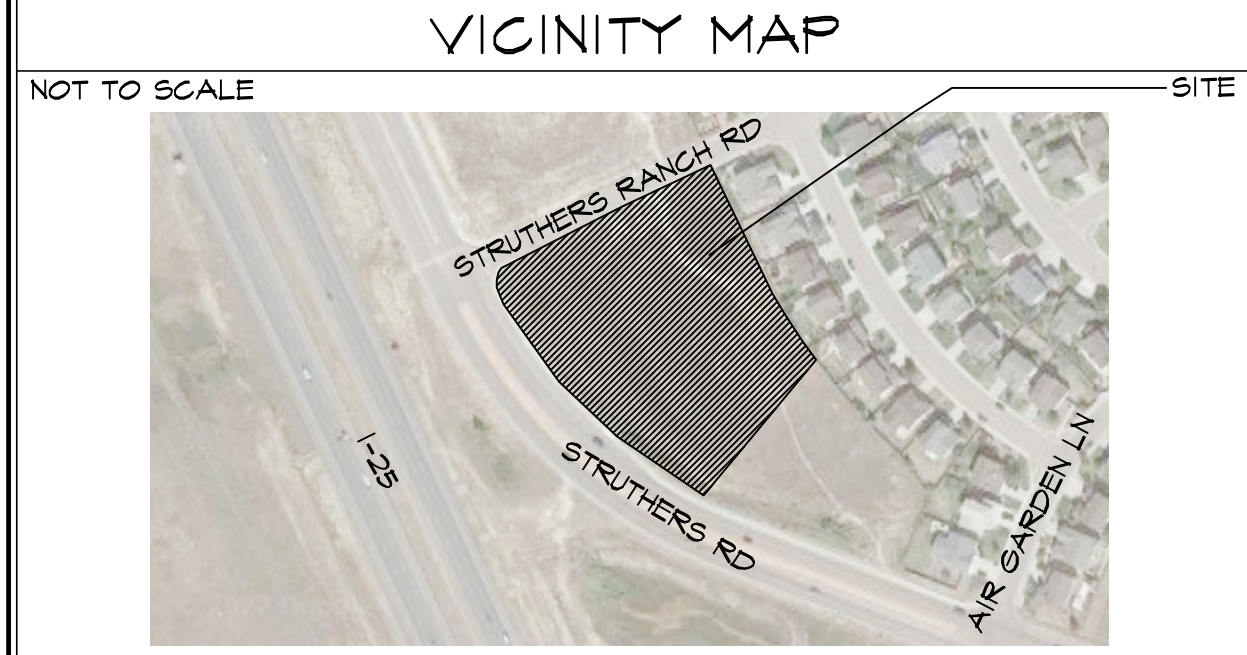


All previous planning comments resolved in earlier versions.
Approval conditional upon the recording of the Vacation of the interior lot line within 30 days of approval of PPR-22-048 (V22-007 approved on 5/1/2023).

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 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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2 OF 17 - SITE DETAILS	11.13 OF 17 - LANDSCAPE PLAN - AREA 'B'
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C1.1 5 OF 17 - SITE GRADING AND EROSION CONTROL PLAN	0.01 15 OF 17 - PHOTOMETRIC SITE PLAN
C3.1 6 OF 17 - DETENTION BASIN PLAN DETAILS	0.02 16 OF 17 - LIGHT FIXTURE SPEC PLANS
C4.1 7 OF 17 - CIVIL & EROSION CONTROL DETAILS	17 OF 17 - BUILDING ELEVATIONS
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C5.1 9 OF 17 - STRUTHERS RD LINE OF SIGHT EXHIBIT	
U1 10 OF 17 - UTILITY PLAN	



PROJECT INFORMATION

PROPERTY INFORMATION OWNER NAME: CLARK FAMILY TRUST 3585 HILL CIR COLORADO SPRINGS, CO 80904	LEGAL DESCRIPTION: LOT 1 STRUTHERS RANCH SUB FIL. NO. 4
PARCEL NUMBER: T1363-03-010 ZONING: FUD LOT SIZE: 128,066 SF - 2.94 ACRES (COMBINED ACREAGE OF LOTS 1 & 2)	CURRENT USE: VACANT FLOODPLAIN STATEMENT: ZONE X (MAP NO: 08041COT296, EFFECTIVE DATE DEC. 7, 2018)
BUILDING INFORMATION GROSS BUILDING AREA: 12,000 SF BUILDING OCCUPANCY: M, S-1 TYPE OF CONSTRUCTION: 11-B FIRE SYSTEMS: SPRINKLED AREA SEPARATION WALLS: NONE	ZONING CODE STUDY PROPOSED PRINCIPAL USE: RETAIL/SHOWROOM/ATV REPAIR STRUCTURAL COVERAGE: 48% PAVEMENT COVERAGE: 58% STREET COVERAGE: 0% BUILDING STRUCTURAL HEIGHT: 24'-10" (45'-0" MAX) FRONT YARD SETBACK: 25'-0" SIDE YARD SETBACK: 25'-0" REAR YARD SETBACK: 25'-0"
REQUIRED PARKING SPACES: ATV SALES - 1 SPACE / 1,000 SF 2,160 SF / 1,000 SF ATV SALES OFFICE 1 SPACE / 450 SF 452 SF / 450 SF REPAIR SHOP - 1 SPACE / PER BAY 4 BAYS / 1 SPACE	TOTAL PARKING SPACES REQUIRED: 4 TOTAL PARKING SPACES PROVIDED: 27 STANDARD SPACES PROVIDED: 25 HANDICAP: 2 (SEE DETAIL 11 OF 2 FOR DIMENSIONS)
DEVELOPMENT SCHEDULE CONSTRUCTION: WINTER 2023 LANDSCAPING: SUMMER 2023	DEVELOPMENT APPLICANT COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRS., CO 80915
PHONE NUMBER: (719)-570-1599 FAX NUMBER: (719)-570-1008 APPLICANT NAME: LISA PETERSON APPLICANT E-MAIL: lpeterson@hammersconstruction.com	

SITE LEGEND

-----	PROPERTY LINE
-----	BUILDING SETBACK
-----	LANDSCAPE SETBACK/BUFFER
-----	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
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
○	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR SIGNATURE _____ DATE _____

