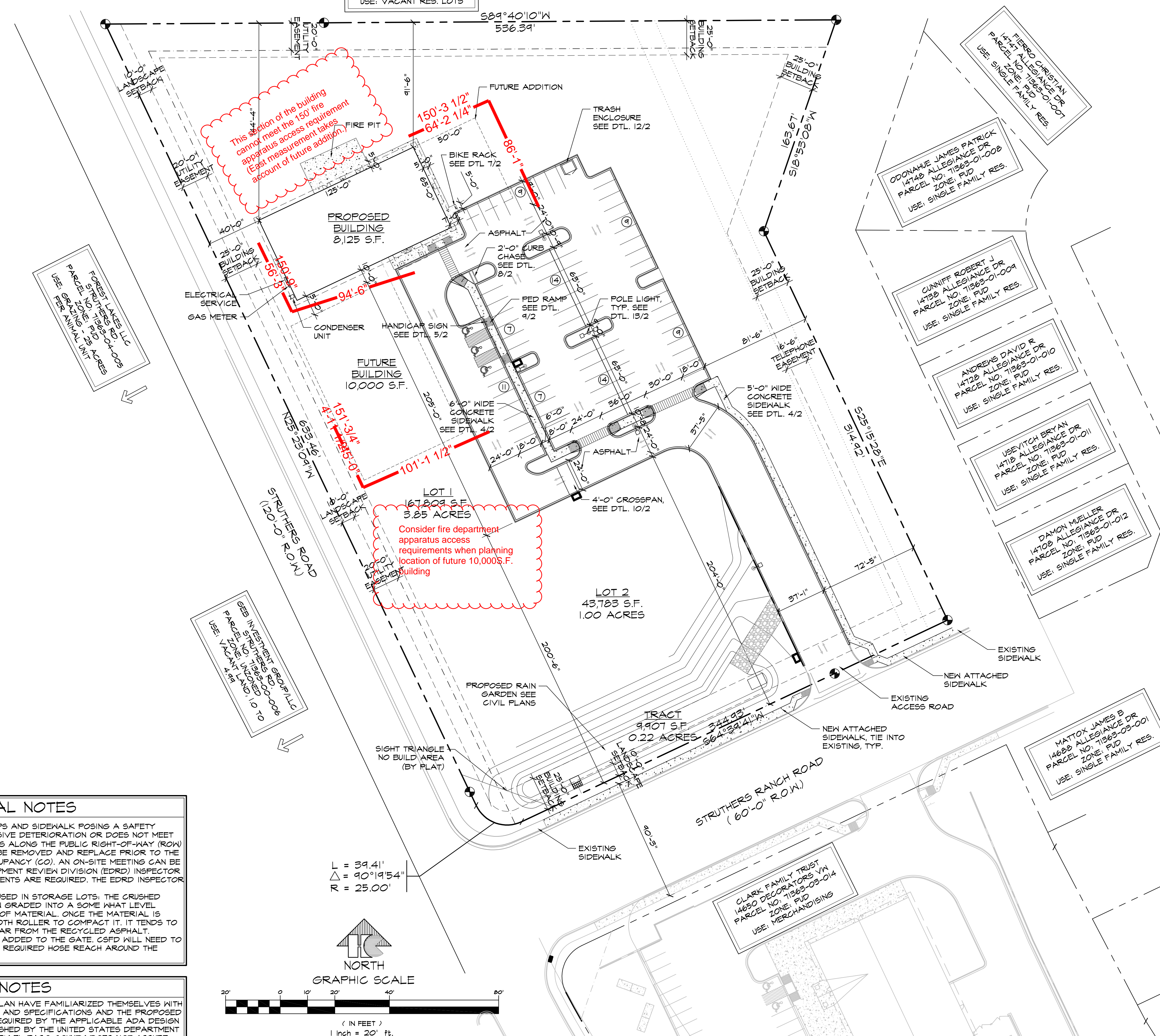
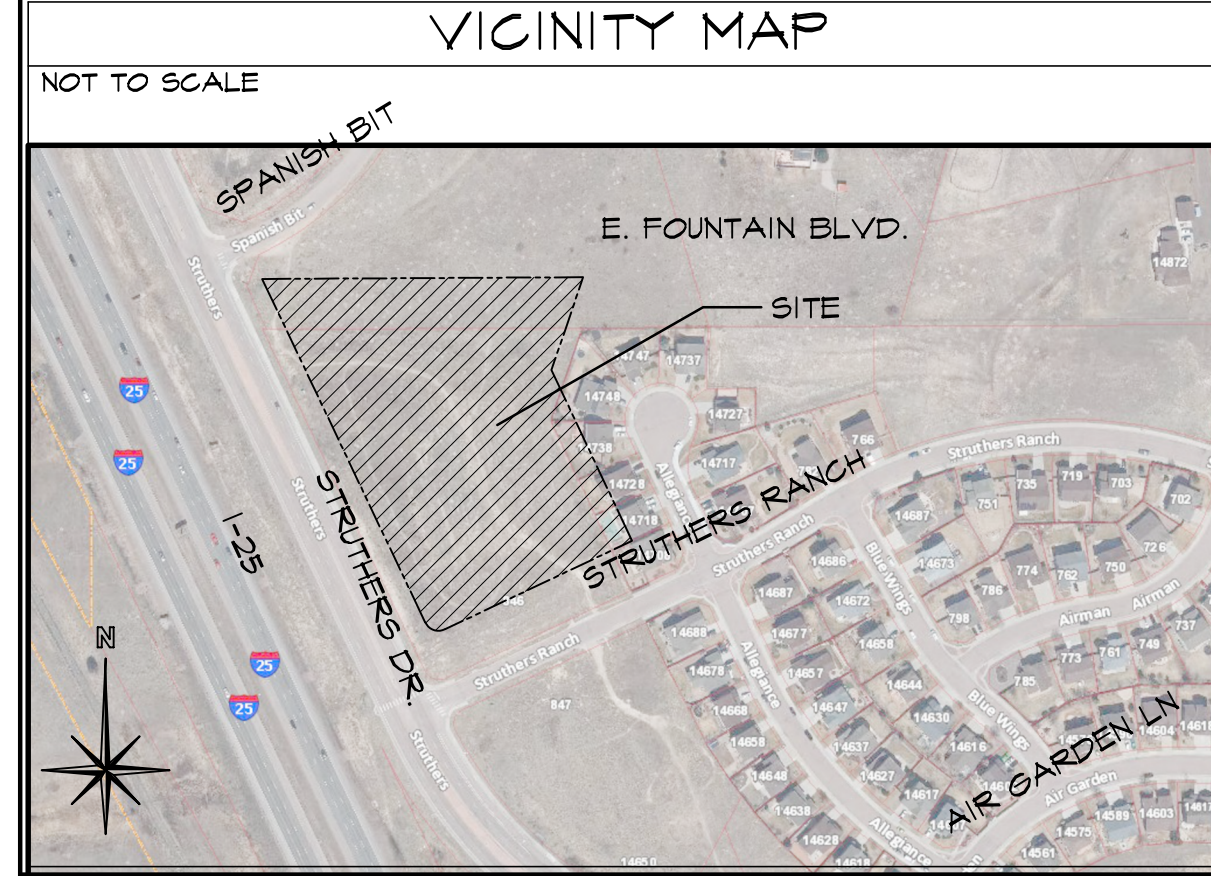


