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GR07 - 14	OF 38 - GEC PLAN DETAILS	BMF03 - 33	OF 38 - OUTLET STRUCTURE POND 1 DETAILS
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GR09 - 16	OF 38 - GEC PLAN DETAILS	L12 - 35	OF 38 - LANDSCAPE PLAN & SCHEDULE
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TS01 - 18	OF 38 - CONSTRUCTION PLAN TITLE SHEET	ES02 - 37	OF 38 - PHOTOMETRIC LIGHTING DETAILS
CN02 - 19	OF 38 - CONSTRUCTION PLAN DETAILS & DETAILS	38	OF 38 - BUILDING ELEVATIONS

NOT TO SCALE

MOTEL RD.

E PLATTE AVE.

PETERSON BLVD.

200'

0'

100'

50'

25'

12.5'

6.25'

3.125'

1.5625'

0.78125'

0.390625'

0.1953125'

0.09765625'

0.048828125'

0.0244140625'

0.01220703125'

0.006103515625'

0.0030517578125'

0.00152587890625'

0.000762939453125'

0.0003814697265625'

0.00019073486328125'

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<u>PROPERTY INFORMATION</u>	
OWNER NAME:	TRENTON T BUBAN 6365 E PLATTE AVE COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
<u>PARCEL NUMBER:</u> 54180-01-005	
<u>ZONING:</u>	CS CAD-O
<u>LOT SIZE:</u>	129,304 SF (2.97 ACRES)
<u>CURRENT USE:</u>	VACANT COMMERCIAL LOTS
<u>FLOODPLAIN STATEMENT:</u>	ZONE X (MAP NO: 08041C07546, DATE (FEMA) DECEMBER 07, 2018)
<u>BUILDING INFORMATION</u>	
<u>NEW BUILDING AREA:</u>	17,255 SF
<u>BUILDING OCCUPANCY:</u>	B/3-2
<u>TYPE OF CONSTRUCTION:</u>	11-B
<u>FIRE SYSTEMS:</u>	SPRINKLED
<u>AREA SEPARATION WALLS:</u>	NONE
<u>ZONING CODE STUDY</u>	
<u>EXISTING PRINCIPAL USE:</u>	VACANT
<u>PROPOSED USE:</u>	OFFICE & WAREHOUSE
<u>STRUCTURAL COVERAGE OF LOT:</u>	13%
<u>PAVEMENT COVERAGE:</u>	54%
<u>NEW BUILDING STRUCTURAL HEIGHT:</u>	20'-8"
<u>FRONT YARD SETBACK:</u>	25'-0"
<u>SIDE YARD SETBACK:</u>	25'-0"
<u>REAR YARD SETBACK:</u>	25'-0"
<u>REQUIRED PARKING SPACES</u>	
<u>WAREHOUSE- 1/1000 SF</u>	6
<u>5,840 / 1000 SF</u>	
<u>OFFICE- 1/200 SF</u>	
<u>11415 / 200 SF</u>	58
<u>H.C.-1 SPACE/25 REQ'D</u>	3
<u>TOTAL PARKING SPACES REQUIRED:</u>	64
<u>TOTAL PARKING PROVIDED:</u>	64
<u>STANDARD SPACES PROVIDED:</u>	61
<u>BICYCLE SPACES REQUIRED:</u>	4
<u>H.C. SPACES PROVIDED:</u>	3
<u>LOADING SPACE PROVIDED</u>	(14x18')
(SEE DETAIL 2/2 FOR DIMENSIONS)	
<u>DEVELOPMENT SCHEDULE</u>	
<u>CONSTRUCTION:</u>	SUMMER 2022
<u>LANDSCAPING:</u>	FALL 2022
<u>DEVELOPMENT APPLICANT</u>	
<u>COMPANY:</u>	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLOR. SPRGS, CO 80915 (719)-570-1544 (719)-570-7008 LISA PETERSON lpeterson@hammersconstruction.com
<u>PHONE NUMBER:</u>	
<u>FAX NUMBER:</u>	
<u>APPLICANT NAME:</u>	LISA PETERSON
<u>APPLICANT E-MAIL:</u>	lpeterson@hammersconstruction.com

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/ CROWD JOINTS @ 5'-0" O.C.

PROPERTY CORNER
 TRAFFIC FLOW
 WALL PACK LIGHTING
 SIGN
 PROPOSED LIGHT POLE
 ELECTRICAL TRANSFORMER
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT

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HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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WIRENUIT
HOME SERVICES
6365 E PLATTE AVE.
COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

DATE: SEPT. 21, 2022
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

△ RESUBMITTALS:

