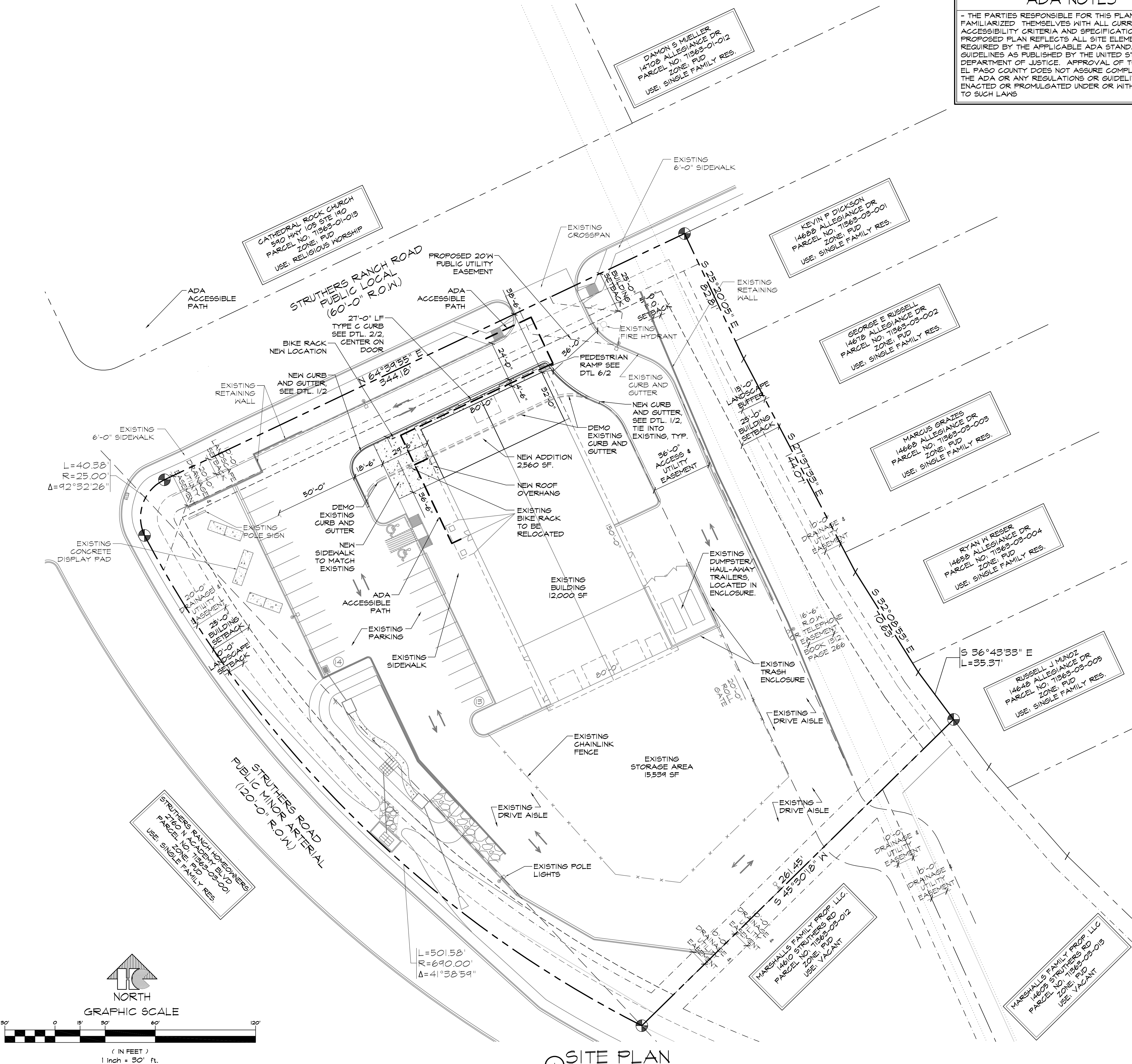


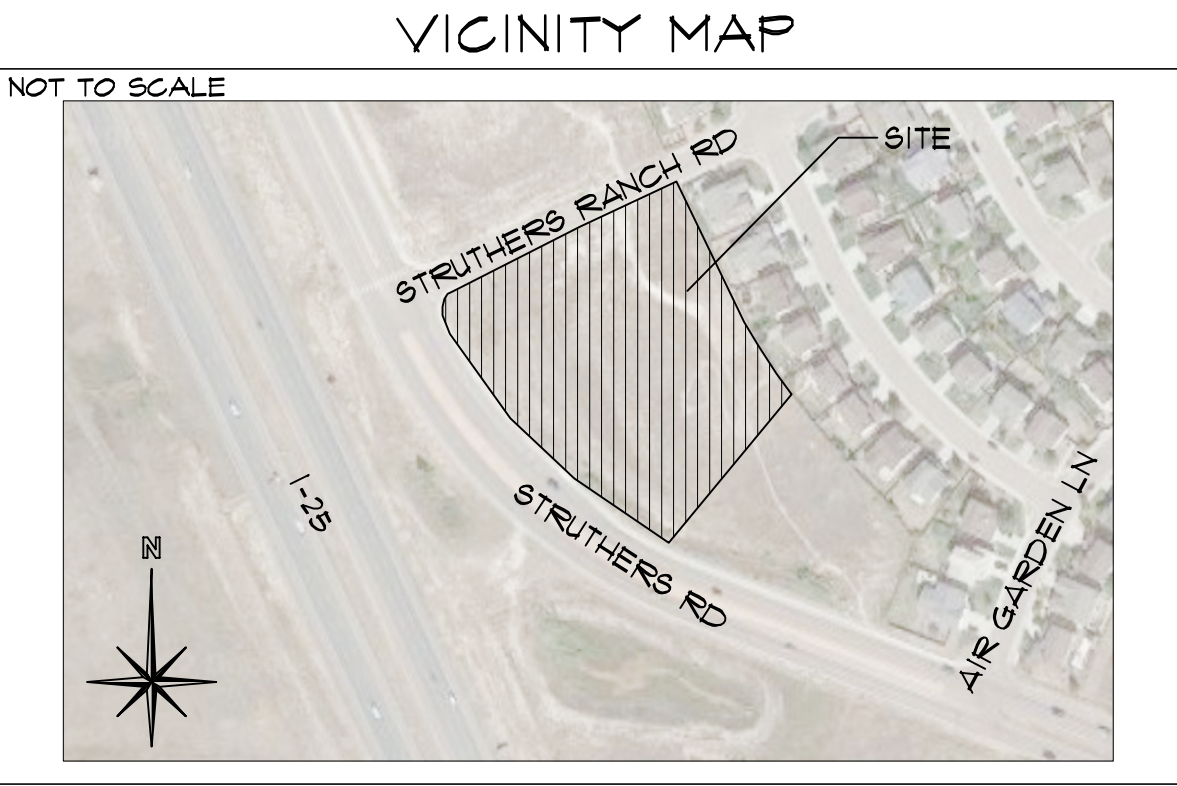


ADA NOTES

- 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

DRAWING INDEX

1 OF 7	- SITE PLAN
2 OF 7	- SITE DETAILS
LI.1	3 OF 7 - LANDSCAPE PLAN - AREA 'A'
LI.2	4 OF 7 - LANDSCAPE PLAN - AREA 'B'
SPO.1	5 OF 7 - PLAN PHOTOMETRIC AND SCHEDULE
SPO.2	6 OF 7 - PLAN PHOTOMETRIC CUT SHEETS
7 OF 7	- BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	MARSHALL'S FAMILY PROPERTY LLC 412 N CHELTON RD COLORADO SPRINGS, CO 80909 (719) 463-3659 JohnM@clearstonesubway.com
LEGAL DESCRIPTION:	LOT 1A STRUTHERS RANCH SUB FIL. NO. 4A
PARCEL NUMBER:	71363-03-014
ZONING:	PUD
LOT SIZE:	128,066 SF - 2.94 ACRES
CURRENT USE:	RETAIL/SHOWROOM/ATV REPAIR
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041607296, EFFECTIVE DATE DEC. 1, 2018)
