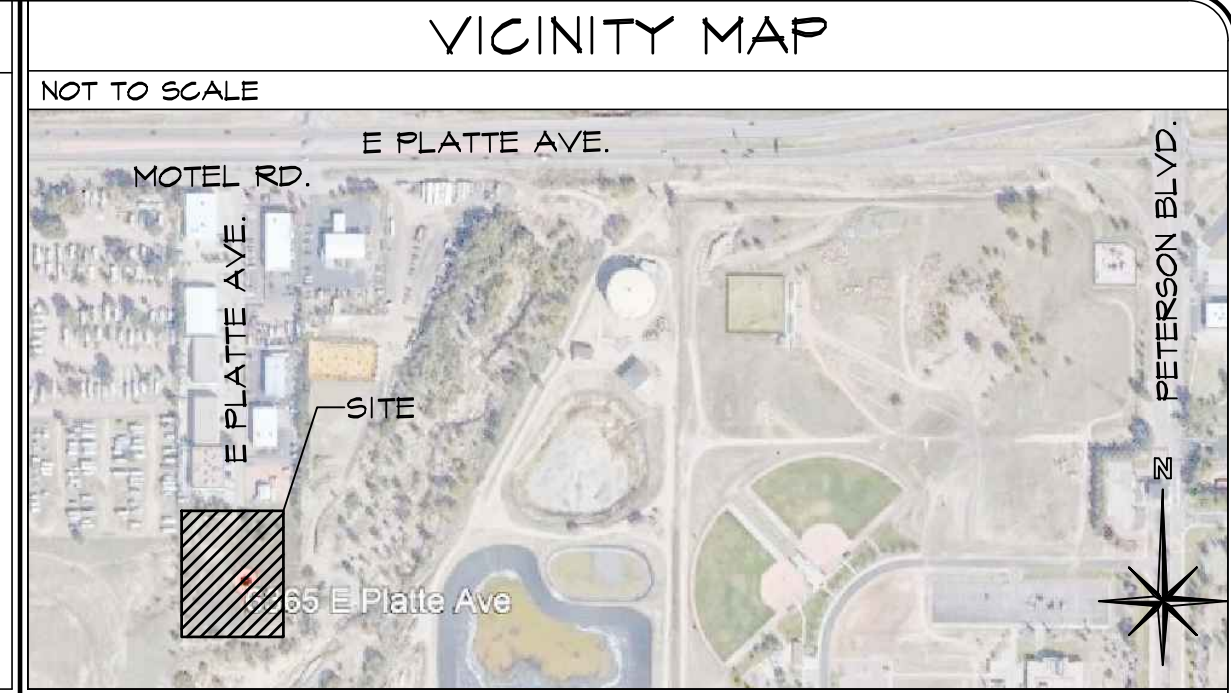


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2 OF 40 - SITE PLAN DETAILS	S101 - 22 OF 40 - DEMOLITION PLAN
3 OF 40 - WATER PLAN & USP COVER & INDEX	S102 - 23 OF 40 - STREET IMPROVEMENT PLAN
4 OF 40 - WATER PLAN & PROFILES	S103 - 24 OF 40 - STRIPPING & SIGNAGE PLAN
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17 OF 40 - GEC PLAN DETAILS	L12 - 37 OF 40 - LANDSCAPE PLAN & SCHEDULE
18 OF 40 - GEC PLAN DETAILS	ES01 - 38 OF 40 - PHOTOMETRIC & SCHEDULES
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20 OF 40 - CONSTRUCTION PLAN TITLE SHEET	40 OF 40 - BUILDING ELEVATIONS



PROJECT INFORMATION	
PROPERTY INFORMATION	
OWNER NAME:	TRENTON B URBAN 6365 E PLATTE AVE COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
PARCEL NUMBER:	54180-01-005
ZONING:	CS CAD-O
LOT SIZE:	129,304 SF (2.97 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041C01546, DATED DECEMBER 01, 2018)
BUILDING INFORMATION	
NEW BUILDING AREA:	17,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
EXISTING PRINCIPAL USE:	VACANT OFFICE & WAREHOUSE
PROPOSED USE:	
STRUCTURAL COVERAGE OF LOT:	
PAVEMENT COVERAGE:	13%
NEW BUILDING STRUCTURAL HEIGHT:	54%
FRONT YARD SETBACK:	20'-8"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
WAREHOUSE - 1/1000 SF	
15,200 / 1,000 SF	15
OFFICE - 1/200 SF	
1,800 / 200 SF	9
H.C. - 1 SPACE/25 REQ'D	1
TOTAL PARKING SPACES REQUIRED:	24
TOTAL PARKING PROVIDED:	31
STANDARD SPACES PROVIDED:	24
H.C. SPACES PROVIDED:	2
BICYCLE SPACES REQUIRED:	4
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 2/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2023
LANDSCAPING:	SPRING 2024
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915 (719)-570-1599
PHONE NUMBER:	(719)-570-1599
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
- - - -	ELECTRICAL EASEMENT
- - - -	PHONE EASEMENT
- - - -	ACCESS EASEMENT
- - - -	NEW CHAINLINK FENCE
- - - -	STORM SEWER LINE
- - - -	RETAINING WALL
- - - -	NEW SIDEWALK LOCATIONS
- - - -	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
+	SIGN
○	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
□	PROPOSED LIGHT POLE
●	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
⊞	ELECTRICAL TRANSFORMER

PCD DIRECTOR APPROVAL

DATE: JUN. 13, 2022
DRAWN BY: J. CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

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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WIRENUT HOME SERVICES