△ 9-23-22/DP COMMENTS

△

△

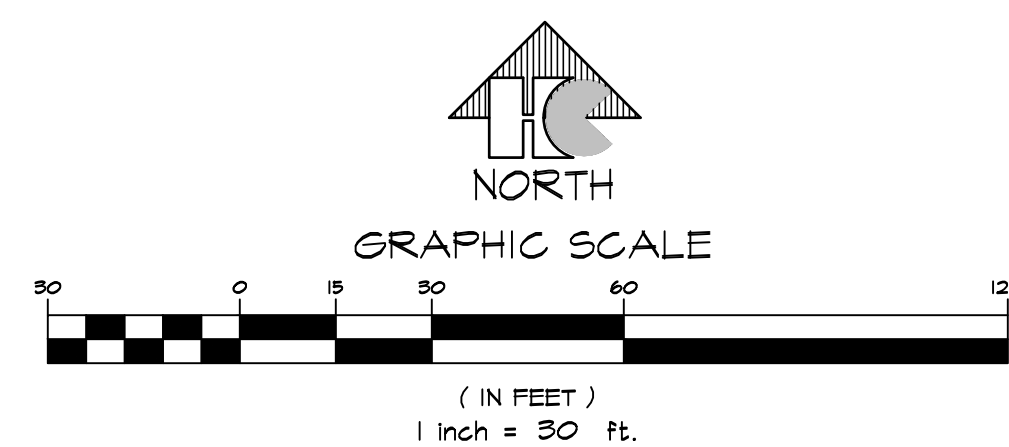
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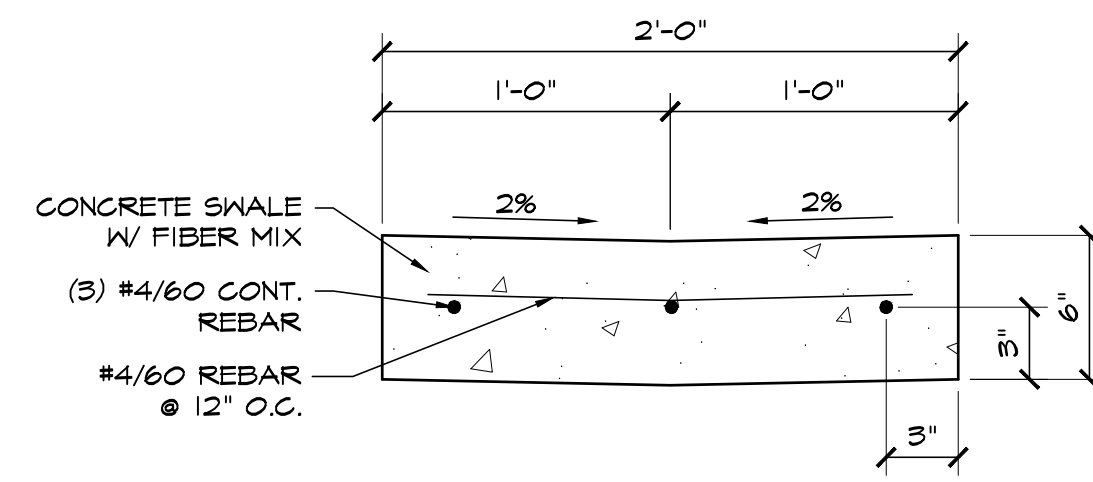
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1 of 38

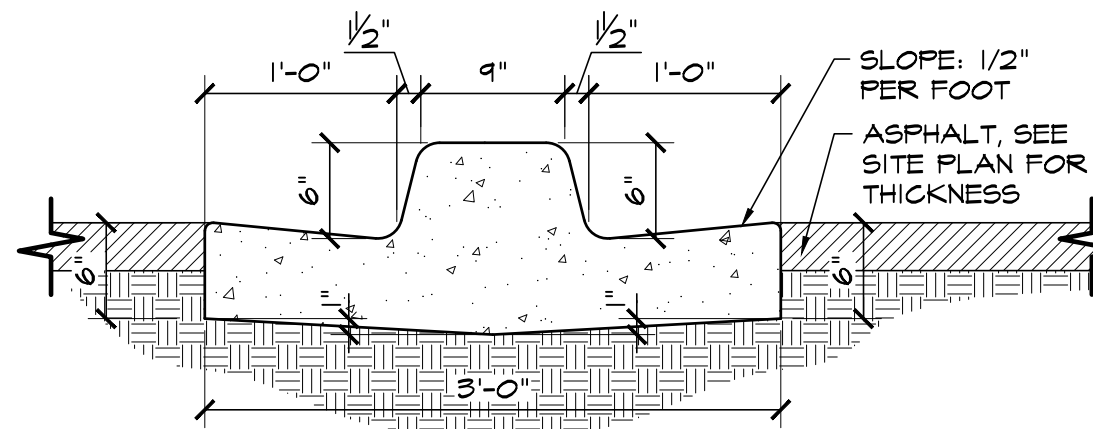


① SITE PLAN
SCALE: 1"=30'-0"