ELITE PROPERTIES OF AMERICA INC.
SPANISH BIT DR
PARCEL NO. 71360-01-045
ZONE: R-4
USE: VACANT RES. LOTS



DRAWING INDEX

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C3.1	5 OF 16 - SITE GRADING AND EROSION CONTROL PLAN
C4.1	6 OF 16 - RAIN GARDEN PLAN & DETAILS
C4.2	7 OF 16 - CIVIL & EROSION CONTROL DETAILS
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	16 OF 16 - BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	CATHEDRAL ROCK CHURCH 590 HIGHWAY 103 STE 190 MONUMENT, CO 80132
LEGAL DESCRIPTION: TRACT A STRUTHERS RANCH SUB PL NO. 2 71360-01-013	
ZONING:	71360-01-013
LOT SIZE:	221,284 SF (5.08 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C02016, DATED DEC 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RELIGIOUS INSTITUTE
STRUCTURAL COVERAGE:	24%
PAVEMENT COVERAGE:	54%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	12%
BUILDING STRUCTURAL HEIGHT:	18'-7 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:	8,125 SF
BUILDING FOOTPRINT:	8,125 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
H.C. (1 SPACE/25 REQ'D):	3
TOTAL PARKING SPACES REQUIRED:	69
TOTAL PARKING PROVIDED:	81
STANDARD SPACES PROVIDED:	81
H.C. SPACES PROVIDED:	3
(SEE DETAIL 1/2 FOR DIMENSIONS)	1
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2025
LANDSCAPING:	SUMMER 2025
DEVELOPMENT APPLICANT/PREPARER	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

REQUIRED PARKING SPACES

RELIGIOUS (1 SPACE/4 SEATS) (276 SEATS / 4 SEATS):	69
H.C. (1 SPACE/25 REQ'D):	3
TOTAL PARKING SPACES REQUIRED:	69
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(SEE DETAIL 1/2 FOR DIMENSIONS)	1

DEVELOPMENT SCHEDULE

CONSTRUCTION:	SPRING 2025
LANDSCAPING:	SUMMER 2025

DEVELOPMENT APPLICANT/PREPARER

COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
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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
x x x x x	OPAQUE CHAINLINK FENCE
o o o o o	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

GENERAL NOTES

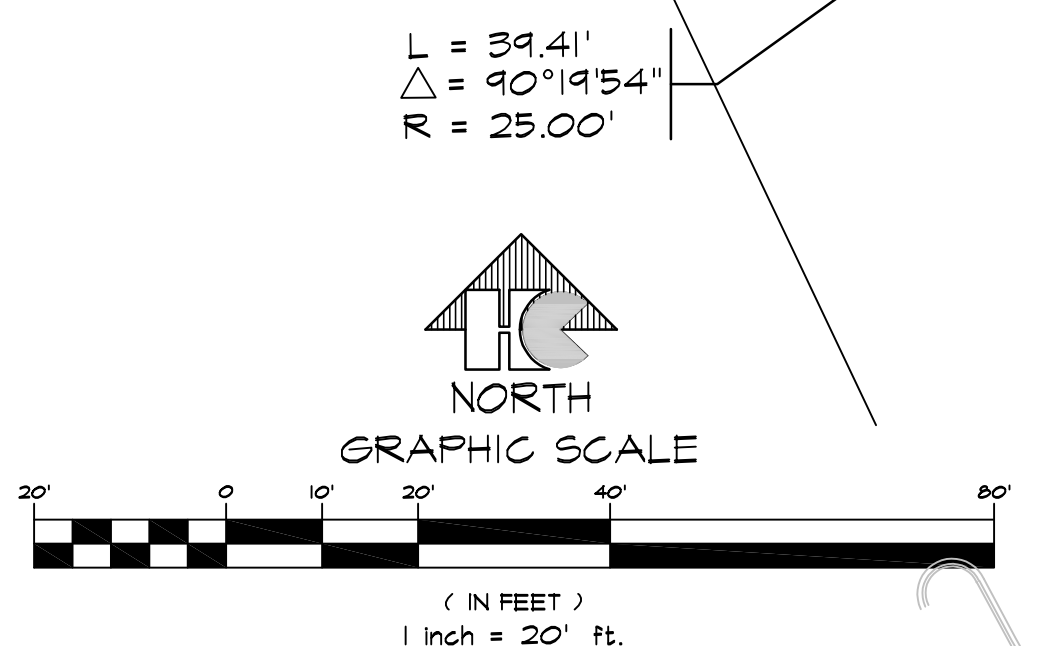
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE 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 719-325-5471.

- APPLICATION OF CRUSHED ASPHALT USED IN STORAGE LOTS: THE CRUSHED ASPHALT IS BROUGHT TO THE SITE THEN GRADED INTO A SOMEWHAT 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.

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.



SITE PLAN
SCALE: 1"=40'-0"