6365 E PLATTE AVE.
COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

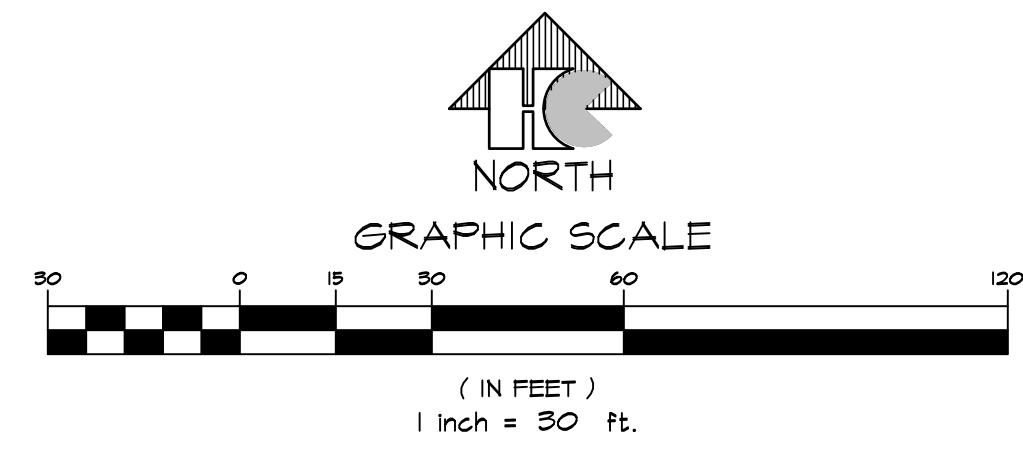
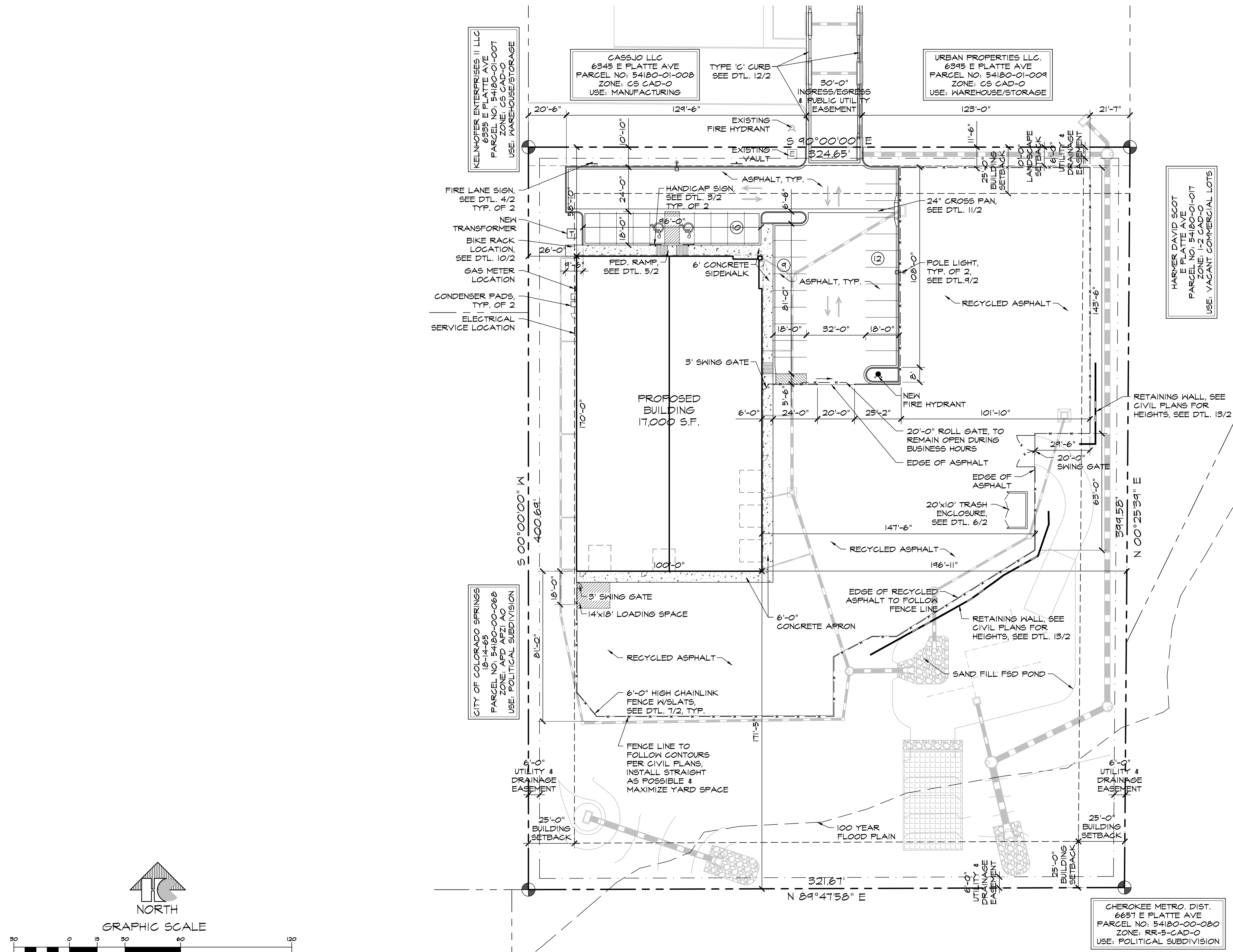
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RESUBMITTALS:

△ 9-23-22/ COMMENTS 1-15-22
△ 6-23-23/ COMMENTS 10-23-22

1 of 40

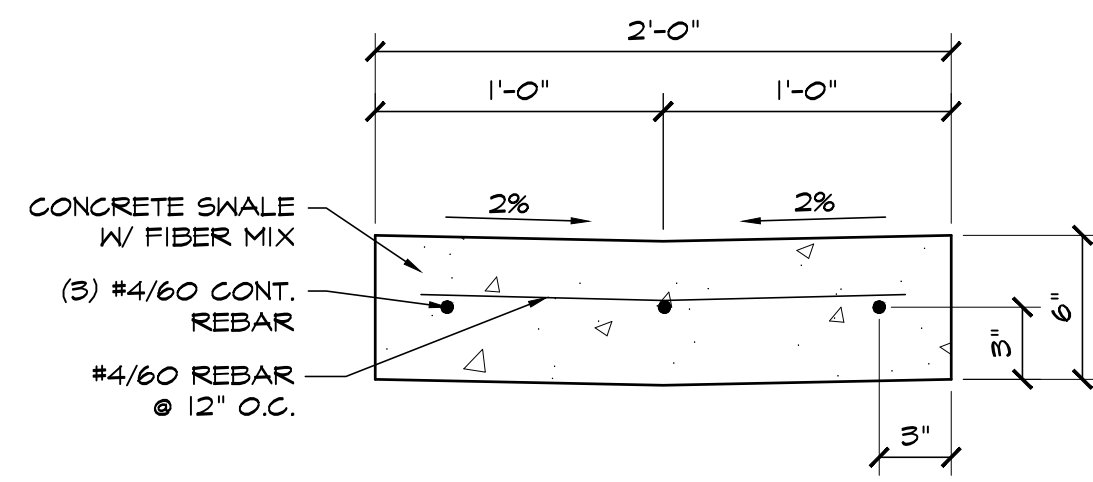
SITE PLAN



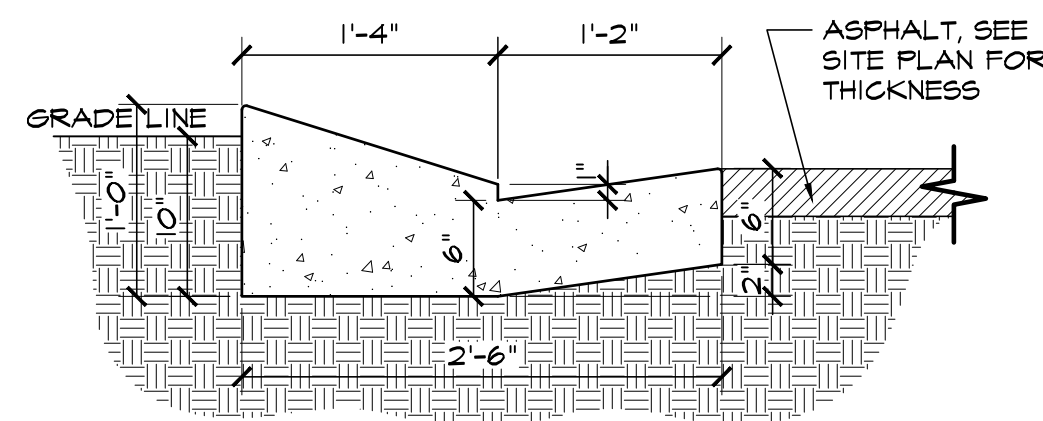
SITE PLAN

SCALE: 1"=30'-0"

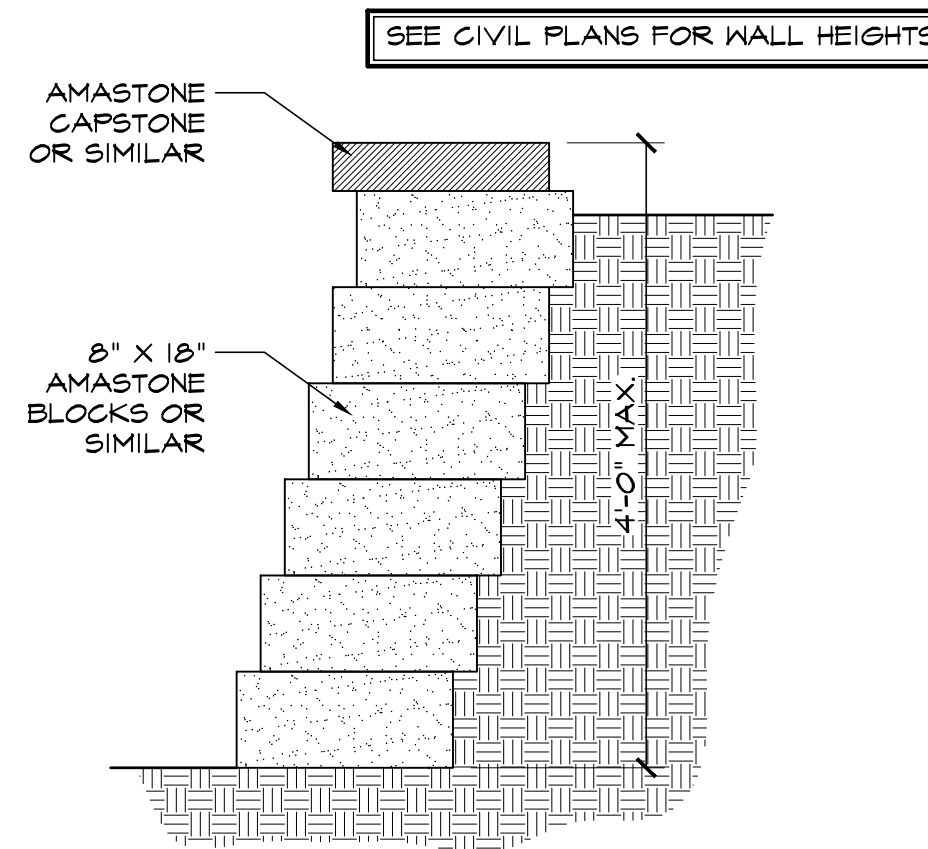
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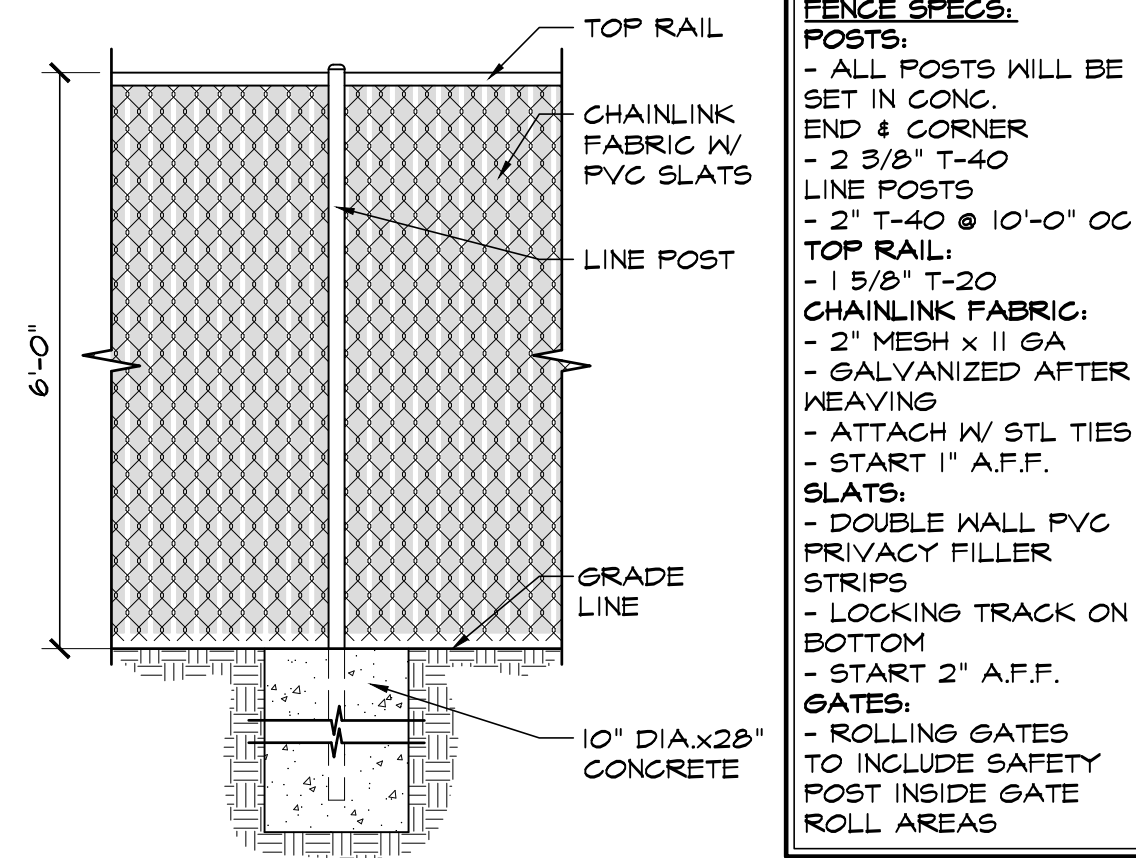
11 2'-0" CROSSSPAN DETAIL
SCALE: 1/2"=1'-0"