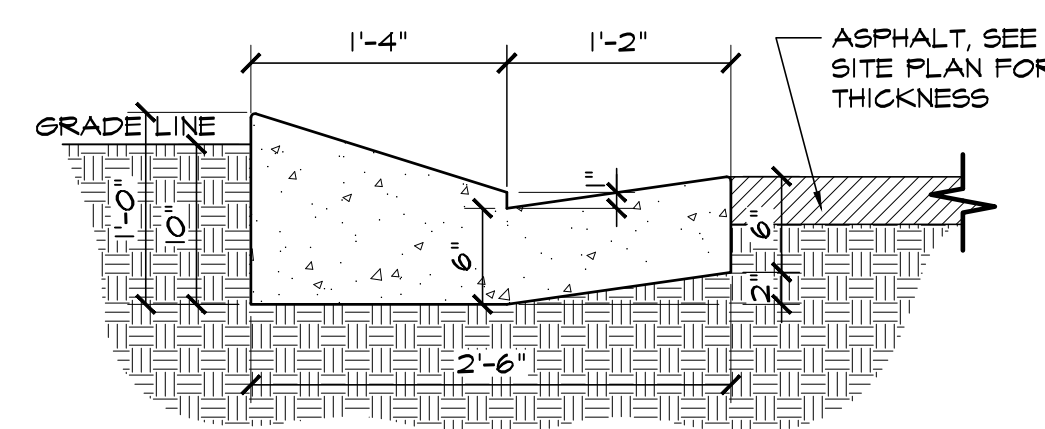
COUNTY FILE NO: PPR-2234



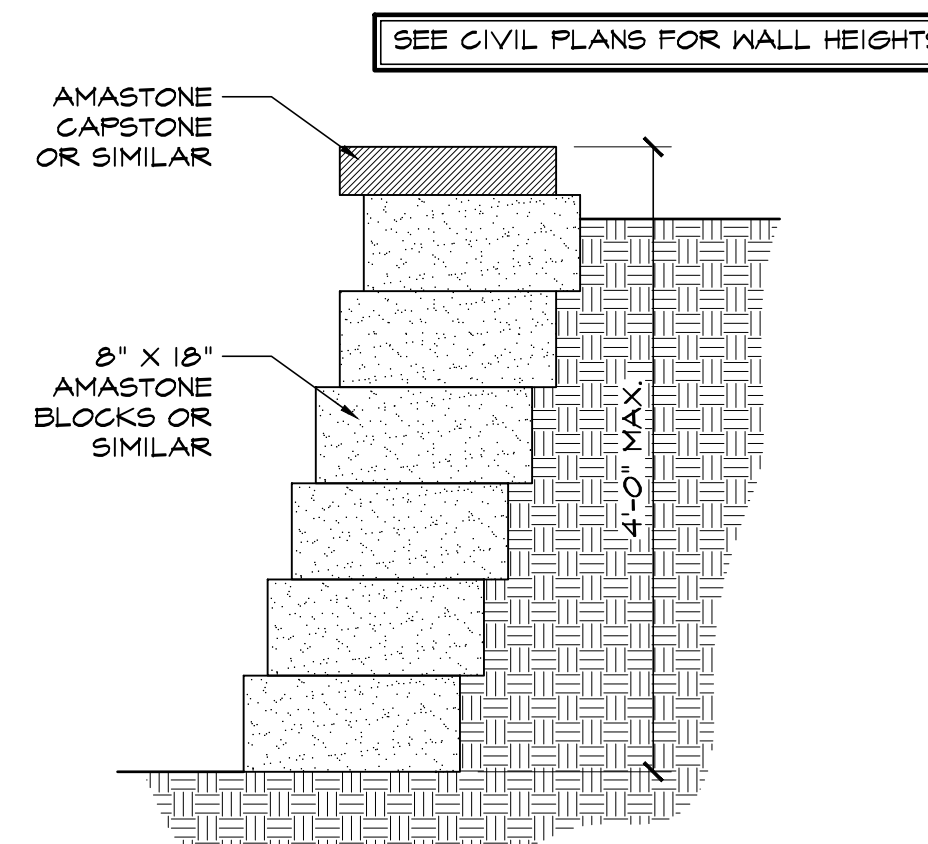
11 2'-0" CROSSSPAN DETAIL
SCALE: 1/2"=1'-0"



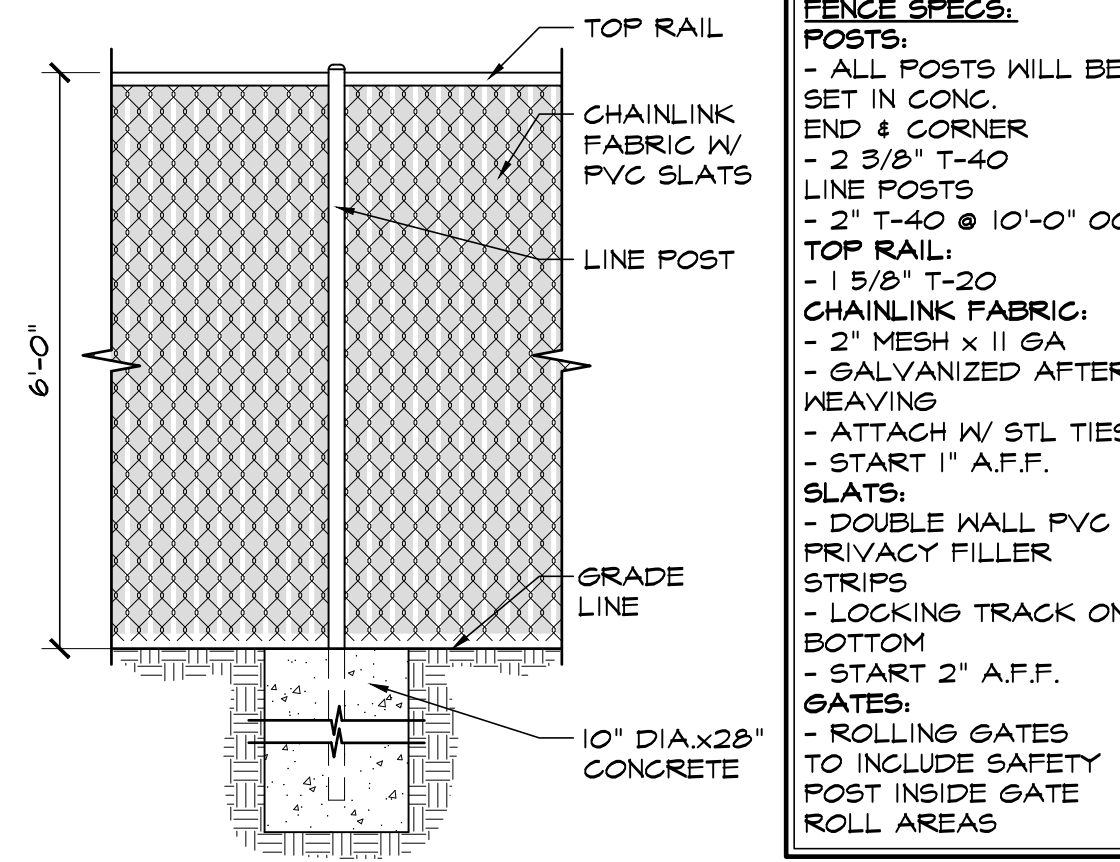
12 12" CURB FOR FENCE
SCALE: 1"=1'-0"



