

A separate sign permit will be required for any proposed signage.

A separate driveway permit will be required for the new access cut.

Prior to beginning construction, a pre-construction meeting is required. At the pre-construction meeting you must provide collateral to match that of the approved financial assurance form.

Prior to receiving CO approval PCD will complete an inspection to ensure all proposed improvements have been installed (landscaping, sidewalks, parking, etc.).

Any alteration of the site not in conformance with the approved site development plan in the future will require review by PCD.

Road Impact Fees due at building permit.

GENERAL NOTES

- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5471.

- APPLICATION OF CRUSHED ASPHALT USED IN STORAGE LOTS: THE CRUSHED ASPHALT IS BROUGHT TO THE SITE THEN GRADED INTO A SOME WHAT LEVEL SURFACE. THIS THICKNESS IS ABOUT 4" OF MATERIAL. ONCE THE MATERIAL IS APPLIED AND LEVELED, WE USE A SMOOTH ROLLER TO COMPACT IT. IT TENDS TO BIND TOGETHER WITH THE LEFT-OVER TAR FROM THE RECYCLED ASPHALT.

- APPROVED KNOX EQUIPMENT WILL BE ADDED TO THE GATE. CSFD WILL NEED TO GET THROUGH THE GATE TO REACH THE REQUIRED HOSE REACH AROUND THE BUILDING.

- THE OWNER 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. 24-371), 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.

ADA NOTES

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR FROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

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16 OF 19 - DETAILS AND NOTES
17 OF 19 - SITE PHOTOMETRIC
18 OF 19 - SITE PHOTOMETRIC DETAILS
19 OF 19 - BUILDING ELEVATIONS

VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	CATHEDRAL ROCK CHURCH 590 HIGHWAY 105 STE 190 MONUMENT, CO 80132
LEGAL DESCRIPTION:	TRACT A STRUTHERS RANCH SUB FIL NO. 2 71363-01-013
PARCEL NUMBER:	FUD
LOT SIZE:	221,284 SF (5.08 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0287G, DATED DEC 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RELIGIOUS INSTITUTE
STRUCTURAL COVERAGE:	05%
PAVEMENT COVERAGE:	21%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	73%
BUILDING STRUCTURAL HEIGHT:	18'-1 3/8" (40'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA:	11,375 SF
BUILDING FOOTPRINT:	11,375 SF
BUILDING OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
REQUIRED PARKING SPACES	
RELIGIOUS-(1 SPACE/4 SEATS)	
(276 SEATS / 4 SEATS):	69
OFFICE-(1 SPACE/200 S.F.)	
(502 SF / 200 S.F.):	3
H.C.-(1 SPACE/25 REQ'D)	
TOTAL PARKING SPACES REQUIRED:	75
TOTAL PARKING PROVIDED:	83
STANDARD SPACES PROVIDED:	80
BICYCLE PARKING (5% OF REQUIRED PARKING SPACES)	4
H.C. SPACES PROVIDED:	3
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2025
LANDSCAPING:	SUMMER 2025
DEVELOPMENT APPLICANT/PREPARER	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

PROPERTY LINE	RIGHT OF WAY
BUILDING SETBACK	LANDSCAPE SETBACK
UTILITY/DRAINAGE EASEMENT	TELEPHONE EASEMENT
ACCESS EASEMENT	OPAQE CHAINLINK FENCE
6' HIGH WROUGHT IRON FENCE	STORM SEWER LINE
RETAINING WALL	NEW SIDEWALK LOCATIONS
W CONTROL JOINTS @ 5'-0" O.C.	

PROPERTY CORNER	SIGN	EXISTING FIRE HYDRANT
TRAFFIC FLOW	MANHOLE	PROPOSED FIRE HYDRANT
WALL PACK LIGHTING	ELECTRICAL TRANSFORMER	WALK DOOR OR OVERHEAD DOOR LOCATIONS

APPROVAL SIGNATURE

APPROVED
Plan Review
05/16/2025 12:25:31 PM
dsdelgin
EPC Planning & Community
Development Department

EL PASO COUNTY FILE NO. PPR-2436

HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2025 HAMMERS CONSTRUCTION

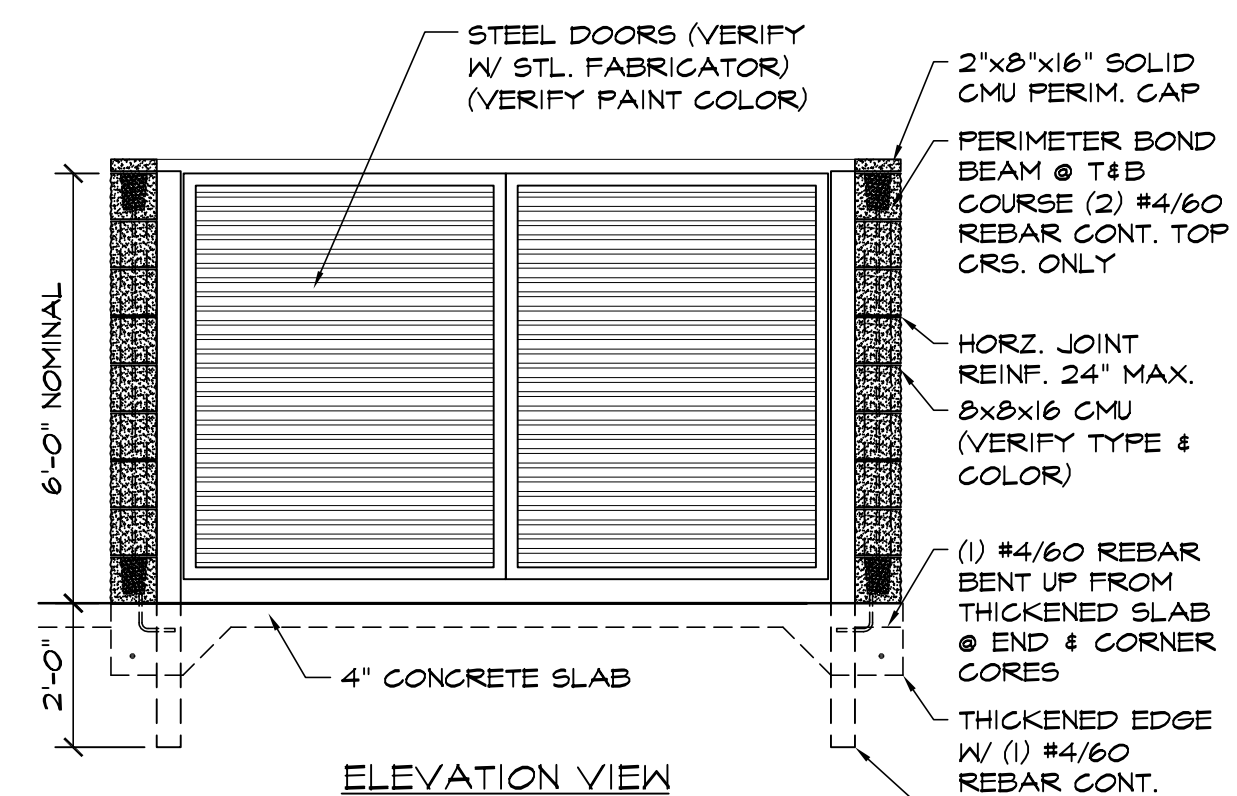
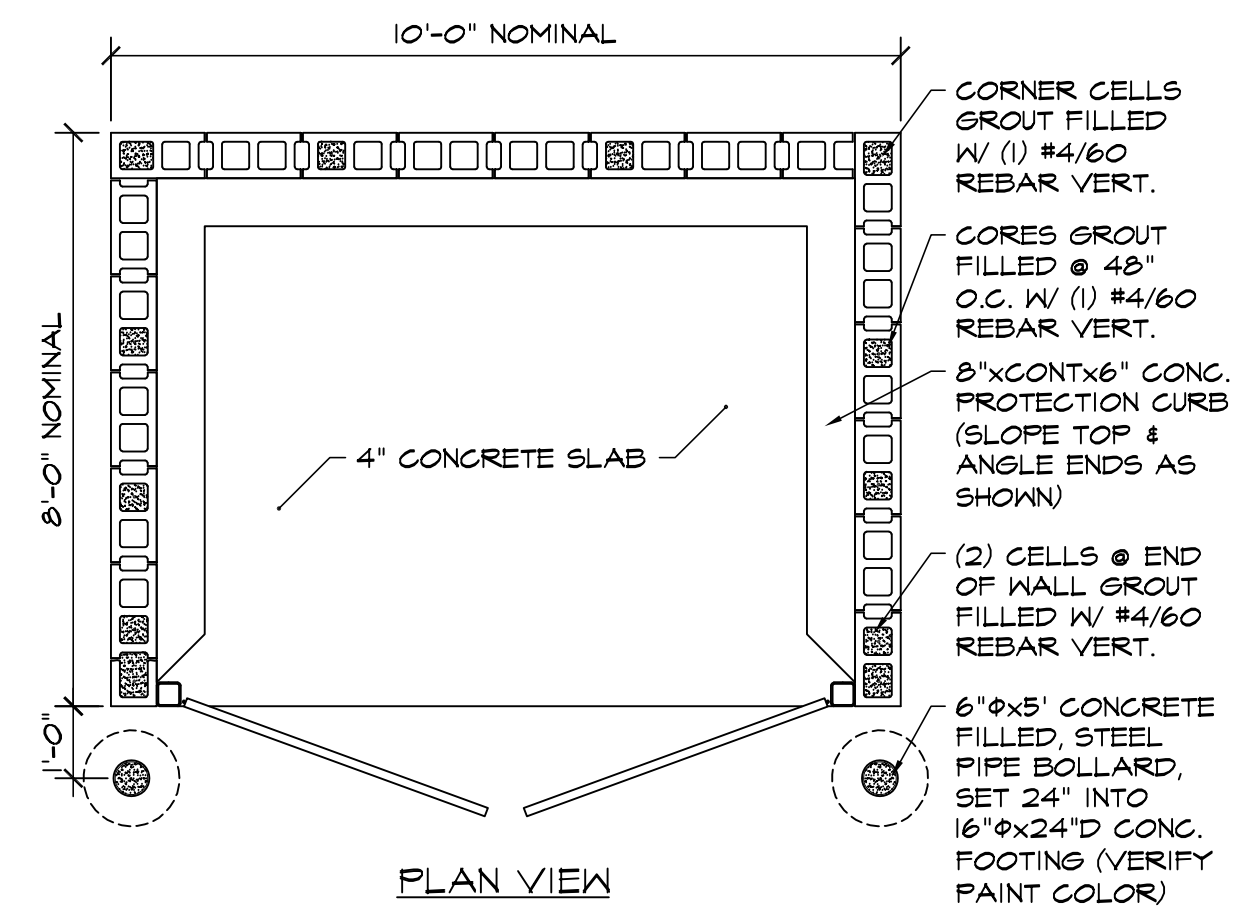
CATHEDRAL ROCK CHURCH

