

ELITE PROPERTIES OF AMERICA INC.  
SPANISH BIT DR  
PARCEL NO: T1360-01-045  
ZONE: R-4  
USE: VACANT RES. LOTS

Please include a label for the ROW

Prefer to locate handicap spaces closer to main entrance with access to entry walkway

Please remove, this is not being reviewed with this submittal

LOT 2 43,783 S.F. 1.00 ACRES

Include ECM details SD 2-40 and SD 2-41 for curb ramps

Add: Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

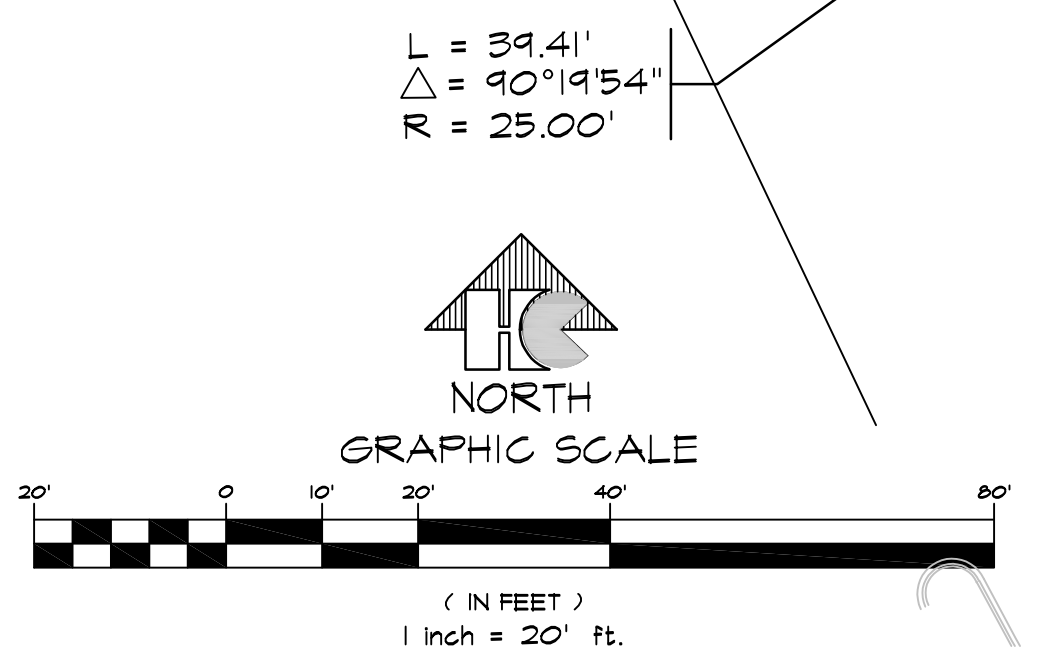
Add note:  
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.

**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 719-325-5477.  
- 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 LEVELLED, 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.

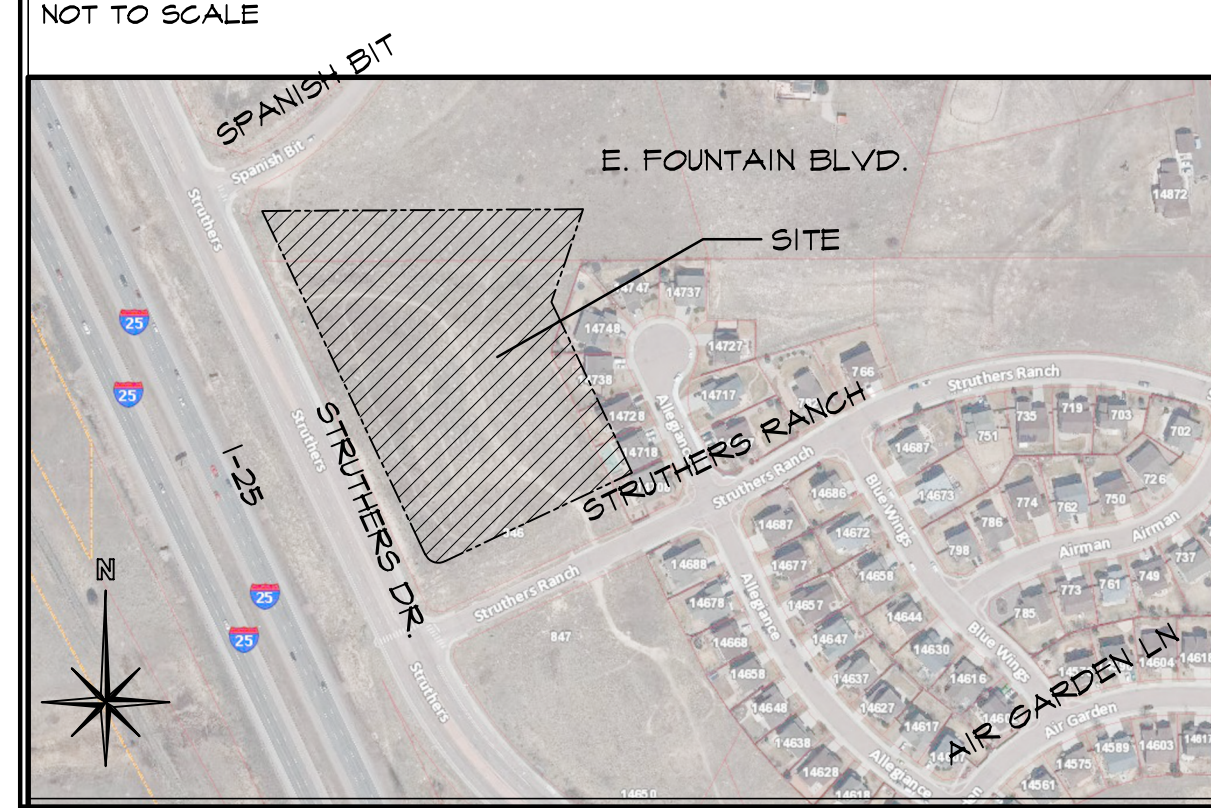


**SITE PLAN**  
SCALE: 1"=40'-0"

**DRAWING INDEX**

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- 16 OF 16 - BUILDING ELEVATIONS

**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	CATHEDRAL ROCK CHURCH 590 HIGHWAY 103 STE 190 MONUMENT, CO 80132
<b>LEGAL DESCRIPTION:</b> TRACT A STRUTHERS RANCH SUB PL NO. 2 T1360-01-013	
PARCEL NUMBER:	221284 SF (5.08 ACRES)
LOT SIZE:	VACANT
CURRENT USE:	ZONE X (MAP NO. 08041C020T6, DATED DEC 7, 2018)
<b>ZONING CODE STUDY</b>	
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:	0'-0"
REAR YARD SETBACK:	25'-0"
<b>BUILDINGS INFORMATION</b>	
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
<b>REQUIRED PARKING SPACES</b>	
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
The minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces, or 3 spaces.	
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2025
LANDSCAPING:	SUMMER 2025
<b>DEVELOPMENT APPLICANT/PREPARER</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1544
FAX NUMBER:	(719)-570-1008
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
- - - OPAQUE 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
- PROPOSED FIRE HYDRANT
- WALK DOOR OR OVERHEAD DOOR LOCATIONS
- TRAFFIC FLOW
- MANHOLE
- WALL PACK LIGHTING
- ELECTRICAL TRANSFORMER

