

1919 MAIN STREET, LLC
1919 MAIN STREET
PARCEL NO. 65020-00-028
ZONE: CC CAD-0
USE: SERVICE GARAGE

GREAT DANE VENTURES, LLC
MAIN STREET
PARCEL NO. 65020-00-061
ZONE: CC CAD-0
USE: OFFICE/WAREHOUSE

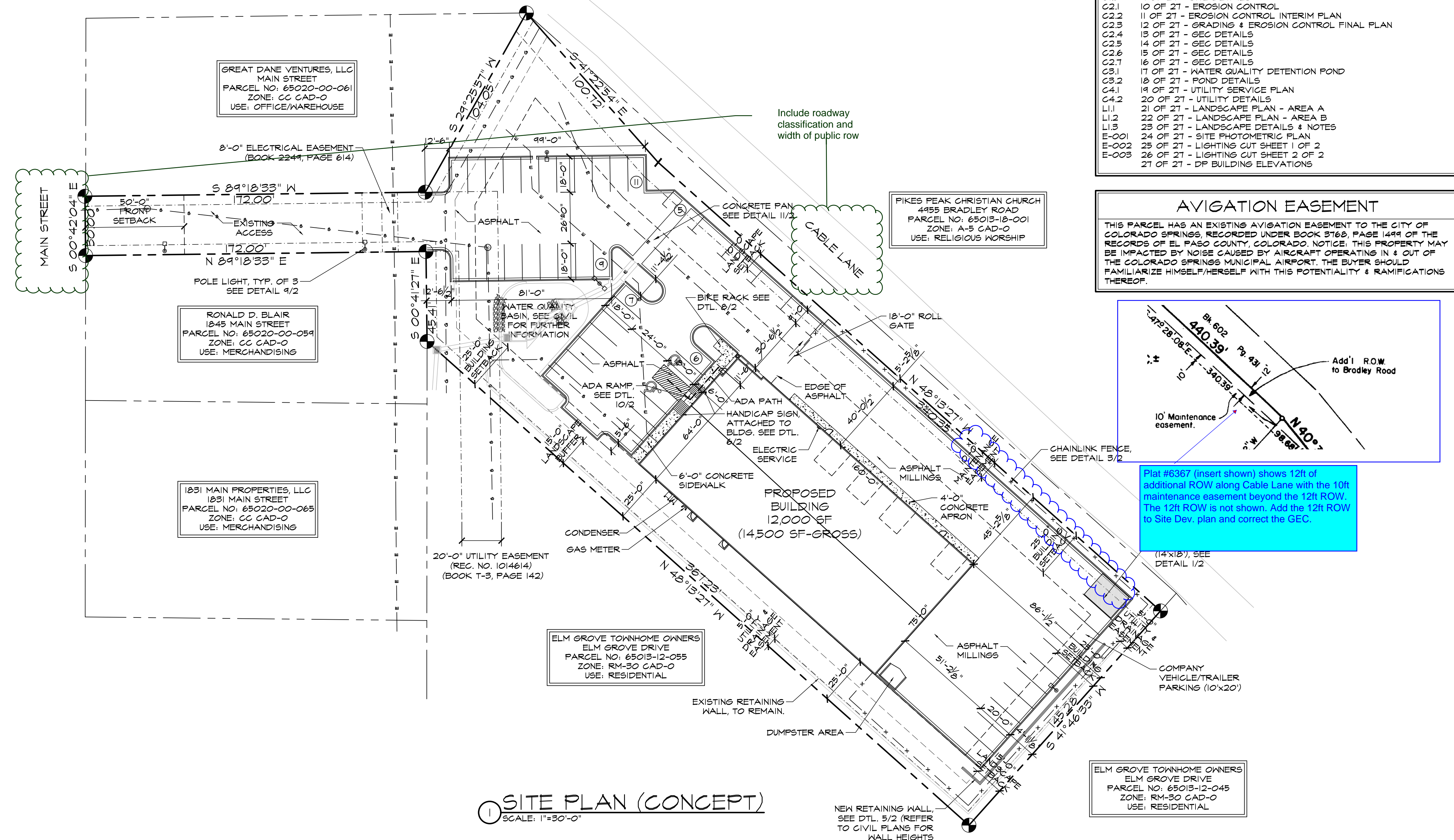
RONALD D. BLAIR
1845 MAIN STREET
PARCEL NO. 65020-00-059
ZONE: CC CAD-0
USE: MERCHANDISING