846 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

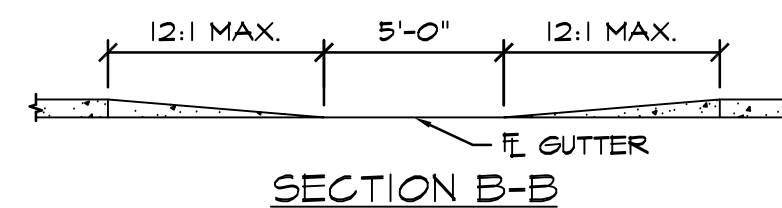
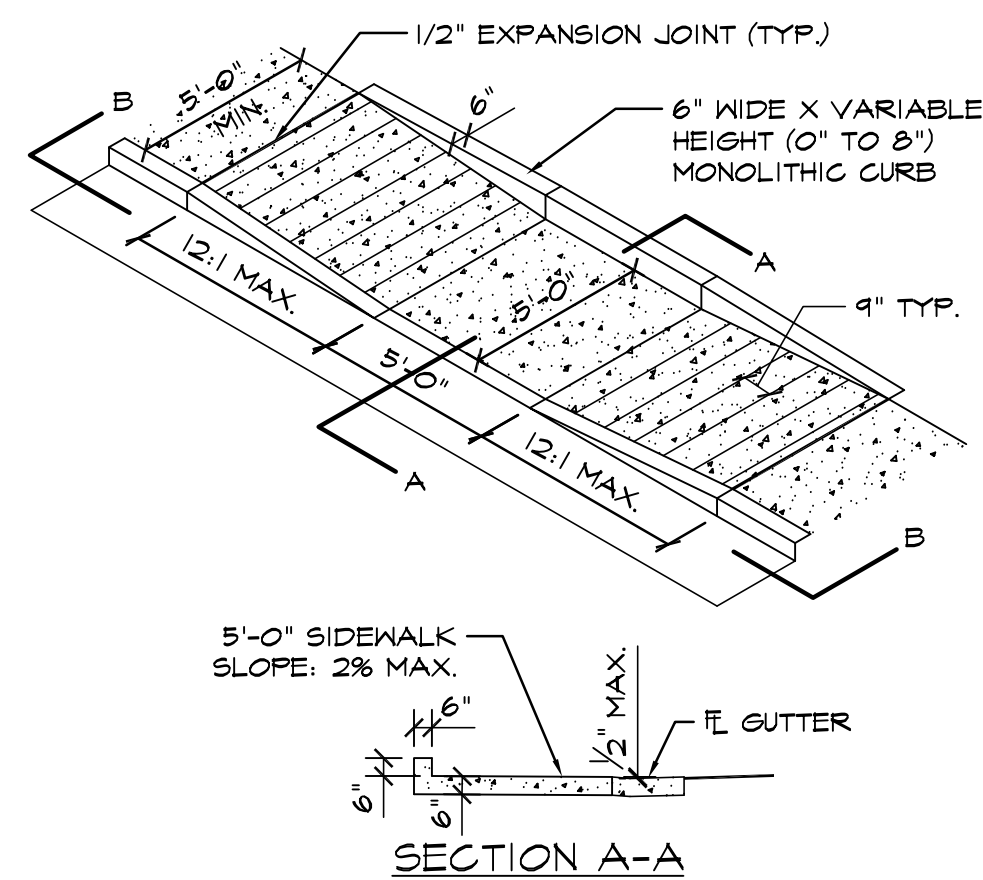
DATE: MAR 11, 2025
DRAWN BY: D. AGUIÑO
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1379

RESUBMITTALS:
2-14-25/EPC COMMENTS 10-18-24
4-1-25/EPC COMMENTS 3-10-25

1 of 19
SITE PLAN



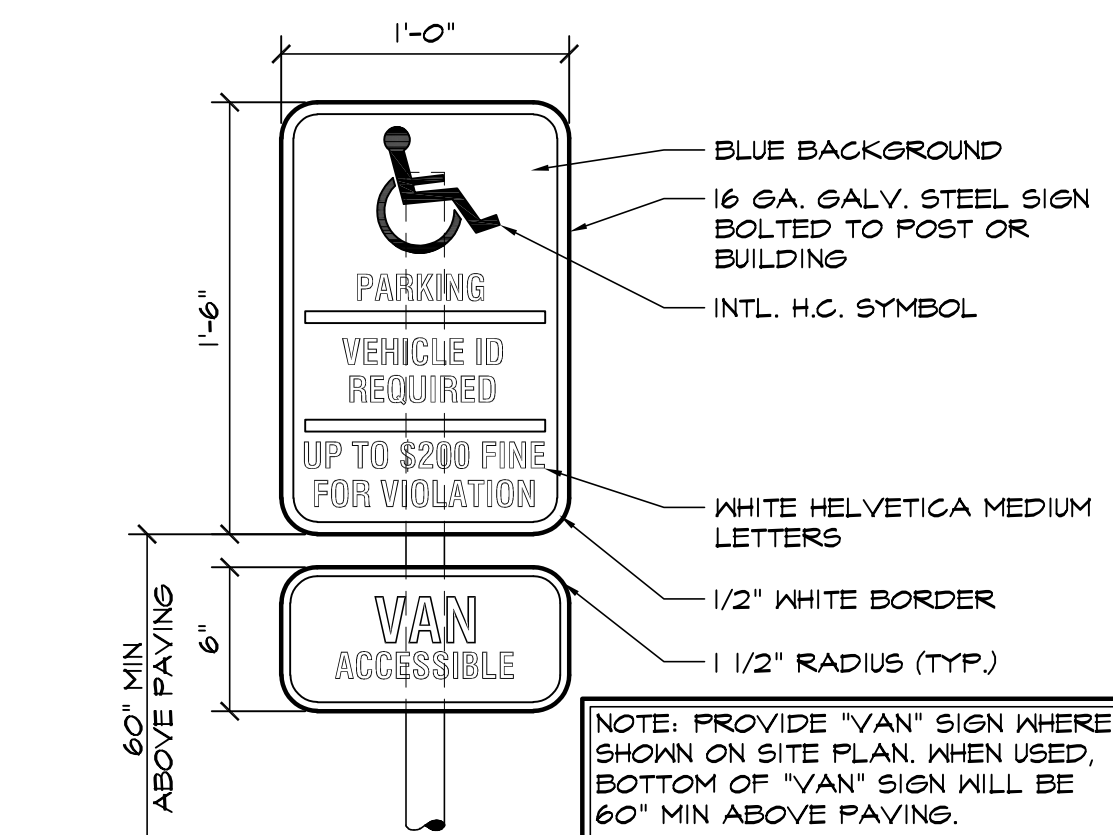
12 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



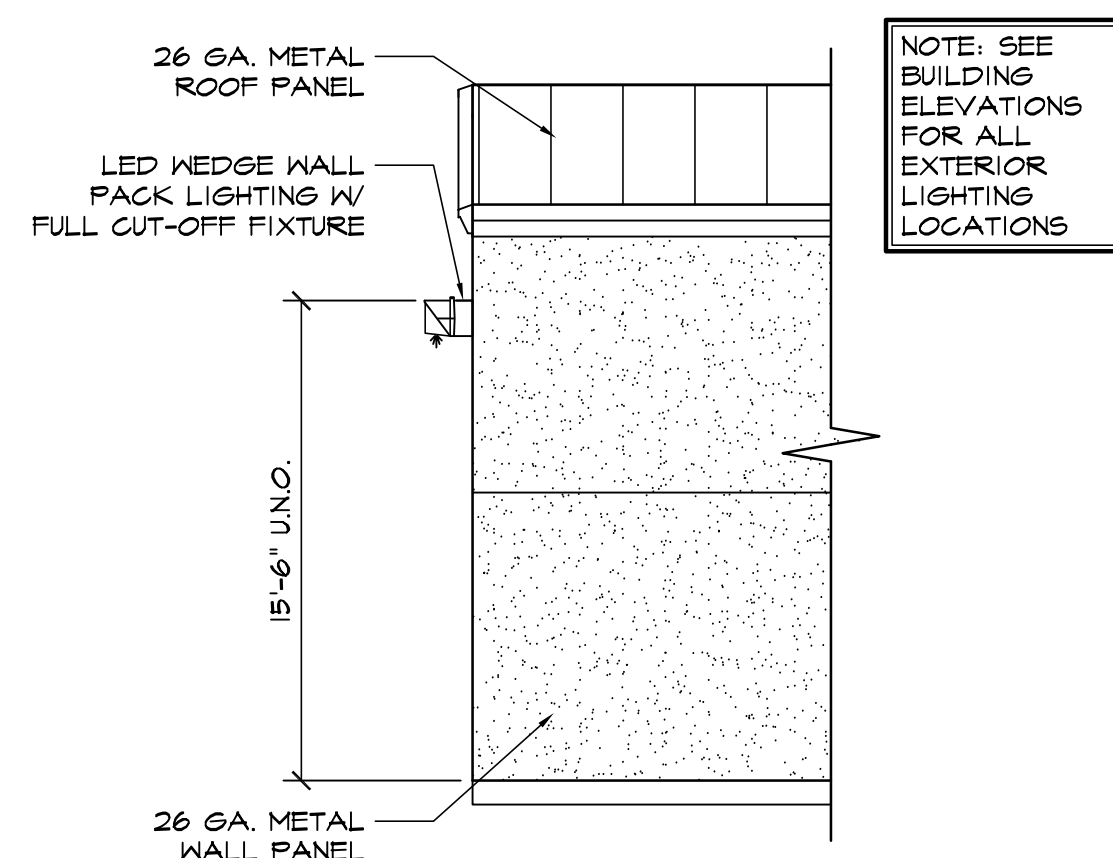
GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. 3" MIN. THICKNESS SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.03E OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN TRAVELWAY AND/OR CROSSINGS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

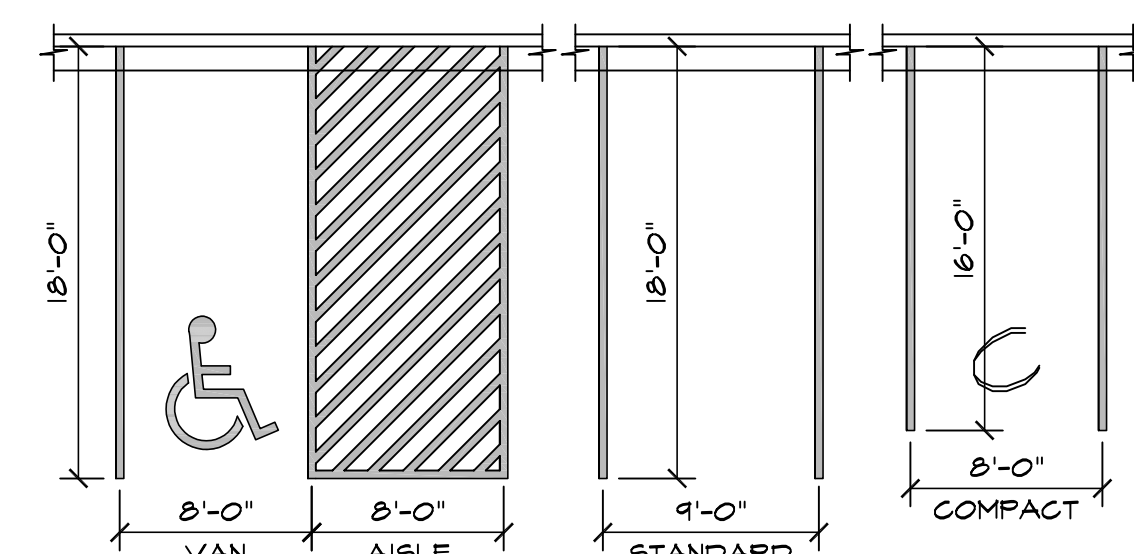
9 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



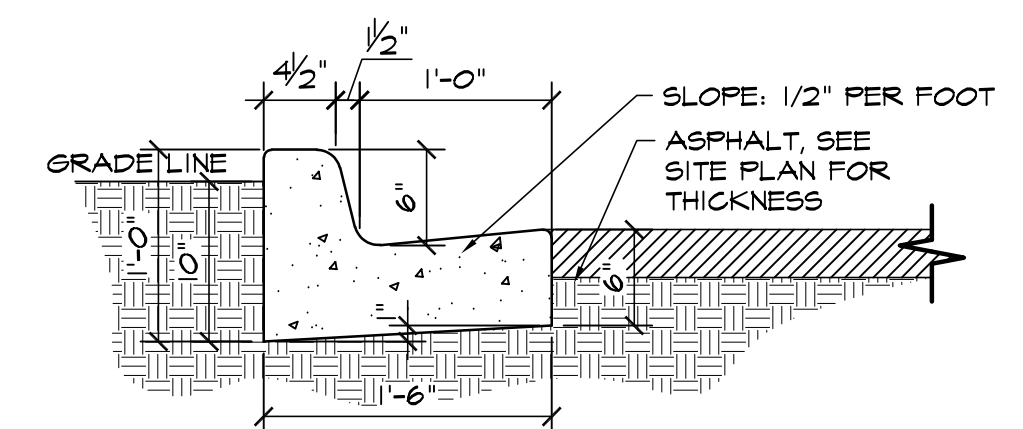
5 HANDICAPPED PARKING SIGN
SCALE: 1 1/2" = 1'-0"



6 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"

