

Include Vicinity map (scale of 1 inch = 2000 feet in general scale preferred, but does not have to be a scaled drawing) showing the subdivision in relation to section lines and existing or proposed streets within one mile.

On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.

legal description shall be included on the face of the plan and graphically depicted. Include bearings and distances along property boundaries.

Cathedral Rock Commons Commercial

840 Spanish Bit Drive
MONUMENT, COLORADO 80921
10.23 ACRES
PRELIMINARY SITE PLAN

Remove the word "site"

Please add the following notes:

"The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the el paso county road impact fee program resolution (resolution no. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."

"All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements."

Remove note regarding Baptist Road Rural Transportation.

NOTES:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0287 F (EFFECTIVE DATE MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY AS EVIDENCED BY CERTIFICATE OF ORGANIZATION RECORDED DECEMBER 3, 1997 AT RECEPTION NO. 97142147 AND WITHIN THE DONALA WATER AND SANITATION DISTRICT AS EVIDENCED BY ORDER FOR INCLUSION RECORDED NOVEMBER 4, 2003 AT RECEPTION NO. 203259832.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS INCLUSION AGREEMENT WITH DONALA WATER AND SANITATION DISTRICT RECORDED SEPTEMBER 26, 2003 AT RECEPTION NO. 203226555.

THE PROPERTY IS SUBJECT TO RESERVATION, IN PATENTS FROM THE STATE OF COLORADO RECORDED IN BOOK 290 AT PAGES 175 AND 178, OF ALL COAL, OIL, MINERALS AND MINERAL RIGHTS, TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT, GIVEN TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION PURPOSES, AS DESCRIBED IN INSTRUMENT, RECORDED SEPTEMBER 24, 1951 IN BOOK 1312 AT PAGE 266.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION SKETCH PLAN - RESOLUTION NO. 01-27 RECORDED MARCH 25, 2002 AT RECEPTION NO. 203204477.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AND CREATED BY DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 2, 2003 AT RECEPTION NO. 203204477.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 03-302 AND RESOLUTION NO. 03-303 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED NOVEMBER 20, 2003 AT RECEPTION NOS. 203272607 AND 203272608 RESPECTIVELY AND AS CONTAINED IN RESOLUTIONS NOS. 04-225, 04-226 AND 04-227 RECORDED JUNE 28, 2004 AT RECEPTION NOS. 204107114 AND 204107115 RESPECTIVELY AND AS CONTAINED IN RESOLUTION NO. 04-216 RECORDED JULY 1, 2004 AT RECEPTION NO. 204109627 AND AS CONTAINED IN RESOLUTION 04-223 RECORDED FEBRUARY 1, 2005 AT RECEPTION NO. 205015819.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062716.

NO GRADING OR OTHER SITE WORK IS PERMITTED ON ANY LOT PRIOR TO APPROVAL OF A PLOT PLAN FOR THE LOT.

PERMANENT WATER QUALITY REQUIREMENTS AS DEFINED IN THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME II AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL SHALL BE INCLUDED WITH THE ADMINISTRATIVE PLOT PLAN (OR EQUIVALENT) APPLICATION FOR EACH LOT IN THE SUBDIVISION AND IMPLEMENTED IN CONJUNCTION WITH DEVELOPMENT OF THE LOT.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THE WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE DONALA WATER AND SANITATION DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. NATURAL GAS WILL BE PROVIDED BY AQUILA. ELECTRICITY WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. IF ANY OF THE APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR THE COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED ENDANGERED SPECIES.

PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS EXCEPT AS NOTED. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") ARE ALLOWED IN THIS AREA.

THERE SHALL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

LAND USE	AREA	%
BUILDING COVERAGE	23,217 SF	5
PAVING (IMPERVIOUS SURFACES)	329,039 SF	74
LANDSCAPING (NON-IMPERVIOUS)	93,363 SF	21
SUB-TOTAL	445,619 SF	100

Include the following:

Name, address and telephone number of the owner of record located in the lower right hand corner,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable)

OWNER INFO

company name Store Master VIII LLC
address 100 Big R Street
city/state Pueblo, CO 881001
phone no

Please add PCD File No. SP-221

Please provide a legend for the drawing.

Please remove the proposed building footprints, parking spaces, etc. This information is not necessary on the plan at this stage.

Show ROW boundaries in drawing.

