



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent Site Development Plan

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
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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 will be 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.