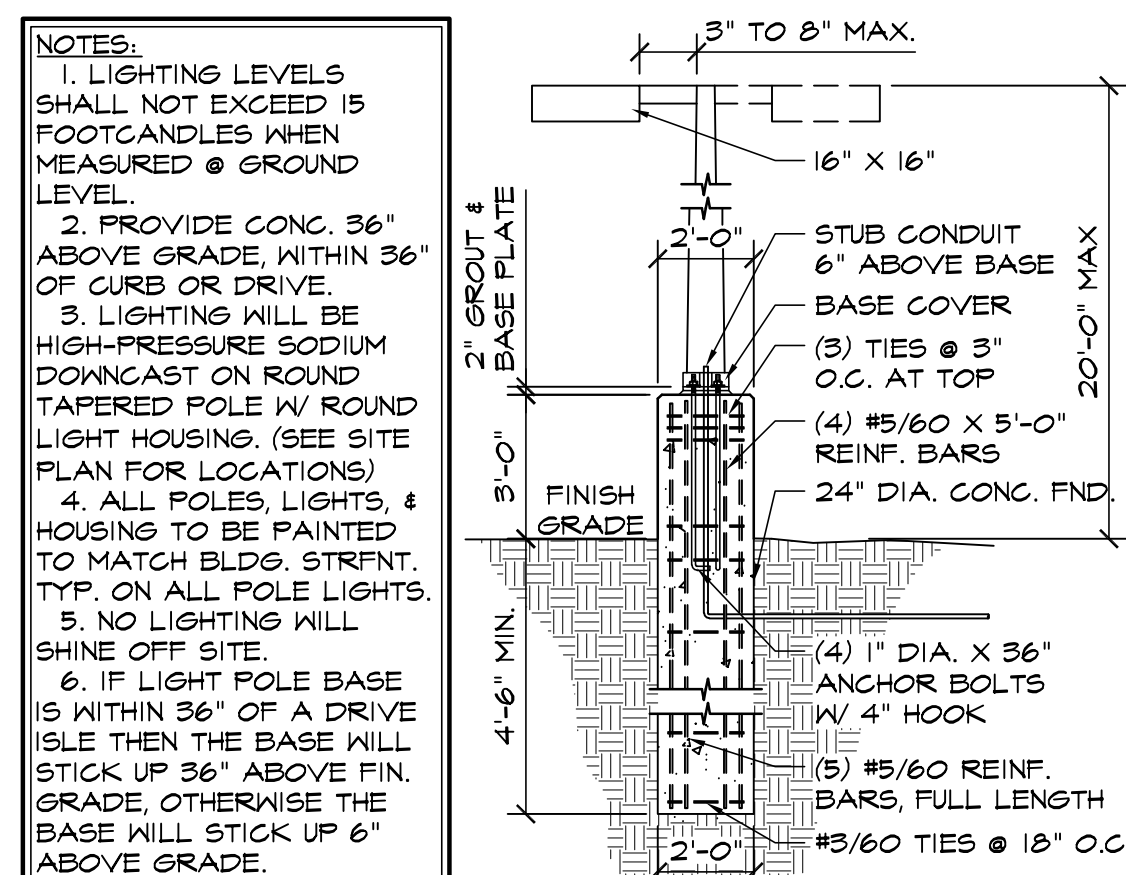


① ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

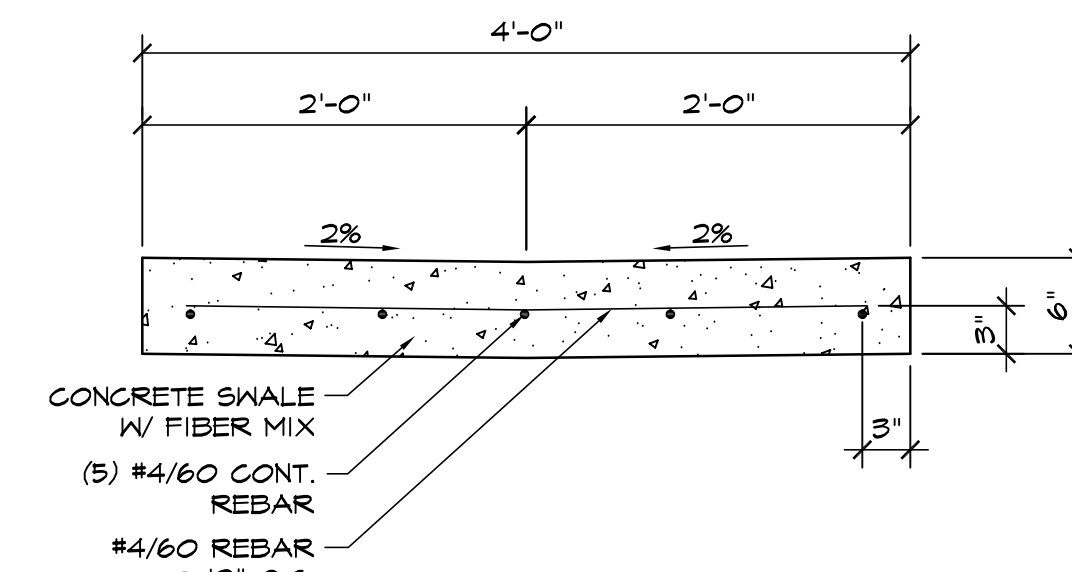


NOTE:
-ALL INTERNAL CURB THIS TYPE
UNLESS NOTED OTHERWISE.
-SEE CIVIL PLANS FOR CARRY
OR SPILL CURB LOCATIONS

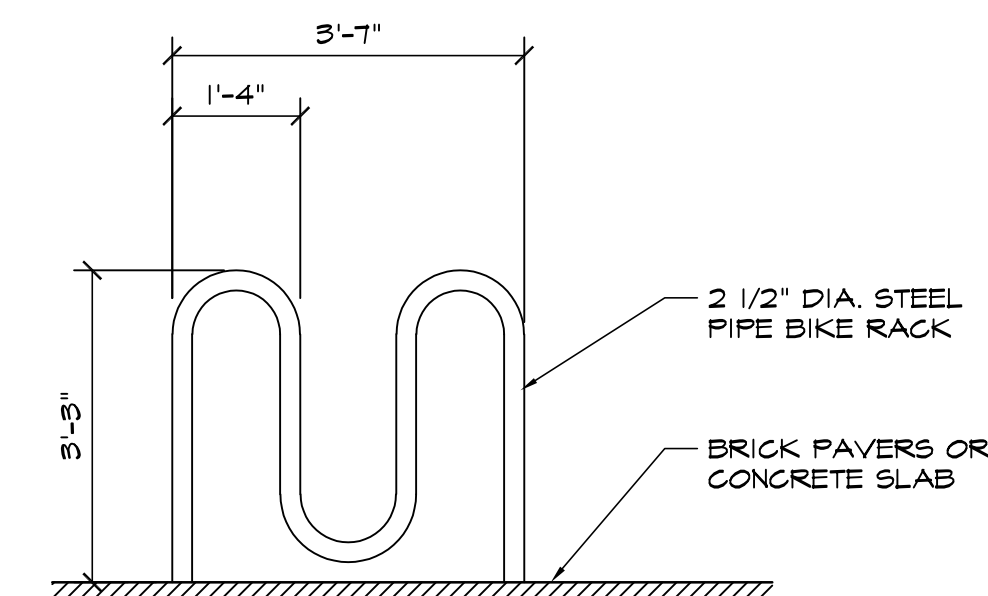
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



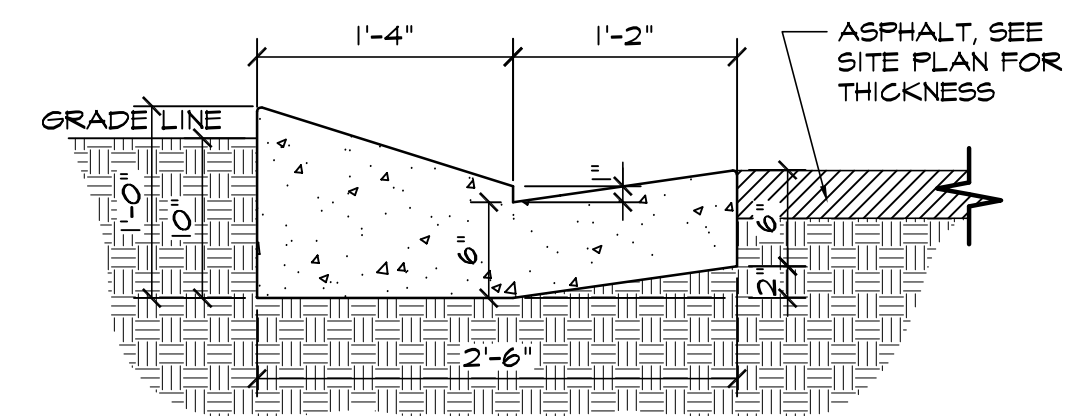
13 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



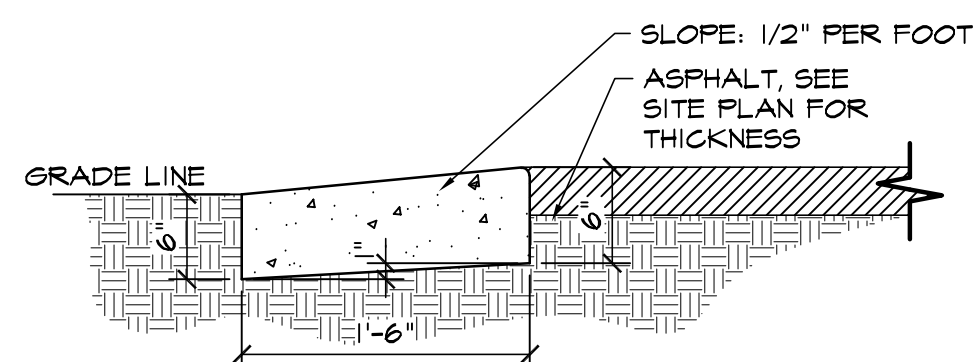
10 4'-0" INTERIOR CROSSSPAN DTL
SCALE: 1"=1'-0"



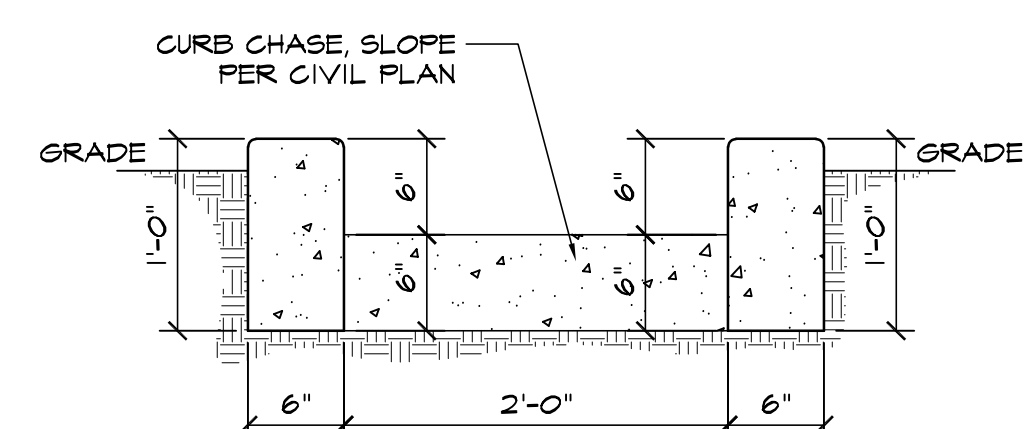
7 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



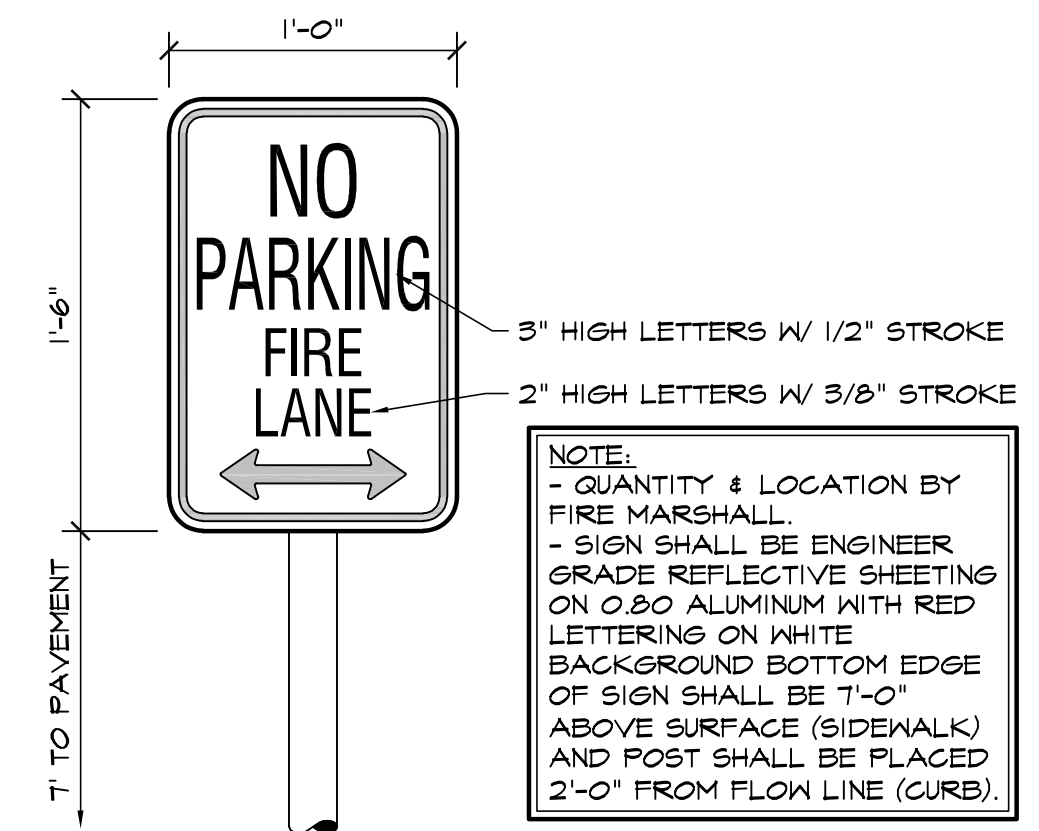
3 EPC TYPE C CURB
SCALE: 1"=1'-0"



11 FLUSH CURB
SCALE: 1"=1'-0"



8 CURB CHASE DETAIL
SCALE: 1"=1'-0"



4 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

EL PASO COUNTY FILE NO. PPR-2436

HAMMERS CONSTRUCTION INC.



PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
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CATHEDRAL ROCK
CHURCH
846 STRUTHERS RANCH RD
COLORADO SPRINGS, CO 80906
EL PASO COUNTY, COLORADO

DATE: MAR 11, 2025
DRAWN BY: D. AQUINO
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1379

RESUBMITTALS:

2 2-14-25/EPC COMMENTS 10-18-24

3 4-7-25/EPC COMMENTS 3-10-25

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OVERALL LANDSCAPE PLAN



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6 MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES' LANDSCAPING AROUND ELECTRICAL EQUIPMENT'. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FILE NUMBER PPR2436

CODE REQUIREMENTS - PUD

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
STRUTHERS ROAD	MINOR ARTERIAL	20/20	634 (350 LF)	1/25 FT	26/14 (DEVELOPED AREA ONLY-14 REQ.)
STRUTHERS RANCH RD.	NON-ARTERIAL	10/10	345	1/30 FT	12/12

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S) REQ./PROV.	2/3 LENGTH OF FRONTAGE (FT) N/A
83	6/6	NONE	
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
0/0	0/0		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
221,284 SF	NON-RESIDENTIAL	11,065 SF/12,000	23/12
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
40/40	IL	75%/75%	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
EAST	479	15/15	20/20	24/24

IRRIGATION SYSTEM DESCRIPTION NOTE

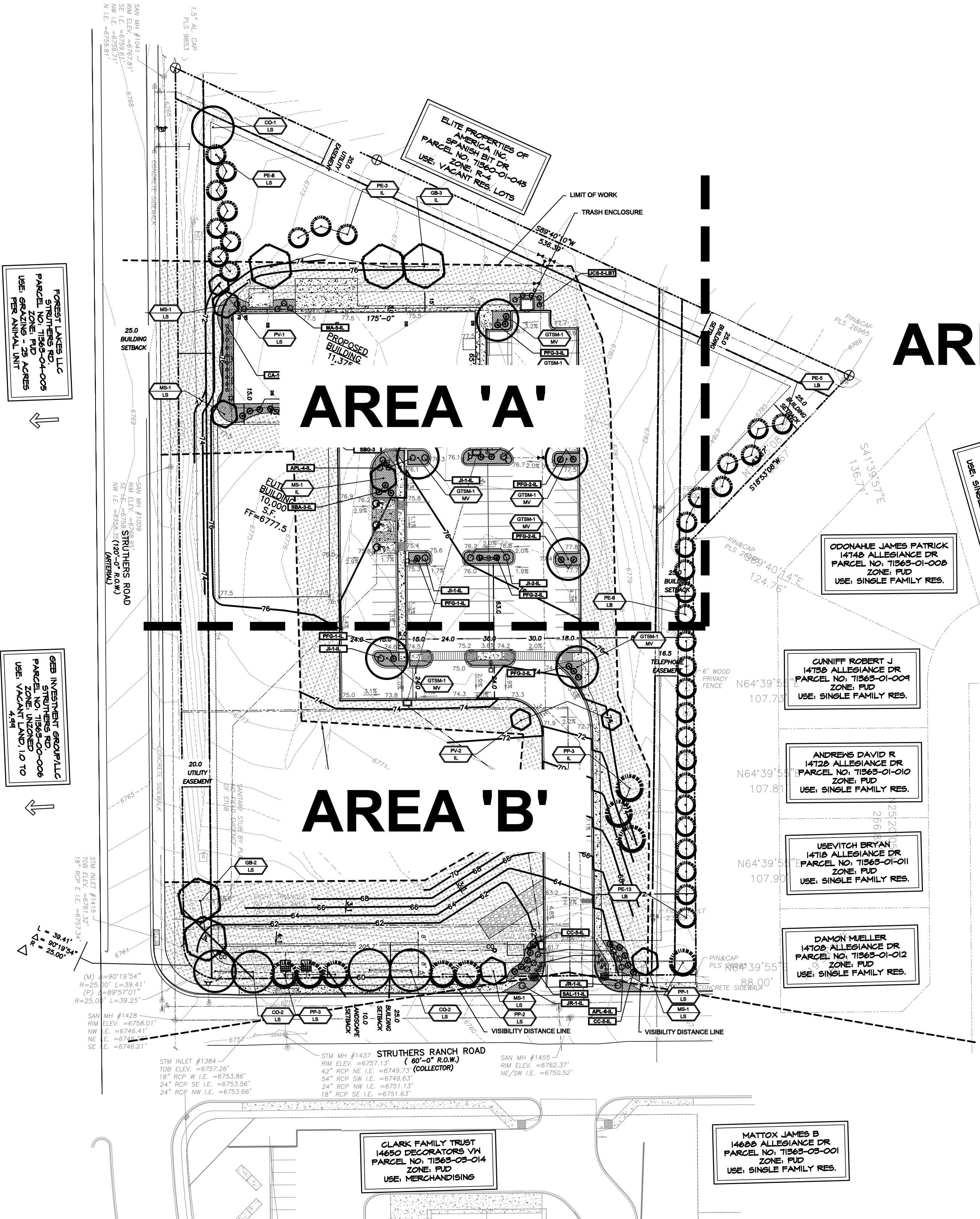
AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AS REQUIRED PER EL PASO COUNTY. IRRIGATION SYSTEM TO BE DESIGN/BUILD. AS-BUILT PLAN SHALL BE PROVIDED TO OWNER ONCE INSTALLATION IS COMPLETE AND APPROVED.

FUTURE CONSTRUCTION NOTE

REMAINDER OF REQUIRED TREES SHALL BE INSTALLED AT TIME OF CONSTRUCTION OF SECOND BUILDING

SIGHT TRIANGLE NOTE

LANDSCAPING WITHIN A SIGHT DISTANCE TRIANGLE WILL NOT EXCEED 24 INCHES HEIGHT. TREES IN TRIANGLE MUST BE LIMBED UP TO 6 FEET ABOUT THE GROUND.



AREA 'C'

AREA 'A'

AREA 'B'

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone 719-477-1646
Fax 719-586-1122



CATHEDRAL ROCK CHURCH

846 STRUTHERS RANCH ROAD
EL PASO COUNTY, COLORADO

71363-01-013

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:
CATHEDRAL ROCK CHURCH
590 HIGHWAY 105 STE 190
MONUMENT, CO 80132

NOT FOR CONSTRUCTION

JOB NUMBER
1209-24

REVISIONS	DATE	PER	COMMENTS
1-20-25		PER	COMMENTS
3-10-25		PER	COMMENTS
3-31-25		PER	COMMENTS
4-22-25		PER	COMMENTS

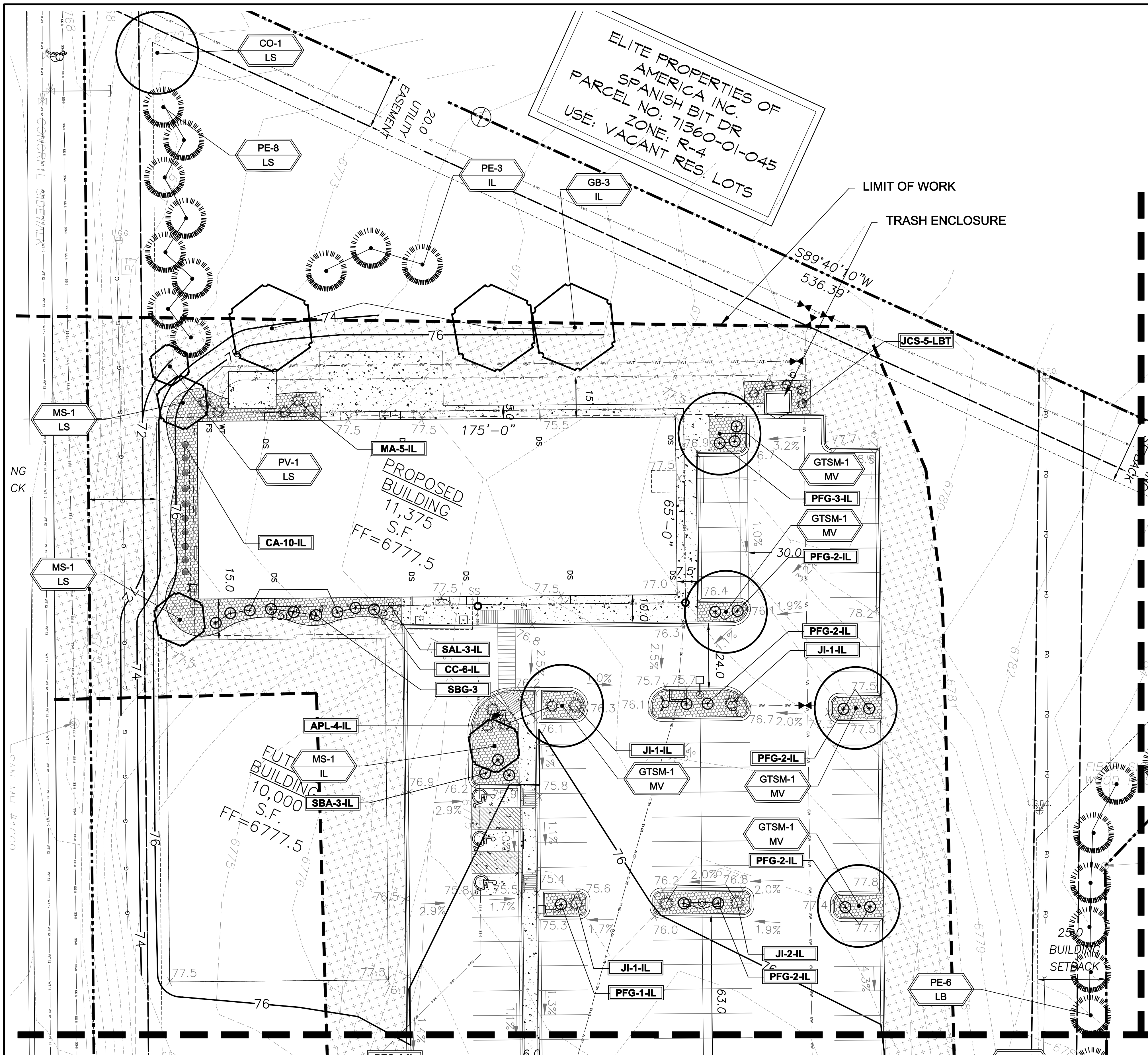
ORIGINAL DATE
9-5-24

DRAWN BY

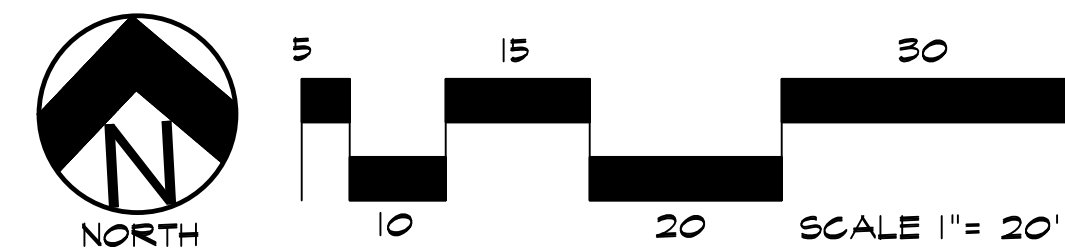
DESCRIPTION
LANDSCAPE
PLAN

SHEET NO.