BUILDING INFORMATION	
EXISTING BUILDING AREA:	12,000 SF
NEW ADDITION AREA:	2,560 SF
BUILDING OCCUPANCY:	M, S-I
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NOT REQUIRED
AREA SEPARATION WALLS:	NONE
EXISTING OUTSIDE STORAGE AREA:	15,394 SF
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RETAIL/SHOWROOM
STRUCTURAL COVERAGE:	11% (SCOPE INCREASES 2%)
IMPERVIOUS COVERAGE:	56% (SCOPE DECREASES 2%)
LANDSCAPE COVERAGE:	33% (SCOPE INCREASES 0.4%)
OPEN SPACE COVERAGE:	0% (SCOPE HAS NO CHANGE)
BLDG. ADDITION HEIGHT:	24'-5 1/2" (40'-0" MAX)
OVERALL BLDG HEIGHT:	28'-5 1/2"
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	8
8,160 SF / 1,000 SF	
ATV SALES OFFICE	
1 SPACE / 450 SF	2
452 SF / 450 SF	
REPAIR SHOP - 1 SPACE / PER BAY	4
4 BAYS / 1 SPACE	
NEW SHOWROOM SALES - 1 / 1,000 SF	3
2,560 SF / 1,000 SF	
TOTAL PARKING SPACES REQUIRED:	17
TOTAL PARKING PROVIDED:	27
STANDARD SPACES PROVIDED:	25
HANDICAP:	2
(NO NEW PARKING NEEDED)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2026
LANDSCAPING:	SUMMER 2026
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRS., CO 80915 (719)-570-1549 (719)-570-1008 LISA PETERSON lpeterson@hammersconstruction.com
PHONE NUMBER:	(719)-570-1549
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" OC.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
+	SIGN
○	MANHOLE
⊕	ELECTRICAL TRANSFORMER
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE HYDRANT

COUNTY FILE NO. PPR-263

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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ROCKY MT. CYCLE PLAZA