**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) 570-1544 FAX (719) 570-7008  
www.hammersconstruction.com

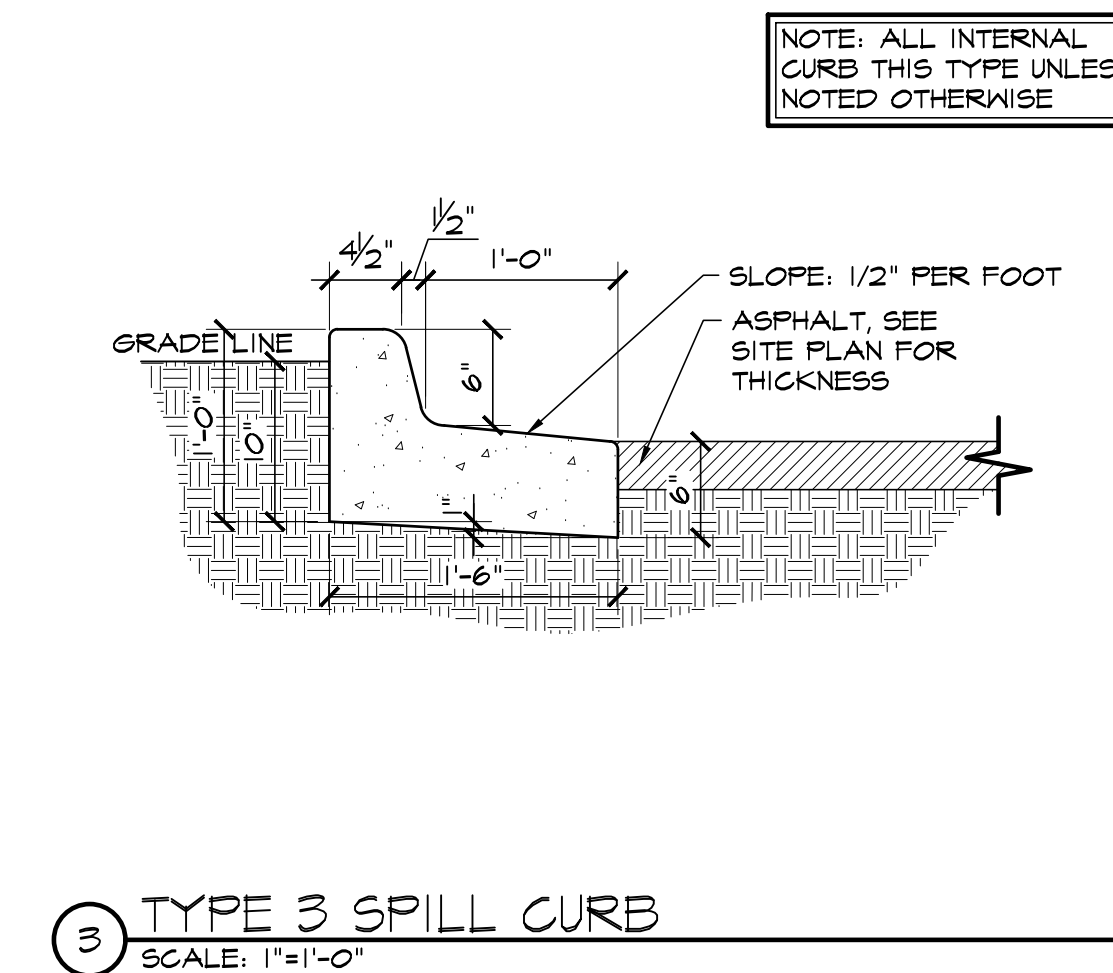
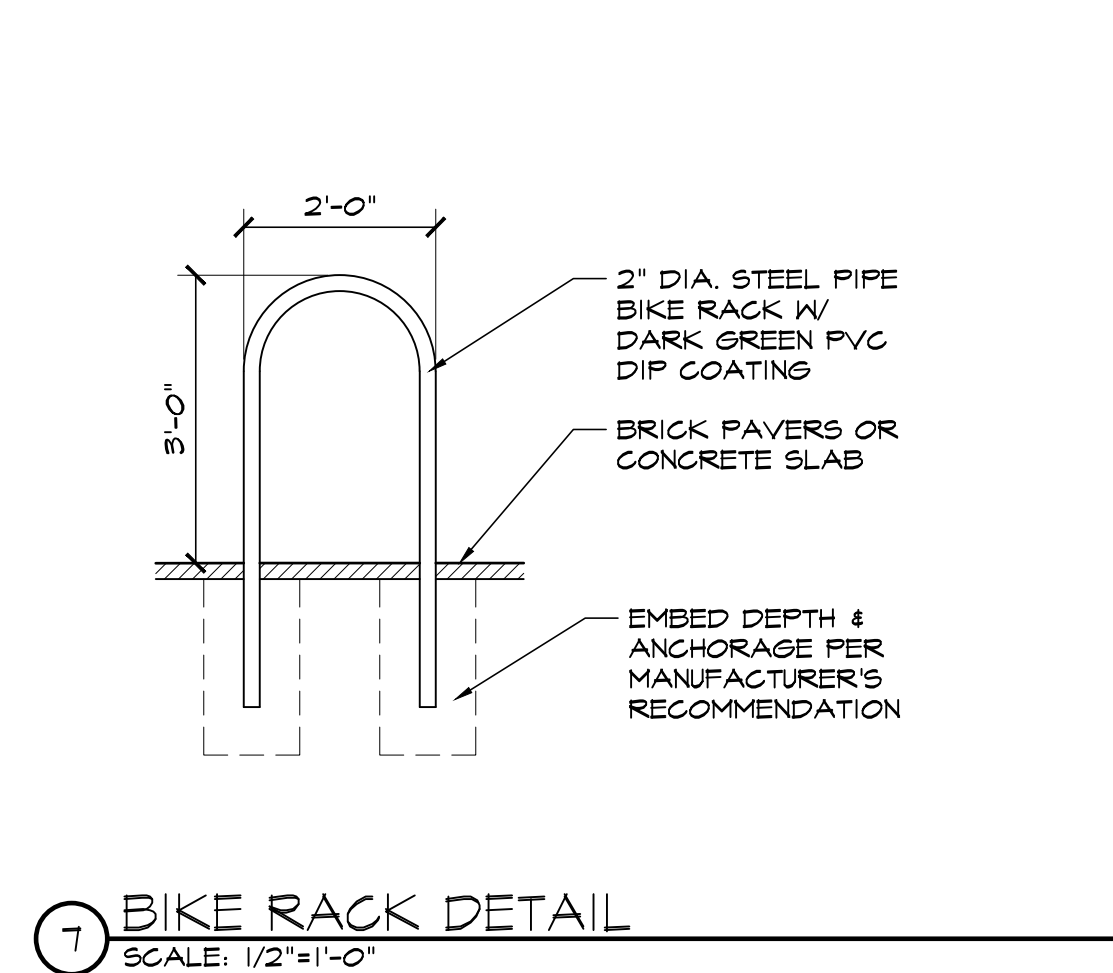
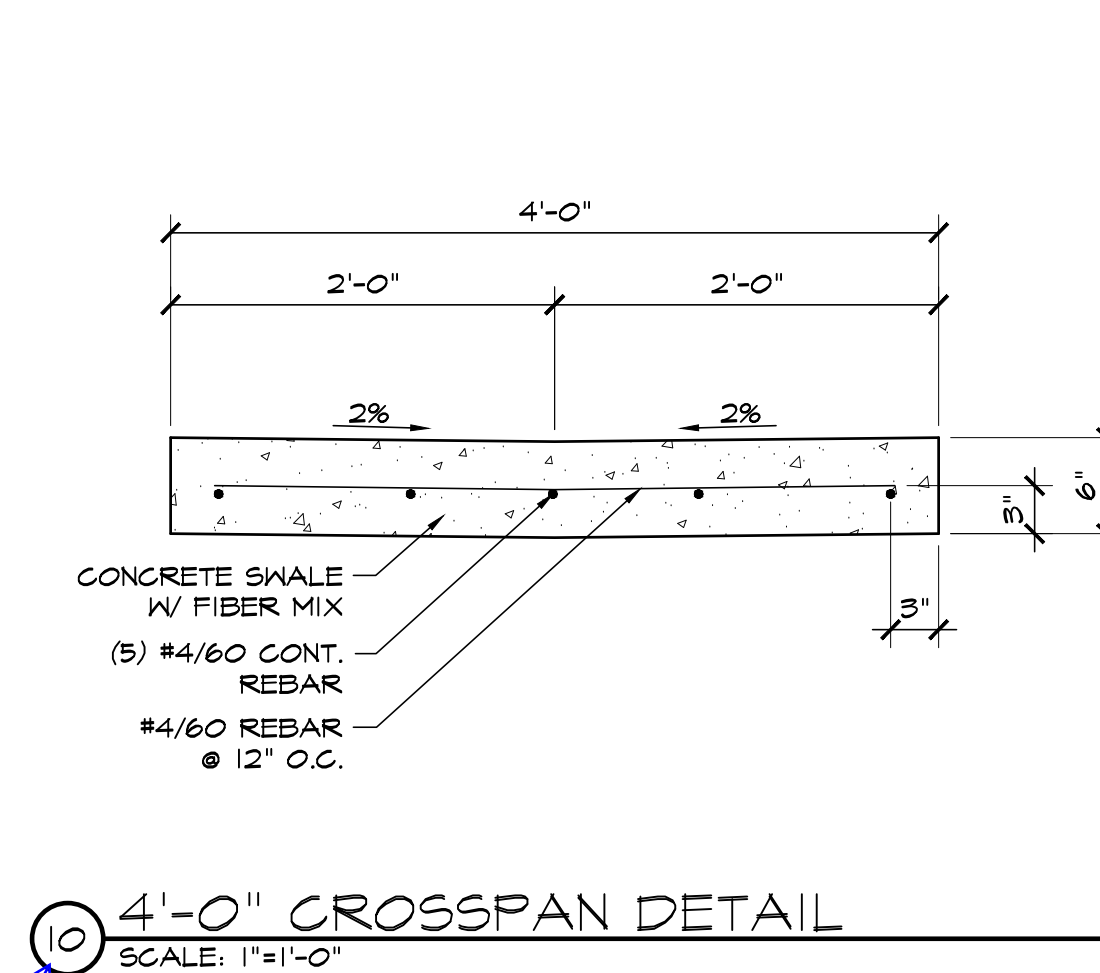
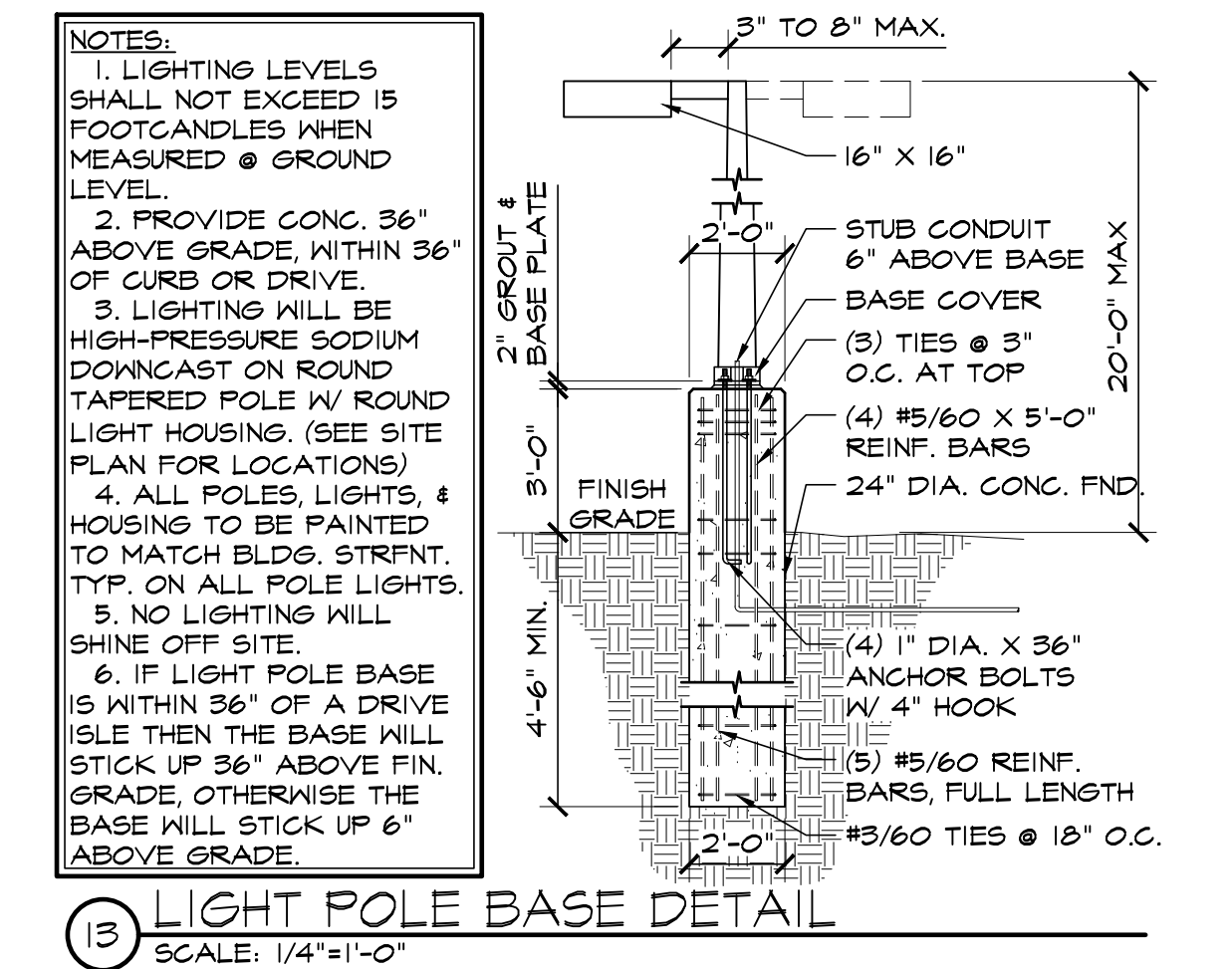
