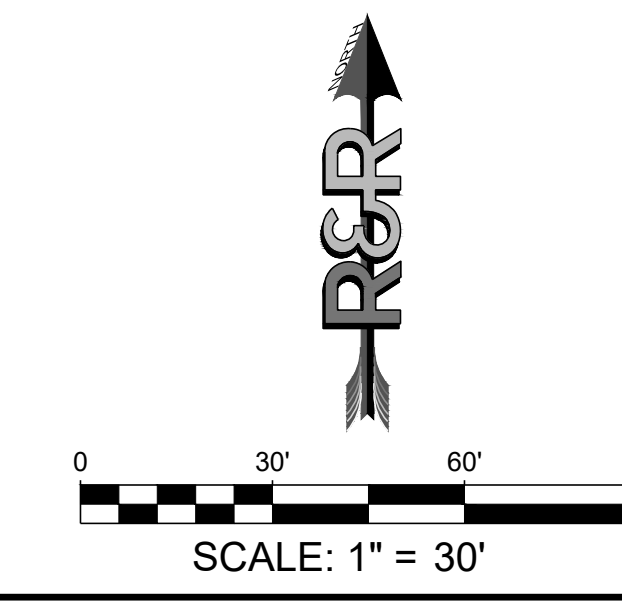
WWW.RRENGINERS.COM

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:\PLANS\2023\208_CUNNINGHAM_DRIVE\ENGINEERING\DRAWINGS\PLANS\CDR\2023_08_16_2024_7_38_19_AM_BY_ESSCA_HEINY

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.

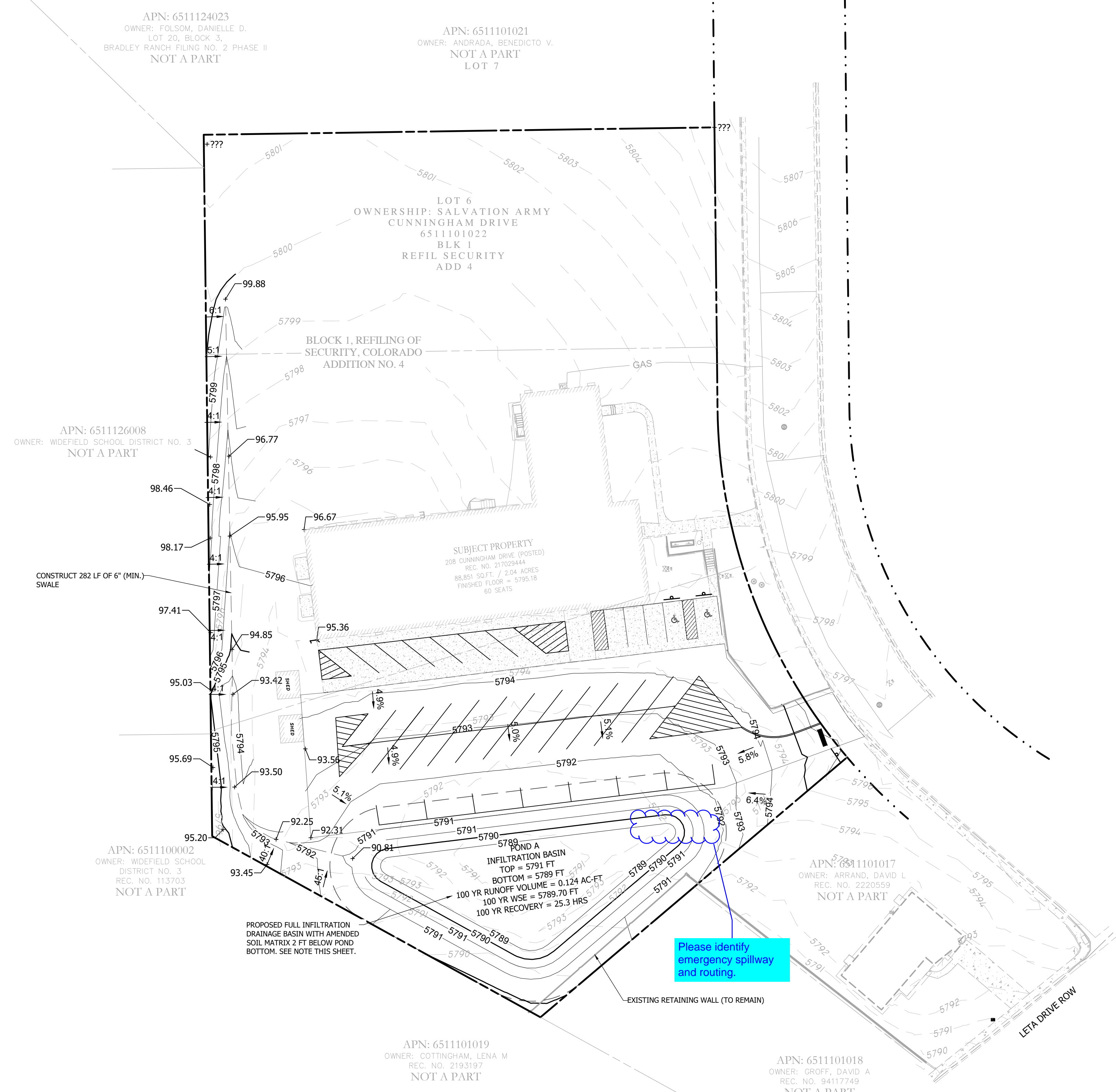
REVISION	DATE	BY
1	8/16/24	JH

LEGEND

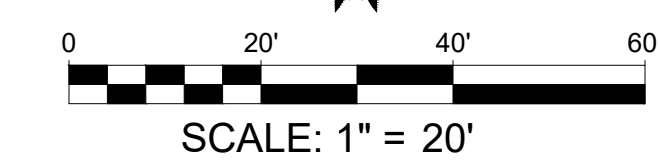
EXISTING	PROPOSED	
		STORM SEWER PIPE
		MAJOR CONTOUR
		MINOR CONTOUR

Are you asking for the filter media to be imported or are you allowing them to use the existing soils if the contractor wants? Because from the drainage report, it appears that the contractor has the choice to use existing soils or to import new material. Please clarify which is true here and in the drainage report.

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.



Please identify emergency spillway and routing.



COUNTY FILE NO. CDR242

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**