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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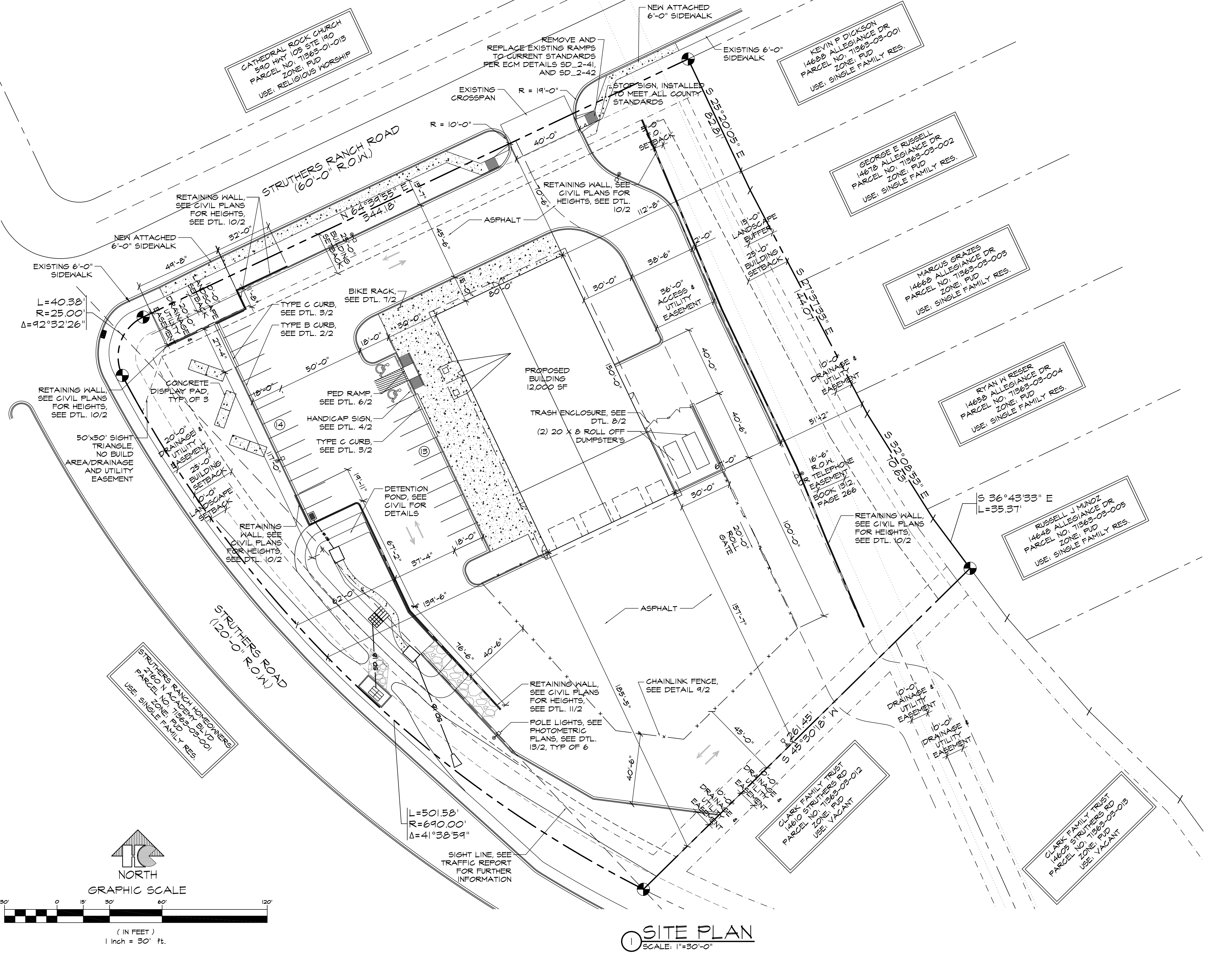
STRUTHERS-POLARIS RMC
SITE PLAN
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

Approved By:
Planning Manager
Date: 05/08/2023
El Paso County Planning & Community Development

DATE: DEC. 6, 2022
DRAWN BY: A. MADALONE
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1293

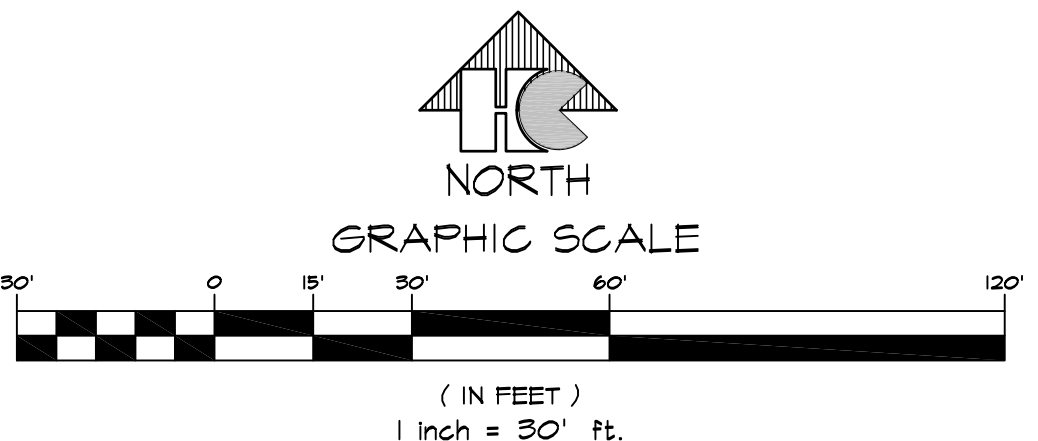
REVISIONS:
① 11-22-22/COMMENTS 9-20-22
② 2-22-23/COMMENTS 1-30-23
③ 4-12-23/COMMENTS 3/23/23

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② 2-22-23/COMMENTS 1-30-23
③ 4-12-23/COMMENTS 3/23/23



SITE PLAN
SCALE: 1"=30'-0"