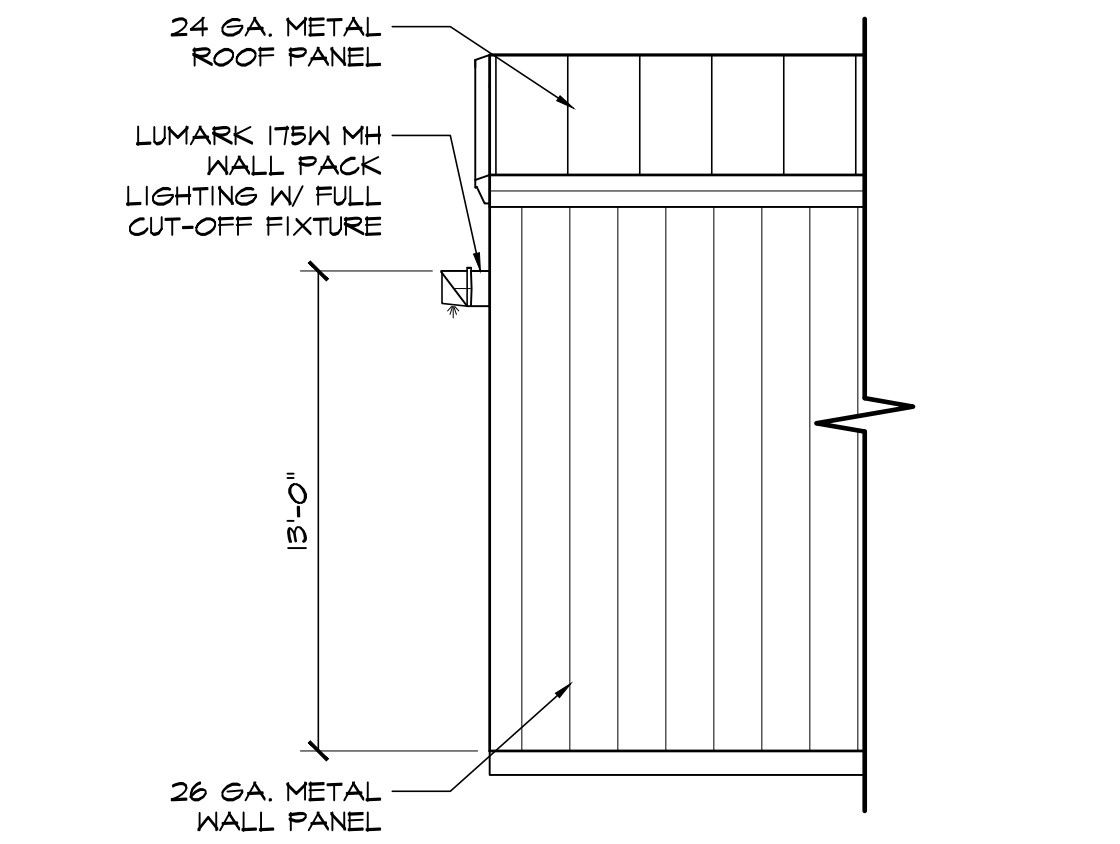
13 EPC TYPE C CURB
SCALE: 1"=1'-0"



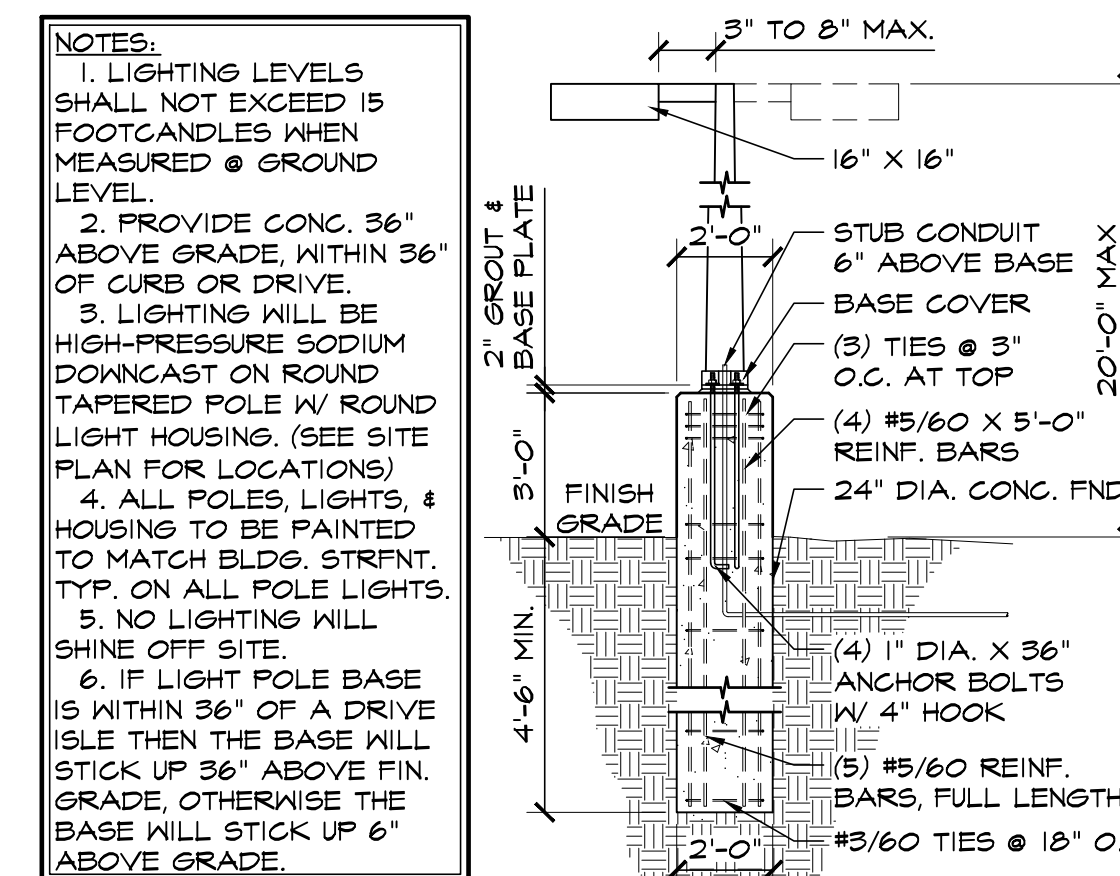
12 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