L1.1



LANDSCAPE PLAN - AREA A



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

FUTURE CONSTRUCTION NOTE

REMAINDER OF REQUIRED TREES SHALL BE INSTALLED AT TIME OF CONSTRUCTION OF SECOND BUILDING

PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:						
	PE	35	Pinus edulis	Pinyon Pine	15'x15'	6' ht.
	PP	9	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.
DECIDUOUS TREES:						
	CO	5	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	7	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x25'	1-1/2" cal.
	GB	5	Gymnocladus dioica 'Expresso'	Expresso Kentucky Coffeetree	30'x40'	1-1/2" cal.
	MS	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'x15'	1-1/2" cal.
	PV	3	Prunus virginiana 'Sucker Punch'	Canada Red Cherry	15'x15'	1-1/2" cal.
EVERGREEN SHRUBS:						
	APL	10	Archostephylos coloradoensis 'Panchito'	Panchito Manzanita	10"-18"/24"-36"	5 gal.
	JCS	5	Juniperus x chinensis 'Spartan'	Spartan Juniper	3'-4' x 12'-15'	5 gal.
	JI	6	Archostephylos coloradoensis 'Panchito'	Panchito Manzanita	10"-18"/24"-30"	5 gal.
	MA	5	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3'-4' x 2'-3'	5 gal.
	JR	2	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	6'-8' x 6'-8"	5 gal.
DECIDUOUS SHRUBS:						
	CC	16	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	2' x 2'-4'	5 gal.
	PFG	18	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4'-5' x 3'-4'	5 gal.
	SBA	6	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2'-3' x 3'-4'	5 gal.
ORNAMENTAL GRASSES:						
	CA	10	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1'-3' / 2'-3'	#1 CONT.
PERENNIALS:						
	SAL	14	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.
NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.						

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Breakstone Rock: 3/4" Diameter, 3" Depth (with weed barrier) Submit sample to owner prior to ordering material	5,541 SF
	Seed Grass. Seed Mix 'A'. Refer to notes. Submit sample/spec to owner prior to ordering material	57,609 SF
	Steel Edger. Refer to notes	
NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.		

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURBPAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 9" BELOW SIDEWALK/CURB. AT SOI SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

DOCUMENT NOTE

(RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FILE NUMBER PPR2436

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone 719-477-1646
Fax 719-588-1122

HIGHER GROUND DESIGNS

CATHEDRAL ROCK CHURCH
846 STRUTHERS RANCH ROAD
EL PASO COUNTY, COLORADO
71363-01-013

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:
CATHEDRAL ROCK CHURCH
590 HIGHWAY 105 STE 190
MONUMENT, CO 80132

NOT FOR CONSTRUCTION

JOB NUMBER
1209-24

REVISIONS
1-20-25 PER COMMENTS
3-10-25 PER COMMENTS
3-31-25 PER COMMENTS
4-22-25 PER COMMENTS

ORIGINAL DATE
9-5-24

DRAWN BY
DESCRIPTION
LANDSCAPE PLAN

SHEET NO.
L1.2

L1.3

GENERAL SITE NOTES

1.

CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
2.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5.

THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6.

ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
8.

THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLATWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.
9.

CONTRACTOR IS RESPONSIBLE FOR SUBMITTING LANDSCAPE AND IRRIGATION SUBMITTALS TO OWNER FOR APPROVAL PRIOR TO START OF ANY WORK.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

- A.

IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- B.

REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-1 FOR IRRIGATED MIX.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 3/4" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1.

HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2.

USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE SHREDDED CEDAR' WITH NO LANDSCAPE FABRIC AND 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL)

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

(RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

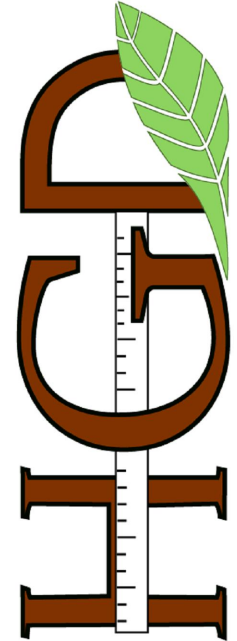
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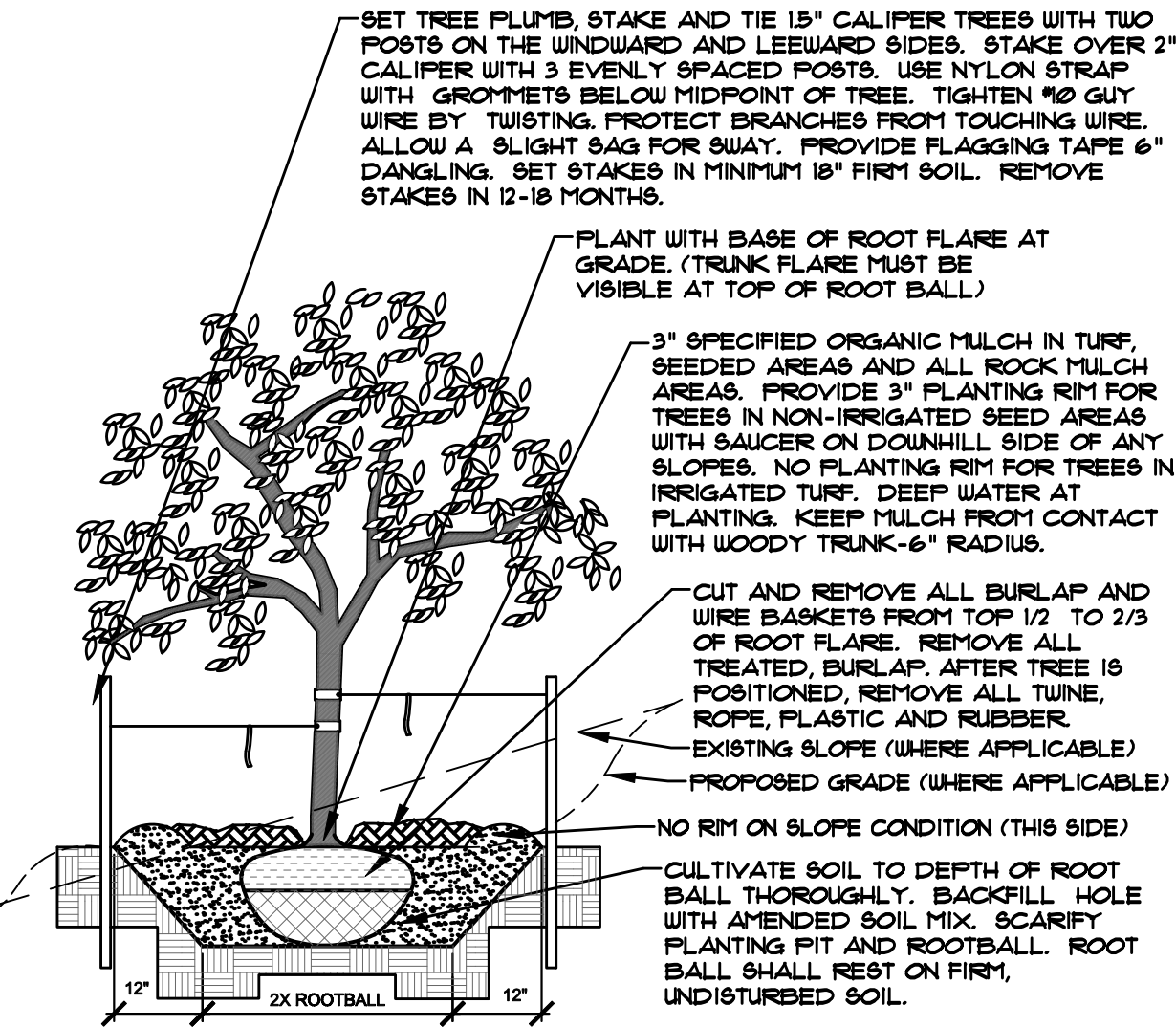
DESCRIPTION
DETAILS AND NOTES

SHEET NO.

L1.4

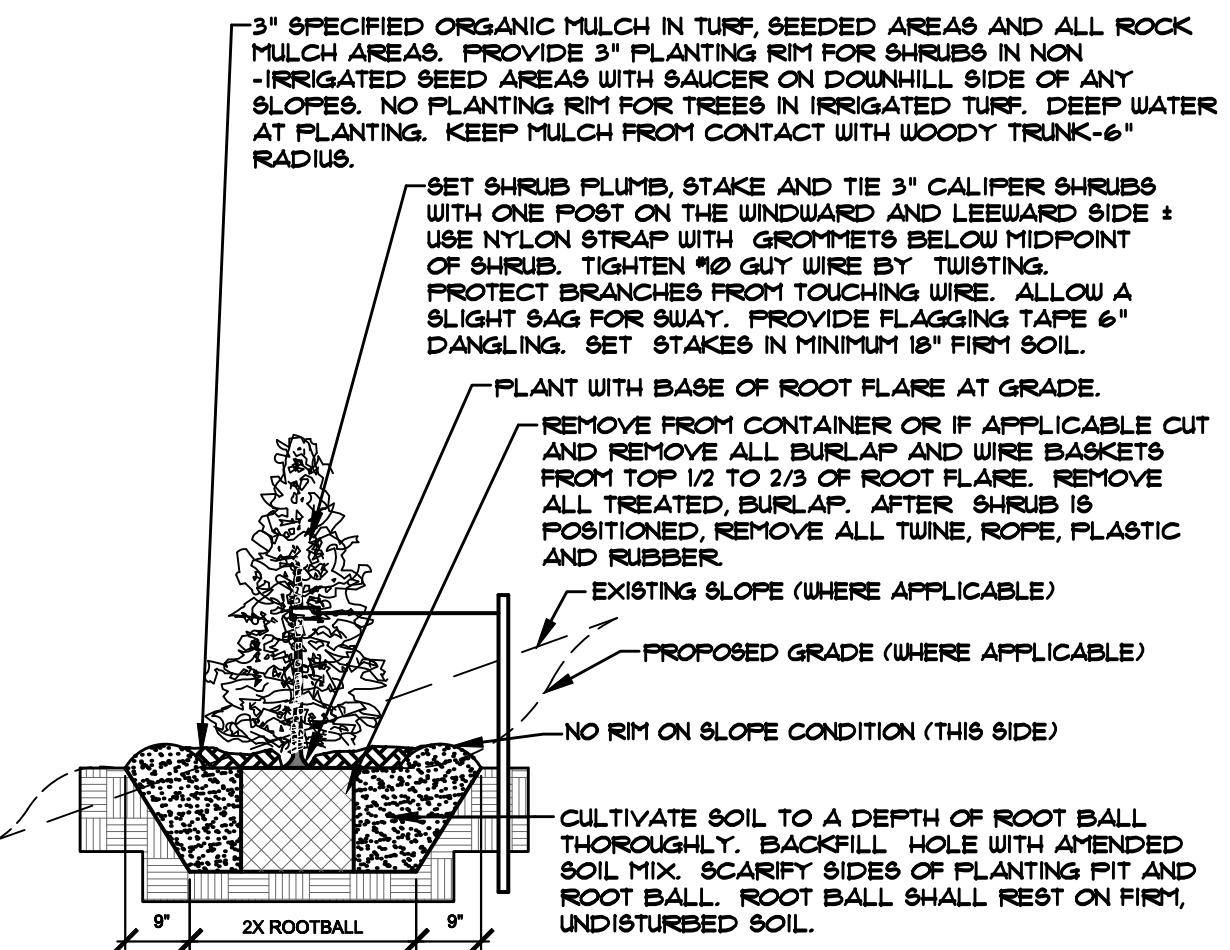
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUINE, WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT + DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