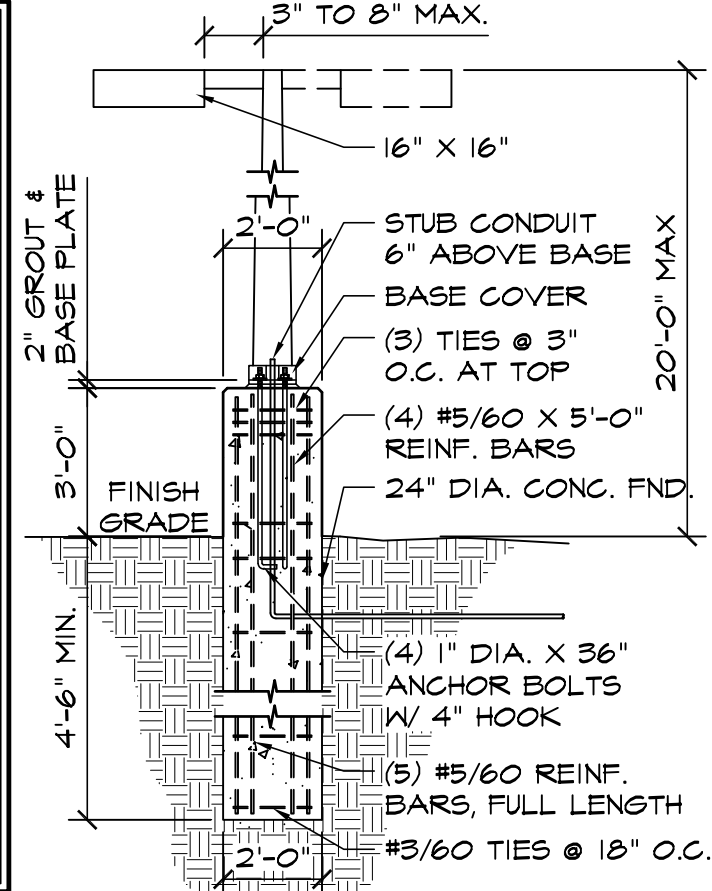
COUNTY FILE NO. PPR-22-048



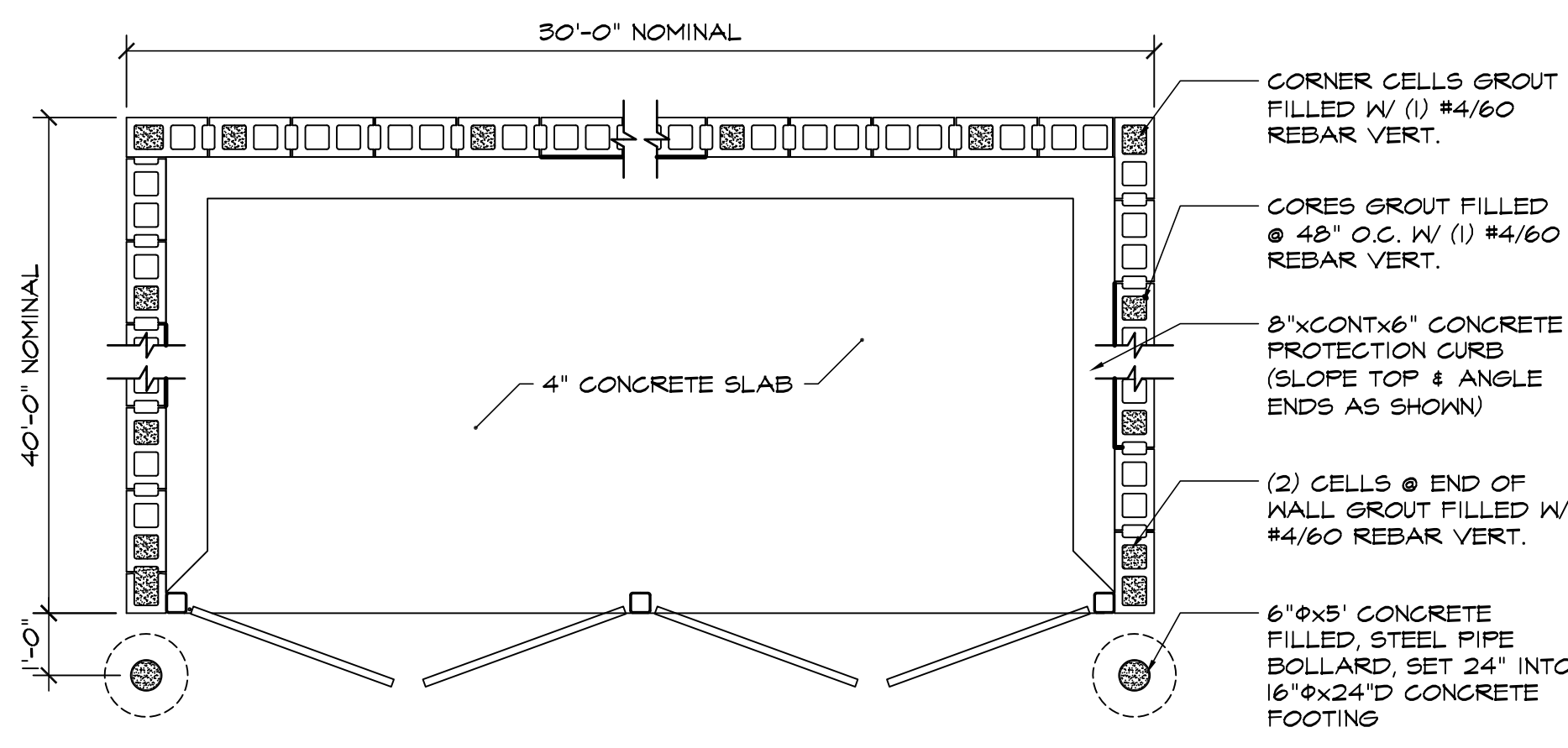
NORTH
GRAPHIC SCALE

(IN FEET)
1 inch = 30' ft.

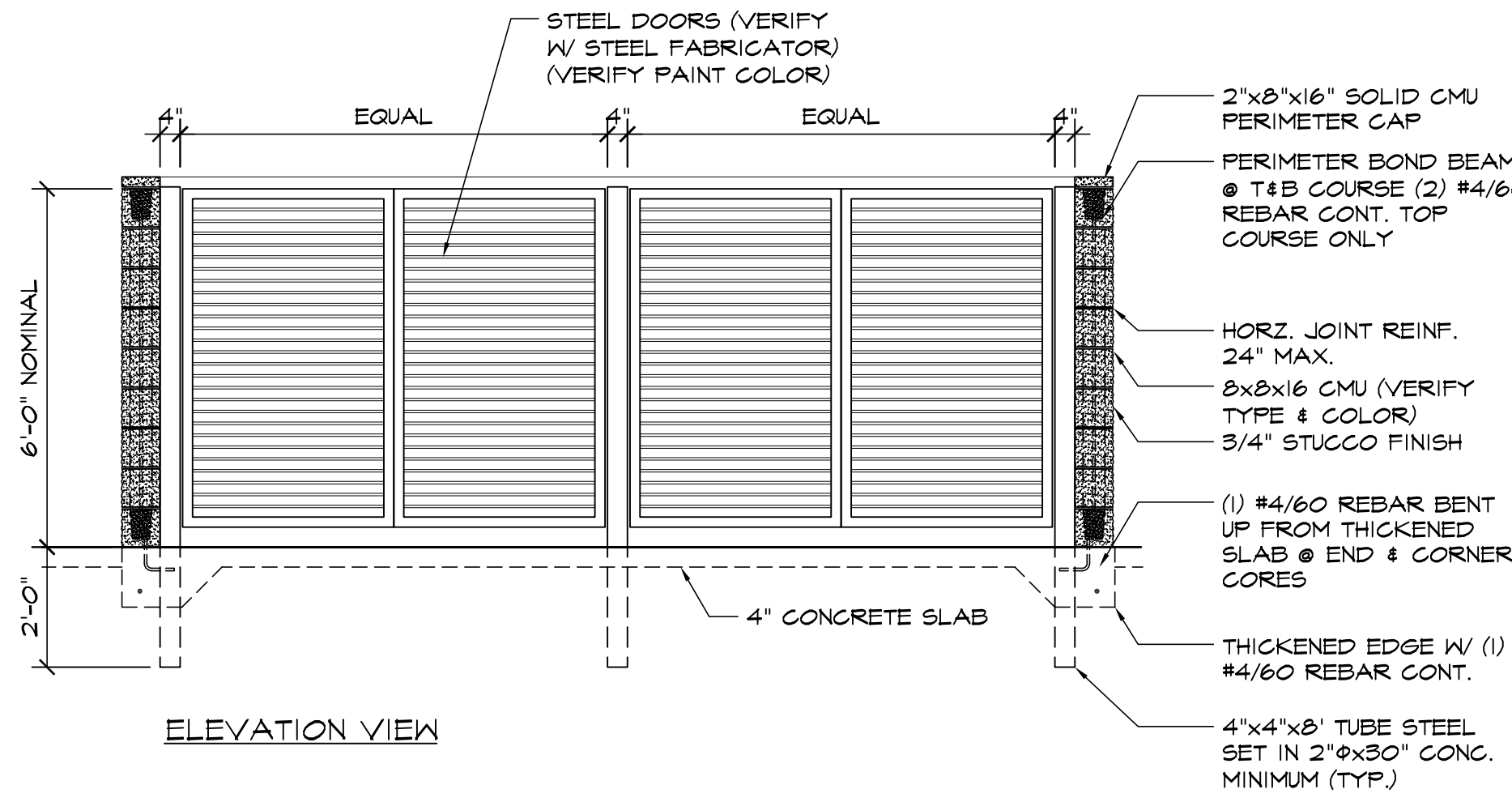
NOTES:
 1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
 2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.
 3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
 4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRIKT. TYP. ON ALL POLE LIGHTS.
 5. NO LIGHTING WILL SHINE OFF SITE.
 6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



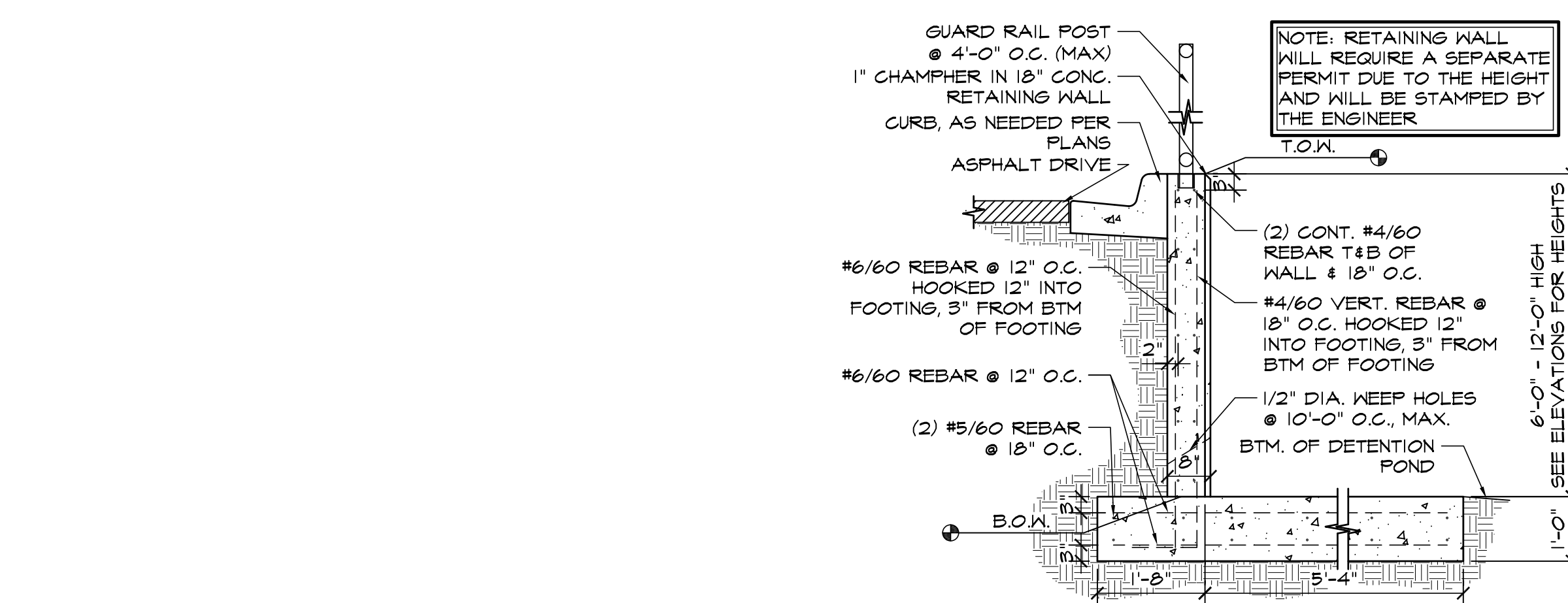
13 LIGHT POLE BASE DETAIL
 SCALE: 1/4"=1'-0"



