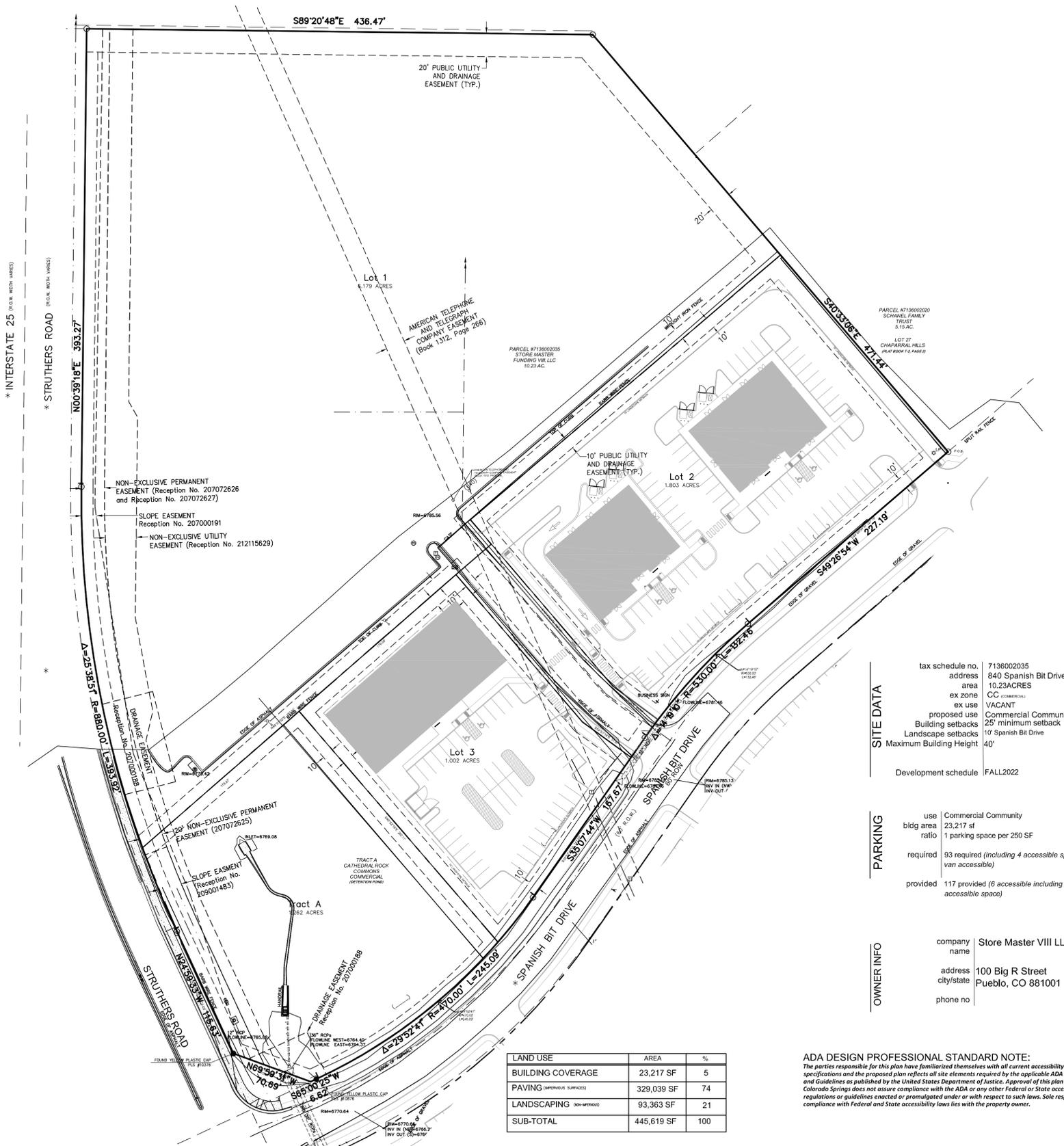
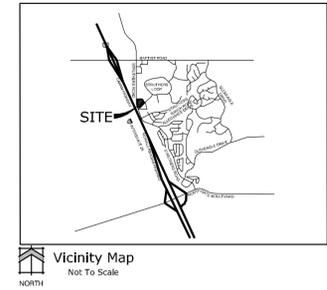


Cathedral Rock Commons Commercial

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
840 Spanish Bit Drive
MONUMENT, COLORADO 80921
10.23 ACRES
PRELIMINARY PLAN



SITE DATA

tax schedule no.	7136002035
address	840 Spanish Bit Drive
area	10.23ACRES
ex zone	CC (COMMERCIAL)
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)

OWNER INFO

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

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

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.