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

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CATHEDRAL ROCK CHURCH

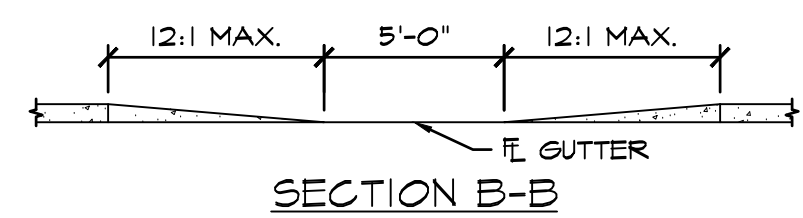
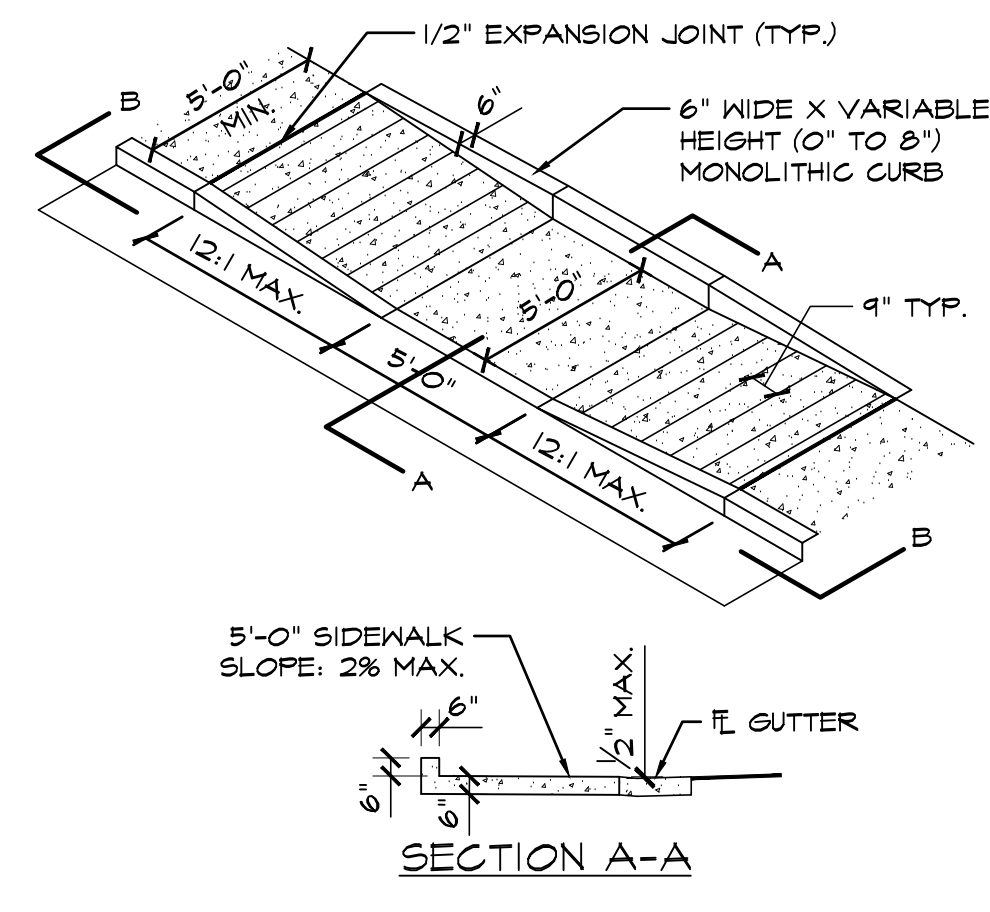
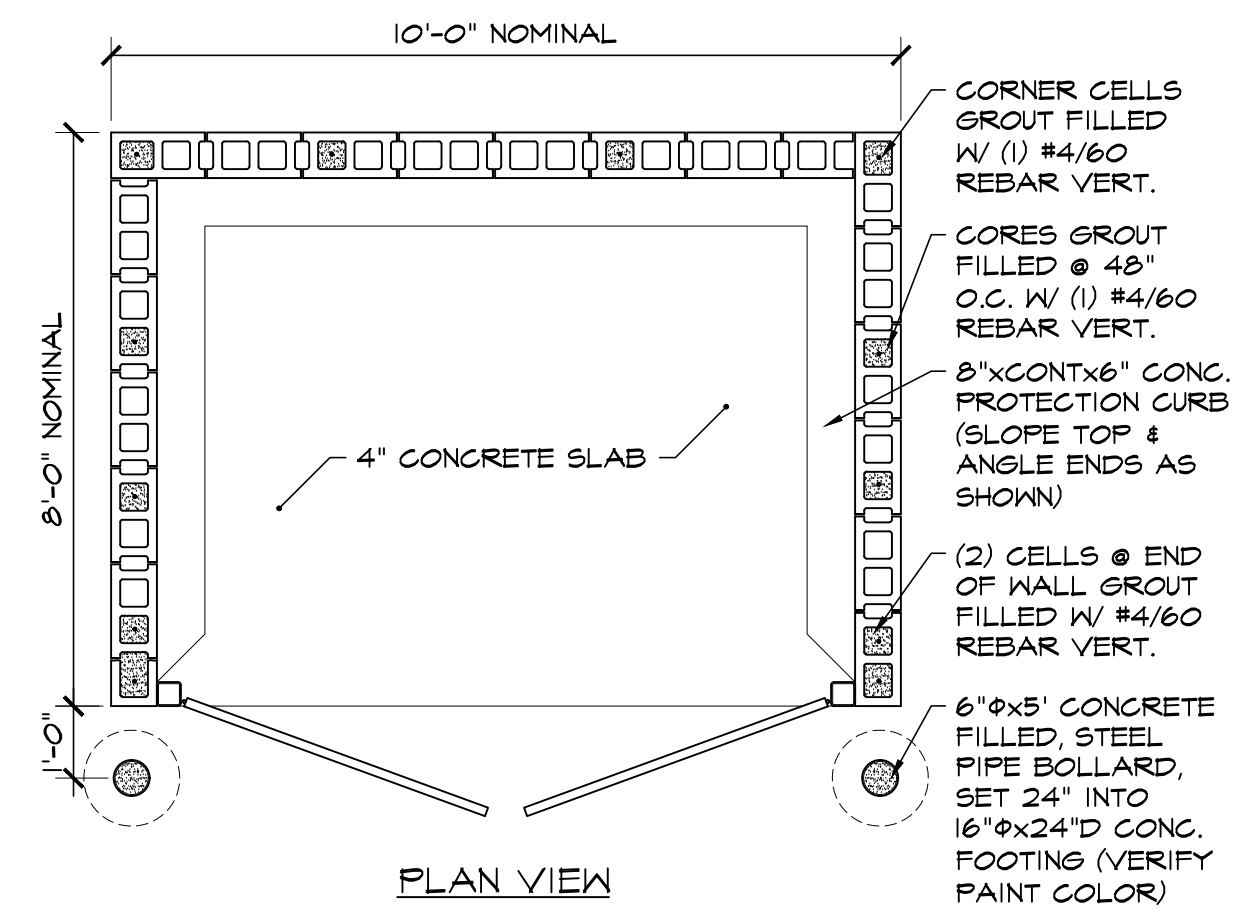
846 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