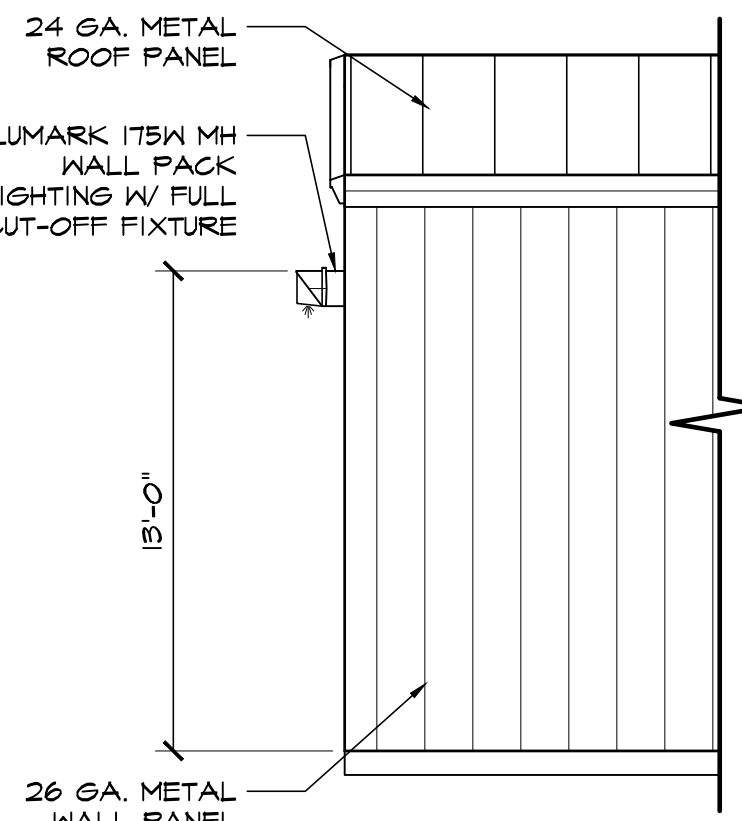
12 EPC TYPE C CURB
SCALE: 1"=1'-0"



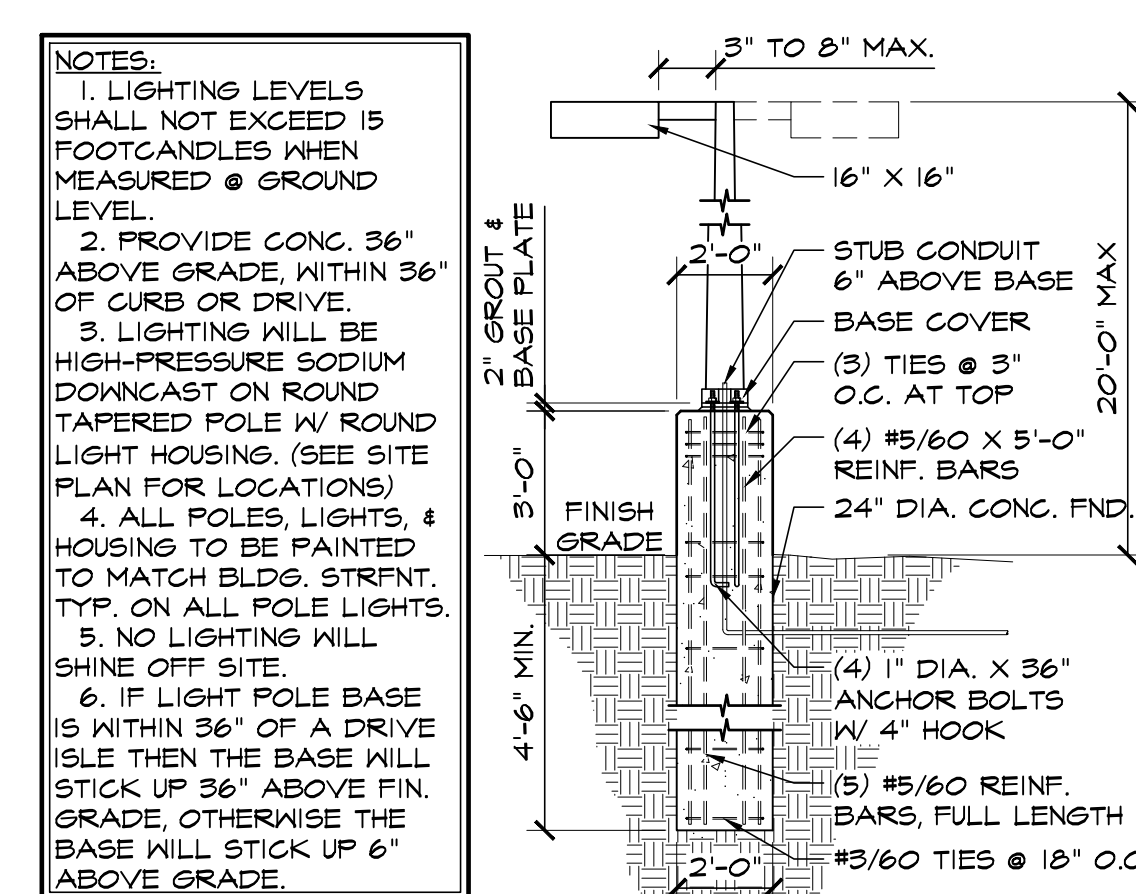
13 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