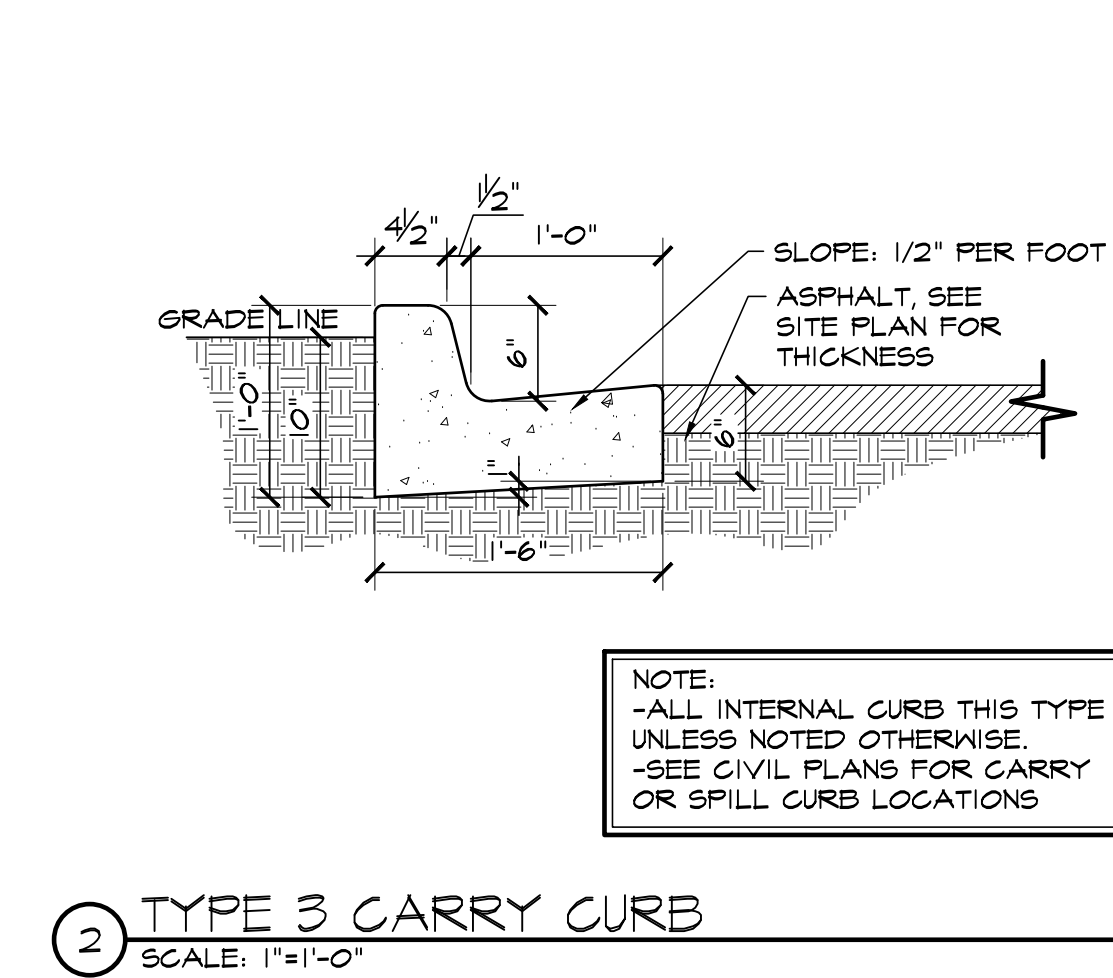
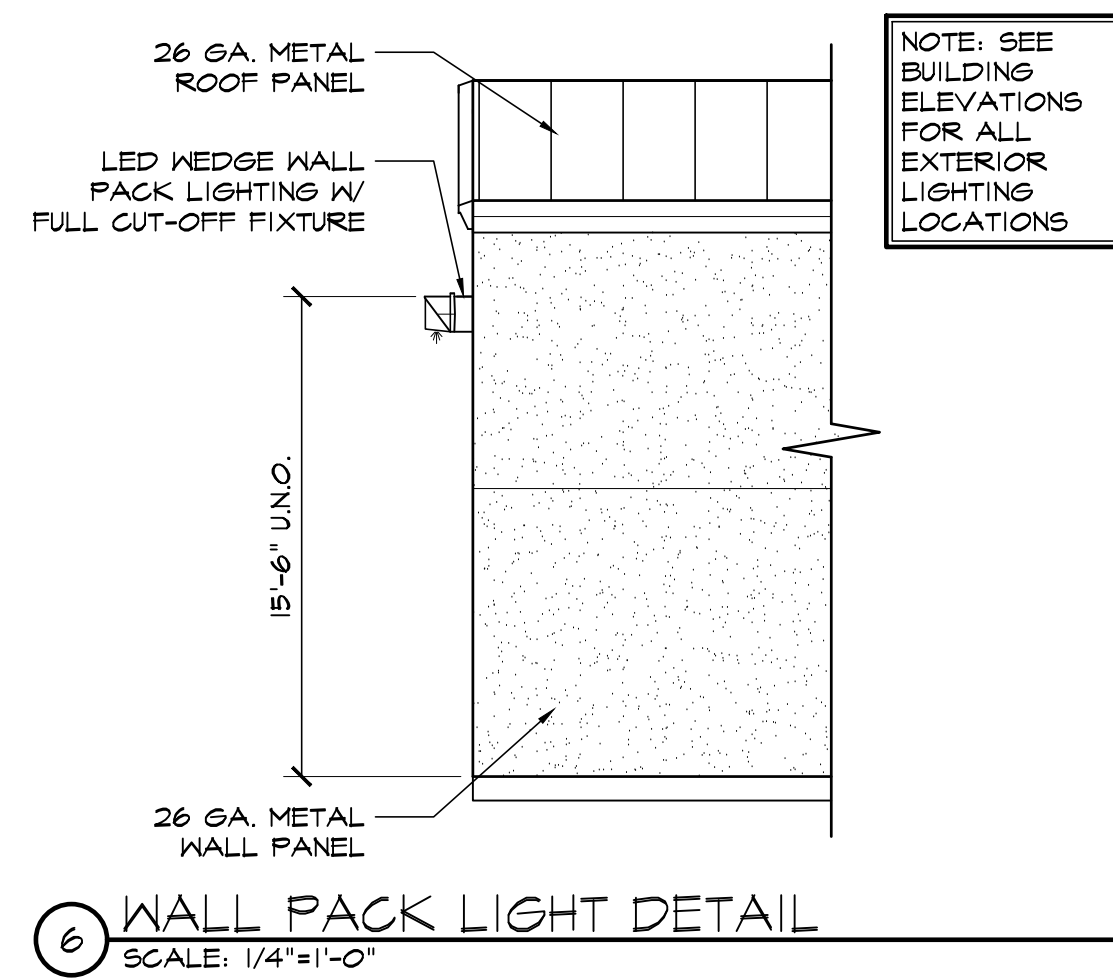
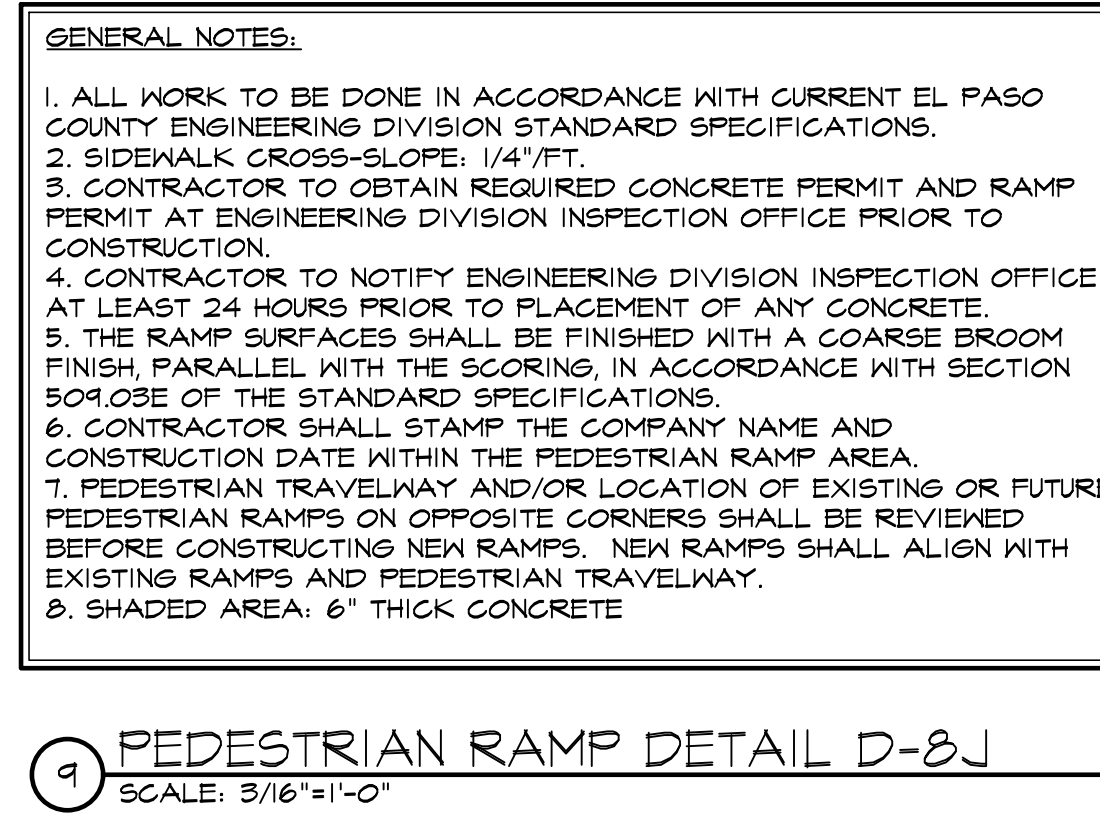