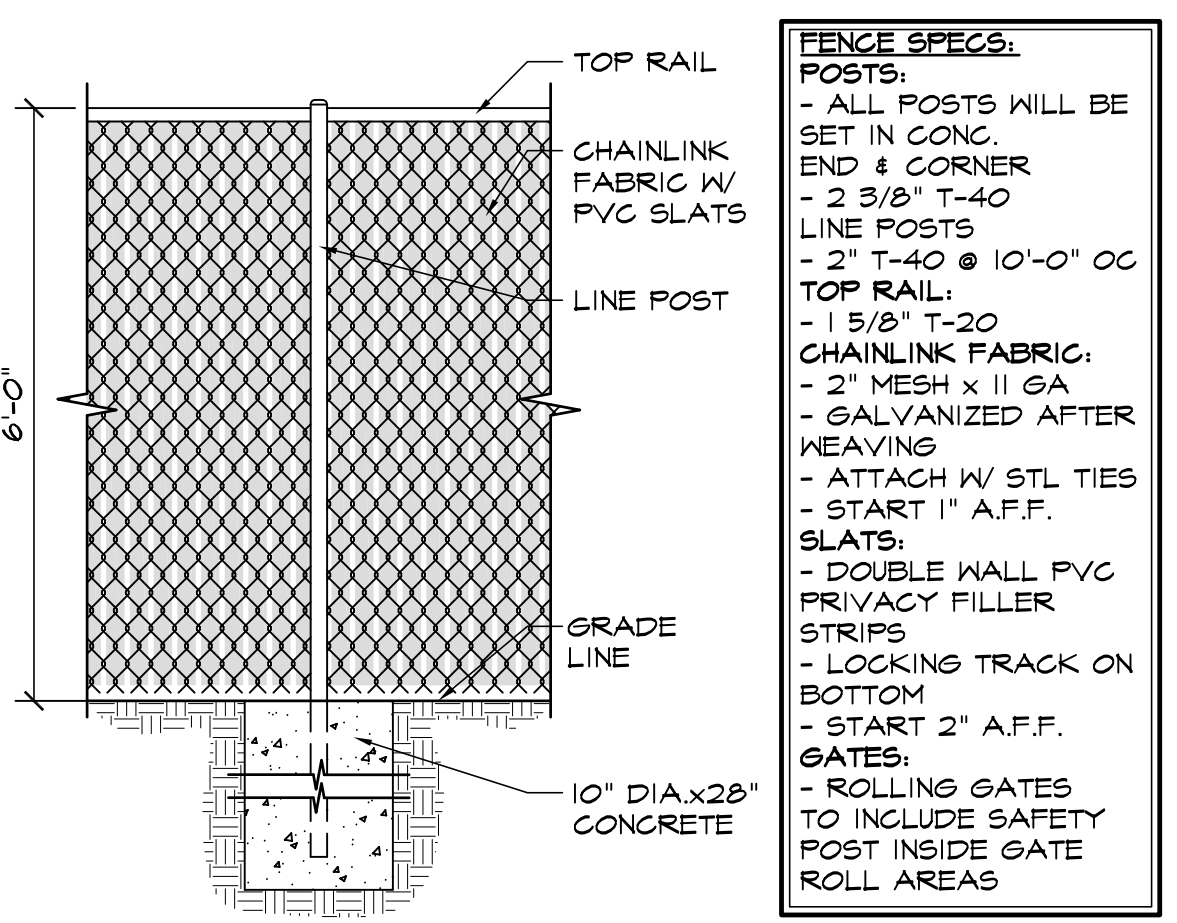
PLAN VIEW



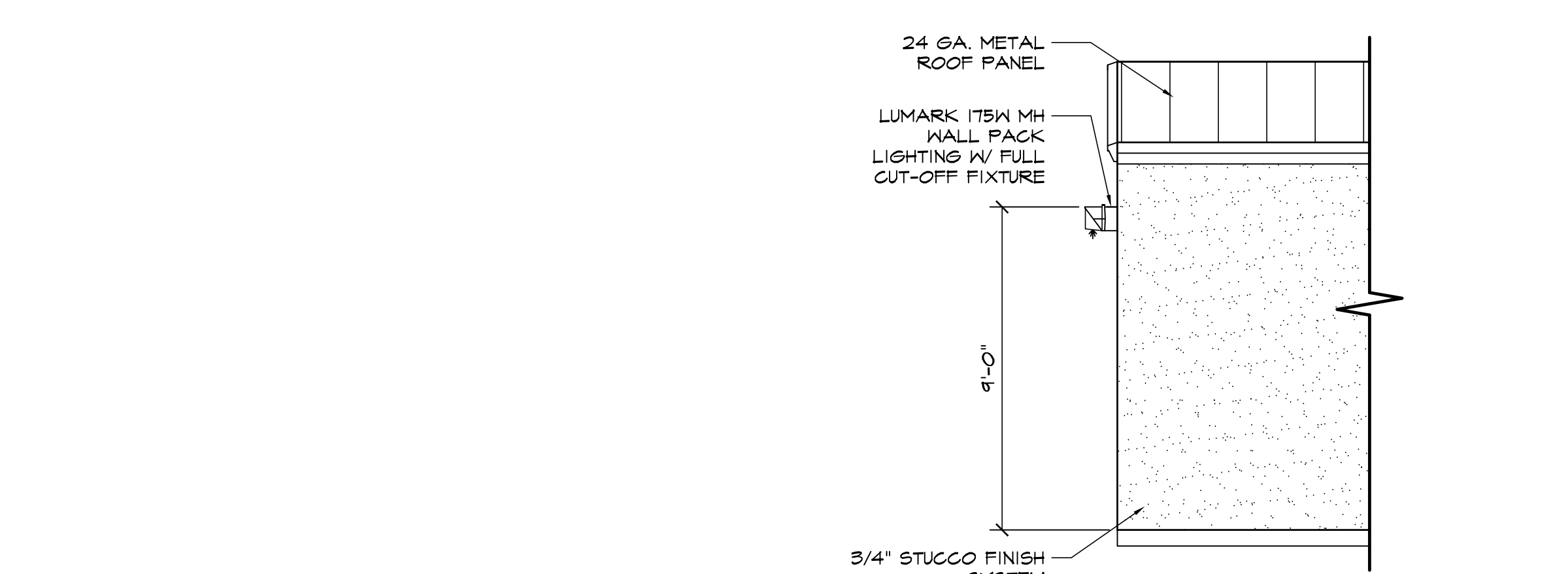
8 CMU TRASH ENCLOSURE DETAIL - 2 BAYS
 SCALE: 3/8"=1'-0"



