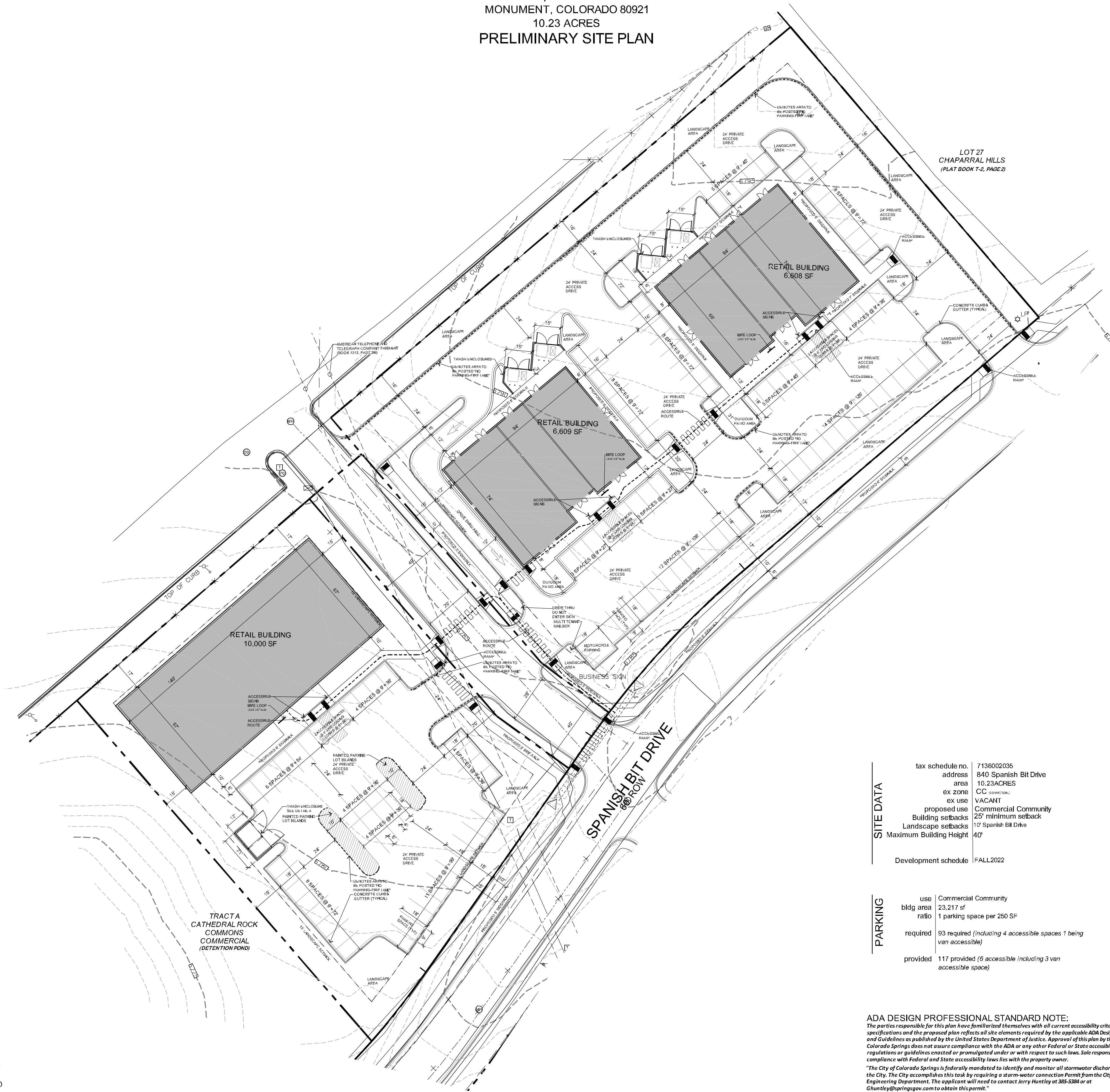


Cathedral Rock Commons Commercial

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



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. 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. 204105627 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

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	FALL 2022

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](mailto:JHuntley@springgov.com) to obtain this permit."

OWNER INFO	company name	Store Master VIII LLC
	address	100 Big R Street
	city/state	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

Drawn by: DBM  
Date: 7.13.2021  
Project: Cathedral Rock Commons Commercial  
File: development plan

DRAWING NO.  
1 of 2  
Preliminary Site Plan



**WOW!**

### HATCH LEGEND

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

-SEE SHEET 2 OF 2 FOR HYDROZONE MAP.