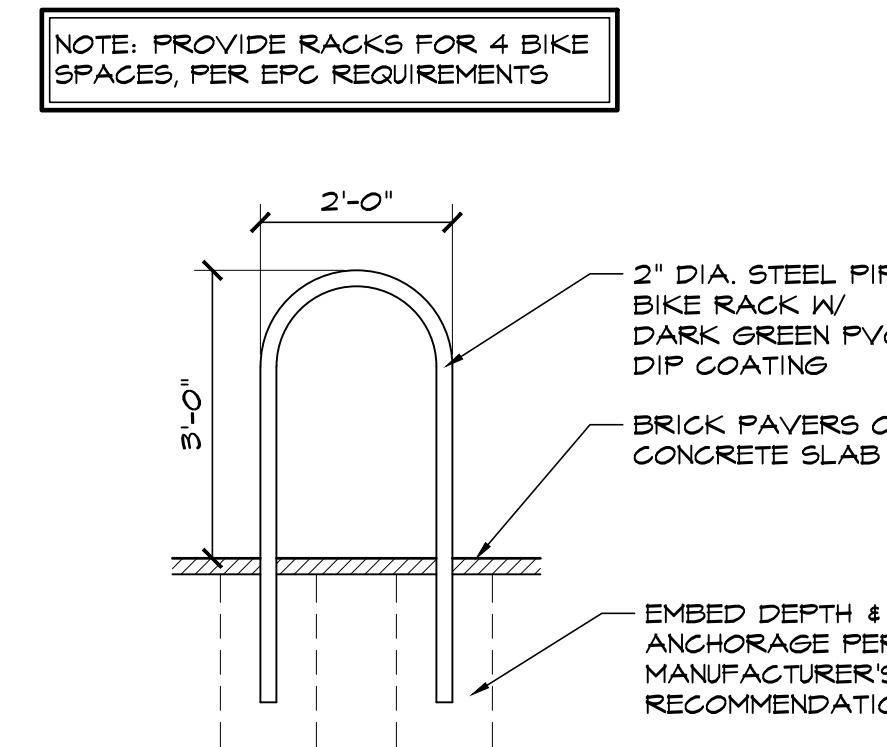
7 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



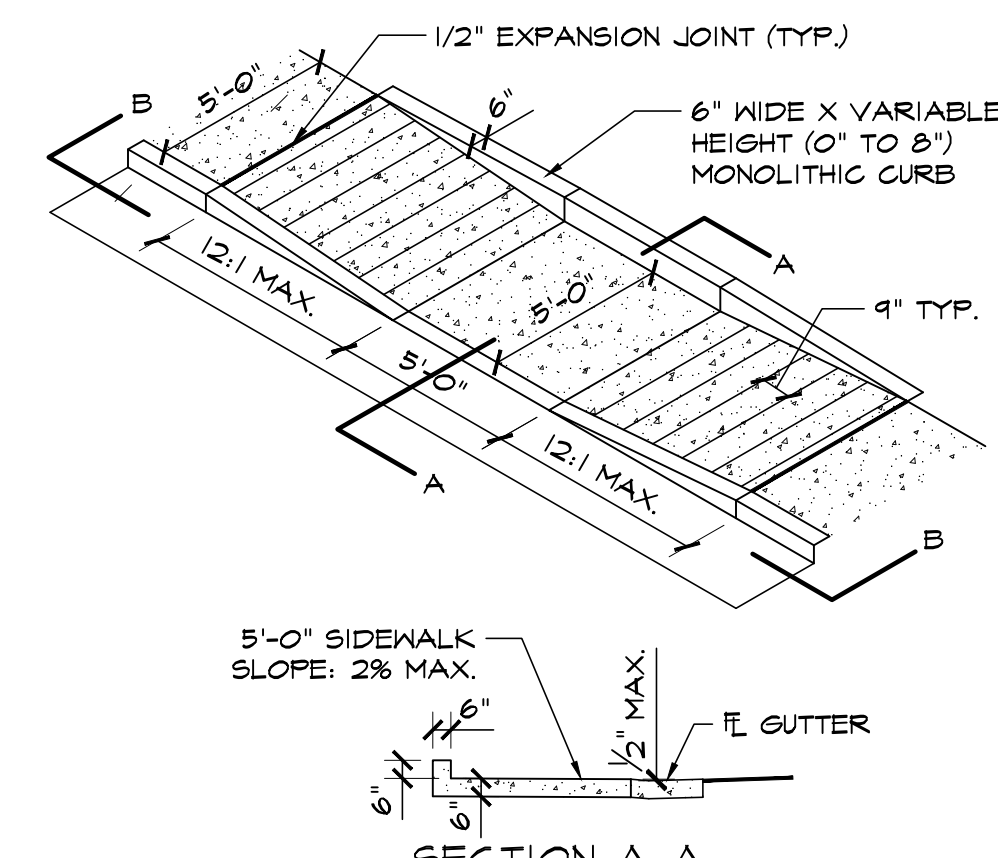
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