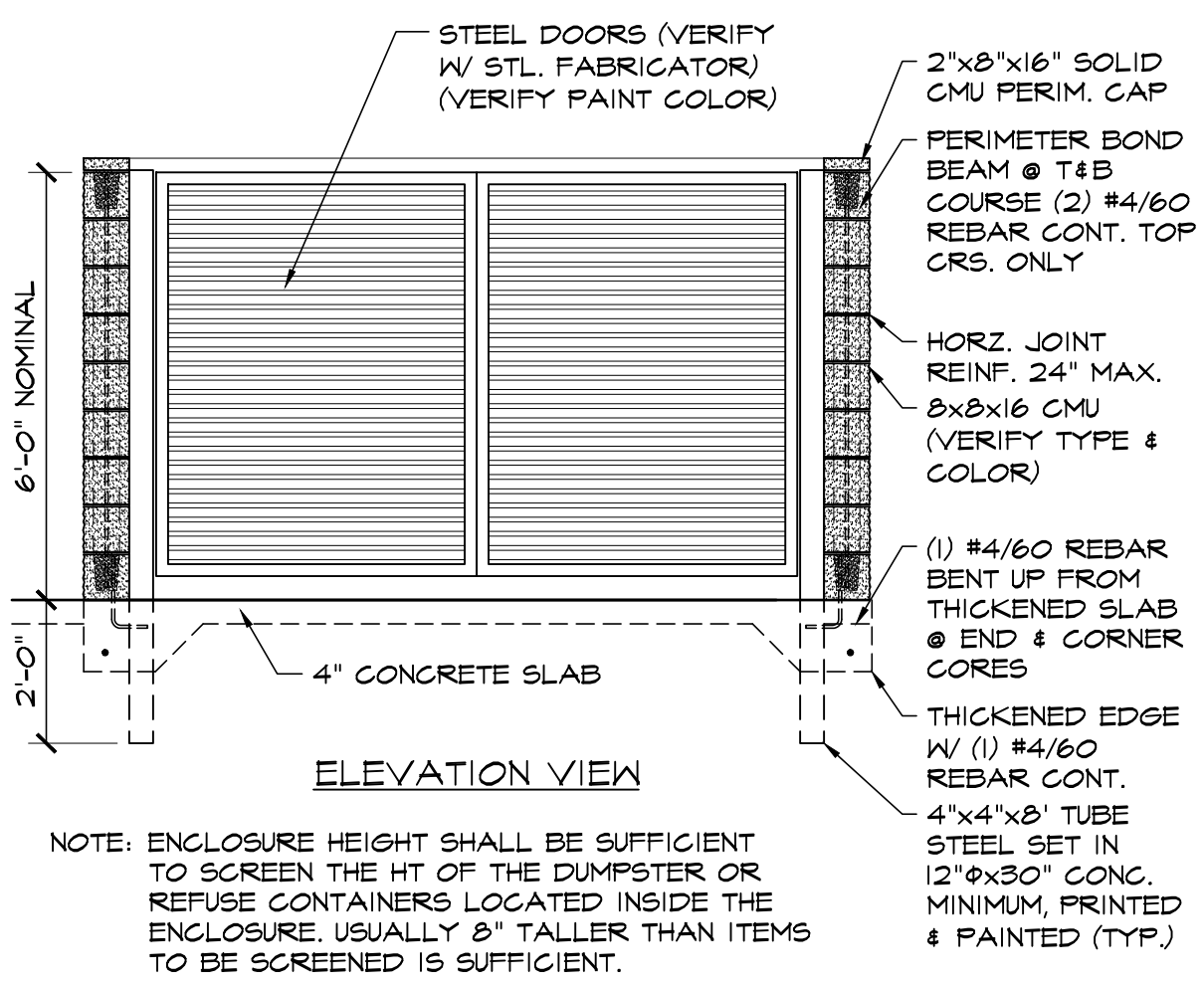
DATE: SEPT 27, 2024
DRAWN BY: D. AGUIÑO
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1379

RESUBMITTALS:

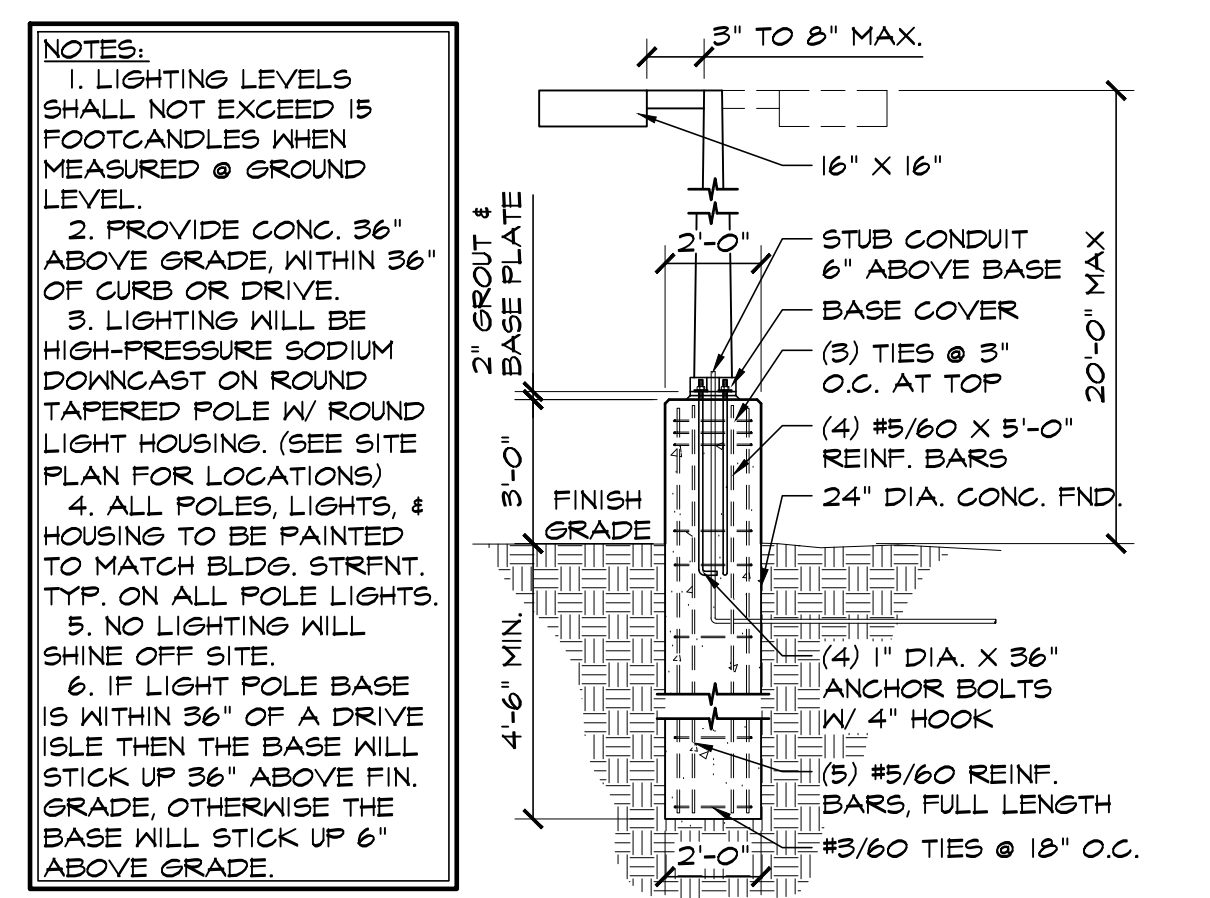


GENERAL NOTES:

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. THE RAMP SURFACES 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 RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