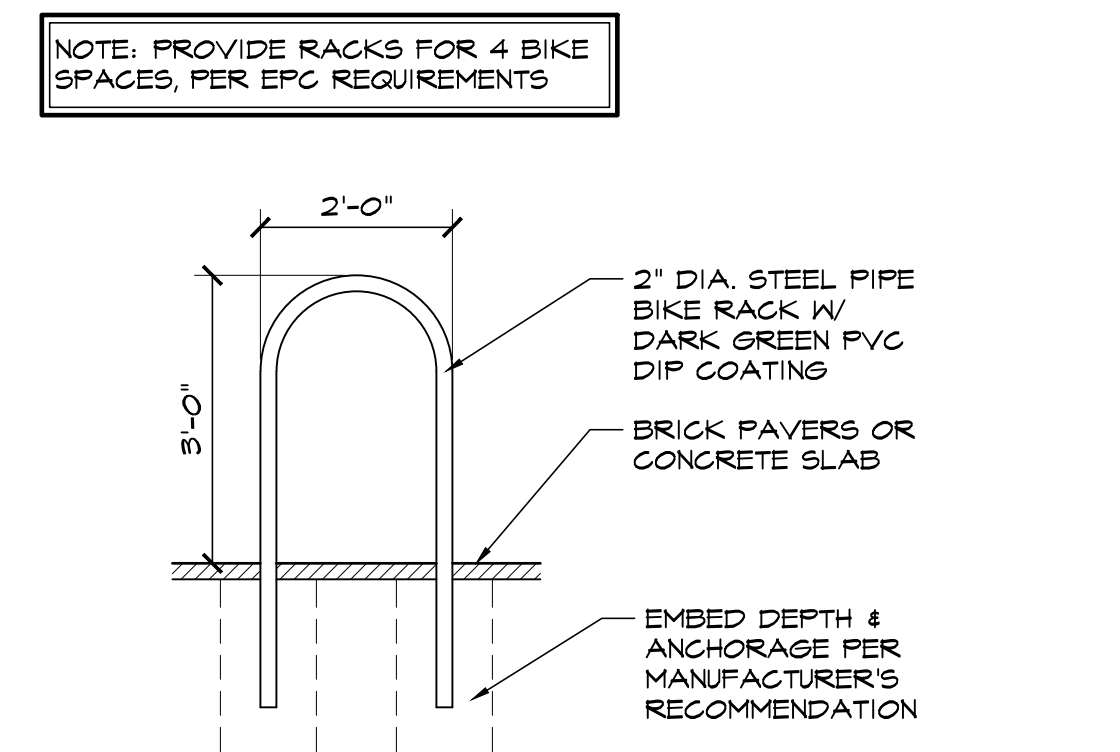
7 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



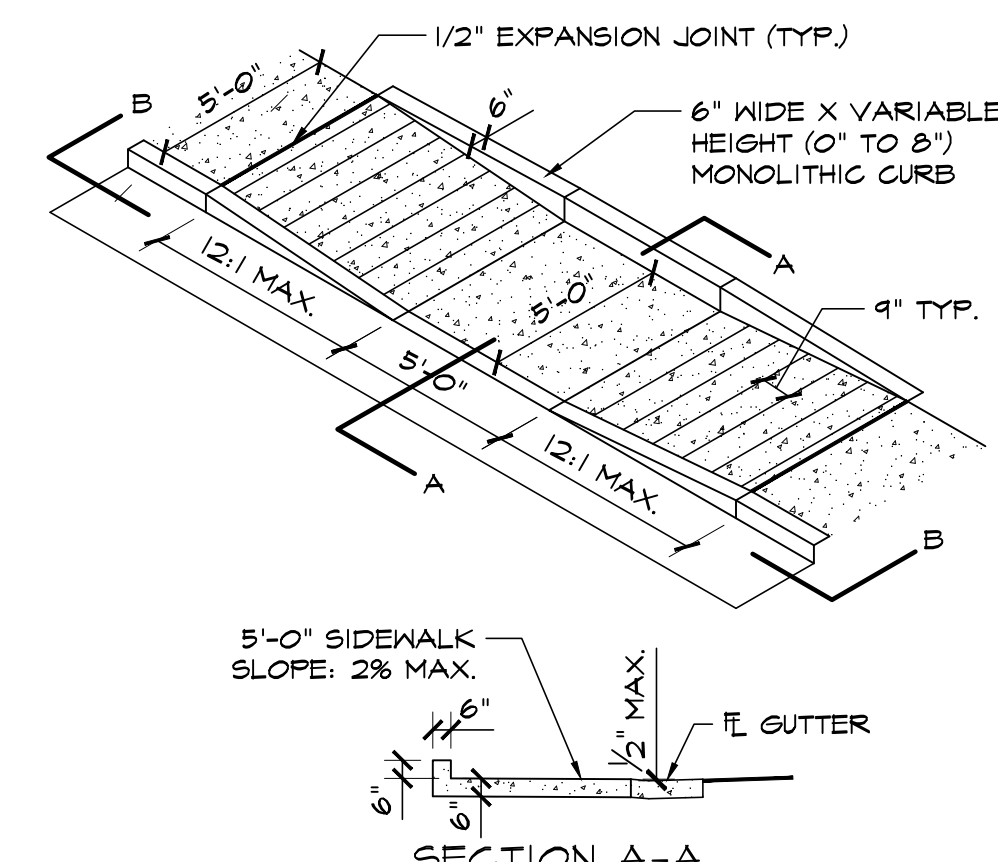
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



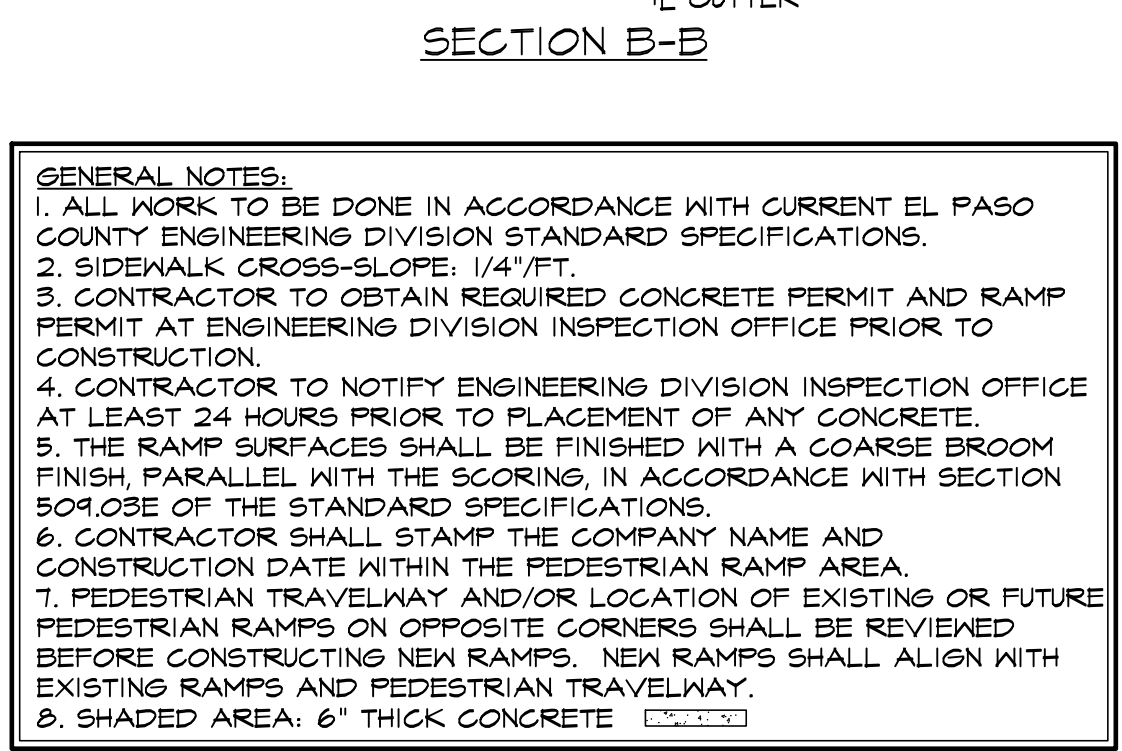
9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