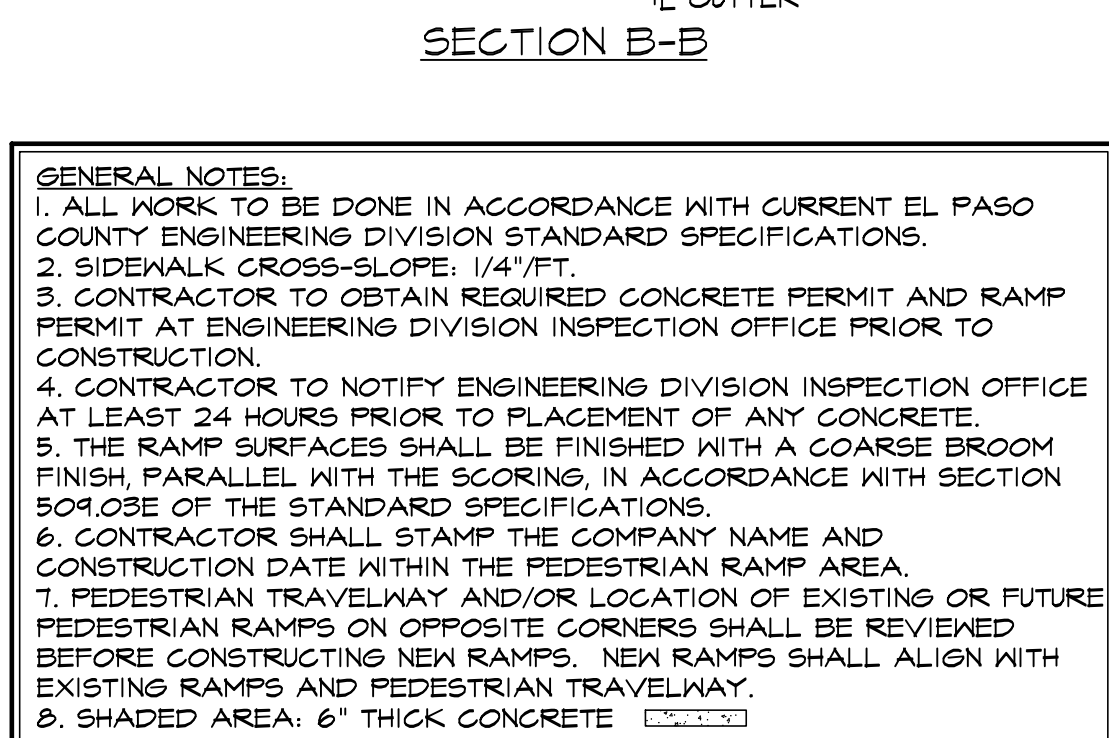
9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



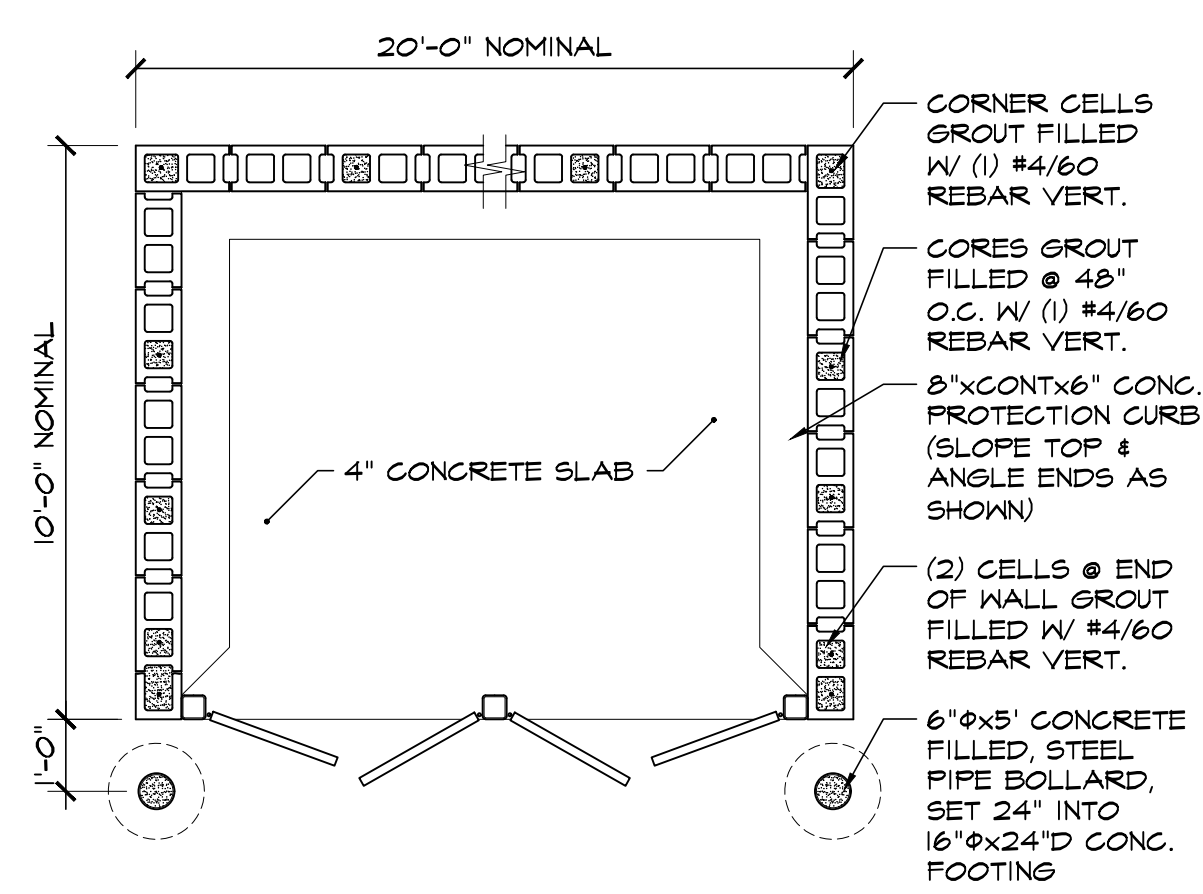
10 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