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

- ### SITE CATEGORY CALCULATIONS

				MOTOR VEHICLE LOTS
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INTERNAL LANDSCAPING				

Plant Label Code	Net Site Area (SF) (less Public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required	Internal Area (SF) Provided	Internal Trees (6000 SF) Required	Internal Trees (6000 SF) Provided
1	445,619 SF	5%	22,281 SF	93,363 SF	45	34
		Shrub Substitutions Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Demoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
	110 147	0 36	1		75%	76%

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
<b>DECIDUOUS TREES</b>						
ASH	9	<i>Fraxinus pennsylvanica</i>	Asian Box Elder	50' x 40'	2 1/2" Caliber	Ball and Bunting
BIRCH	9	<i>Betula nigra</i>	Sayville Weep Birch	40' x 30'	2 1/2" Caliber	Ball and Bunting
WILDO	9	<i>Quercus florida</i>	Swamp White Oak	50' x 60'	2 1/2" Caliber	Ball and Bunting
SPR	9	<i>Vitis rotundifolia</i>	Queen Victoria	50' x 60'	2 1/2" Caliber	Ball and Bunting
<b>EVERGREEN TREES</b>						
ADP	15	<i>Pinus rigida</i>	Asian Larch	50' x 30'	8" Height	Ball and Bunting
SPR	9	<i>Thuja occidentalis</i>	Green Tree	30' x 15'	2 1/2" Caliber	Ball and Bunting
<b>ORNAMENTAL TREES</b>						
SPR	4	<i>Prunella coccinea</i>	Carolina Redstart	20' x 20'	2" Caliber	Ball and Bunting
SPR	4	<i>Prunella caroliniana</i>	Carolina Sweet Pea	30' x 25'	2 1/2" Caliber	Ball and Bunting

DECIDUOUS SHRUBS						
DEB	62	<i>Euonymus alatus</i> 'Cucullatus'	Dragon Burning Bush	2' x 4'	5 gallon	Container
RTD	39	<i>Cornus stolonifera</i>	Redtwig Dogwood	6' x 6'	5 gallon	Container
VE	17	<i>Morumn latifolia</i>	Manzanilla Yucca	2' x 2'	5 gallon	Container
	16	<i>Berberis thunbergii</i> 'Atropurpurea'	Redleaf Barberry	6' x 6'	5 gallon	Container
EVERGREEN SHRUBS						
RMJ	23	<i>Juniperus horizontalis</i>	Rocky Mountain Juniper/Victor	12' x 4'	15 gallon	Container
DMJ	48	<i>Juniperus horizontalis</i> 'Blue Star'	Blue Star Juniper	1' x 6'	5 gallon	Container
		<i>Juniperus communis</i>	Common Juniper	2' x 2'	5 gallon	Container
ORNAMENTAL GRASSES						
CA	58	<i>Miscanthus sinensis</i> 'Silver Grass'	Silver Grass	2' x 2'	1 gallon	Container
COV	16	<i>Calamagrostis s. canadensis</i>	Canada Feather Reed Grass	2' x 2'		
FLOWERS						
POC		<i>Echinacea purpurea</i>	Purple Coneflower	2' x 2'	1 gallon	Container

FLOWERS

PCO	5	<i>Echinacea purpurea</i>	Purple Coneflower	2' x 2'	1 Gallon	Container
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IRRIGATION SUBMITTAL

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

### Submit Requirements

1. An irrigation plan shall be submitted at the time of submitting permit application and approved within thirty (30) days subsequent to permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
2. Upon approval by the applicant, an irrigation plan shall be submitted within thirty (30) days subsequent to permit issuance and approved prior to the installation of any irrigation components and/or landscape irrigation system.
3. In the case of the conversion of vacant land to residential use that does not involve the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development plans review and approval.
4. The irrigation plan shall specifically and through means such as a water efficient design consistent with the landscape and grading plans, show the installation of any irrigation components and/or landscape irrigation system.
5. The irrigation plan shall show, and note hydrozones. The hydrozones shall be into account the water demand plants, trees, shrubs, etc., include, and the irrigation system, and the irrigation system.
6. Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and Landscape Policy manual.

*"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 landscape/property 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 contractors."*

OWNER INFO

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

**YOW ARCHITECTS PC**

ARCHITECTURE &amp; PLANNING

1115 S. Weber Colorado Springs, Colorado 475-8133

Structural:  
---  
Electrical:  
---  
Mechanical:  
---  
Plumbing:  
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**Cathedral Rock  
Commons Commercial**

Job No.	20-028
Directory	Landscape
File	Development Plan 10-1-2021
Drawn By	DBN
Date	7.13.2021
Revised	

DRAWING NO.  
**2 of 2**  
LANDSCAPE PLAN