1831 MAIN PROPERTIES, LLC
1831 MAIN STREET
PARCEL NO. 65020-00-065
ZONE: CC CAD-0
USE: MERCHANDISING

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-055
ZONE: RM-30 CAD-0
USE: RESIDENTIAL

PIKES PEAK CHRISTIAN CHURCH
4455 BRADLEY ROAD
PARCEL NO. 65013-18-001
ZONE: A-5 CAD-0
USE: RELIGIOUS WORSHIP

ELM GROVE TOWNHOME OWNERS
ELM GROVE DRIVE
PARCEL NO. 65013-12-045
ZONE: RM-30 CAD-0
USE: RESIDENTIAL



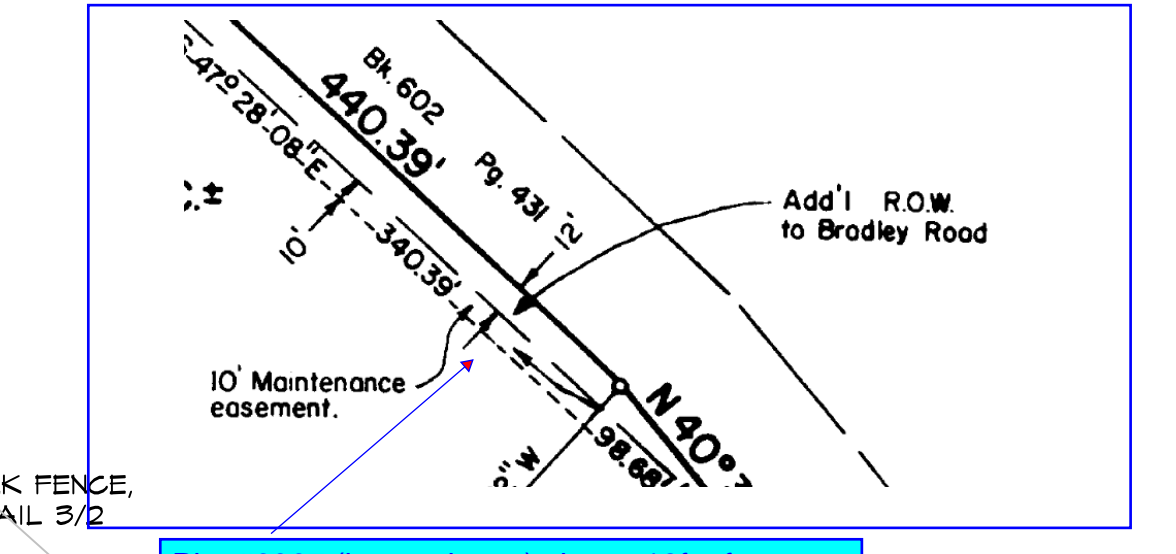
① SITE PLAN (CONCEPT)
SCALE: 1"=30'-0"

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 DESIGN 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.