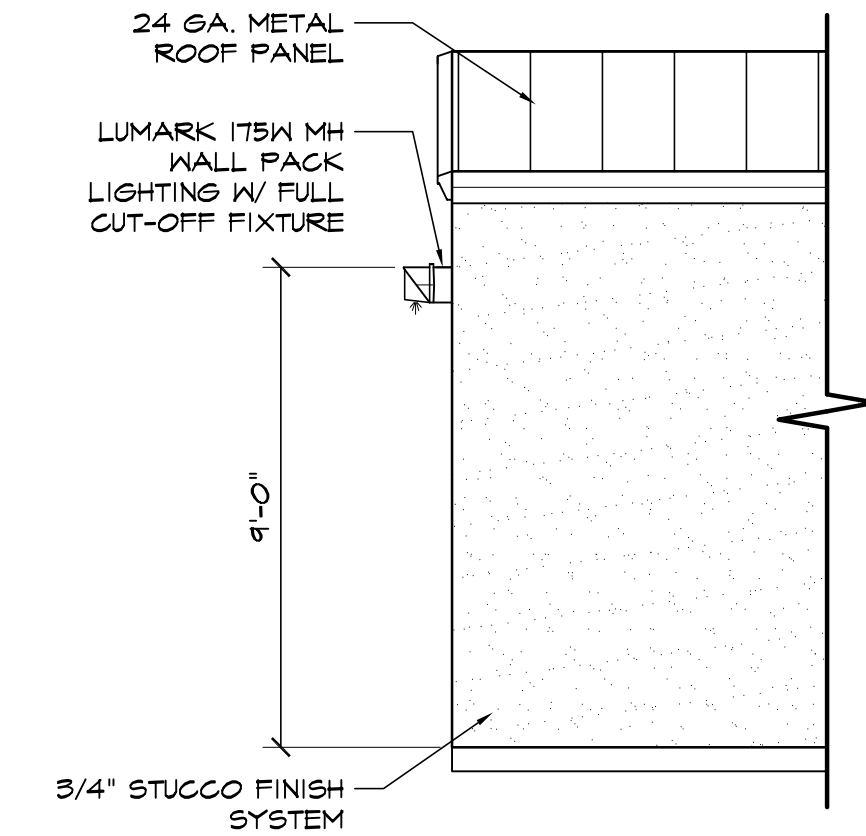
BUILDING ADDITION

847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

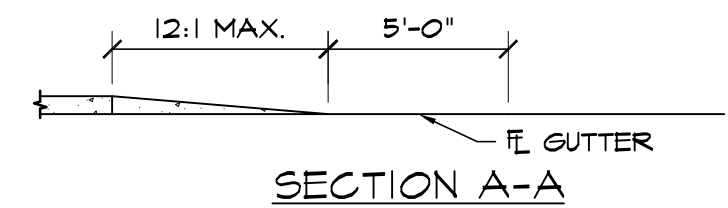
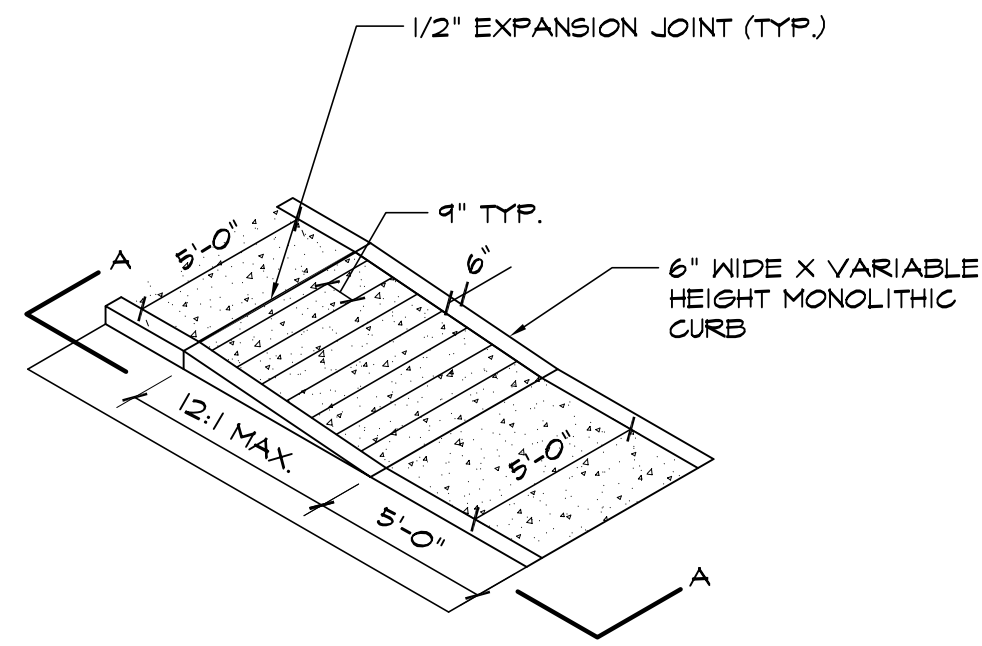
DATE: DEC. 29, 2025
DRAWN BY: W. VENEROS
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1425