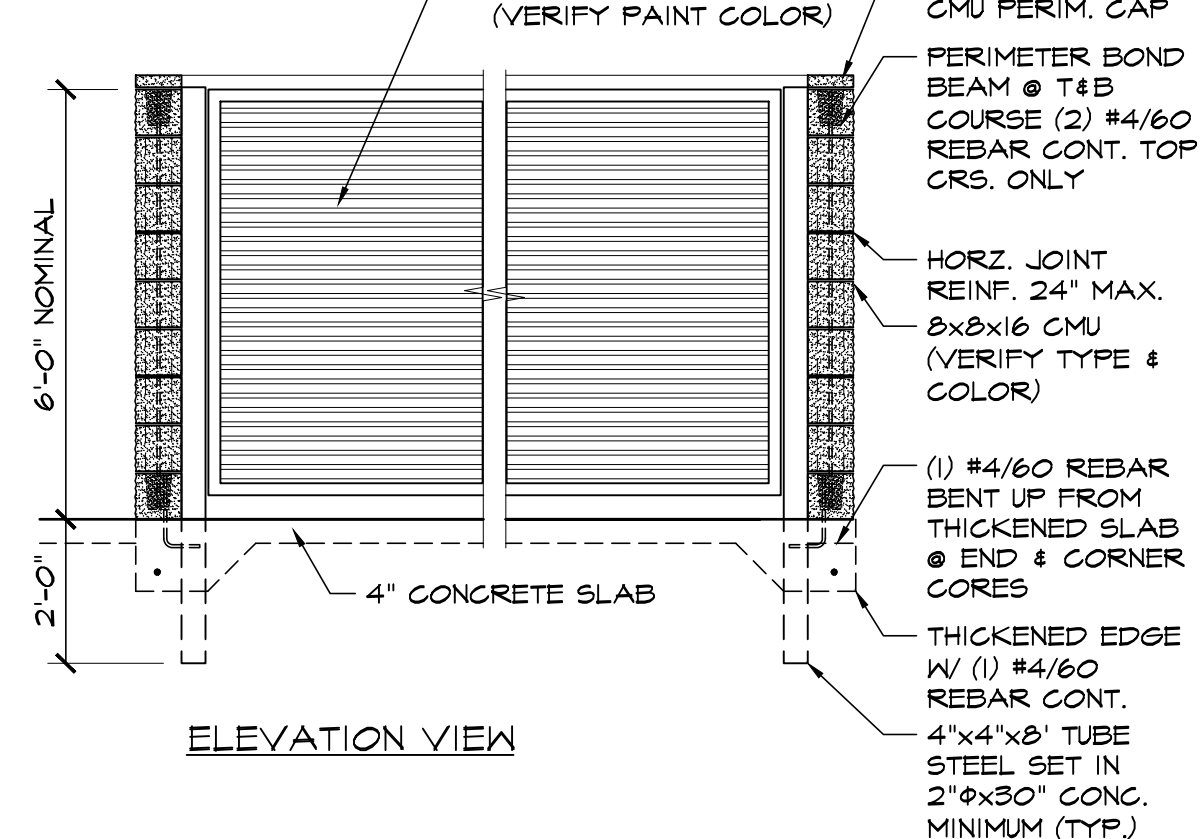
5 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



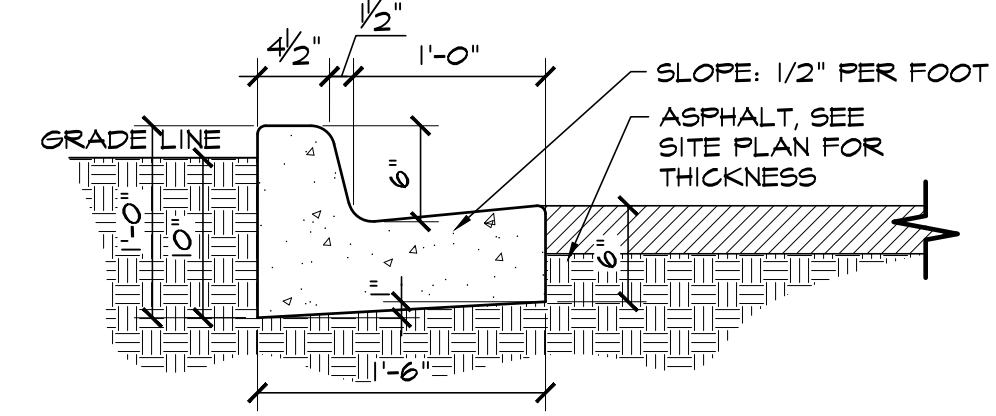
5 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



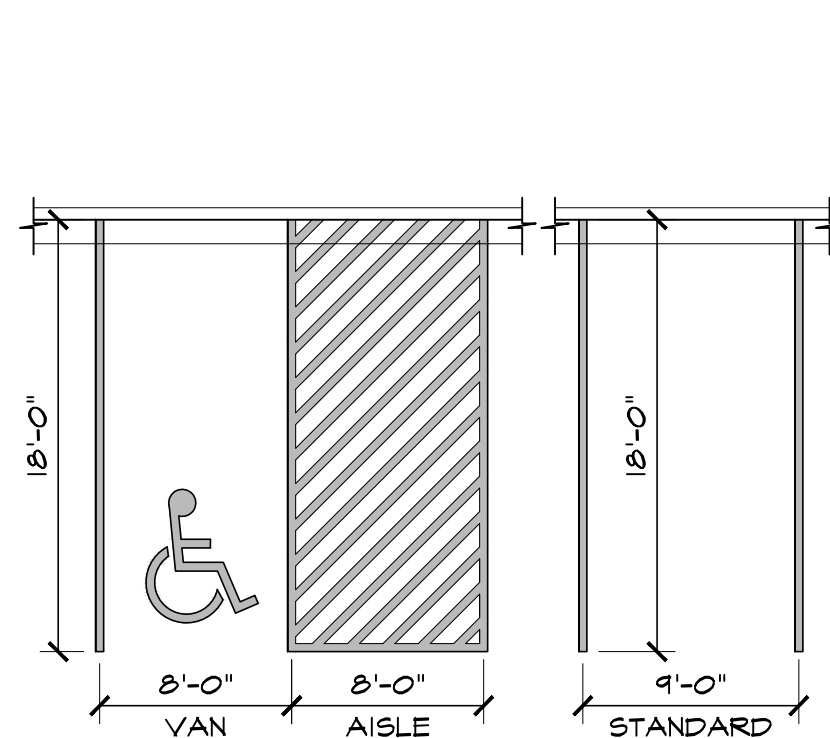
6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