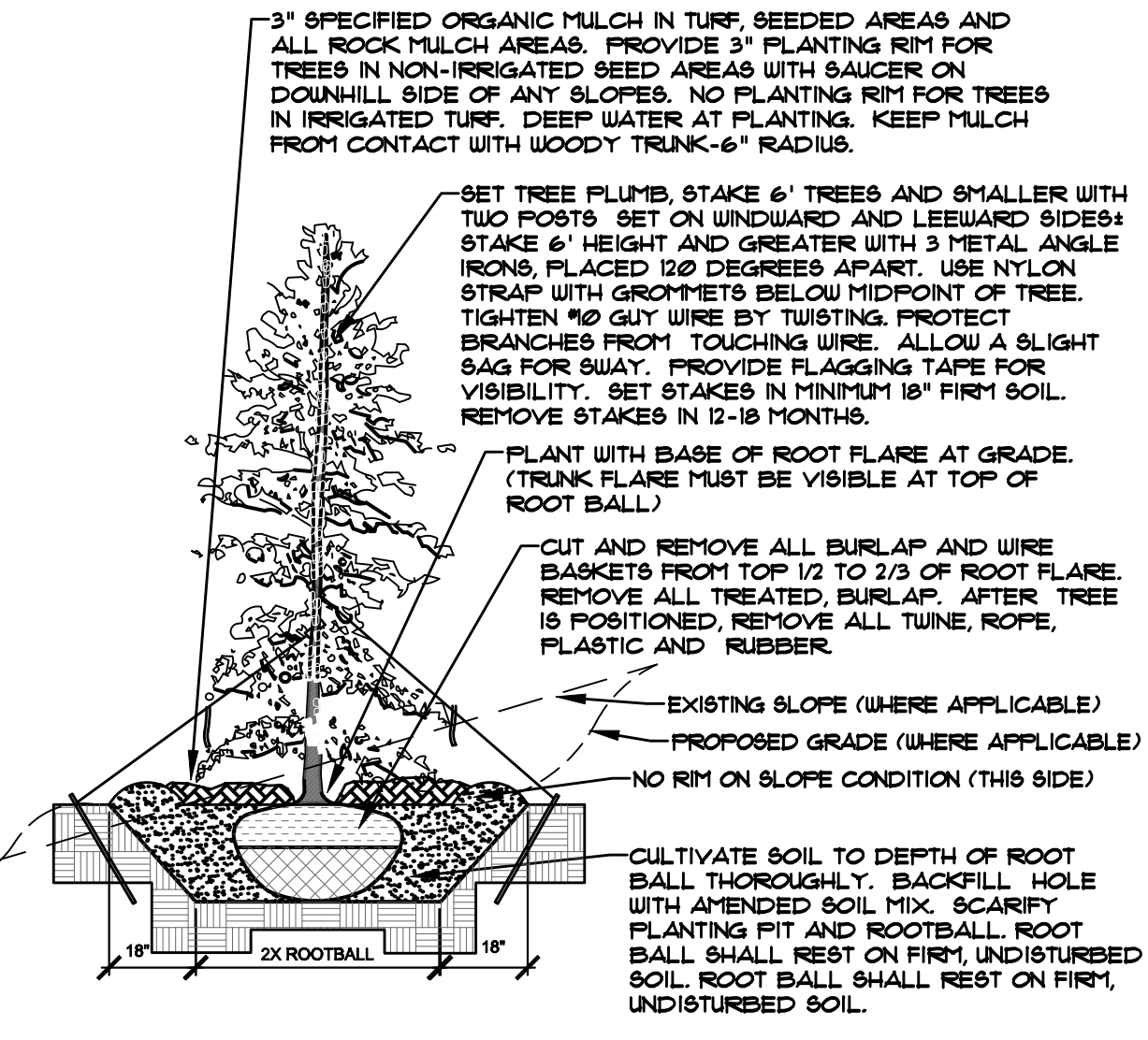
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)

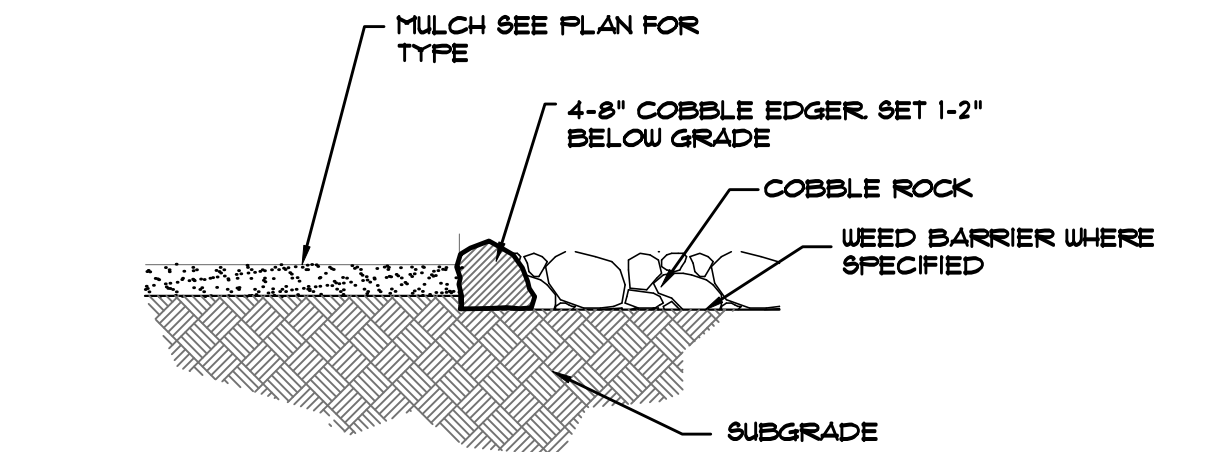


E UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

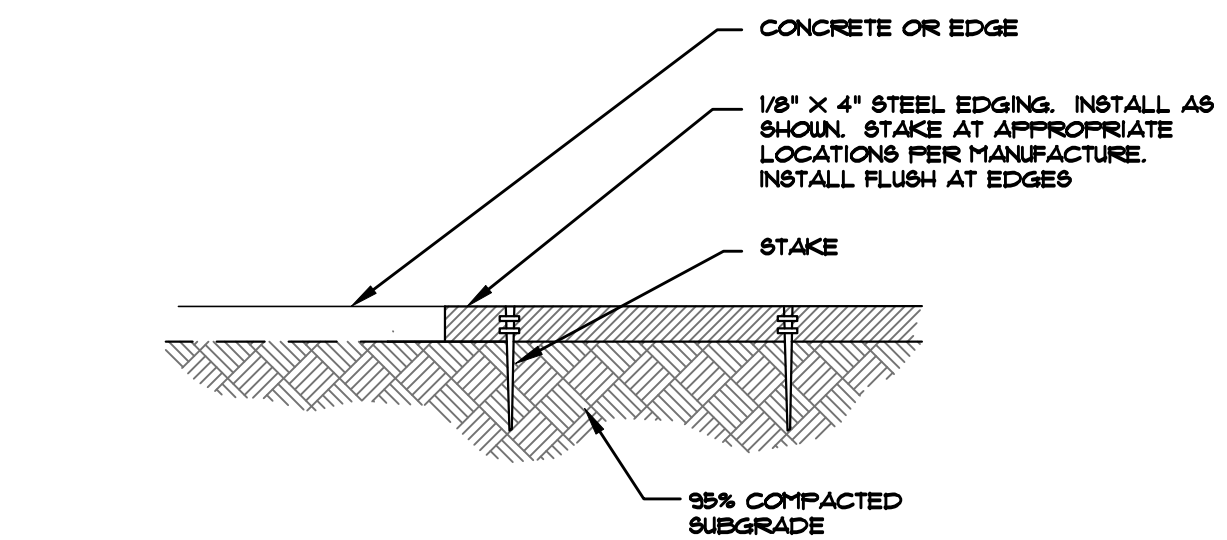
- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

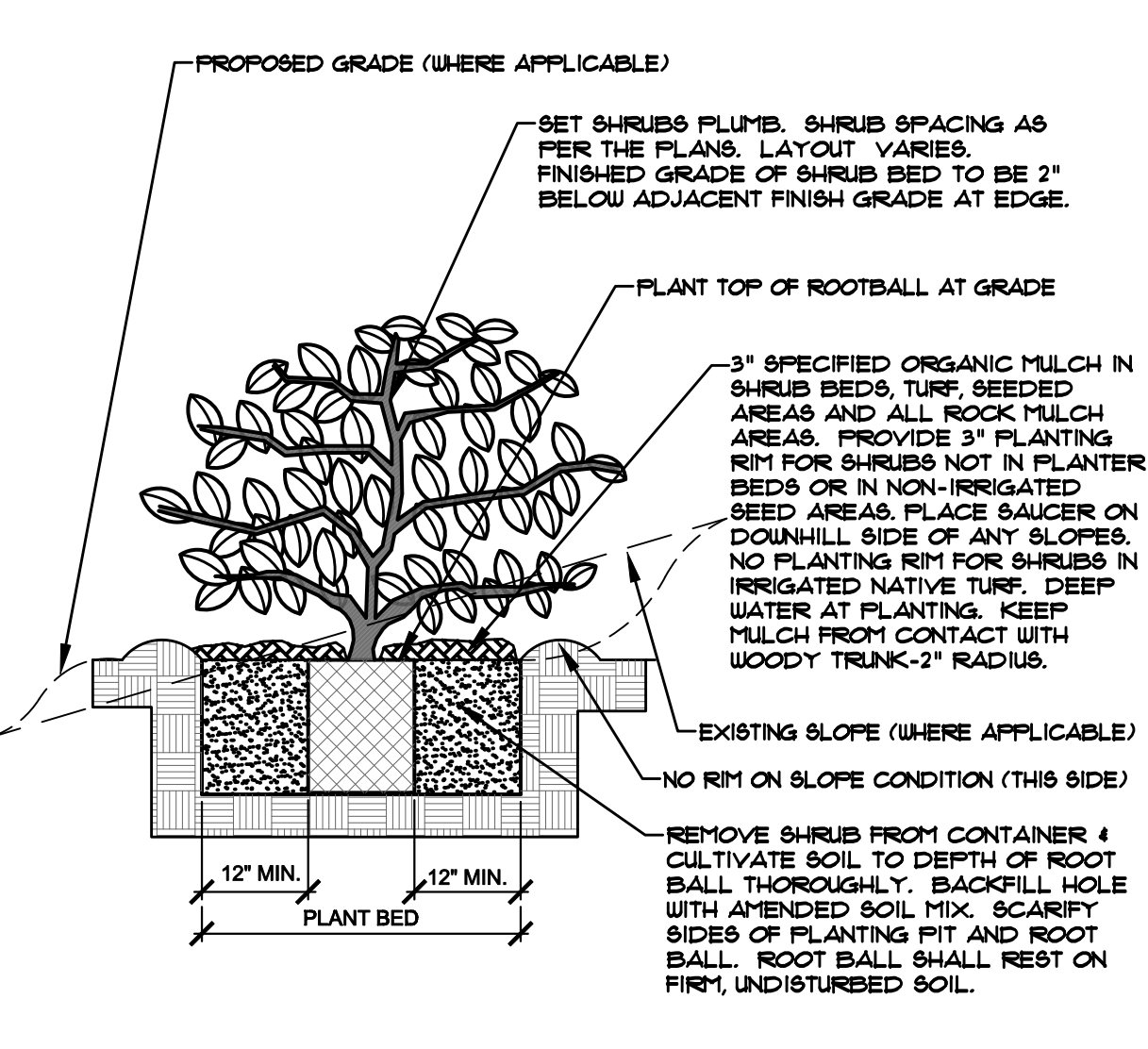


F MULCH/ROCK SECTION
NOT TO SCALE



H STEEL EDGING
NOT TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\" DEEP. PLANT IMMEDIATELY.