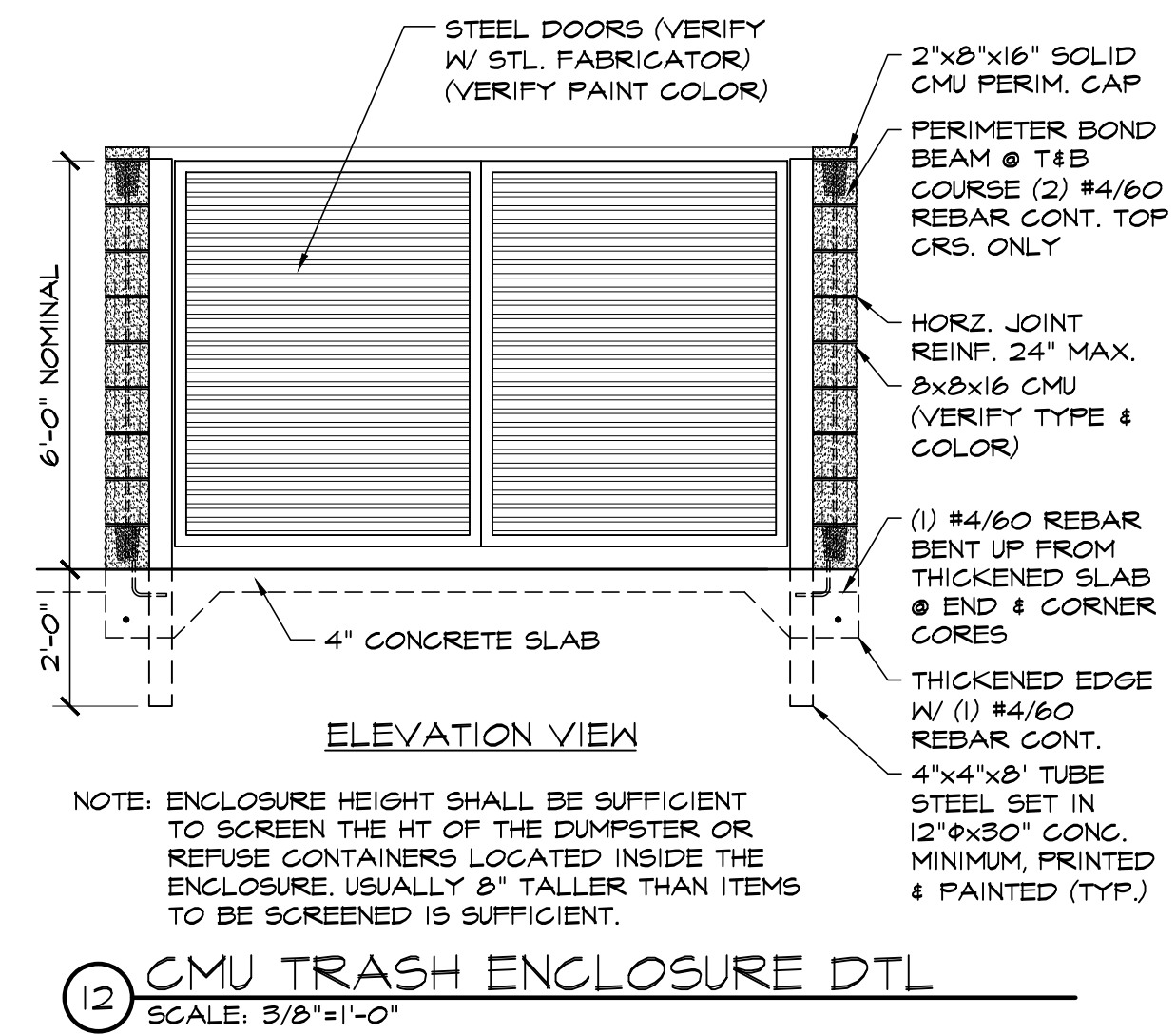
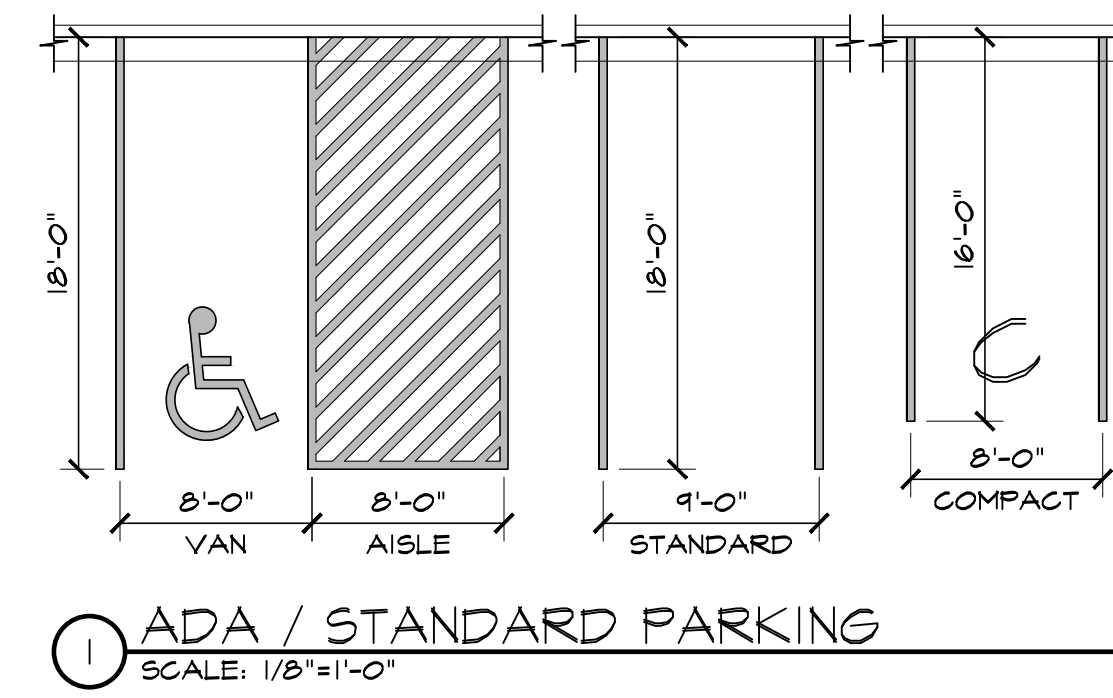
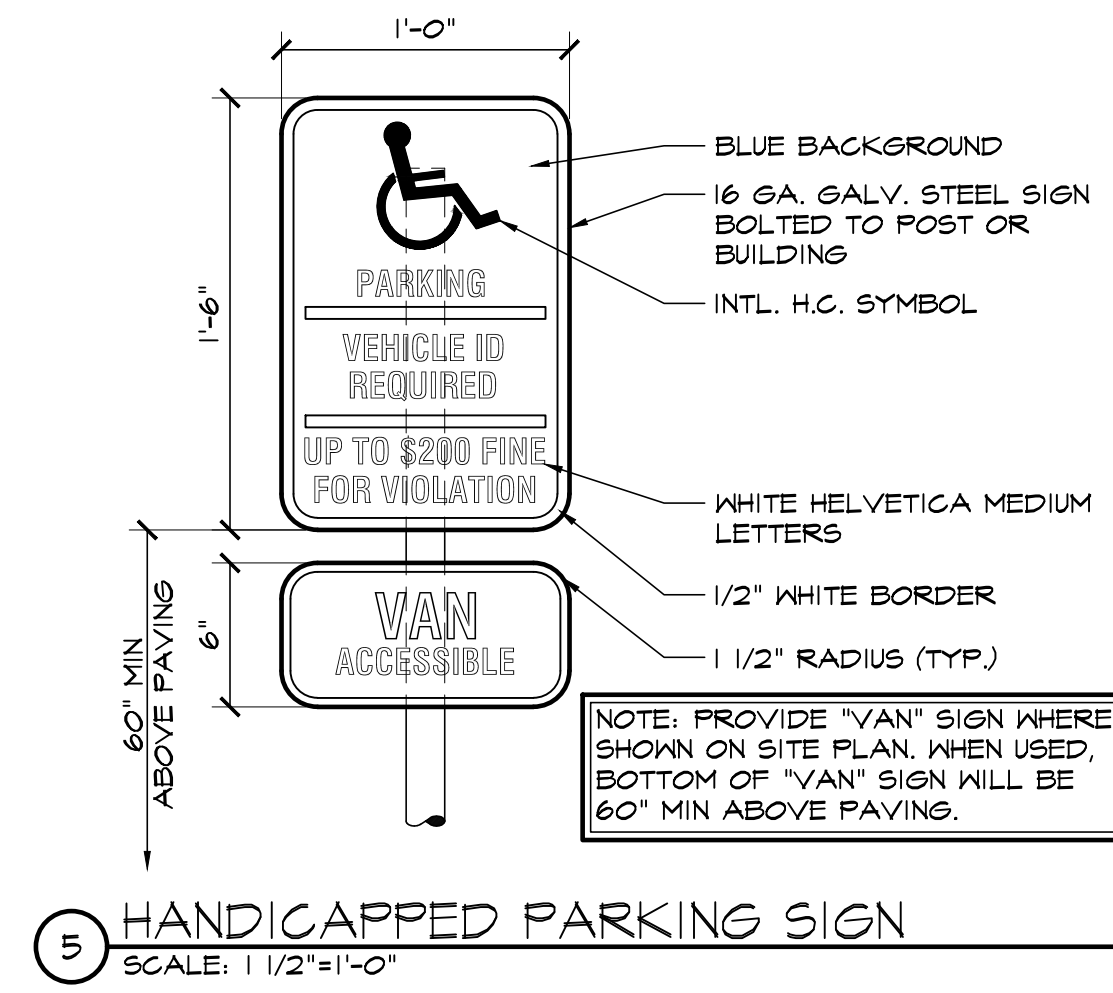