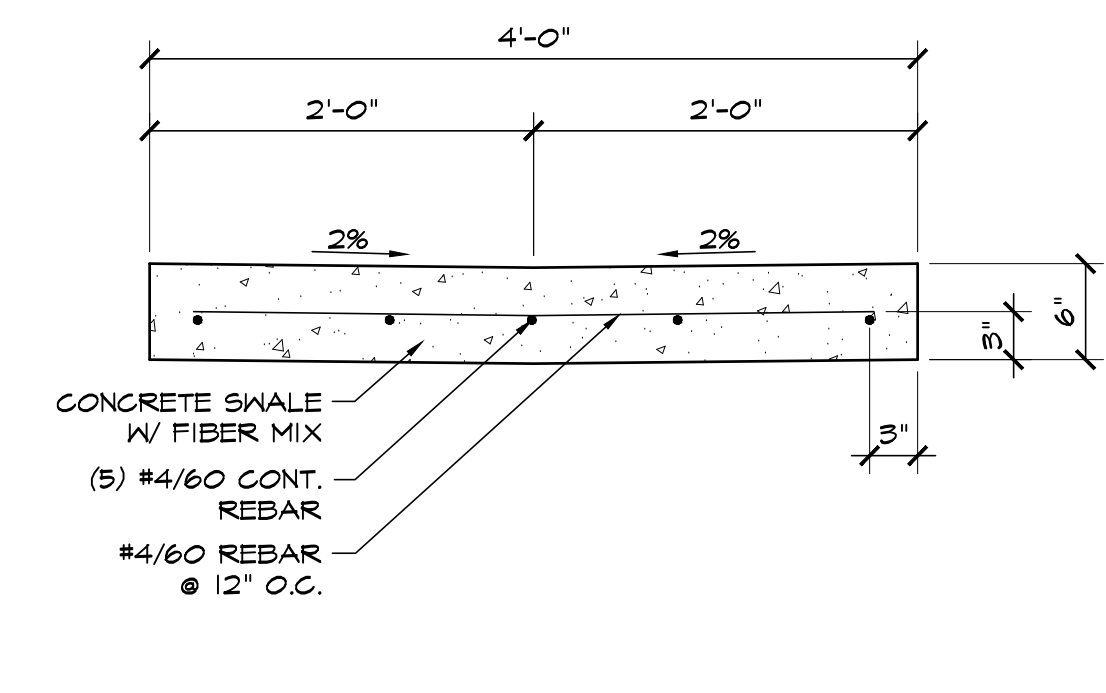


12 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

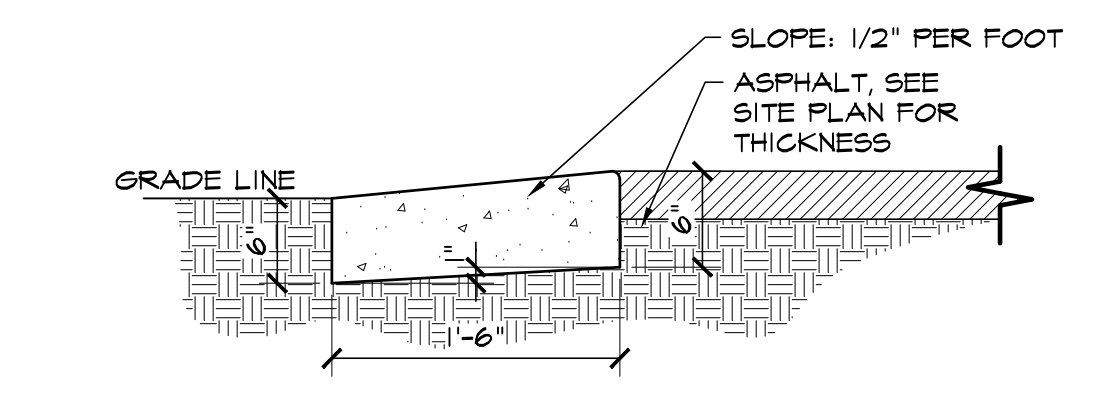


13 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

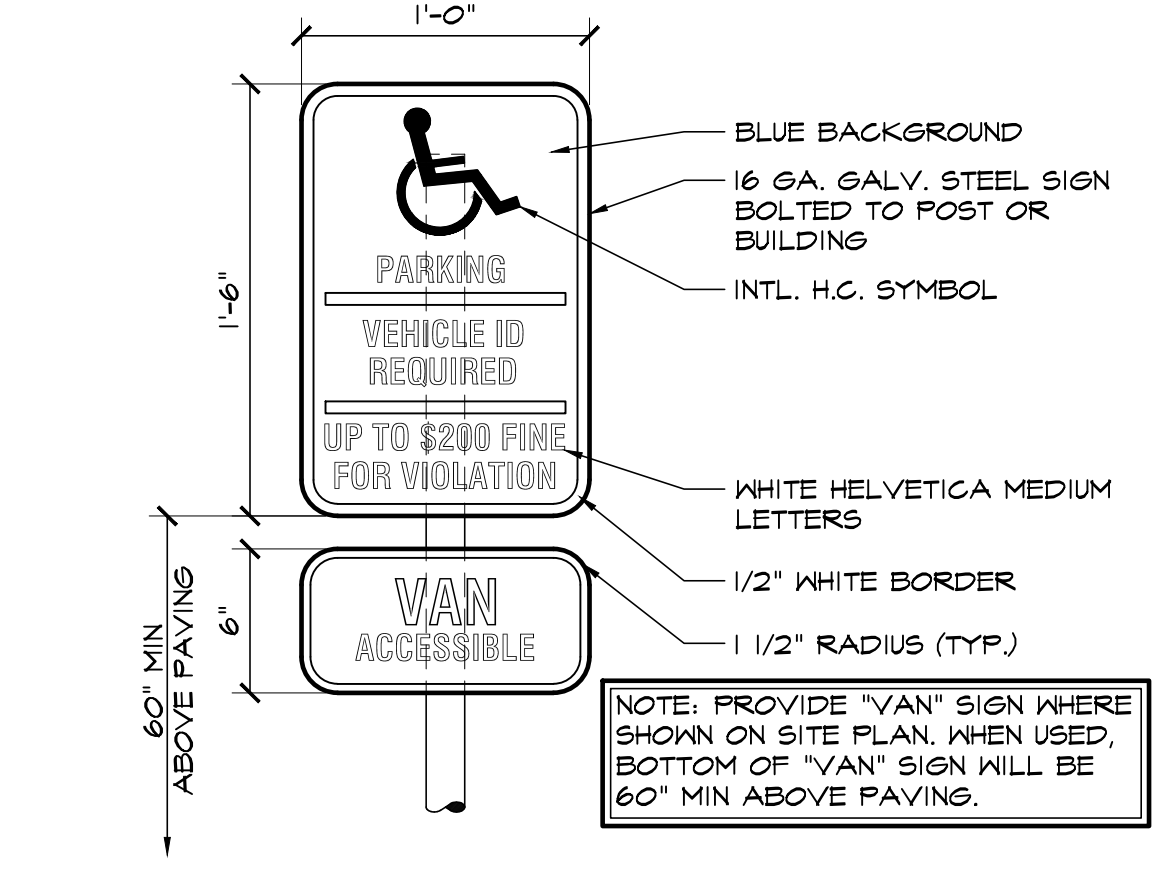
9 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