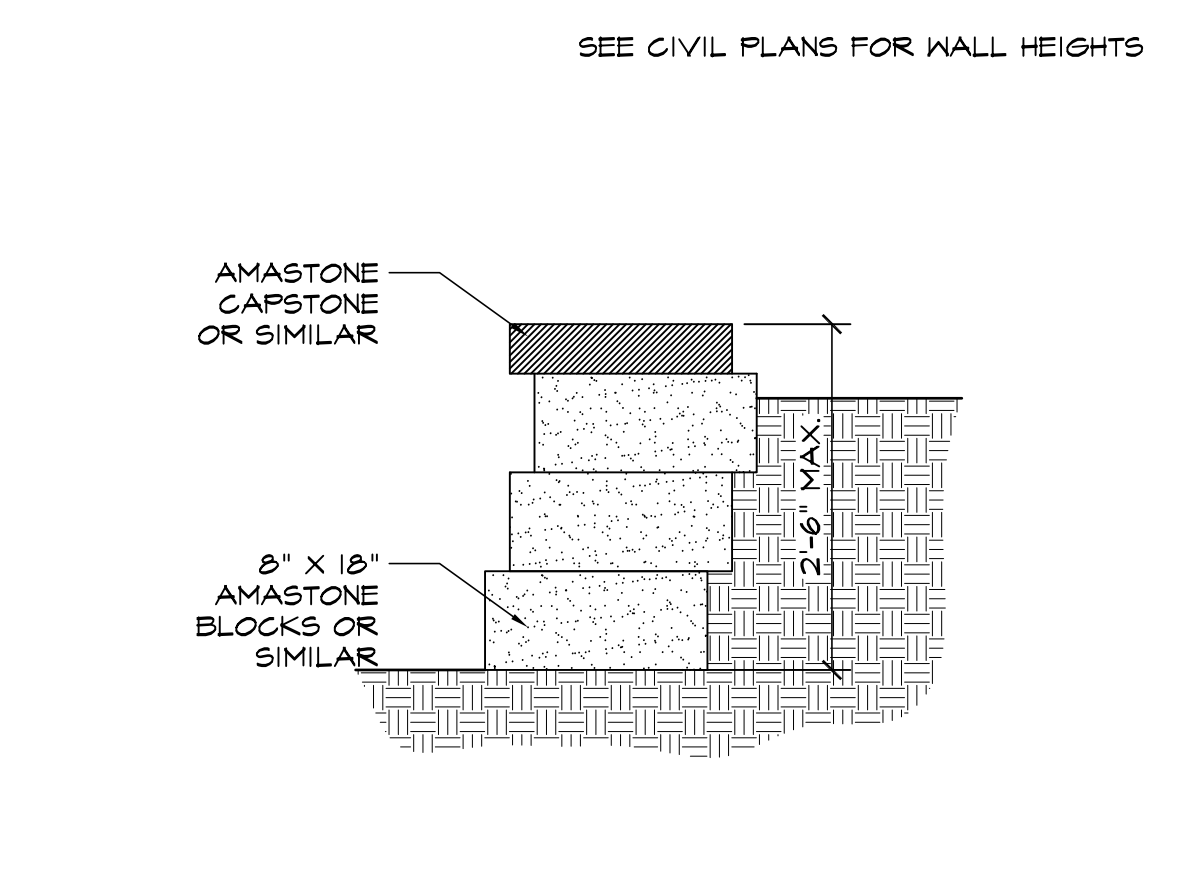
11 RETAINING WALL DTL (6'-0" TO 12'-0" HIGH)
 SCALE: 1/2"=1'-0"



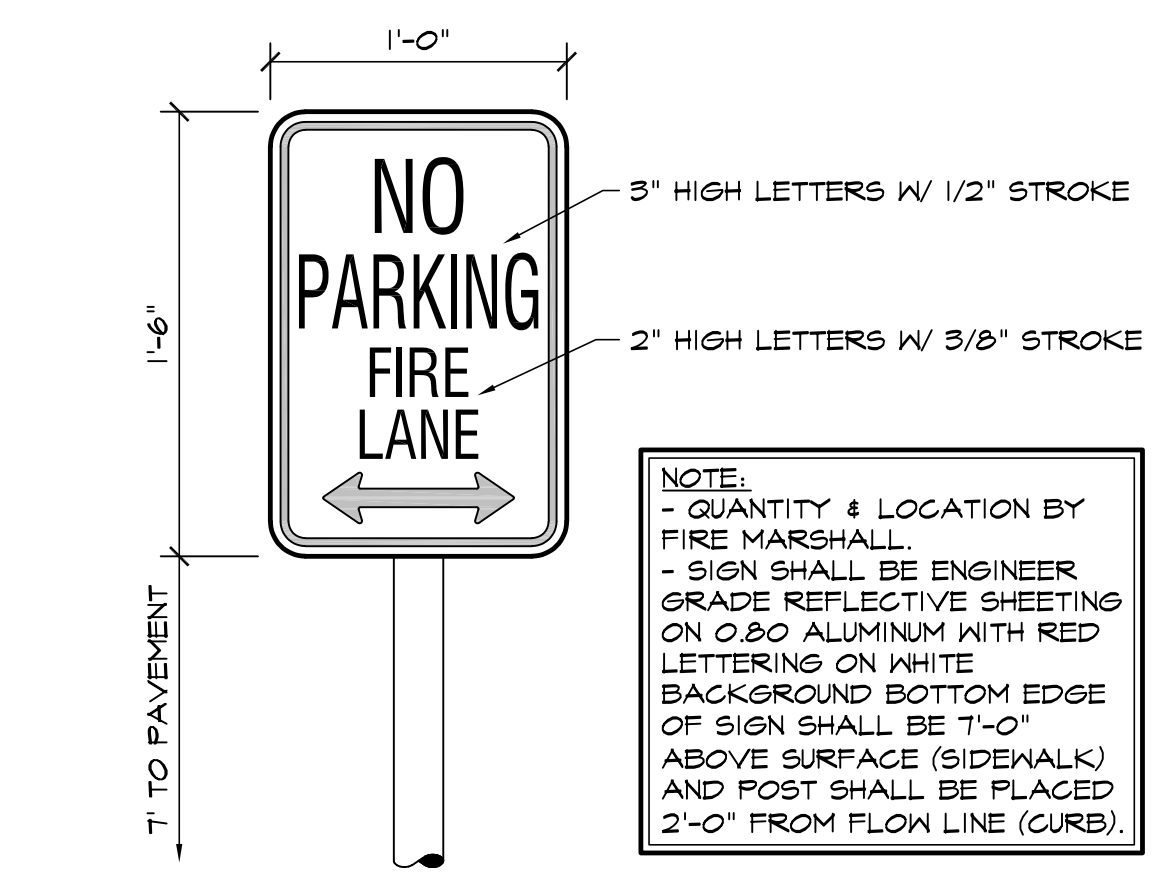
9 CHAINLINK FENCE DETAIL
 SCALE: 1/2"=1'-0"



