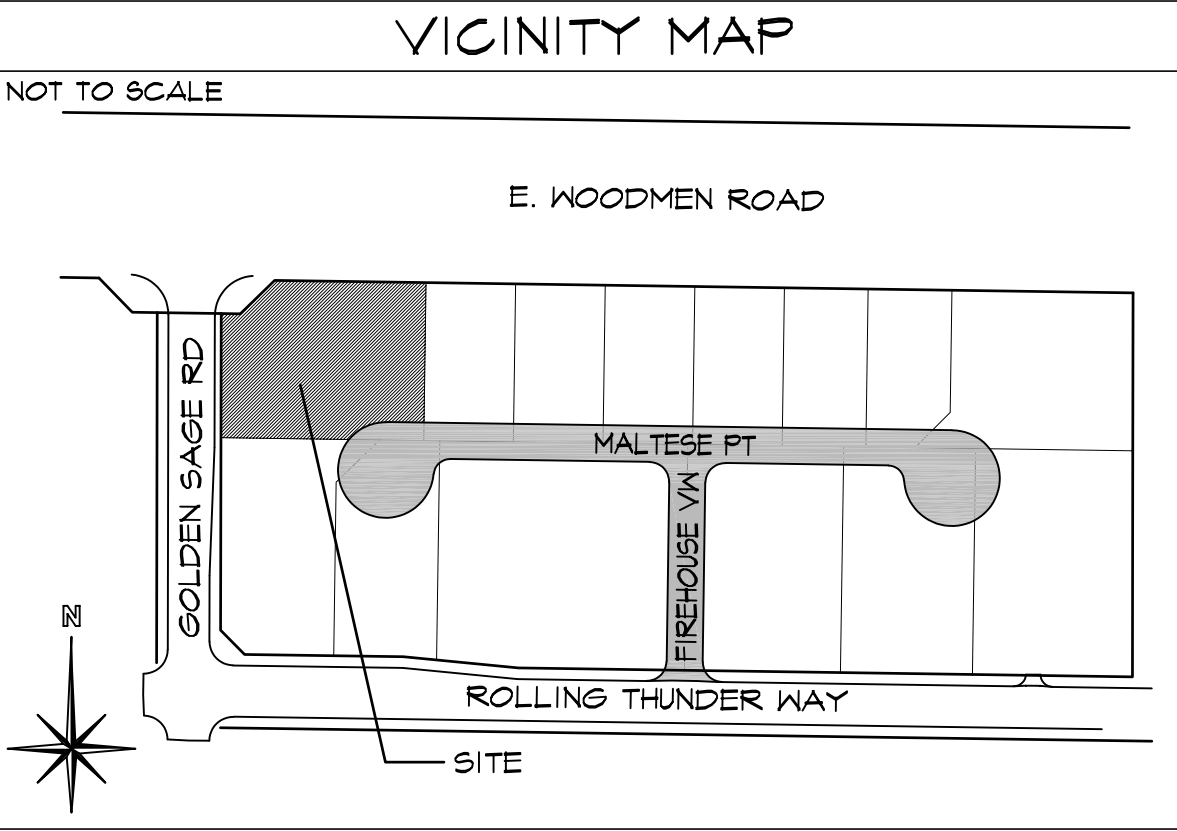


2 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"

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PROJECT INFORMATION	
PROPERTY INFORMATION	
OWNER NAME:	TENENT INVESTMENTS, LLC 9019 ROYAL MELBOURNE CIRCLE PEYTON, COLORADO 80831
LEGAL DESCRIPTION:	
PARCEL NUMBER:	LOT 1, FILING 1 OF ROLLING THUNDER BUSINESS PARK 53111-01-001
ZONING:	PUD (CNTY FILE NO: PUD-08-002)
LOT SIZE:	48,400 SF (1.11 ACRES)
CURRENT USE:	GYMNASIUMS / AUTO REPAIR
FLOODPLAIN STATEMENT:	NONE (MAP NO: 08041C0535 G, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	A-3, B, F-2, S-2
TYPE OF CONSTRUCTION:	V-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	LIGHT MANUFACTURING, OFFICE, WAREHOUSE AND AUTO REPAIR
STRUCTURAL COVERAGE OF LOT:	21%
PAVEMENT COVERAGE:	45%
STREET COVERAGE:	48%
BUILDING STRUCTURAL HEIGHT:	19'-8" (45'-0" MAX)
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
EXISTING AUTO REPAIR (5,000 S.F.)	
(1 SPACE PER EMPLOYEE:	
3 EMPLOYEES x 1 SPACE = 3)	
(3 SPACES PER SERVICE BAY:	
2 BAYS x 3 SPACES = 6)	
TOTAL REQUIRED:	
WAREHOUSE - (1 SPACE/1,000 S.F.)	4
(2,560 S.F. / 1,000 S.F.)	3
LIGHT MANUFACTURING (1 SPACE/750 S.F.)	2
(1,412 S.F. / 750 S.F.)	2
OFFICE - (1 SPACE/200 S.F.)	5
(1,020 S.F. / 200 S.F.)	1
H.C. - (1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	45
STANDARD SPACES PROVIDED:	42
H.C. SPACES PROVIDED:	3
LOADING SPACE PROVIDED:	1 (14'x18')
BIKE PARKING REQUIRED:	
TOTAL PARKING X 5%	
45 PARKING X 5%	
BIKE PARKING PROVIDED:	
2	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	WINTER 2020
LANDSCAPING:	FALL 2020
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915 (719)-570-1549
PHONE NUMBER:	(719)-570-1008
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
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT
	ACCESS EASEMENT
	OPAQUE CHAINLINK 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

COUNTY FILE NO. COM-20-067

HAMMERS
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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COLORADO SPRINGS, CO 80915
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TENENT INVESTMENT, LLC
BREWERY

10610 MALTESE POINT
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: OCT 28, 2020
DRAWN BY: W. VENEROS
PROJ. MGR: E. SMITH
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1187

RESUBMITTALS:	
12-4-20 / COMMENTS 11-15-20	