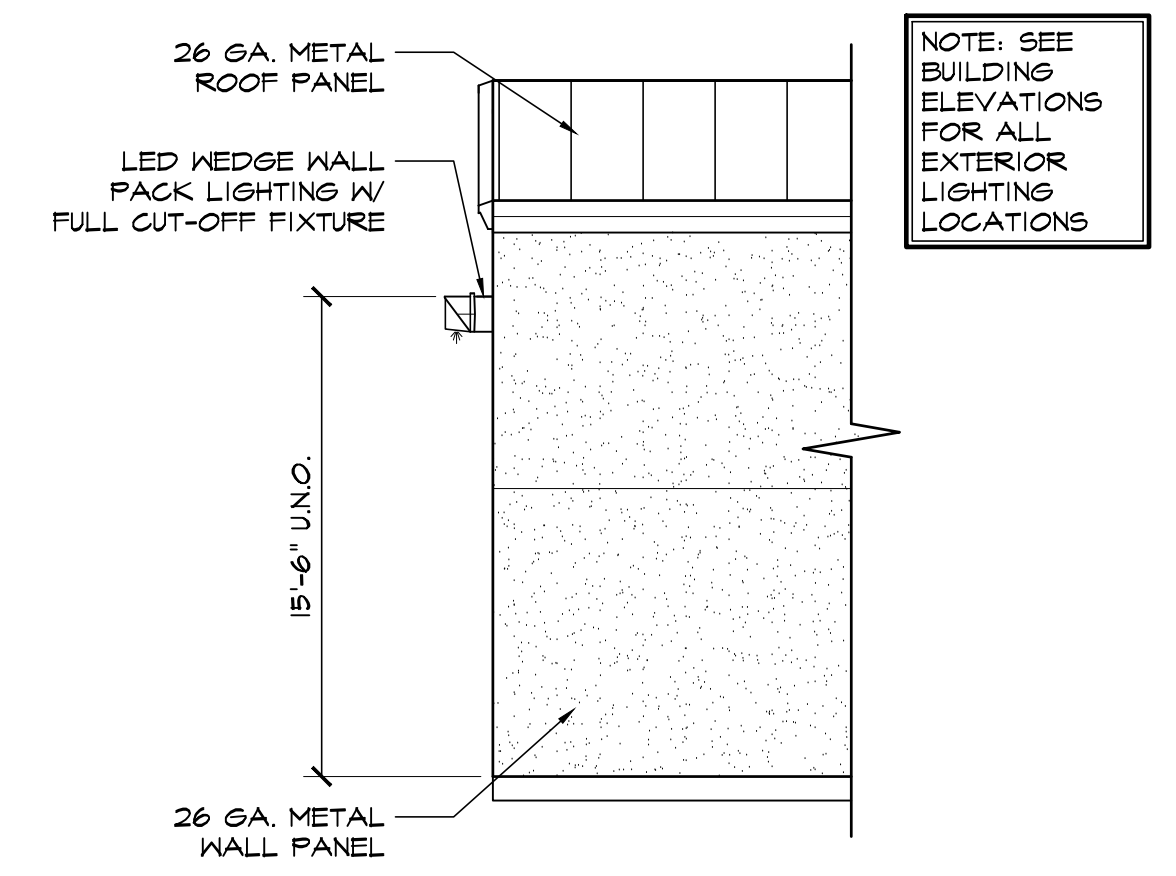
10 4'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



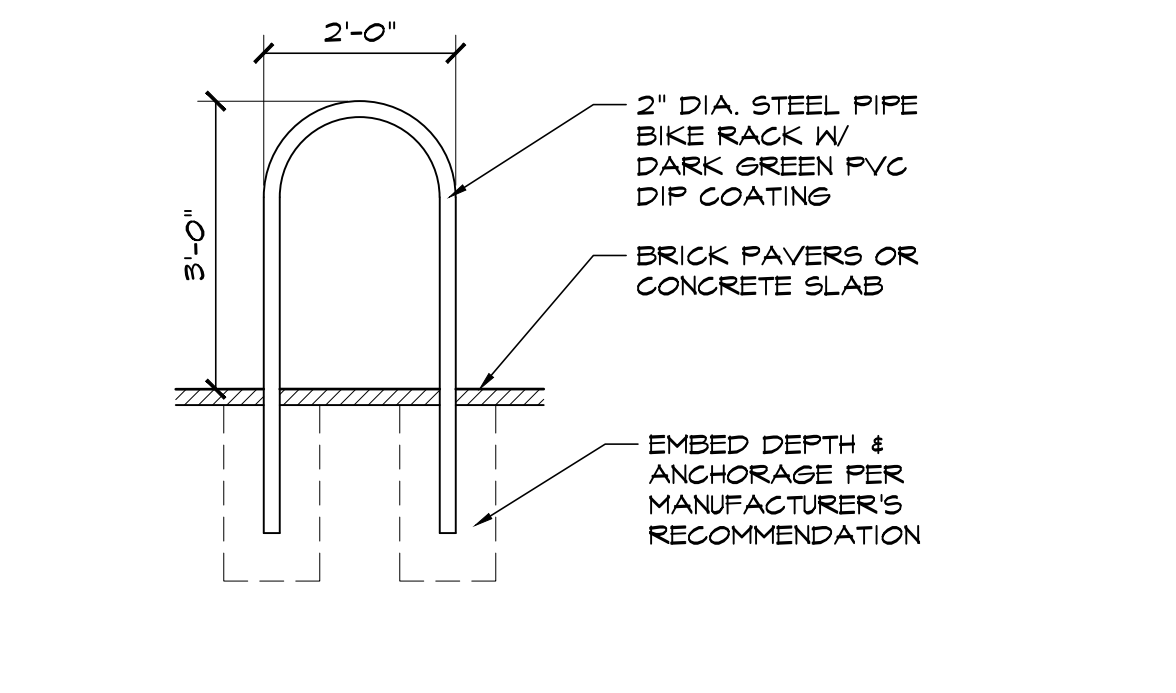
11 FLUSH CURB
SCALE: 1"=1'-0"