C SHRUB PLANTING DETAIL
NOT TO SCALE

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS USE THIS MIX		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

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3-10-25	PER COMMENTS
3-31-25	PER COMMENTS
4-22-25	PER COMMENTS
ORIGINAL DATE	9-5-24
DRAWN BY	
DESCRIPTION	DETAILS AND NOTES
SHEET NO.	L1.5

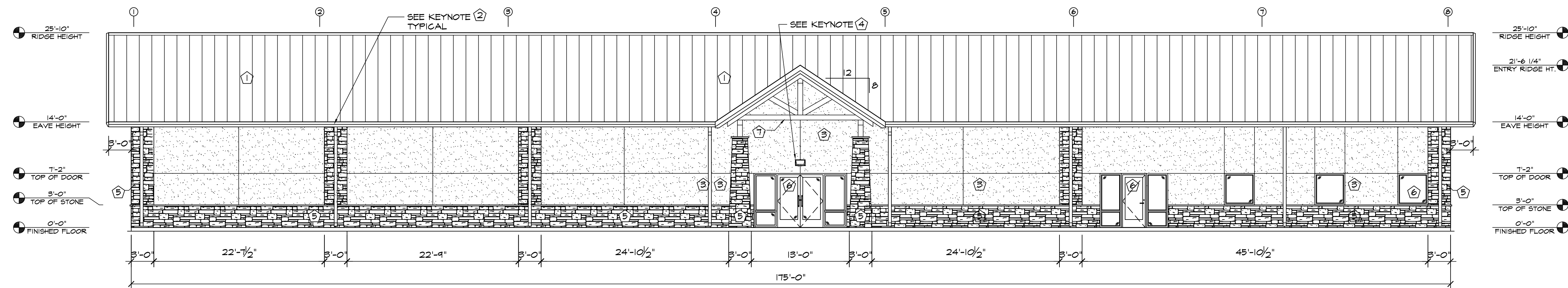
UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6\" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10\" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES \"LANDSCAPING AROUND ELECTRICAL EQUIPMENT\". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3\" CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

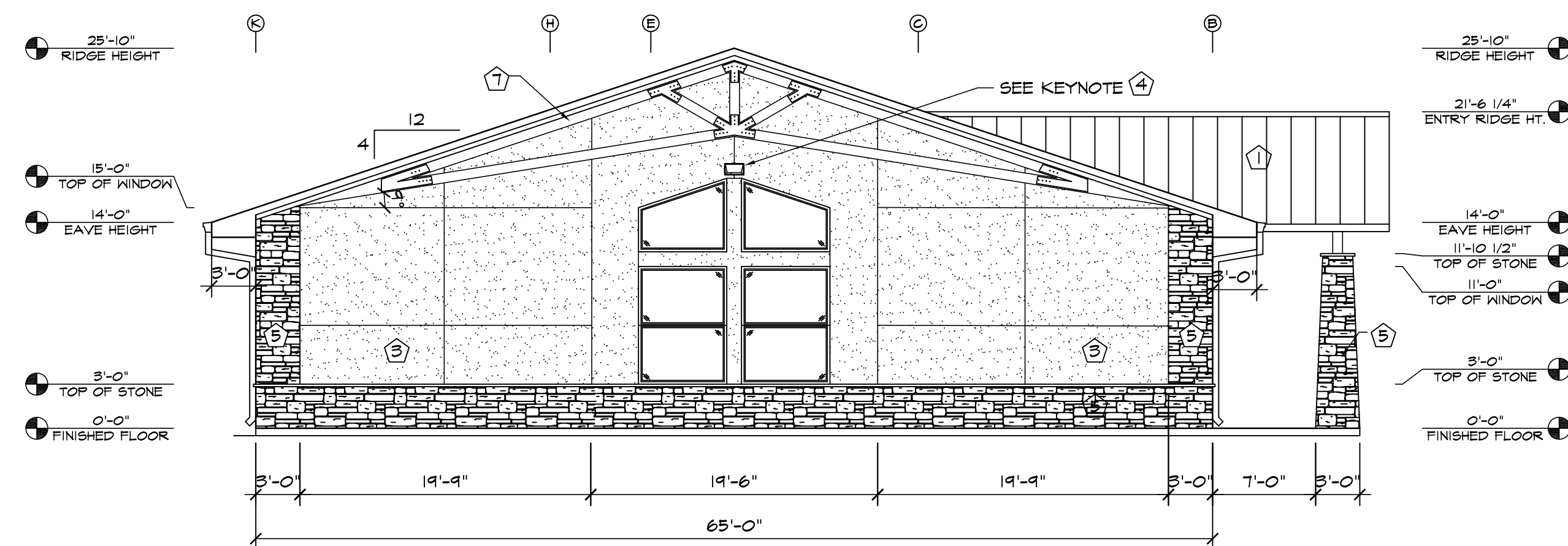
DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

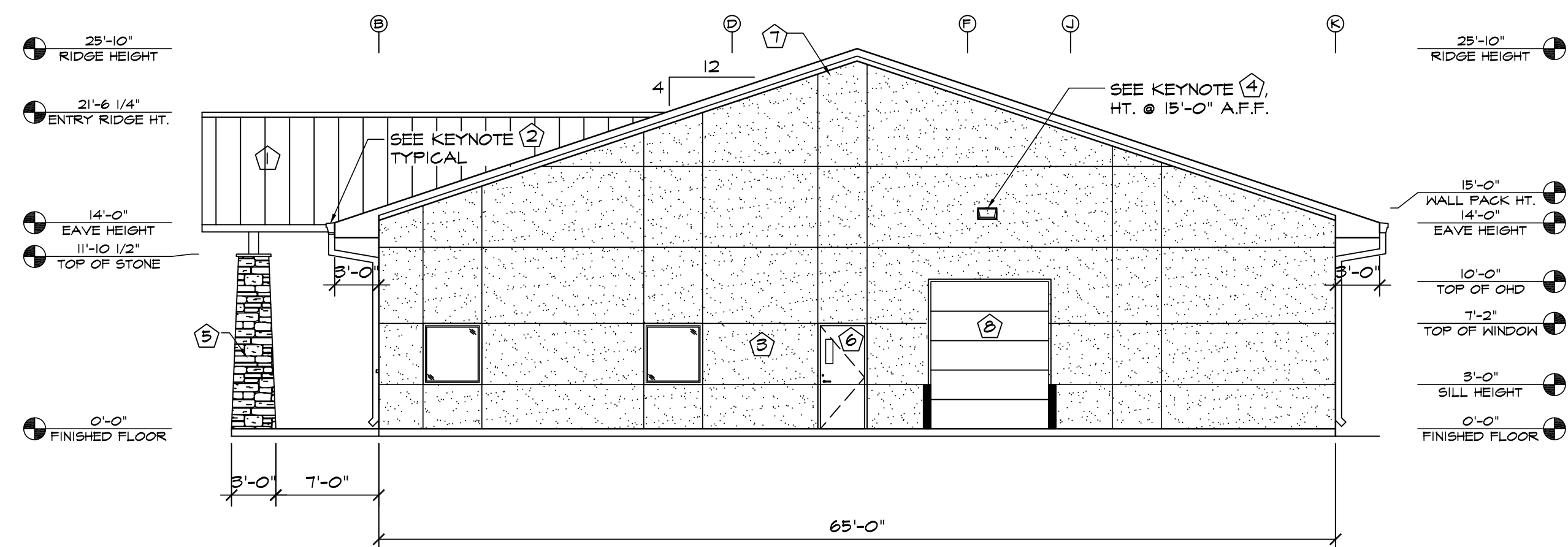
PCD FILE NUMBER PPR2436



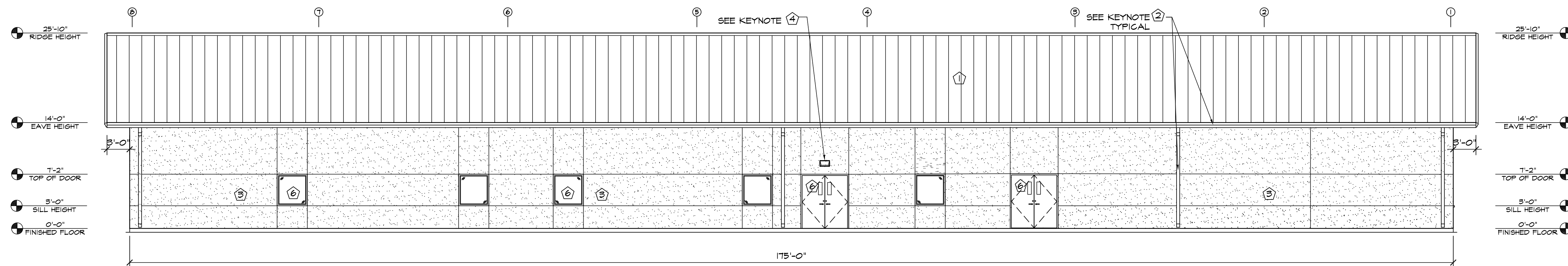
1 **SOUTHEAST ELEVATION**
SCALE: 1/8"=1'-0"



2 **SOUTHWEST ELEVATION**
SCALE: 1/8"=1'-0"



3 **NORTHEAST ELEVATION**
SCALE: 1/8"=1'-0"



4 **NORTHWEST ELEVATION**
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED STANDING SEAM ROOF BY METAL BUILDING PROVIDER
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
4	WALL PACK LIGHT TOP OF LIGHT @ 9'-0" A.F.F. SEE ELECT. PLANS, U.N.O.
5	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
6	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
7	DECORATIVE TIMBER TRUSS, SEE SHEET S2.2 FOR FURTHER FRAMING DETAILS

HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
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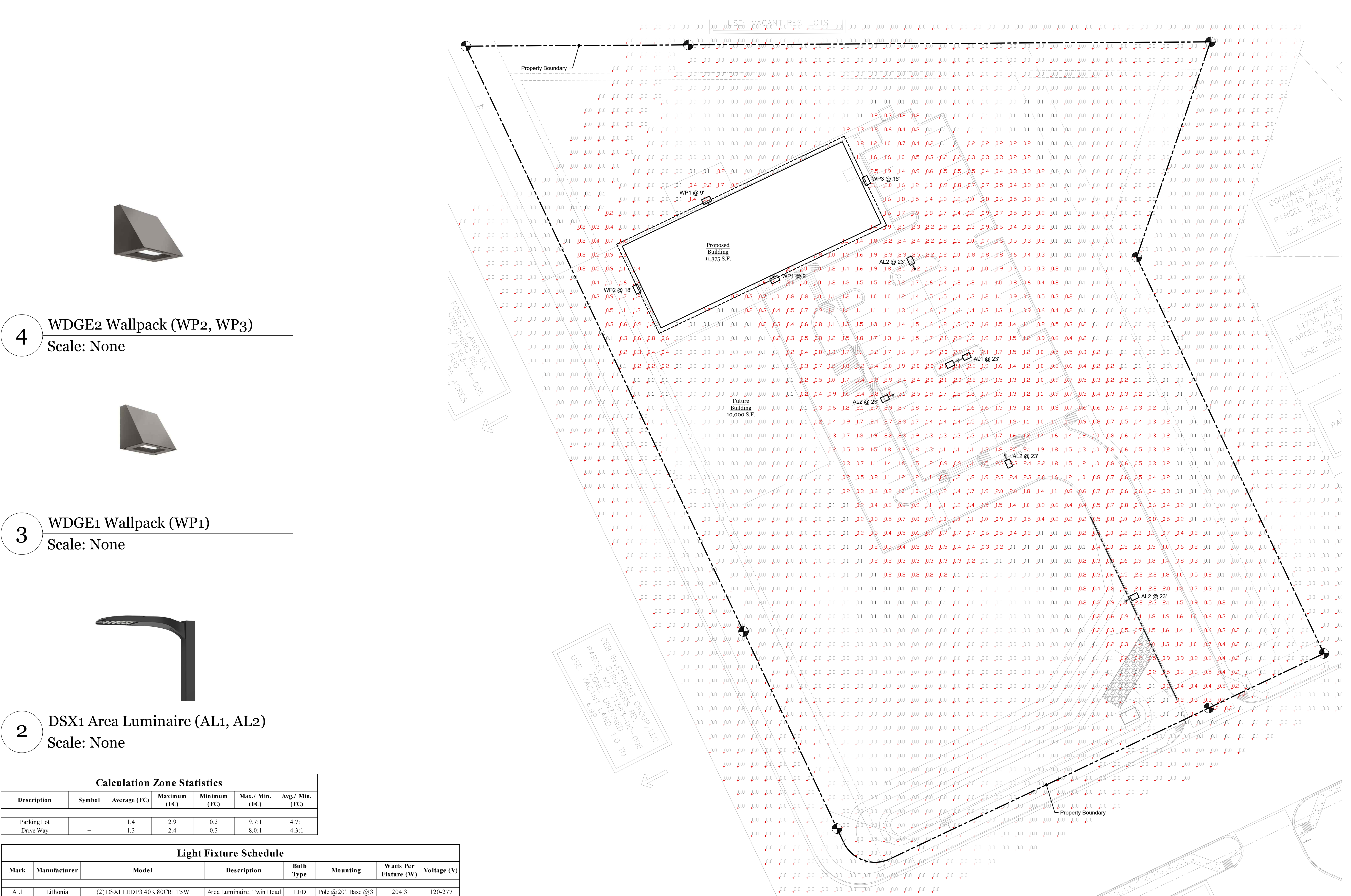
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CATHEDRAL ROCK
CHURCH

846 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

DATE: MAR 11, 2025
DRAWN BY: D. AQUINO
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1379