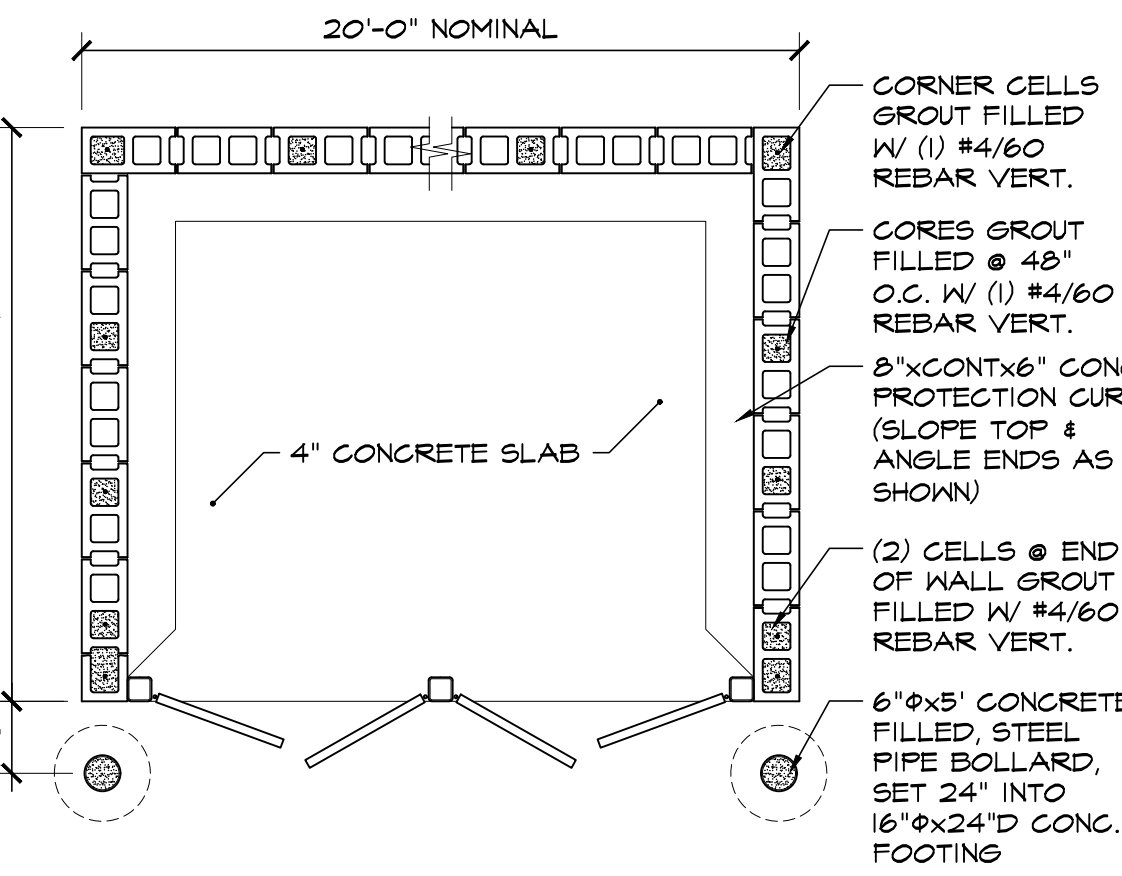
10 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



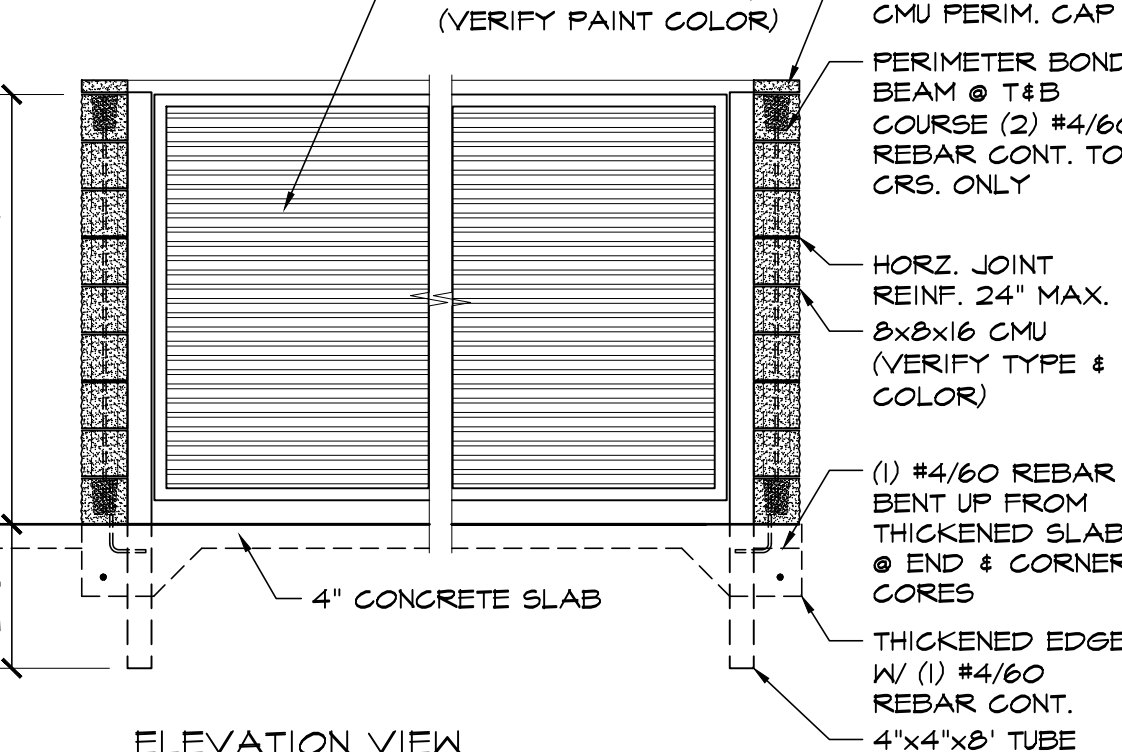
5 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