RESUBMITTALS:
Δ 4-15-26/COMMENTS 2-4-26
Δ 8-14-26/COMMENTS 5-14-26

1 of 7
SITE PLAN

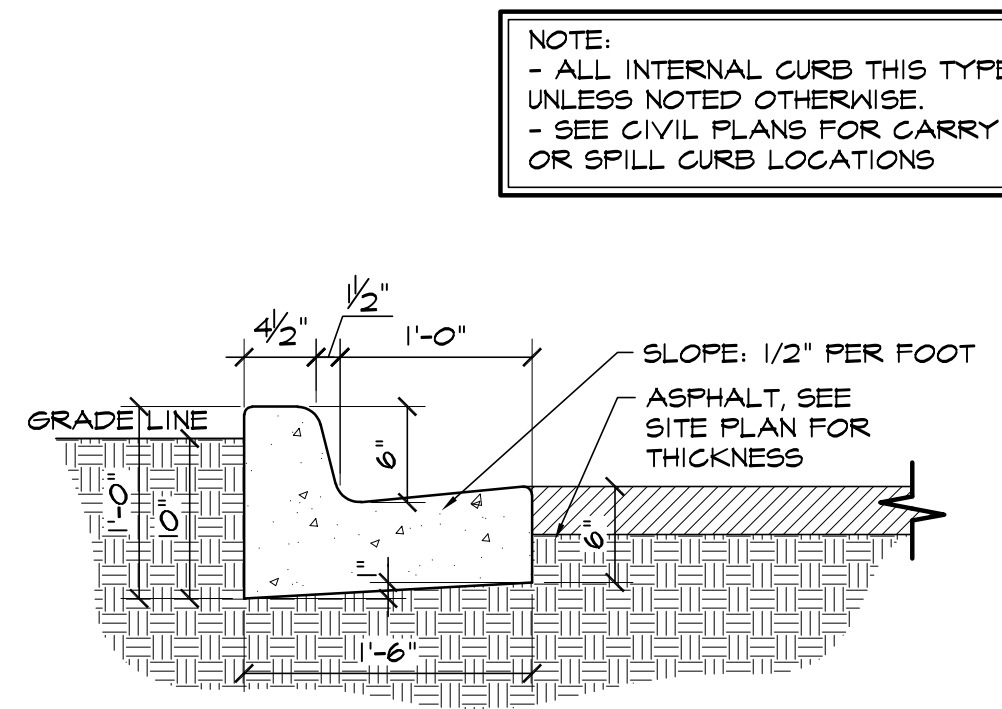


5 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"

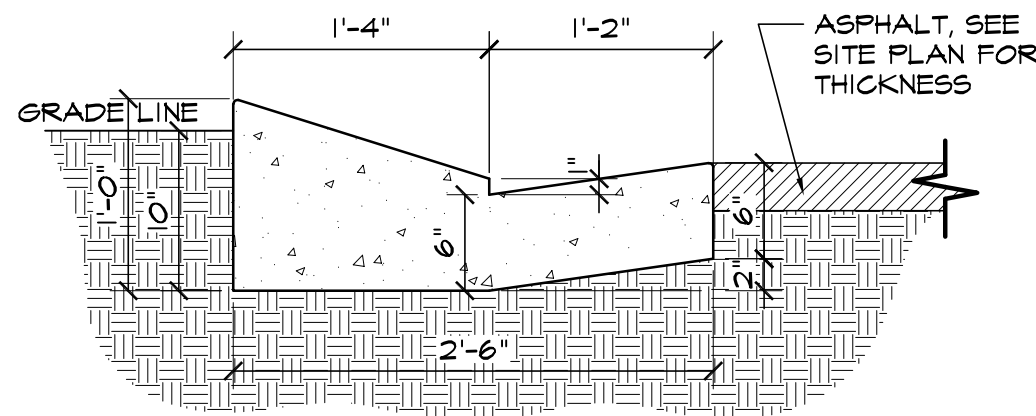


GENERAL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT (EL PASO COUNTY) ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.03E OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMP ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMP. NEW RAMP SHALL ALIGN WITH EXISTING RAMP AND PEDESTRIAN TRAVELWAY.