△ RESUBMITTALS:
△ 2-14-25/EPC COMMENTS 10-18-24
△ 4-1-25/EPC COMMENTS 3-10-25
△
△
△
△



4 WDGE2 Wallpack (WP2, WP3)
Scale: None



3 WDGE1 Wallpack (WP1)
Scale: None



2 DSX1 Area Luminaire (AL1, AL2)
Scale: None

Calculation Zone Statistics						
Description	Symbol	Average (FC)	Maximum (FC)	Minimum (FC)	Max./ Min. (FC)	Avg./ Min. (FC)
Parking Lot	+	1.4	2.9	0.3	9.7:1	4.7:1
Drive Way	+	1.3	2.4	0.3	8.0:1	4.3:1

Light Fixture Schedule							
Mark	Manufacturer	Model	Description	Bulb Type	Mounting	Watts Per Fixture (W)	Voltage (V)
AL1	Lithonia	(2) DSX1 LED P3 40K 80CRI T5W	Area Luminaire, Twin Head	LED	Pole @ 20', Base @ 3'	204.3	120-277
AL2	Lithonia	DSX1 LED P3 40K 80CRI T2M	Area Luminaire	LED	Pole @ 20', Base @ 3'	102.2	120-277
WP1	Lithonia	WDGE1 LED P2 40K 80CRI VW	Wallpack	LED	Wall Surface	15.0	120-277
WP2	Lithonia	WDGE2 LED P4 40K 80CRI T2M	Wallpack	LED	Wall Surface	46.7	120-277
WP3	Lithonia	WDGE2 LED P4 40K 80CRI TFTM	Wallpack	LED	Wall Surface	46.7	120-277

1 Site Photometric Plan
Scale: 1"=30'-0"

CATHEDRAL ROCK
Church
846 Struthers Ranch Rd.
Colorado Springs, CO 80921
El Paso County, Colorado

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COLORADO LICENSED
BRYAN D. HUNT
64504
PROFESSIONAL ENGINEER
01/20/2025

PETRICHOR SOLUTIONS LLC
Petrichor Solutions, LLC
101 N. Cascade Ave. Suite 400
Colorado Springs, CO 80903

#	Revision	Date

Date: 01.20.2025
Project No.: 0236
Drawn: CCF, GLW
Checked: BDH

[illegible][illegible]

Electrical Load		Lumen Output in Emergency Mode (4000K, 80 CRI, 73lm)					
Temperature	Height	Type of luminaire					
P5	7.5	0.61	0.50	0.56	0.59	--	--
	9.0	--	--	--	--	0.61	0.61
	11.0	0.10	0.04	0.29	0.04	--	--
	14.1	--	--	--	--	0.06	0.01
P7	10.0	0.16	0.36	0.05	0.03	--	--
	22.8	--	--	--	--	0.50	0.03
	32.0	0.28	0.30	0.16	0.11	--	--
P1	27.1	--	--	--	--	0.07	0.07
	47.0	0.12	0.24	0.27	0.10	--	--
	55.5	--	--	--	--	0.10	0.10

Lumen Ambient Temperature (LAT) Multiplier		Lumen Multiplier	
Temperature	Lat	Lat	Lat
30°C	375	1.65	
35°C	505	1.82	
40°C	685	1.91	
45°C	775	1.90	
50°C	865	0.99	
60°C	1045	0.97	

Projected LED Lumen Maintenance		Projected LED Lumen Maintenance			
<p>Draw the projected lumen output performance for the luminaire rated in a 20°C ambient temperature. The projected lumen output is the lumen output as programmed per the luminaire's lumen output schedule.</p> <p>To calculate L.L., use the lumen maintenance factor (L.M.F.) compared to the desired number of operating hours. For other lumen maintenance values, consult factory.</p>					
Operating Hours		0	25,000	50,000	100,000
Lumen Maintenance Factor		1.0	>0.96	>0.93	>0.87

Photometric Diagrams		To see complete photometric reports or download, see files for this product, with the Lithonia Lighting WLED LED luminaire. Tested in accordance with IESNA LM-79 and LM-80 standards.					
LUMINO	0.5m						
	1.0m						
	1.5m						
	2.0m						
Max 100' x 100' x 100'		10' x 40K BICOIN 110"	10' x 40K BICOIN 120"	10' x 40K BICOIN 130"	10' x 40K BICOIN 140"	10' x 40K BICOIN 150"	10' x 40K BICOIN 170"

Emergency Egress Options	
Emergency Battery Backup	
<p>The emergency battery backup is integral to the luminaire -- no external housing required! This design provides reliable emergency operation while maintaining the sleek, modern look. All emergency luminaire backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours from the time normal power is lost and maintain a minimum of 80% of the light output at the end of the duration).</p> <p>Applicable codes: NFPA 70NEC - section 700.14, NFPA 101 Life Safety Code Section 7.9</p>	

<div>Control / Sensor Options</div>	<div> <div> Motion/Ambient Sensor (PIRH) </div> <div> Motion (Infrared sensor, Passive IR) is integrated into the luminaires. The sensor provides both Motion and Daylight based dimming of the luminaires. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false triggering from sensor. The integrated photocell enables additional energy savings during daytime periods where there is sufficient daylight. Optimized sensor coverage by either selecting PIR or PIRH option. PIRH option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8'-10', while PIRH is optimized for 12'-40ft mounting height. </div> </div>																												
<div> Networked Control (NLAIR2) </div> <div> nLight AIR is a wireless lighting control platform that allows for seamless integration of both indoor and outdoor luminaires. Fine-tune security architecture, 900 MHz wireless communication and open iCLARITY™ PIR based configurability combined together make nLight AIR a secure, reliable and easy to use platform. </div>	<div> <div> <div>PIRH</div> </div> <div> </div> </div>																												
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[illegible][illegible][illegible][illegible][illegible][illegible]

Photometric Diagrams

To see complete photometric reports or download an file for this product, visit LithoniaLighting.com/app.

LEGEND:
0.75
0.5A
1.0A

150°

120°

90°

60°

45°

30°

15°

10°

5°

3°

1.5°

1°

0.75°

0.5A

0.5A

0.5A

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LIGHTING

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150° LED
100W
Page 2 of 2

CATHEDRAL ROCK
Church
846 Struthers Ranch Rd.
Colorado Springs, CO 80921
El Paso County, Colorado


HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD



PRESIDENT: STEVE R. HAMMERS
VICE PRES.: DAVID J. HAMMERS
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A circular professional engineer seal for Bryan D. Hunt, Colorado License 64504. The seal features the text "COLORADO LICENSED" at the top, "BRYAN D. HUNT" in the center, and "PROFESSIONAL ENGINEER" at the bottom. The license number "64504" is printed below the name. A blue ink signature is written across the seal, and a blue date stamp "01/29/2025" is located at the bottom right.



PETRICHOR

SOLUTIONS LLC

Petrichor Solutions, LLC
 101 N. Cascade Ave. Suite 400
 Colorado Springs, CO 80903

#	Revision	Date

Date: 01.20.2025
 Project No.: 0236
 Drawn: CCF, GLW
 Checked: BDH

Sheet Number

SP0.2



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent

Site Development Plan

PPR-2436

Owner Information

Cathedral Rock Church

590 Highway 105 Ste 190

Monument, CO 80132

Project name: Cathedral Rock Church

Site

Address: 846 Struthers Ranch Rd.

Lot Size: 221,284 SF (5.08 acres)

Zoning: PUD

Parcel number: 71363-01-013

Legal Description: Tract A Struthers Ranch Sub Filing No. 2

Owner Representatives

Hammers Construction, Inc.

Lisa Peterson – Design (Applicant) lpeterson@hammersconstruction.com

Joe Butler – Project Manager jbutler@hammersconstruction.com

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

Request

Request approval to build a 11,375 SF building used for religious institute built on the property indicated above future building location has been shown on site for coordination but are not part of this application. All improvements will meet El Paso County zoning requirements, complete w/ parking, drive aisles and landscaping. This is an approved use in the PUD zone.

No signs are being proposed at this time.

Existing and proposed facilities, structures and roads

The property is currently vacant, and we are proposing a 11,375 SF building as described above. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.

Zoning

We are meeting all dimensional standards per county zoning code. Our building doesn't encroach on building setbacks (25'-0" front, 25'-0" rear and 25'-0" on sides). Landscape setbacks along roadways are being complied with, (20'-0" along Struthers Road and 10'-0" at



Struthers Ranch Road). Per Struthers Ranch PUD guidelines, a 40'-0" max height and our actual building height is 25'-10".

Utilities

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Donala water and sanitation, Black Hills Energy, and Mountain View Electric Association.

Traffic

Traffic Memo provided, see attachment.

Parking

The project provides off-street parking as required by El Paso County. We are required to have 72 standard spaces per code w/ 3 accessible spaces. 80 standard spaces are provided and 3 accessible spaces are provided. See breakout on page 1 under project information. All parking stalls, drive aisles, loading/ unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of the submittal. Four (4) spots are required for bicycle parking (based on 5% of parking spaces). 4 spots are provided.

Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. We are also providing a 15'-0" landscape buffer to the east side of the property that abuts the residential properties to the east. See landscape sheets for further details.

Photometric

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

Operational Standards

Dust & Debris Control: During construction, we will maintain requirements to help mitigate dust & debris, such as watering to keep dust down, silt fences to help with erosion & debris catchment. A vehicle track pad will be installed to minimize mud/dirt carryout from the site. We will also obtain a Air Control permit from EPC health and follow any guidelines they may suggest. After construction, the dust & debris will be minimal since the property will be established. If any debris is present, the owner's will promptly dispose of it.

Electromagnetic and Electrical Interference: No equipment installed for this facility will interfere with any electrical, radio or television equipment.



Humidity, Heat, Glare, Smoke or Radiation: This use will not emit any offensive or harmful pollution stated in this category.

Noise – During construction, we will adhere to not making excessive noise outside 7-6 pm work hours. The Church will comply with the dBA noise level requirements in Section 6 of Ordinance 02-1. The construction and energy code requirements get us to these dBA levels or lower and help to not transmit sound from inside the facility during operational hours. This not only helps us adhere to the local regulations but also contributes to a more harmonious relationship with the surrounding community.

Vibration: During construction, we will do our best to minimize vibration. All work will be on the property, but some heavy equipment use may still have vibration noticed by the neighboring properties. We will be sure not to be excessive and be good neighbors during construction. After construction, the use should not produce any vibration.

Odor: The use will not produce any offensive odors.

Maintenance

The Church will have an adequate contingency Maintenance Plan ensuring the longevity and functionality of a property. They will follow the O&M manual for the private detention pond. They will also maintain landscaping and upkeep of the property, such as watering, trash pick-up, weed control, etc.

Air Quality

We are implementing effective air quality measures as this is essential for protecting public health and the environment. During construction, we will follow all EPC health requirements. A church is not heavy air pollution use, but the church will maintain filter changes per guidelines of HVAC equipment and demonstrate a commitment to sustainability and the communities well being.

Drainage

A final Drainage report has been provided that outlines the drainage of this site.

Fire Protection and Wildfire Mitigation

Our design complied with fire protection and wildfire mitigation by adhering to relevant building and fire codes, incorporating appropriate materials and systems, and facilitating effective egress and emergency response, we created a comprehensive fire safety strategy. Regular inspections, maintenance, and the involvement of fire protection professionals further enhance this compliance, ensuring that the design not only meets legal requirements but also promotes a culture of safety.



Building Height

The proposed construction does not exceed obstruction standards per FAR part 77.

Per PUD Development Guidelines for Struthers Ranch Subdivision maximum building height for commercial buildings are 40'-0" max. height. Due to close proximity to the AFA airfield, we are required to provide further information on possible height limitations. The FAR 77 surface for Aardvark Auxiliary Airfield has a list of height requirements only if deemed an obstruction. We have reviewed this criteria and determined our proposed project is not a hazard or obstruction to navigation per these guidelines:

- Our building height is at an elevation of 6,803.33 ft. The property is located 4.6 miles from the airport. The airport elevation is approximately 6,553 ft. Per FAR 77, we are allowed to be 360' above airport elevation. This gives us a total elevation height of 6913 ft. As mentioned previously, our peak height is 6,803.33'. Therefore, we are in compliance.
- In regard to the Imaginary Approach Surface, planes will be 564' higher than our building ridge height which does not penetrate the Imaginary Surface. So, our project is in compliance with these regulations.
- Based on this analysis, we feel our height of 25'10" above finish grade is acceptable and in compliance.