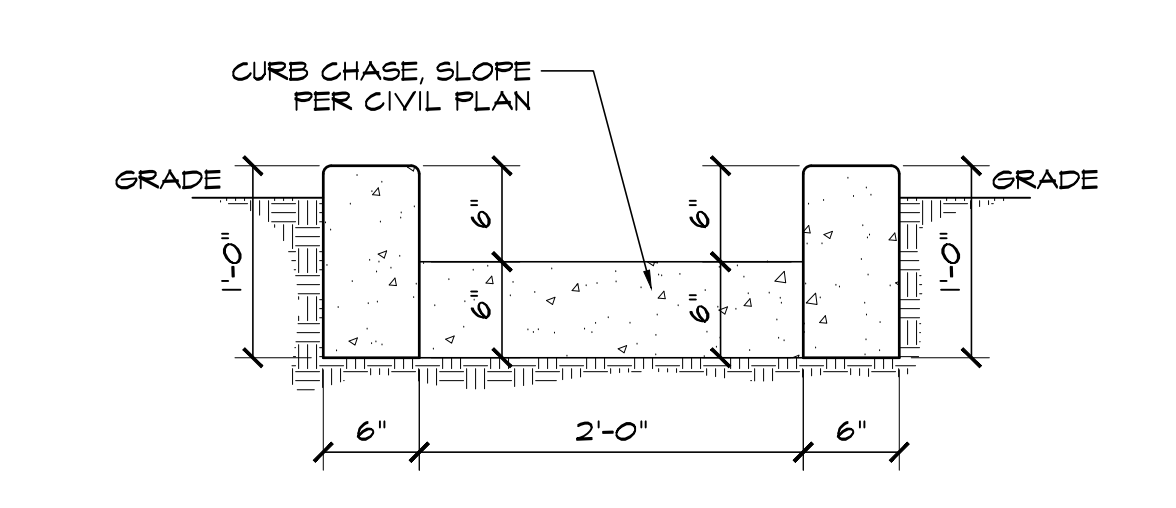
5 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



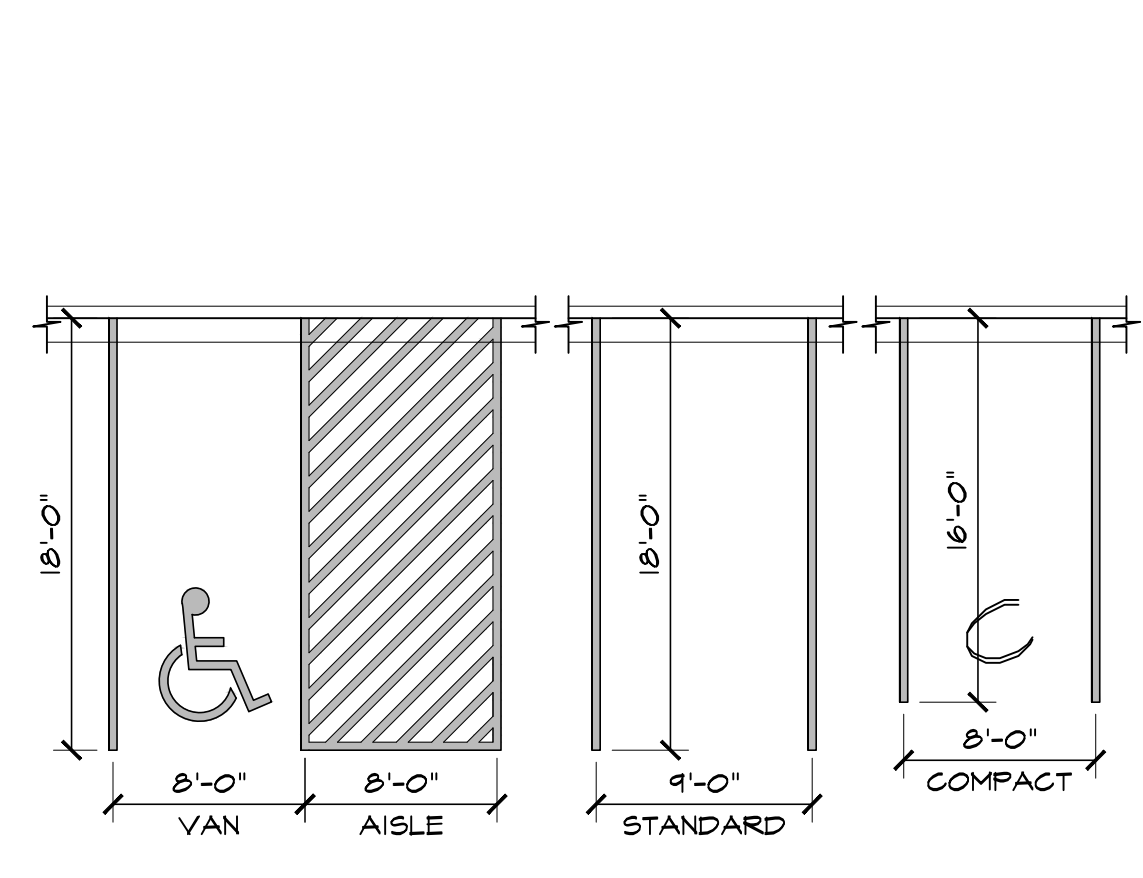
6 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



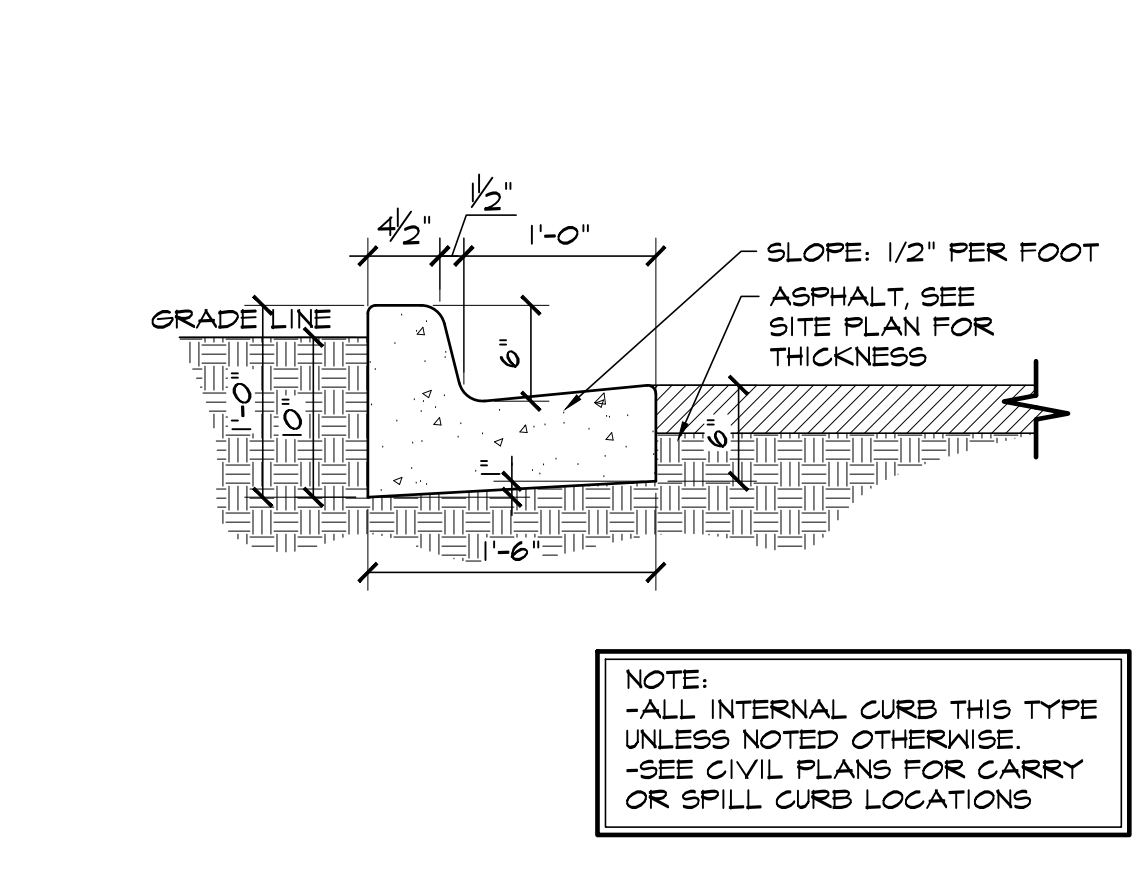
7 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



