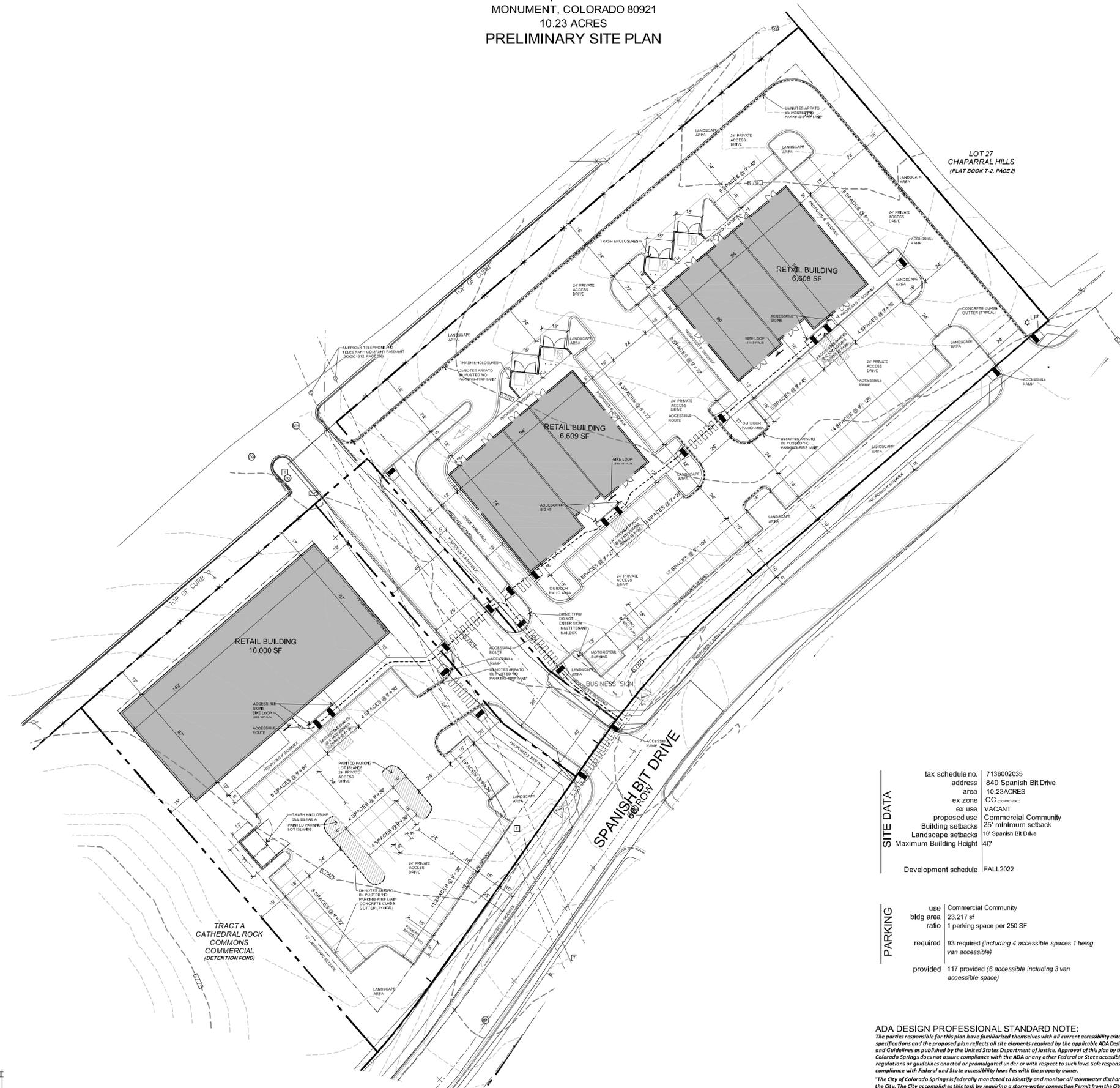


Cathedral Rock Commons Commercial

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. 20326565.

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. 203226565.

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. 204109527 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.

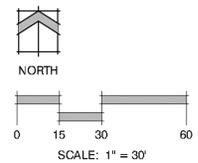
SITE DATA	
tax schedule no.	7136002035
address	840 Spanish Bit Drive
area	10.23ACRES
EX ZONE	CC commercial
proposed use	VACANT Commercial Community
Building setbacks	25' minimum setback
Landscape setbacks	10' Spanish Bit Drive
Maximum Building Height	40'
Development schedule	FALL2022

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)

LAND USE	AREA	%
BUILDING COVERAGE	23,217 SF	5
PAVING (IMPERVIOUS SURFACE)	329,039 SF	74
LANDSCAPING (NON-IMPERVIOUS)	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.
 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 305-5398 or at 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: DMR
 Date: 7.13.2021
 Project: Cathedral Rock Commons Commercial

DRAWING NO.
1 of 2
 Preliminary Site Plan