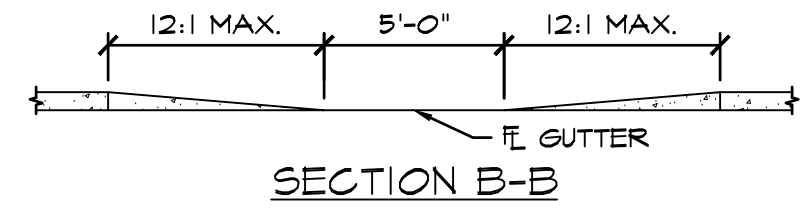
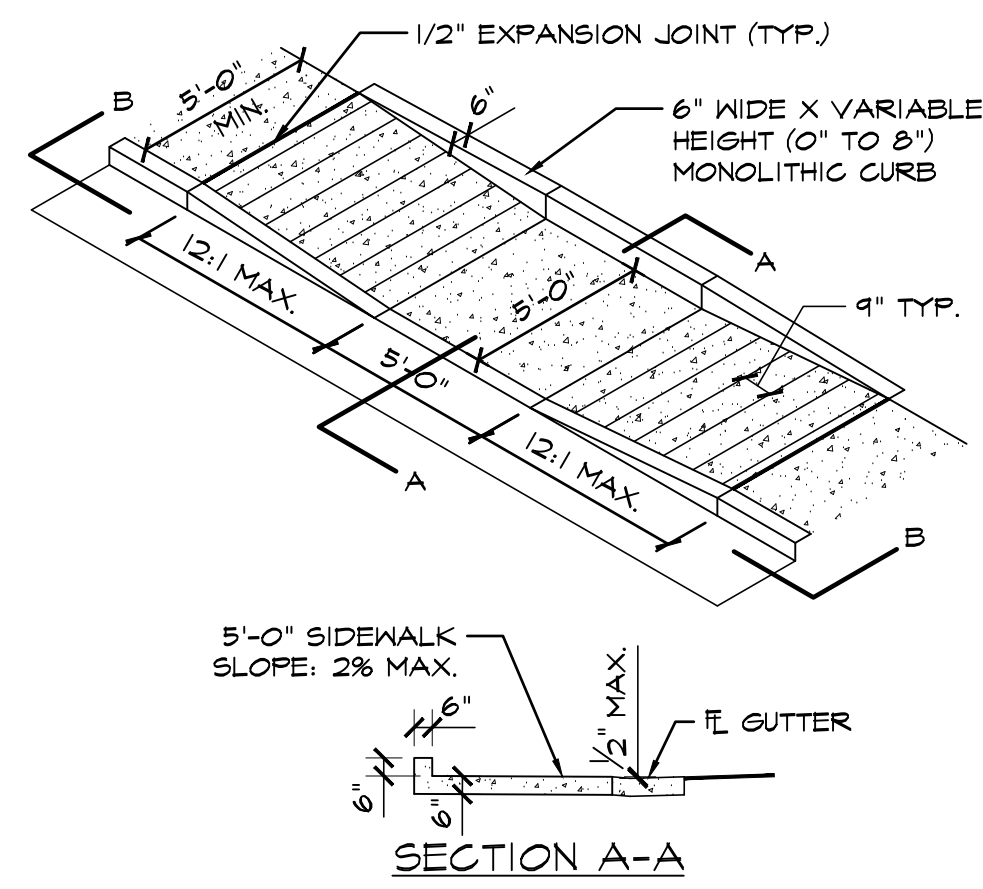
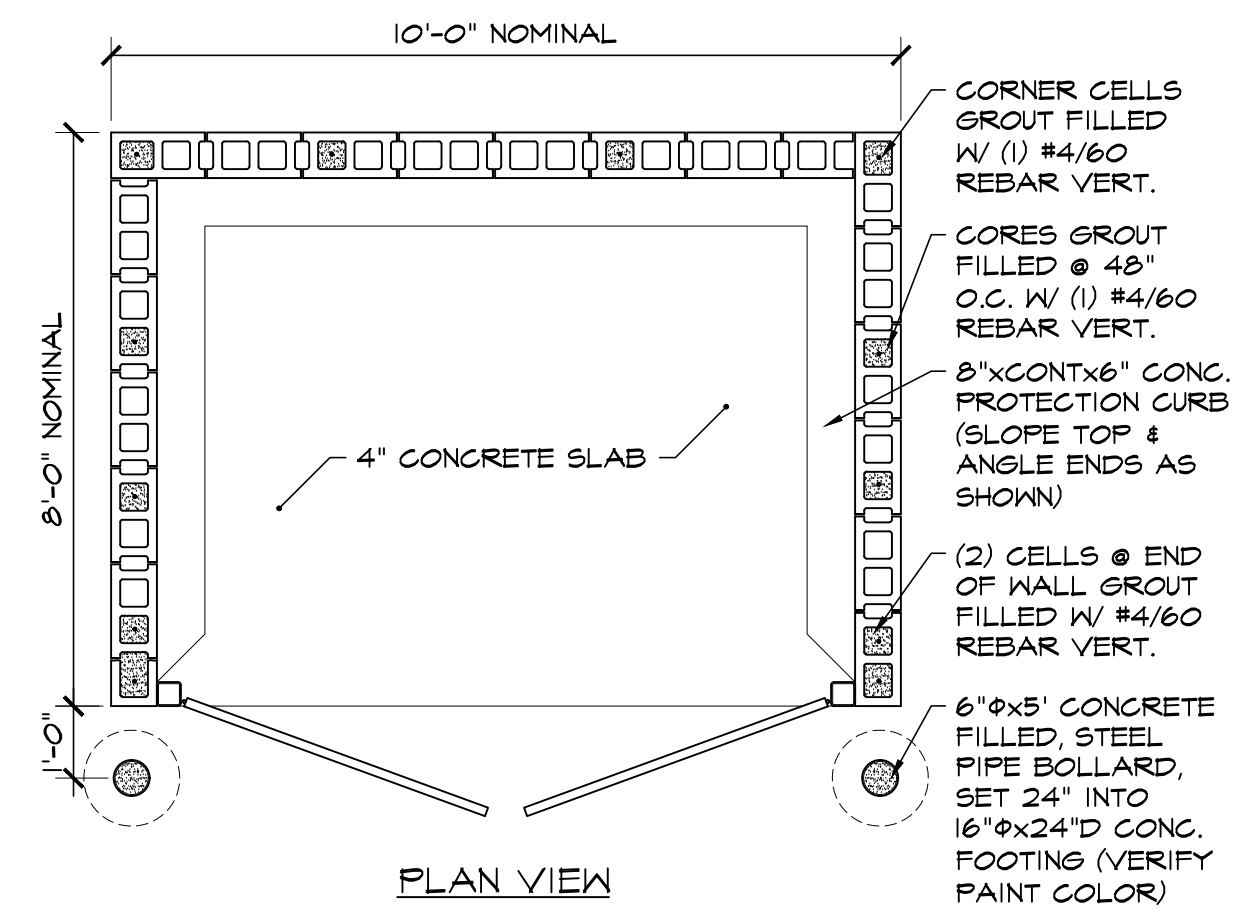
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**CATHEDRAL ROCK CHURCH**  
846 STRUTHERS RANCH RD.  
COLORADO SPRINGS, CO 80921  
EL PASO COUNTY, COLORADO