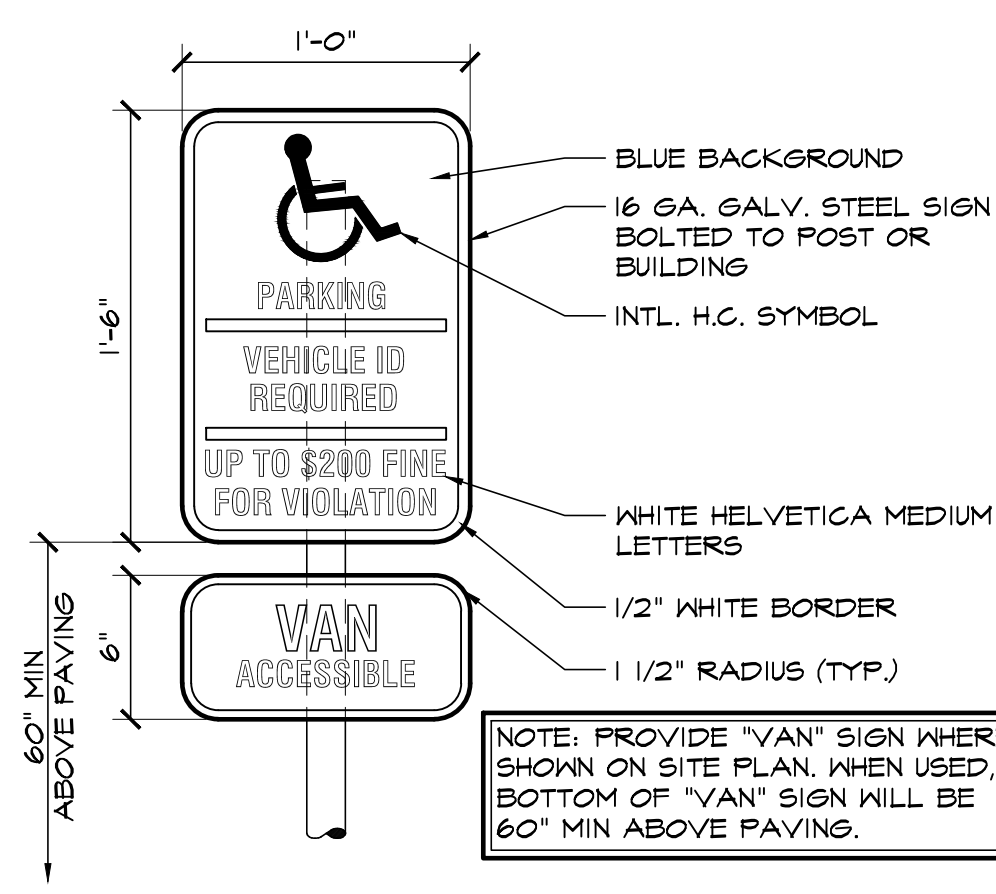
6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



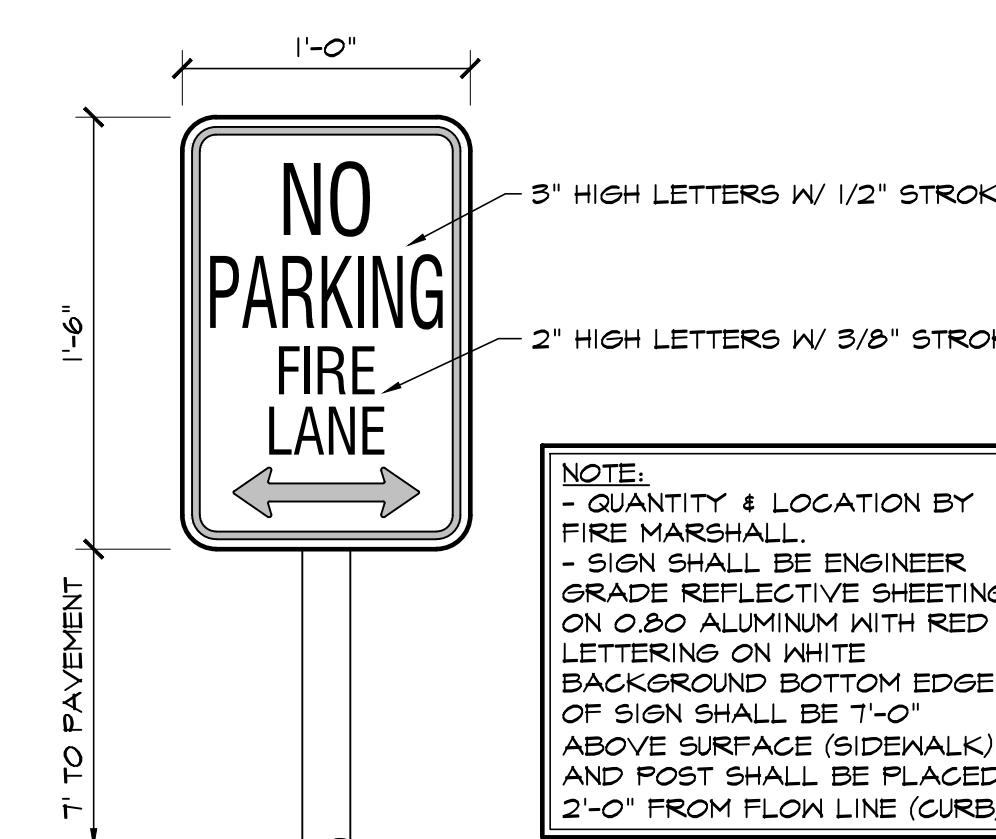
1 EPC TYPE B CURB
SCALE: 1"=1'-0"



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



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



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

COUNTY FILE NO: PPR-2234