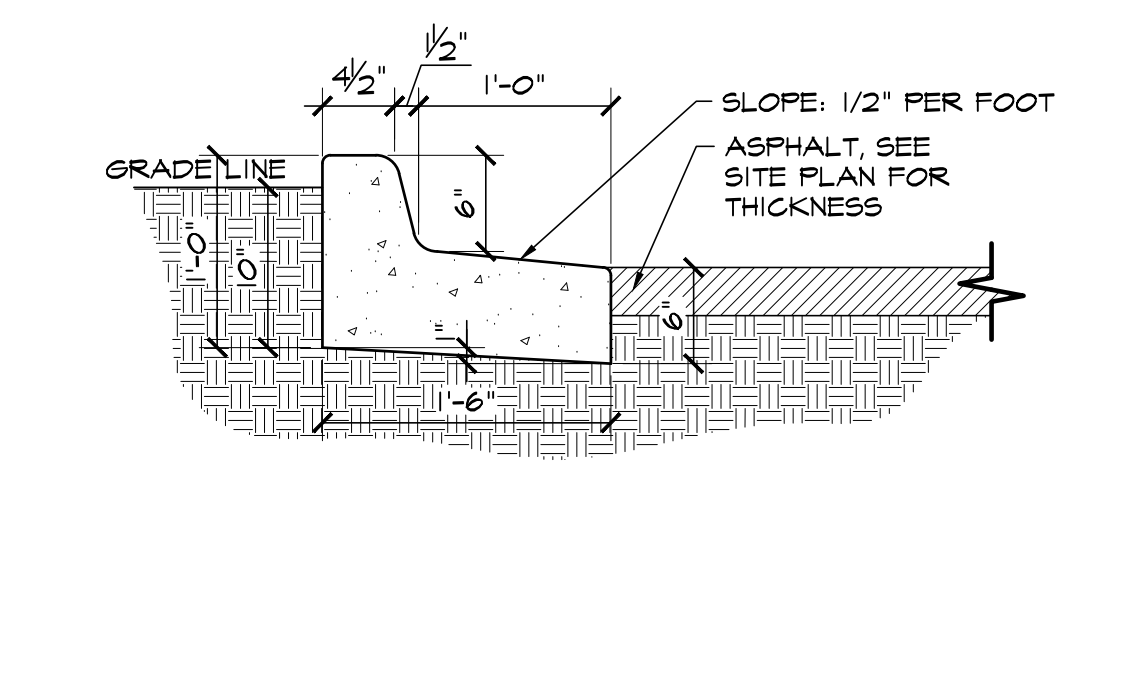
8 CURB CHASE DETAIL
SCALE: 1"=1'-0"



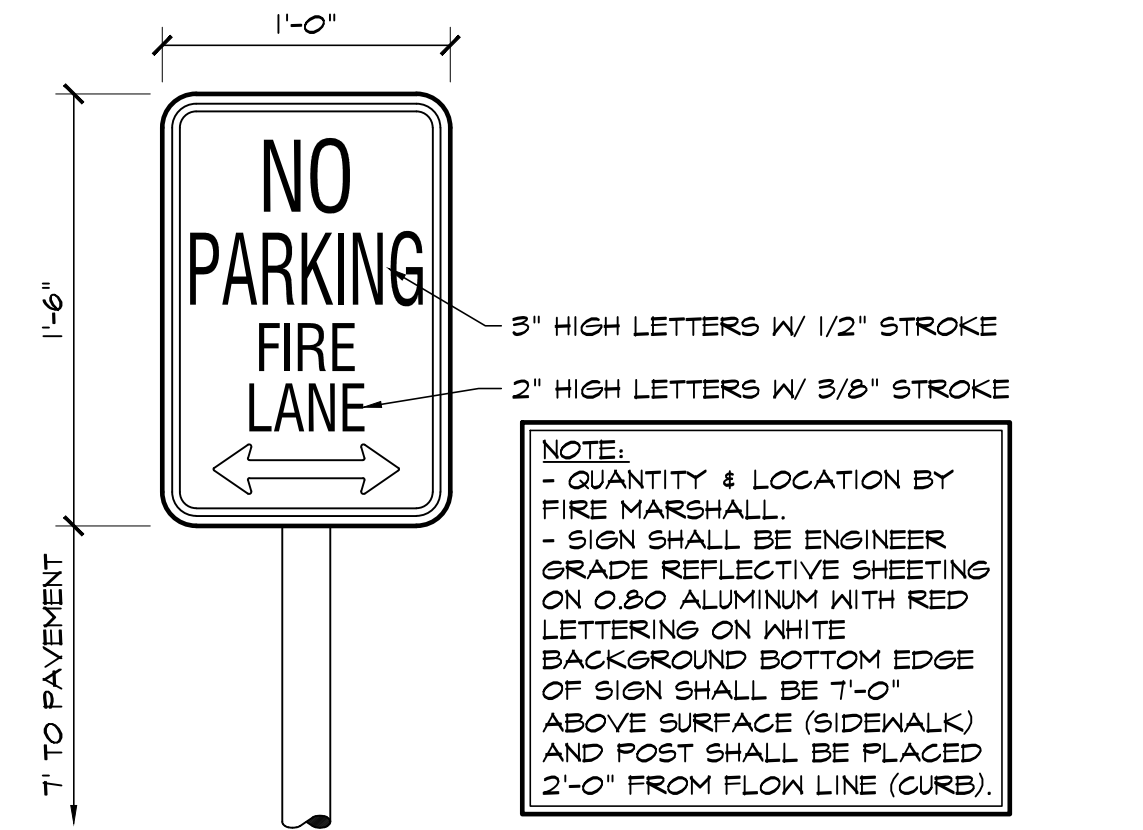
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



2 TYPE 3 CARRY CURB
SCALE: 1"=1'-0"



3 TYPE 3 SPILL CURB
SCALE: 1"=1'-0"



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

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

DATE: SEPT 27, 2024
DRAWN BY: D. AQUINO
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1374

RESUBMITTALS:

NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).