Include the lot and tract sizes in acres (and square feet if less than 2.5 acres)

Show entire lot that is included in the preliminary plan.

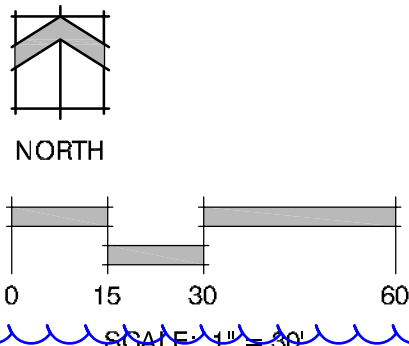
SITE DATA
tax schedule no. 7136002035
address 840 Spanish Bit Drive
area 10.23ACRES
CC 0000000000
EX USE VACANT
proposed use Commercial Community
Building setbacks 25' minimum setback
Landscape setbacks 10' Spanish Bit Drive
Maximum Building Height 40'
Development schedule FALL2022

PARKING
use Commercial Community
bldg area 23,217 sf
ratio 1 parking space per 250 SF
required 93 required (including 4 accessible spaces 1 being van accessible)
provided 117 provided (6 accessible including 3 van accessible space)

ADA DESIGN PROFESSIONAL STANDARD NOTE:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

"The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm-water connection Permit from the City Engineering Department. The applicant will need to contact Jerry Huntley at 305-5384 or at jhuntley@springgov.com to obtain this permit."



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Cathedral Rock
Commons Commercial
840 Spanish Bit Drive
Monument, Colorado 80921

Drawn by: DBA
Date: 7/13/2021
Printed:

DRAWING NO.
1 of 2
Preliminary Site Plan

Cathedral Rock Commons Commercial

840 Spanish Bit Drive
MONUMENT, COLORADO 80921
10.23 ACRES
LANDSCAPE PLAN

Landscape plan not required as part of preliminary plan submittal. Please remove from the plan set. Landscape will be reviewed alongside site development plan.

HATCH LEGEND

	TURF	0 sf
	4-8" COBBLE	0 sf
	2-4" COBBLE	11,271 sf
	ORGANIC MULCH	0 sf
	NATIVE SEED MIX PAMNEE BUTTES SEED (NATIVE PRAIRIE MIX) 25% Blue Grama 25% Buffalograss 20% Western Wheatgrass 20% Sideoats Grama 5% Green Needlegrass 1% Sand Dropseed	0 sf

Application Rate: Native Grass Mix-15 lbs/ac
Application Method: Drill Seed with hydromulch and tackifier

-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-

KEY NOTES: (not all items labeled. Items labeled considered typ.)

- 1 TYPICAL DECIDUOUS TREE PLANTING
+ see detail a-2-2
- 2 TYPICAL EVERGREEN TREE PLANTING
+ see detail a-2-2
- 3 TYPICAL SHRUB PLANTING
+ see detail a-2-2
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING
+ see detail a-2-2
- 5 LANDSCAPE BOULDER
+ see detail g-2-2
- 6 STEEL EDGE
+ see detail g-2-2
- 7 2-4" BLUE GREY GRAVEL MULCH
+ see detail a-2-2
- 8 SCREEN WALL
+ see architectural plans
- 9 4-8" COBBLE
+ see detail a-2-2
- 10 ORGANIC MULCH
- 11 TURF LAWN AREA (THERMAL BLUE BLEND)
+ see landscape notes for required amendments

SITE CATEGORY CALCULATIONS

Plant Label Code	Species Name	Zone Boundary Classification	Width (in feet)	Linear Footage	Tree / Tree	No. Trees Required	No. Trees Provided
SBS	Spanish Bit Sedum	Non-Artificial	10'	873'	1/30'	19	19
	Shrub Substitutions Required	Orn. Grass Subst. Required	Substrate Plant Addr. Provided	% Ground Plane Veg. Required	% Ground Plane Veg. Provided		
	10	6	15	SBS	75%	80%	

MOTOR VEHICLE LOTS

Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/8" Required)	Vehicle Lot Frontage	Length of Frontage (ft) (excluding driveways)	% Length of Frontage (ft)
MVLS	117	8	351'	351'	232'
	Min 3' Screen Plant Required	Evergreen Plant Required	Length of Screening Wall or Barrier Provided	Vehicle Lot Plant Addr. on Plan	% Ground Plane Veg. Required
46	66	23	28	n/a	MVLS
					75% 75%