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 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 268.

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. 202046725.

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. 204107113, 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. 205015618.

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.

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 PLANNING AND COMMUNITY DEVELOPMENT.

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.

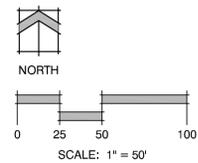
NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

Legal Description:
A portion of the Northeast Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:
The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows: A tract of land in the Northeast quarter of the Southeast quarter in Section 36, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at a point of intersection with the West line of said Northeast quarter of the Southwest quarter and the northeasterly line of a tract described by Deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N00°39'12"E on said West line, 745.58 feet to the most westerly corner of Lot 28, Chaparral Hills, as recorded in Plat Book T2 at Page 2 in the records of El Paso County, Colorado; thence S89°20'48"E, 465.53 feet to an angle point on the southerly line of said Lot 28; thence S40°33'06"E, 471.44 feet to a point of intersection with the northwesterly line of Spanish Bit Drive as platted in Chaparral Hills; thence along said northwesterly line of Spanish Bit Drive for the following five courses; S49°26'54"W, 227.19 feet to a point of curve; thence on a curve to the left, through a central angle of 14°19'10", having a radius of 530.00 feet, an arc distance of 132.46 feet; thence S35°07'44"W, 167.67 feet to a point of curve; thence on a curve to the right through a central angle of 29°52'41", having a radius of 470.00 feet, an arc distance of 245.09 feet; thence S65°00'25"W, 166.60 feet to a point of intersection with said recorded Department of Highways northeasterly line; thence N24°59'35"W, 250.13 feet to the point of beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, County of El Paso, State of Colorado.

BEING THE SAME AS THAT PROPERTY ON ALTA/ACSM SURVEY BY DANIEL L. BOYD, FOR ALTA SURVEYS OF COLORADO INC., JOB NO. S15-64, SIGNED DECEMBER 2, 2015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 36, Township 11 South, Range 67 West of the Sixth P.M. in El Paso County Colorado, more particularly described as follows:
Commencing from the southwest corner of Lot 27 Chaparral Hills, recorded in Plat Book T2 at Page 2, El Paso County records being the True Point of Beginning; S49°26'54"W along the northwesterly right of way line of Spanish Bit Drive as platted in said Chaparral Hills Subdivision, a distance of 227.19 feet to a point of curve; Thence continuing along said northerly right of way of said Spanish Bit Drive on a curve to the left having a central angle of 14°19'10", a radius of 530.00 feet and a length of 131.27 feet; Thence continuing along said right of way line S35°07'44"W, a distance of 167.67 feet to a point of curve; Thence continuing on the said right of way line through a curve to the right having a central angle of 29°52'41", a radius of 470.00 feet and a length of 242.19 feet; Thence continuing along said right of way of Spanish Bit Drive S65°00'25"W, a distance of 6.60 feet to a point on the northeasterly line of Suthers Road as described in a Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, El Paso County records; Thence along the easterly line of said Suthers right of way the following four courses:
1. N69°59'25"W, a distance of 70.71 feet;
2. Thence N24°59'27", a distance of 115.63 feet;
3. Thence along a curve to the right having a central angle of 25°38'51", a radius of 880.00 feet and a length of 393.92 feet;
4. Thence N00°39'12"E, a distance of 392.80 feet to a point on the south line of Lot 28 of said Chaparral Hills; Thence S89°20'48"E, a distance of 435.53 feet to an angle point on the southerly line of said Lot 28; Thence S40°33'06"E along the southwesterly lines of said lots 28 and 27 a distance of 471.44 feet to the True Point of Beginning.

Containing 10.246 acres, more or less.

file no: SP-221



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: 20209
Directory: Planning
File: coveal/owner/plan
Drawn By: DDB
Date: 7.13.2021
Revised:

FILE NO.
1 of 1
Preliminary Plan