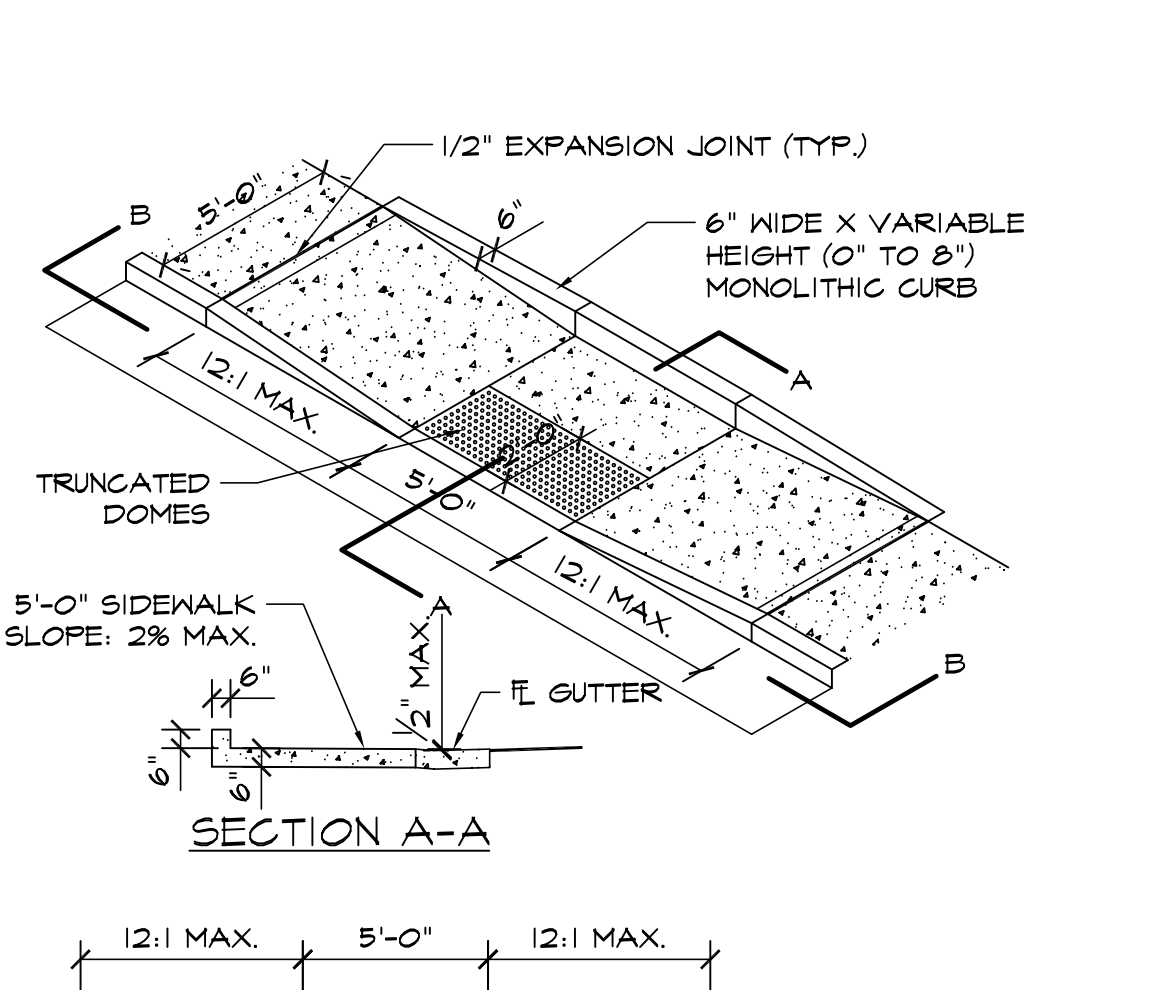
12 WALL PACK LIGHT DETAIL
 SCALE: 1/4"=1'-0"



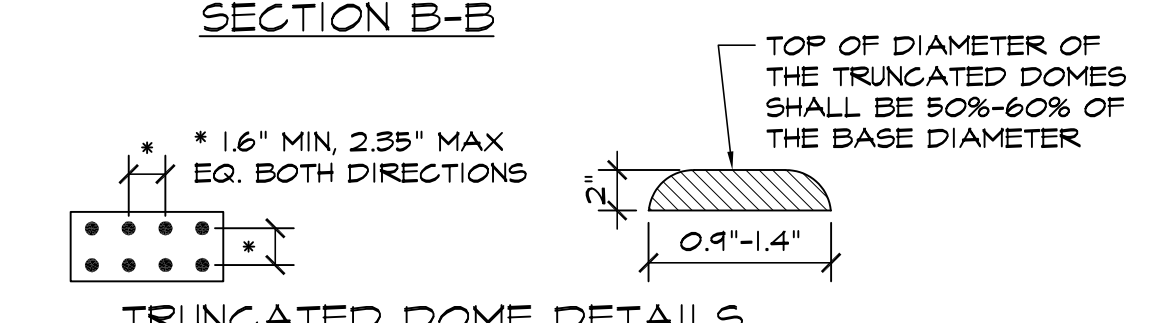
10 RETAINING WALL DETAIL
 SCALE: 3/4"=1'-0"



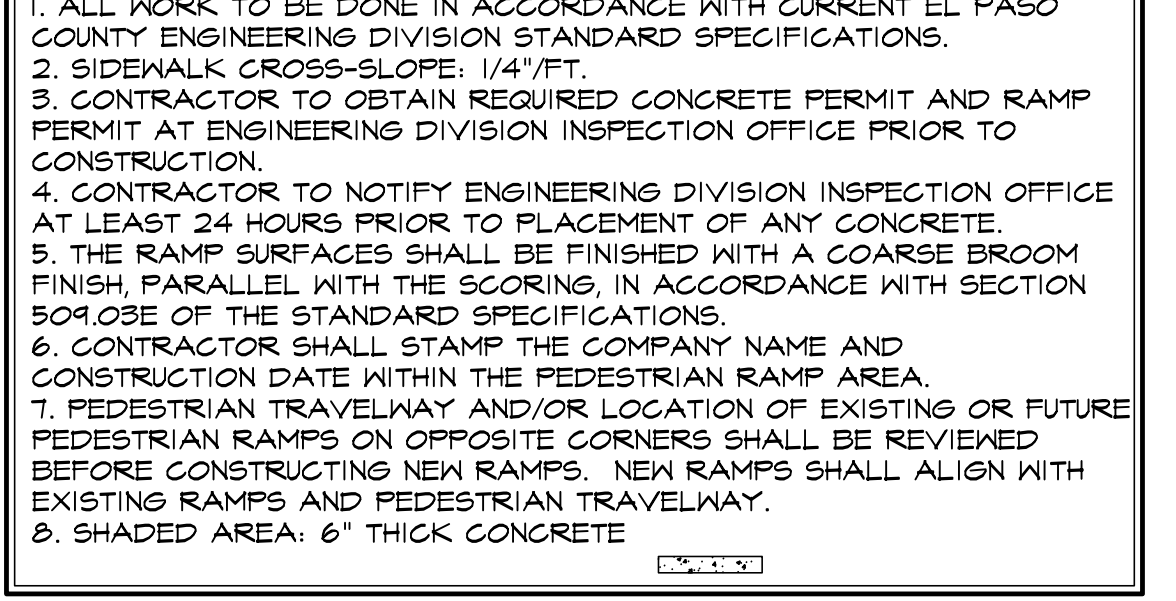
5 FIRE LANE SIGN
 SCALE: 1 1/2"=1'-0"