INTERNAL LANDSCAPING

Plant Label Code	Net Site Area (SF) (less Public R/O)	Percent Minimum Internal Area%	Internal Area (SF) Required	Internal Trees (1000 SF) Required
1	445,619 SF	5%	22,281 SF 93,363 SF	45 34
	Shrub Substitutions Required	Orn. Grass Subst. Provided	Internal Plant Addr. Unsatisfied on Plan	% Ground Plane Veg. Required
110	147	0 35	1	75% 75%

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
ABM	2	Acer x freemanii	Jefferson	50' x 40'	2 1/2" Caliber	Ball and Burlap
HLO	9	Gleditsia triacanthos	Skyline Poinciana	40' x 30'	2 1/2" Caliber	Ball and Burlap
SWO	6	Quercus bicolor	Swamp White Oak	60' x 60'	2 1/2" Caliber	Ball and Burlap
EVERGREEN TREES						
ALA	6	Thuja occidentalis	Greenleaf	45' x 25'	2 1/2" Caliber	Ball and Burlap
AUP	15	Pinus rigida	Austrian Pine	50' x 30'	5" Height	Ball and Burlap
PWP	15	Pinus strobus	Vanderwolf Pine	30' x 15'	5" Height	Ball and Burlap
ORNAMENTAL TREES						
PRP	2	Prunella coccinea	Prunella	20' x 20'	2" Caliber	Ball and Burlap
CSP	4	Pyrus calleryana	Cleveland Select Pear	35' x 15'	2" Caliber	Ball and Burlap
DECIDUOUS SHRUBS						
SBB	62	Euonymus alatus	Dwarf Burning Bush	5' x 4'	5 Gallon	Container
RTD	39	Cornus stolonifera	Redtwig Dogwood	6' x 6'	5 Gallon	Container
VB	17	Viburnum lentago	Nannyberry Viburnum	9' x 7'	5 Gallon	Container
BAV	16	Baccharis brevifolia	Redleaf Bastard	5' x 5'	5 Gallon	Container
EVERGREEN SHRUBS						
BMJ	23	Juniperus horizontalis	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
BJH	48	Juniperus horizontalis	Bar Harbor Juniper	1' x 6'	5 Gallon	Container
AMP	43	Juniperus chinensis	Artemis Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	58	Miscanthus sinensis	Cultural Japanese Silver Grass	3' x 4'	1 Gallon	Container
COV	16	Calamagrostis canadensis	Quebec Feather Reed Grass	2' x 3'	1 Gallon	Container
FLOWERS						
PCO	6	Echinacea purpurea	Purple Coneflower	2' x 2'	1 Gallon	Container

IRRIGATION SUBMITTAL

A Final Irrigation Plan application is due at time of the (com and shell) building Permit. The Final Irrigation Plan shall be designed in accordance to code.

Submittal Requirements:

1. An irrigation plan shall be submitted at the time of building permit application and approved within 10 days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
2. Upon request for the applicant, an irrigation plan shall be submitted within 10 days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.
3. In the case of the conversion of vacant land to nonresidential use that does not involve the construction of a structure, or irrigation facilities, submitted and approved concurrent with development plan review and approval.
4. The irrigation plan shall include, but not be limited to, a water efficiency design coordinated with the building and site plans.
5. The irrigation plan shall show, and size hydrozones. The hydrozones shall take into account the building footprint, plant, site, microclimate, environmental factors, and water pressure.
6. Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and applicable manuals.

*Owner is responsible for maintenance of all landscaping from the sidewalk outward to the curb, and Owner is responsible for design, installation and maintenance of all landscaping from the inside edge of the sidewalk inward, as well as restoration of any INT landscaping properly damaged during Owner's construction. The water supply for irrigation of the landscape will be separated accordingly, through coordination between the Owner and their respective landscape contractor.

OWNER INFO

company name
Store Master VIII LLC
address
city/state
100 Big R Street
Pueblo, CO 881001
phone no



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural:

Electrical:

Mechanical:

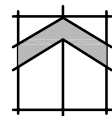
Plumbing:

Cathedral Rock
Commons Commercial
840 Spanish Bit Drive
Monument, Colorado 80921

Job No. 20-029
Directory Landscape
File Development Plan 10-1-029
Drawn By DBM
Date 7.13.2021
Revised

DRAWING NO.

2 of 2
LANDSCAPE PLAN



NORTH

0 15 30 60
SCALE: 1" = 30'