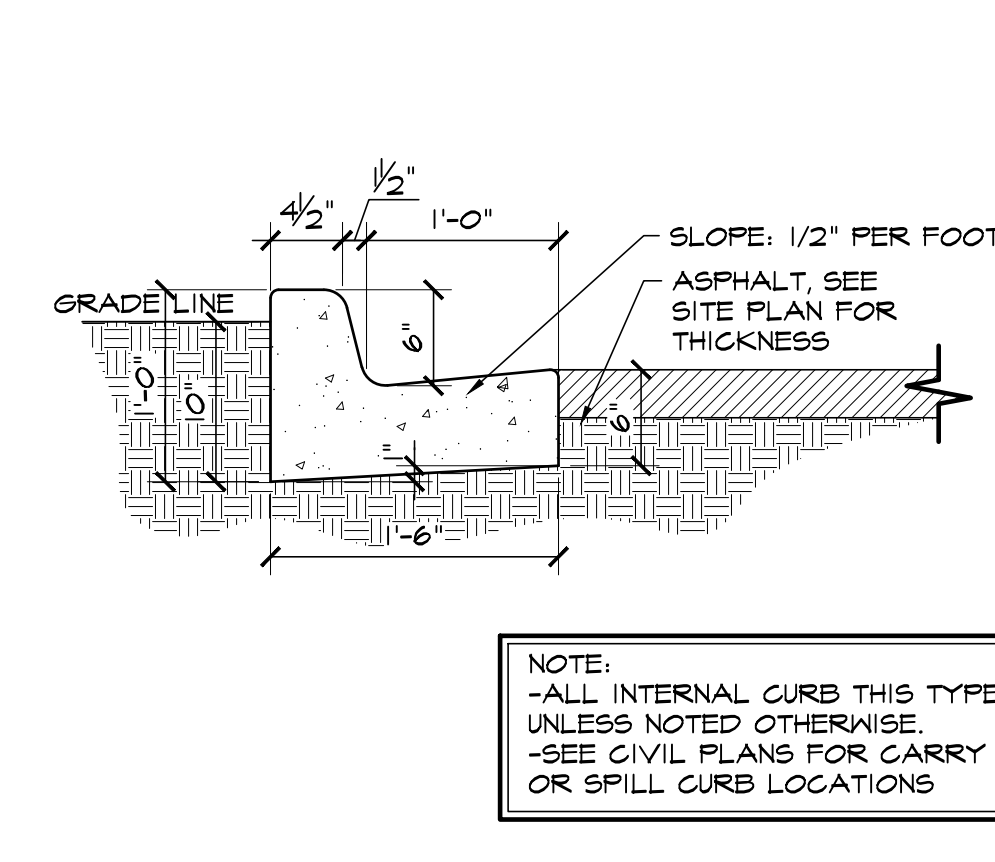
5 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



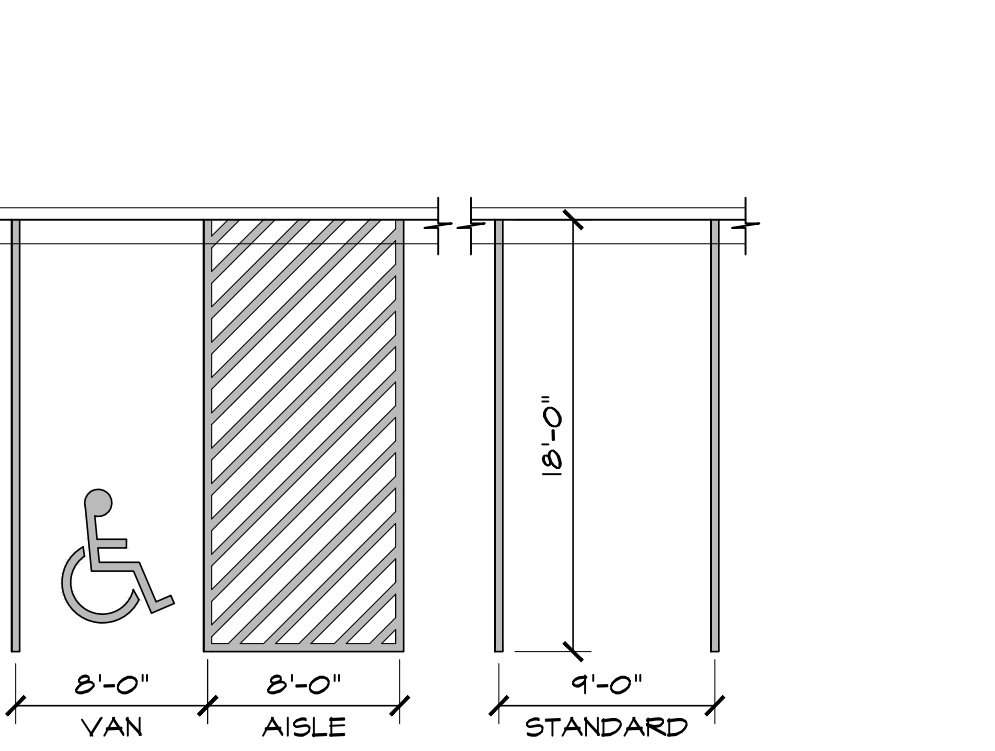
6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