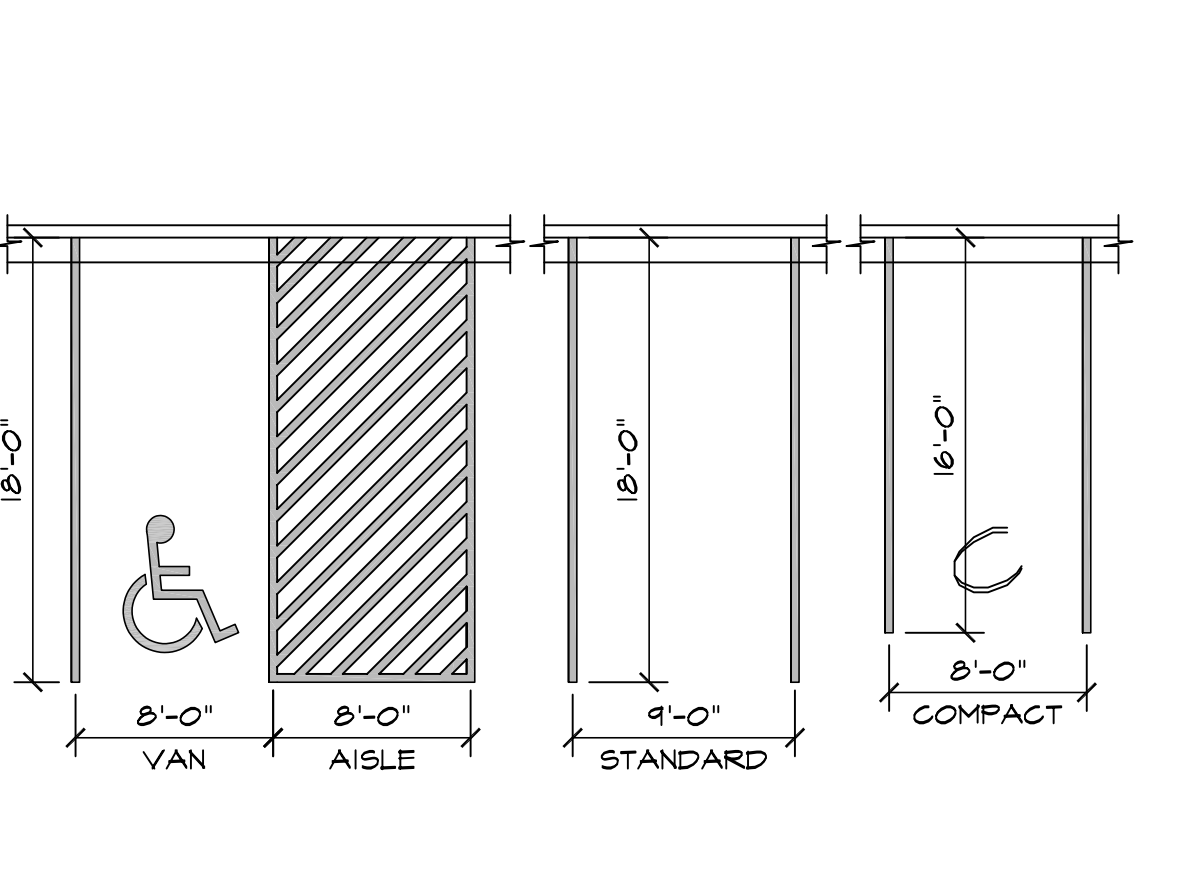
SECTION A-A



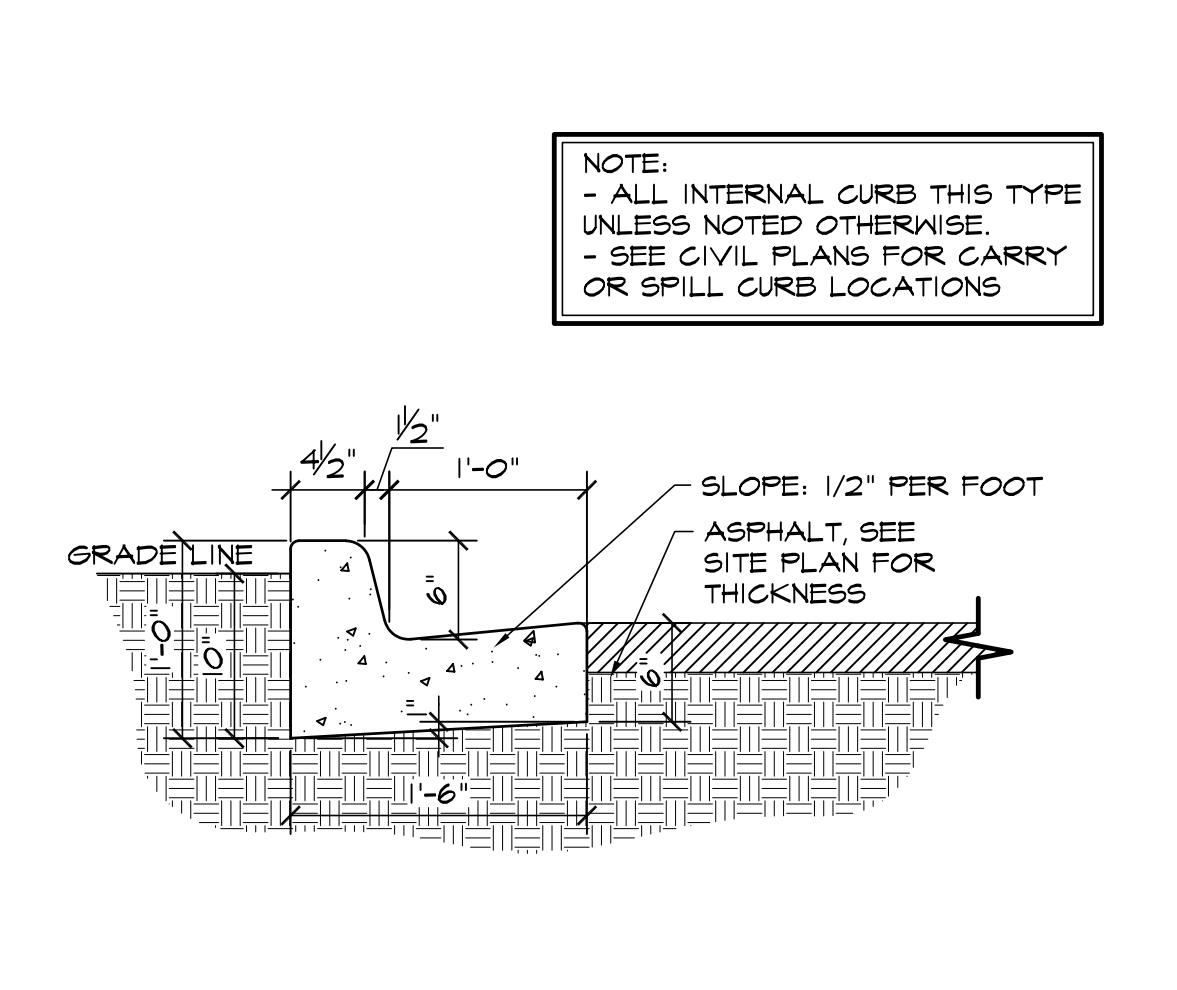
SECTION B-B



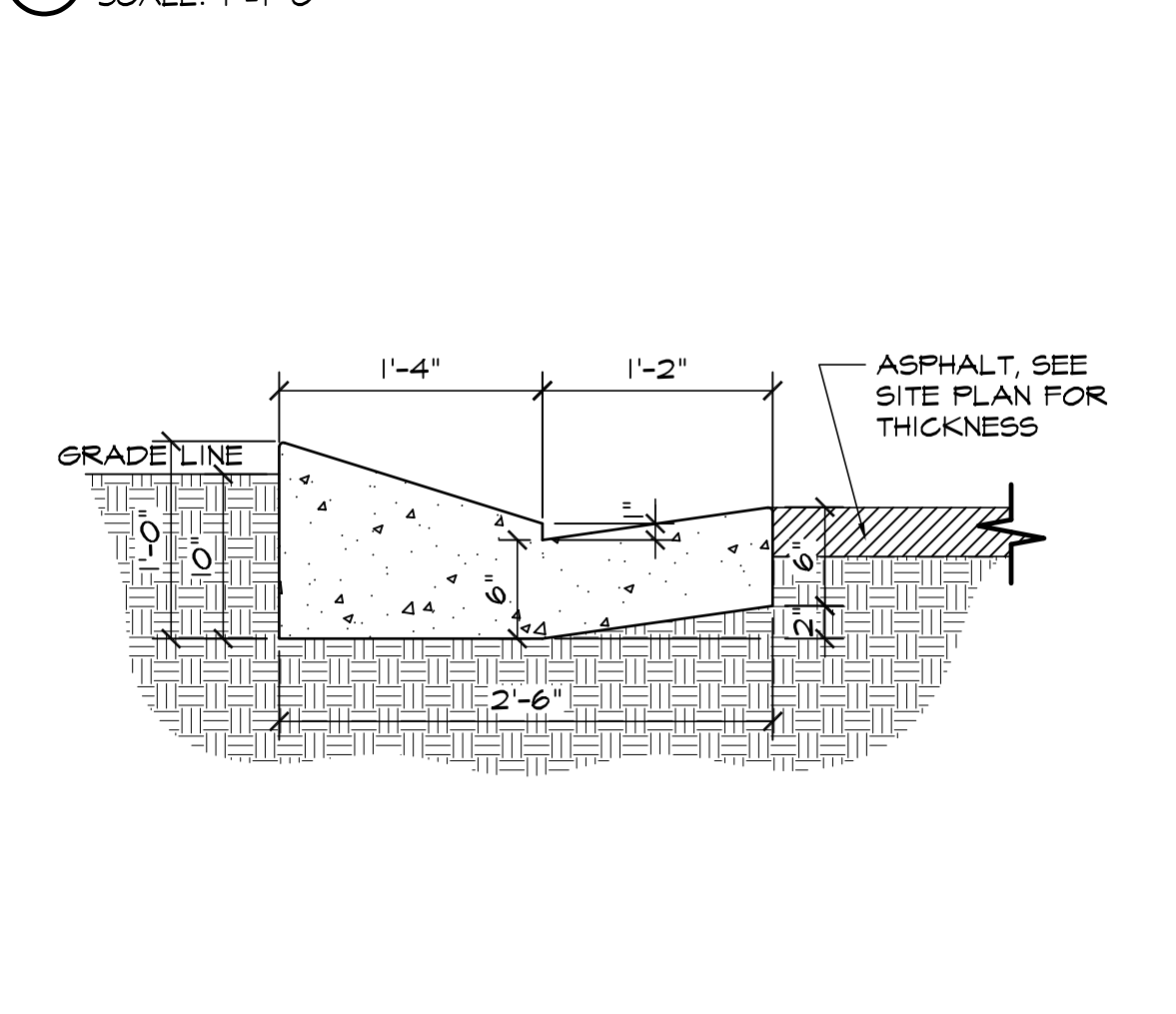
6 PEDESTRIAN RAMP DETAIL D-8J
 SCALE: 3/16"=1'-0"