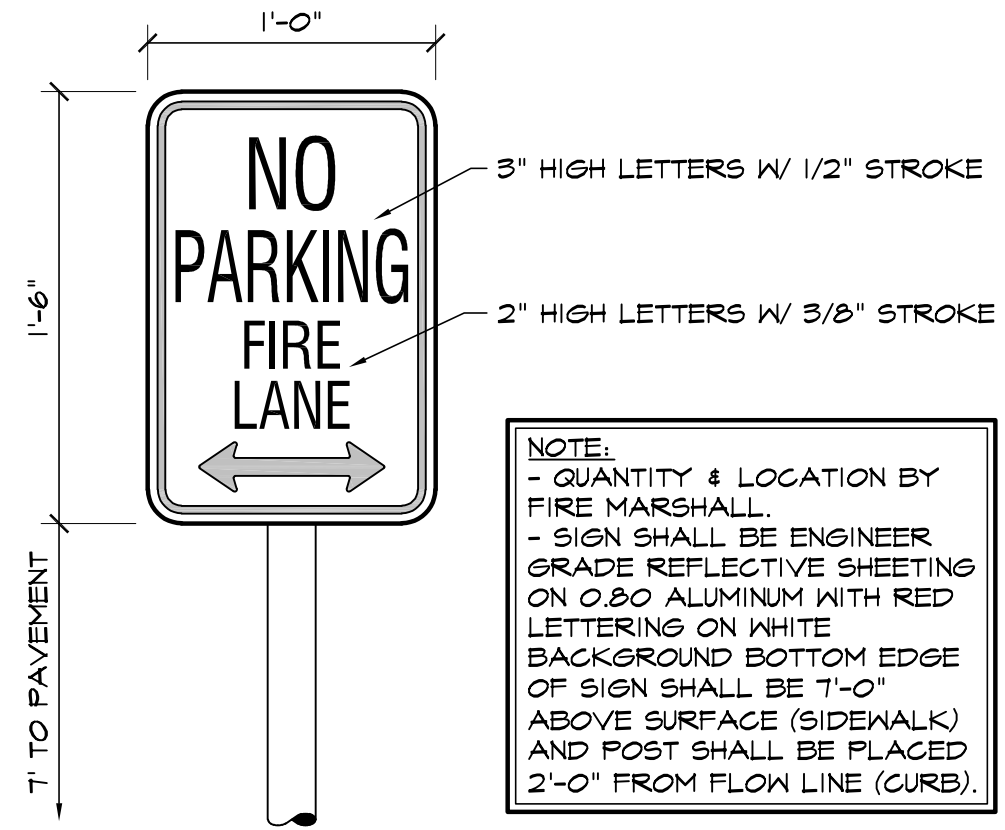
6 PEDESTRIAN RAMP DETAIL
SCALE: 3/16"=1'-0"



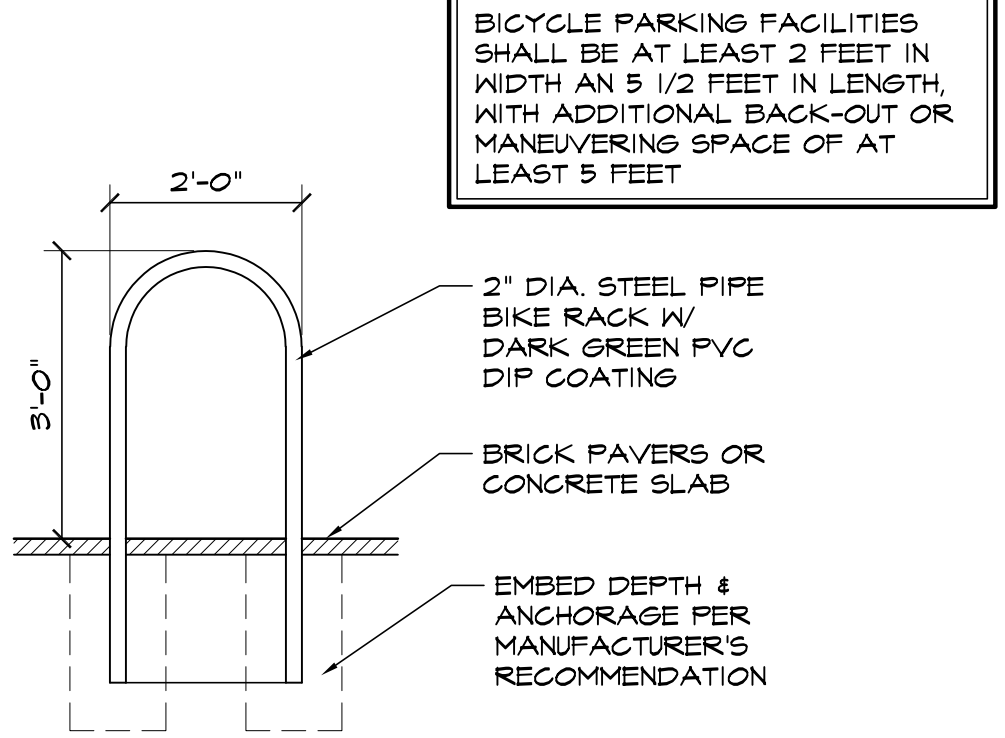
1 EPC TYPE B CURB
SCALE: 1"=1'-0"



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



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



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

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