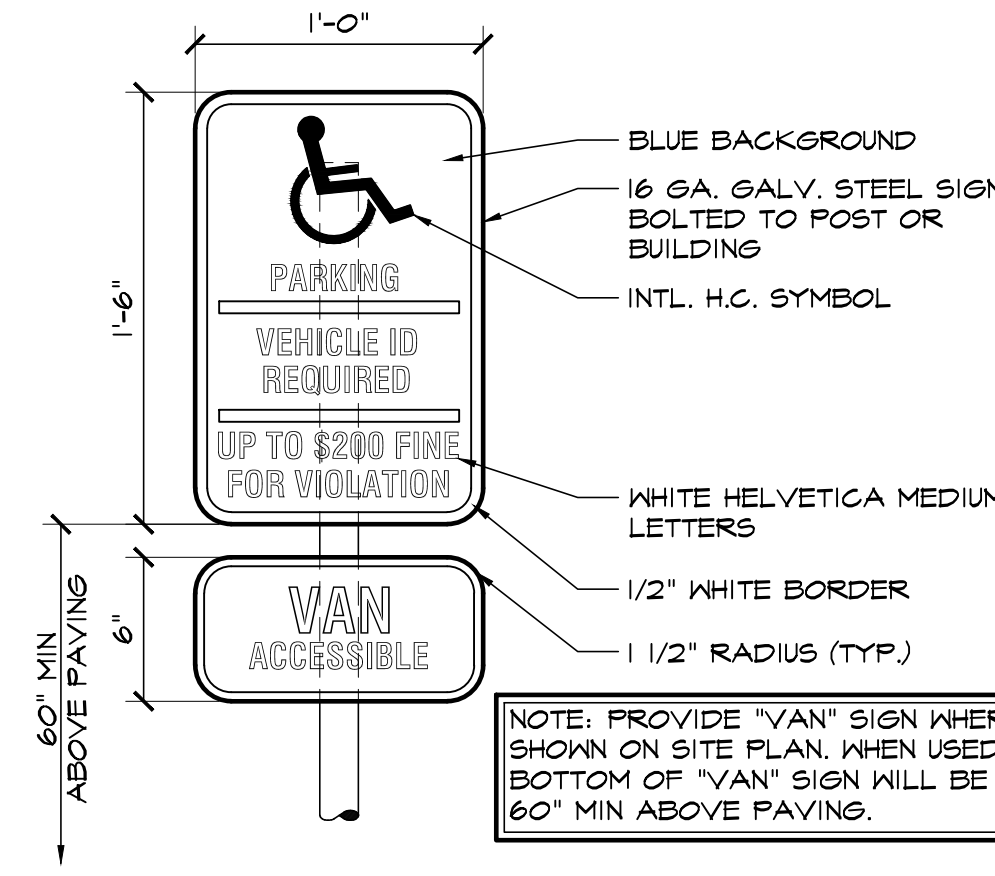
6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



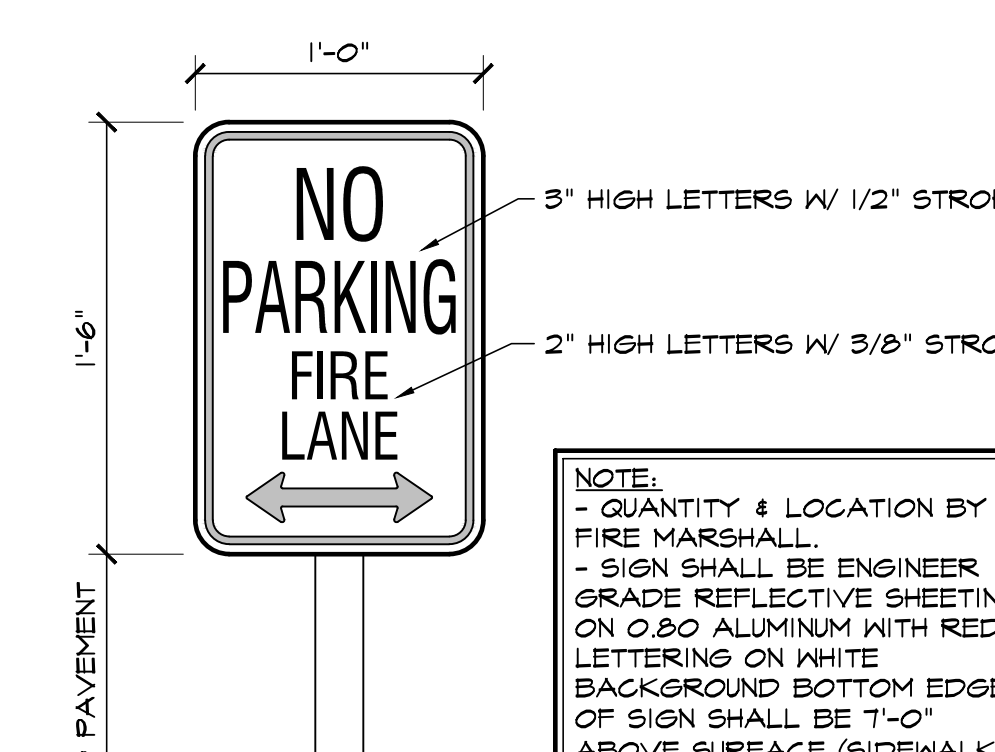
1 EPC TYPE B CURB
SCALE: 1"=1'-0"



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



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



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

COUNTY FILE NO: PPR-2234

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WIRENUT
HOME SERVICES

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COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

DATE: SEPT. 21, 2022
DRAWN BY: J. CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

RESUBMITTALS:
4-23-22/DP COMMENTS
4-23-22/DP COMMENTS
4-23-22/DP COMMENTS
4-23-22/DP COMMENTS
4-23-22/DP COMMENTS

NOTE:
- QUANTITY & LOCATION BY FIRE MARSHAL
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

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SITE DETAILS