

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 PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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PROPERTY INFORMATION		WOODMEN HILLS METROPOLITAN DIST.	
OWNER NAME:		8046 EASTONVILLE RD.	
		PEYTON CO, 80831	
LEGAL DESCRIPTION:		WOODMEN HILLS FILING NO. II TRACT	
		NO. 7	
PARCEL NUMBER:		42311-14-001	
ZONING:		FUD	
LOT SIZE:		224.770 SF. (5.19 ACRES)	
CURRENT USE:		RECREATION CENTER	
FLOODPLAIN STATEMENT:		ZONE X (MAP NO. 08041G05536, DATED	
		DECEMBER 7, 2018)	
<u>BUILDING INFORMATION</u>			
NEW BUILDING AREA:		9,956 SF	
BUILDING OCCUPANCY:		A-3	
TYPE OF CONSTRUCTION:		II-B	
FIRE SYSTEMS:		SPRINKLER	
AREA SEPARATION WALLS:		NONE	
<u>ZONING INFORMATION</u>			
PROPOSED PRINCIPAL USE:		RECREATION CENTER	
STRUCTURAL COVERAGE OF LOT:		11%	
PAVEMENT COVERAGE:		37%	
BUILDING STRUCTURAL HEIGHT:		30'-8" (45'-0" MAX)	
FRONT YARD SETBACK:		30'-0"	
SIDE YARD SETBACK:		10'-0"	
REAR YARD SETBACK:		35'-0"	
<u>REQUIRED PARKING SPACES</u>			
GYMNASIUM- (1 SPACE/150 S.F.)		67	
(4,956 S.F. / 150 S.F.)			
EXISTING BUILDING - (APPROVED BY		84	
PLAN PPR-02-020)			
H.C.(1 SPACE/25 REQ'D).....		6	
BICYCLE- (%A 5% OF REQ'D PARKING).....		6	
TOTAL PARKING SPACES REQUIRED.....		151	
TOTAL PARKING PROVIDED.....		153	
STANDARD SPACES PROVIDED.....		17	
H.C. SPACES PROVIDED.....		6	
COMPACT SPACES PROVIDED.....		0	
BICYCLE SPACES PROVIDED.....		12	
(SEE DETAIL 1/2 FOR FURTHER INFORMATION)			
<u>DEVELOPMENT SCHEDULE</u>			
CONSTRUCTION:		WINTER 2021	
LANDSCAPING:		SPRING 2021	
<u>DEVELOPMENT APPLICANT</u>			
COMPANY:		HAMMERS CONSTRUCTION, INC.	
		1411 WOOLSEY HEIGHTS	
		COLO. SPRS, CO 80915	
PHONE NUMBER:		(719)-570-1548	
FAX NUMBER:		(719)-570-1008	
APPLICANT NAME:		LISA PETERSON	
APPLICANT E-MAIL:		lpeterson@hammersconstruction.com	

Diagram illustrating a utility easement with various lines and features:

- PROPERTY CORNER
- TRAFFIC FLOW
- WALL PACK LIGHTING
- SIGN
- MANHOLE
- ELECTRICAL TRANSFORMER
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY/DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- TRAIL EASEMENT
- CHAINLINK OPAQUE FENCE
- 6' HIGH WROUGHT IRON FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- PHONE LINE
- OVERHEAD ELECTRIC LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS
- W/ CONTROL JOINTS @ 5'-0" O.C.
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

HAMMERS

CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT STEVE R. HAMMERS
VICE PRESIDENT J. HAMMERS
MANAGER OF PROJECTS
COLORADO SPRINGS CO #0915
(719) 570-1589 FAX (719) 576-7008
www.hammersconstruction.com

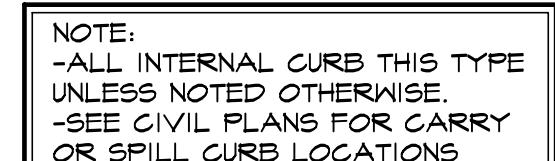
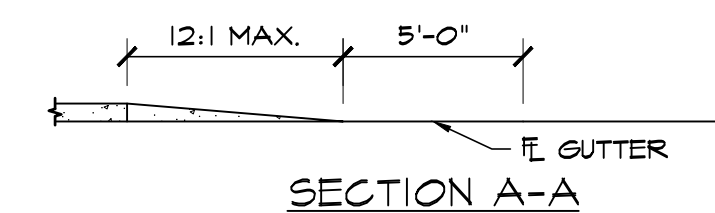
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**WOODMEN HILLS
RECREATION CENTER**
9211 MERIDIAN RANCH BLVD.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: OCT 21, 2020
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: E. SMITH
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1192

△	RESUBMITTALS:
△	1/15/21/ DP COMMENTS 11-14-20
△	2/5/21/ DP COMMENTS 2-1-21
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PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WYOMING HEIGHTS
COLORADO SPRINGS, CO 80901
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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