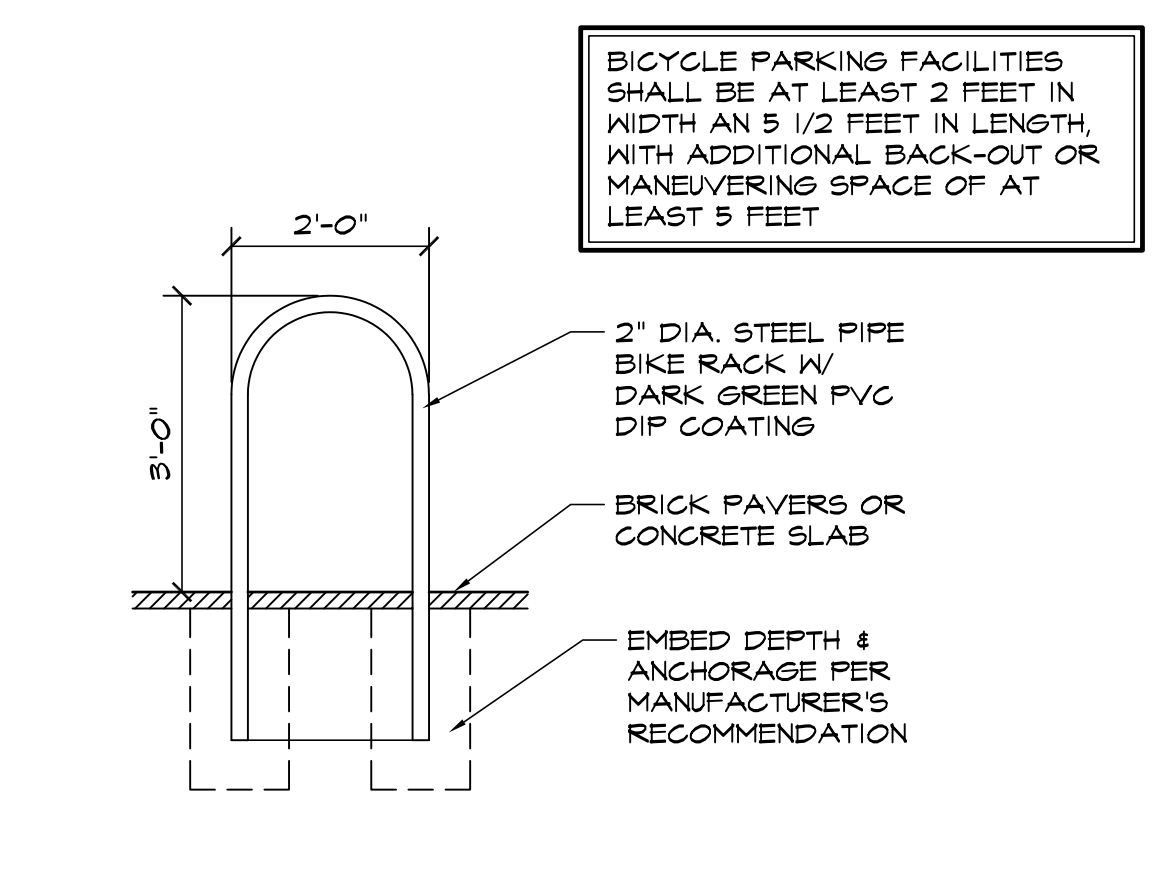
1 ADA / STANDARD PARKING
 SCALE: 1/8"=1'-0"



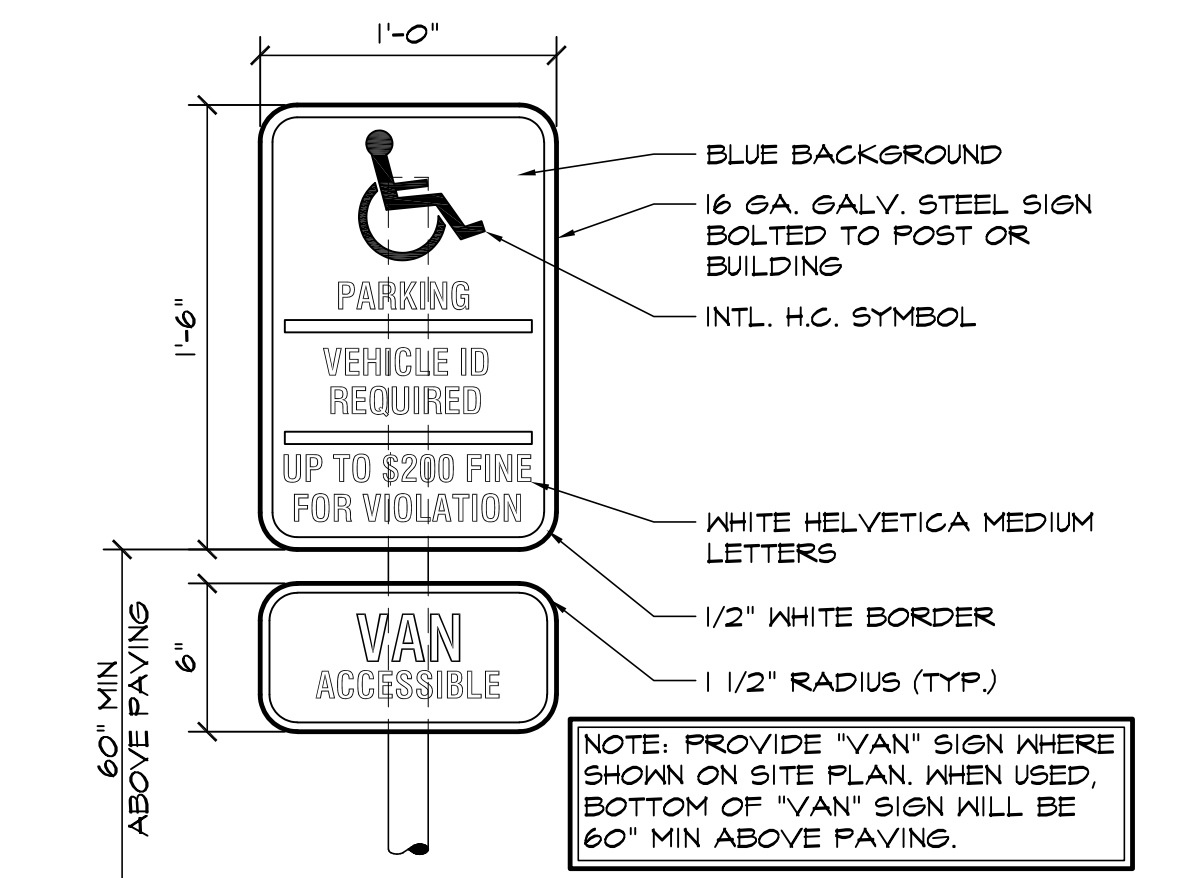
2 EPC TYPE B CURB
 SCALE: 1"=1'-0"



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



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



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

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