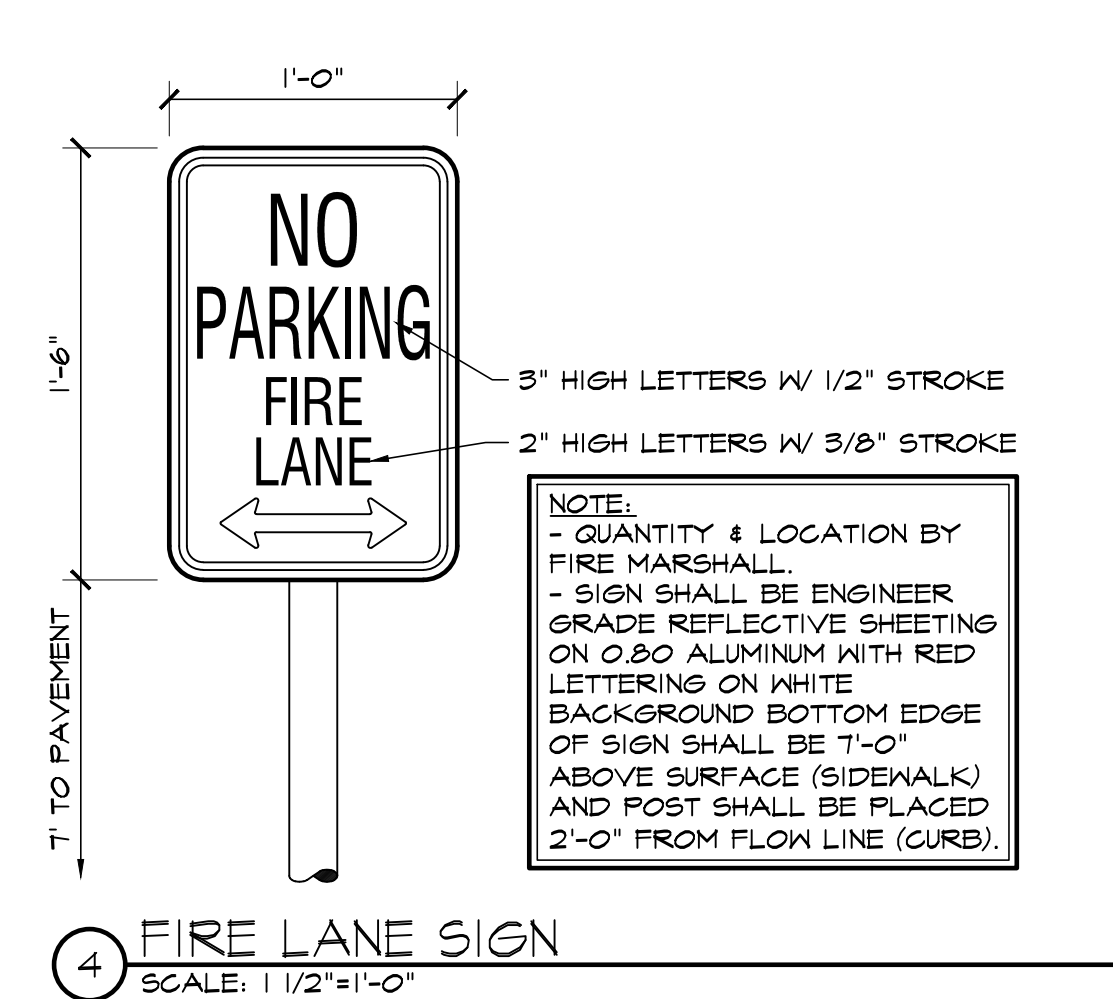
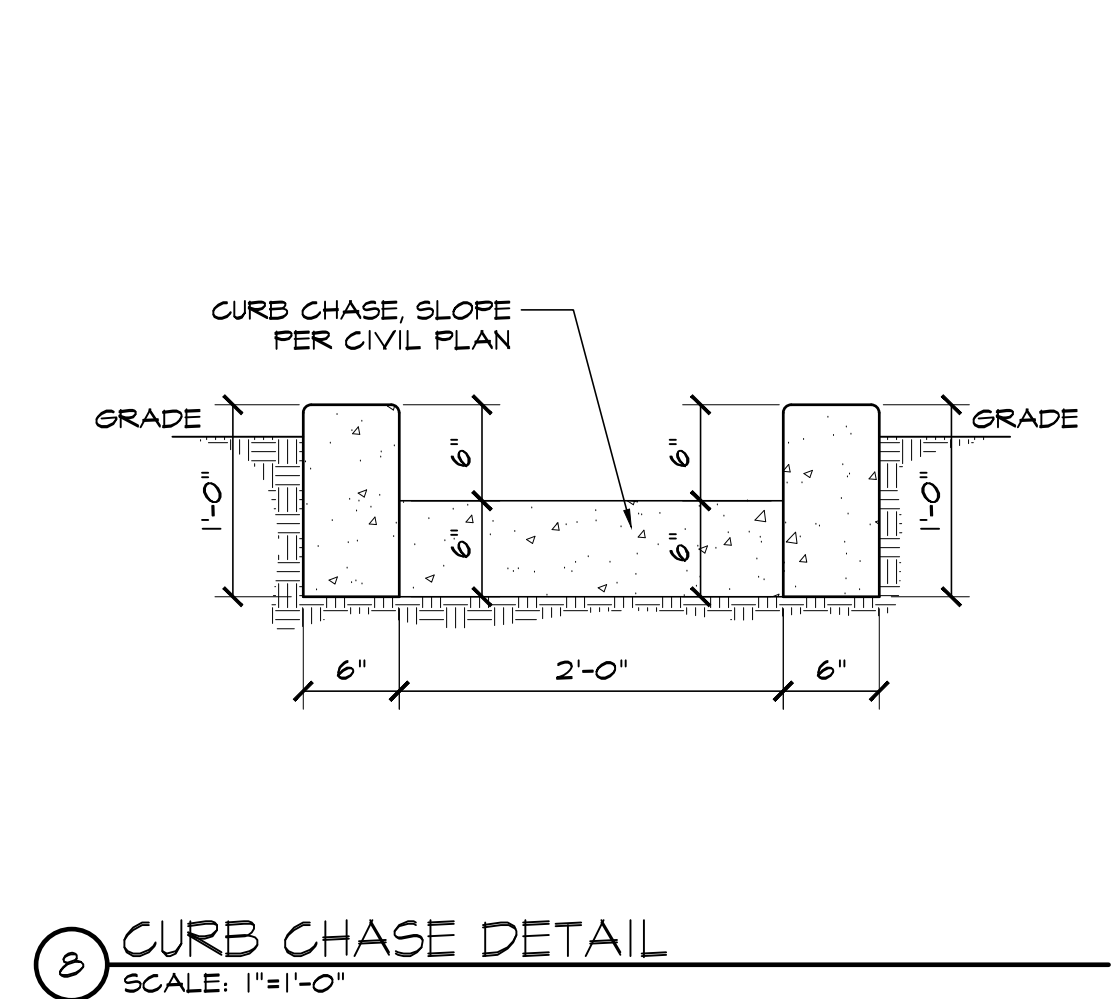
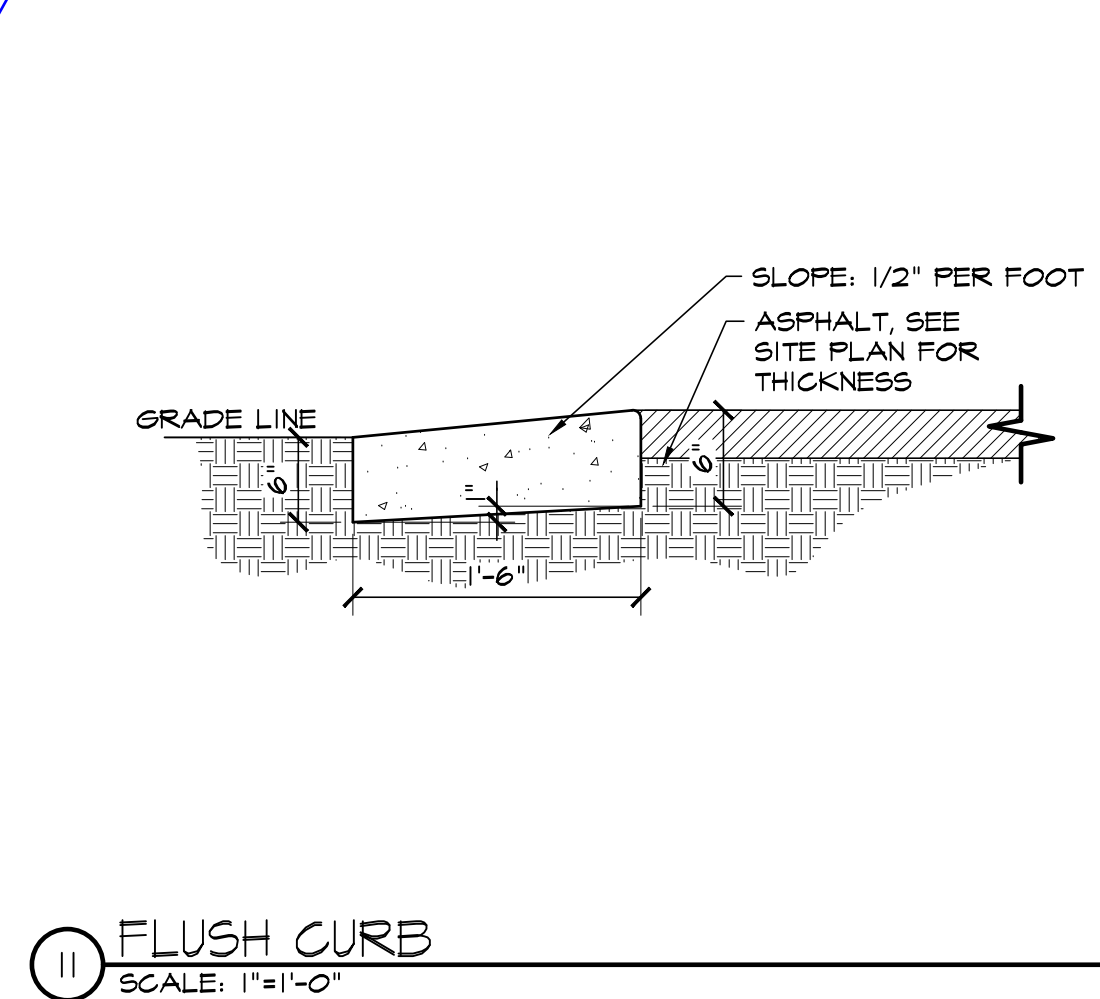
NOT FOR CONSTRUCTION

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

- RESUBMITTALS:**
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Please include ECM detail SD 2-26 for cross pan



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

RESUBMITTALS:

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