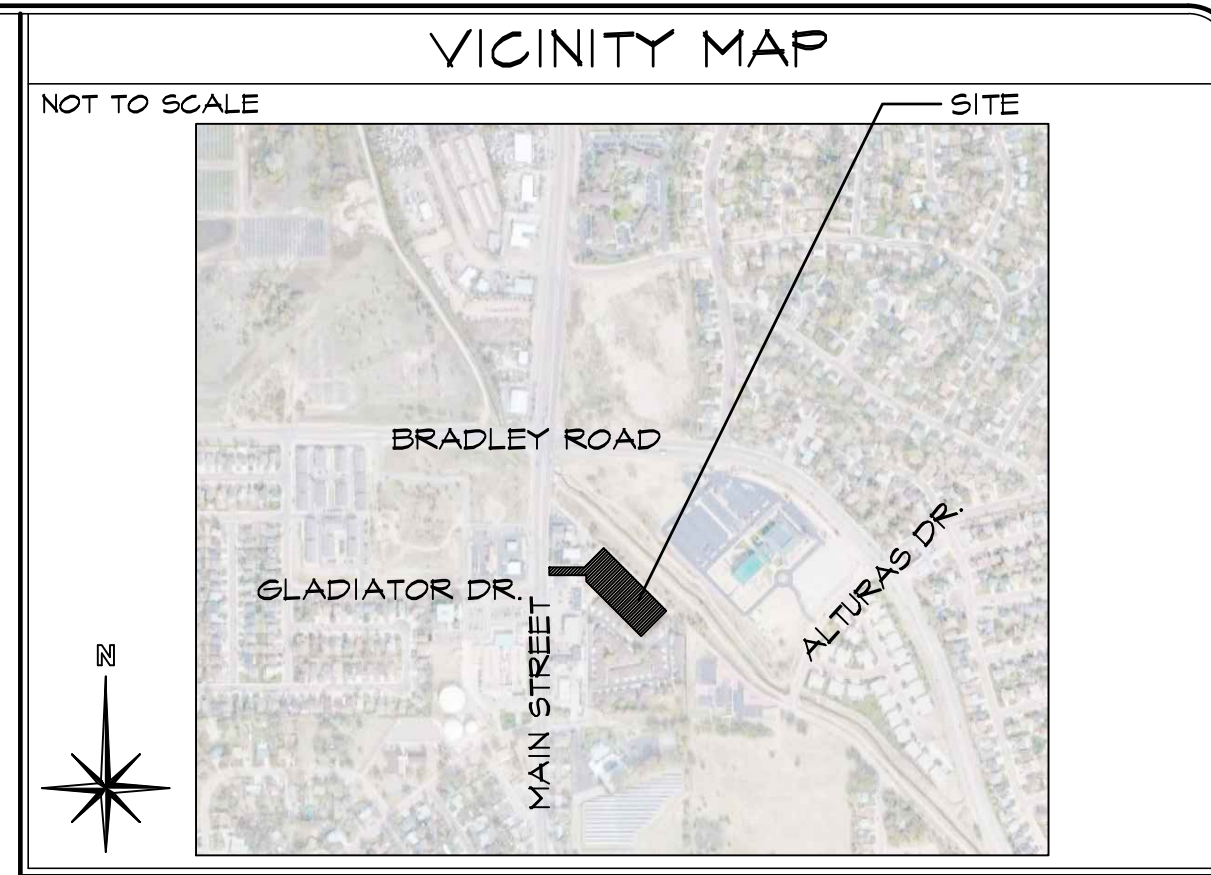
DRAWING INDEX

| | |
|-------|--|
| COO | 1 OF 27 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX |
| CO1 | 2 OF 27 - SITE DETAILS |
| CO2 | 3 OF 27 - COVER SHEET |
| C1.1 | 4 OF 27 - NOTES |
| C1.2 | 5 OF 27 - DEMOLITION PLAN |
| C1.3 | 6 OF 27 - SITE PLAN |
| C1.4 | 7 OF 27 - HORIZONTAL CONTROL PLAN |
| C1.5 | 8 OF 27 - PAVING & STRIPING PLAN |
| C2.1 | 9 OF 27 - SITE DETAILS |
| C2.2 | 10 OF 27 - EROSION CONTROL |
| C2.3 | 11 OF 27 - EROSION CONTROL INTERIM PLAN |
| C2.4 | 12 OF 27 - GRADING & EROSION CONTROL FINAL PLAN |
| C2.5 | 13 OF 27 - GEC DETAILS |
| C2.6 | 14 OF 27 - GEC DETAILS |
| C2.7 | 15 OF 27 - GEC DETAILS |
| C3.1 | 16 OF 27 - GEC DETAILS |
| C3.2 | 17 OF 27 - WATER QUALITY DETENTION POND |
| C3.3 | 18 OF 27 - POND DETAILS |
| C4.1 | 19 OF 27 - UTILITY SERVICE PLAN |
| C4.2 | 20 OF 27 - UTILITY DETAILS |
| L1.1 | 21 OF 27 - LANDSCAPE PLAN - AREA A |
| L1.2 | 22 OF 27 - LANDSCAPE PLAN - AREA B |
| L1.3 | 23 OF 27 - LANDSCAPE DETAILS & NOTES |
| E-001 | 24 OF 27 - SITE PHOTOMETRIC PLAN |
| E-002 | 25 OF 27 - LIGHTING CUT SHEET 1 OF 2 |
| E-003 | 26 OF 27 - LIGHTING CUT SHEET 2 OF 2 |
| | 27 OF 27 - DP BUILDING ELEVATIONS |

AVIGATION EASEMENT
THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER BOOK 376B, PAGE 1499 OF THE RECORDS OF EL PASO COUNTY, COLORADO. NOTICE, THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN & OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY & RAMIFICATIONS THEREOF.



Plat #6367 (insert shown) shows 12ft of additional ROW along Cable Lane with the 10ft maintenance easement beyond the 12ft ROW. The 12ft ROW is not shown. Add the 12ft ROW to Site Dev. plan and correct the GEC.

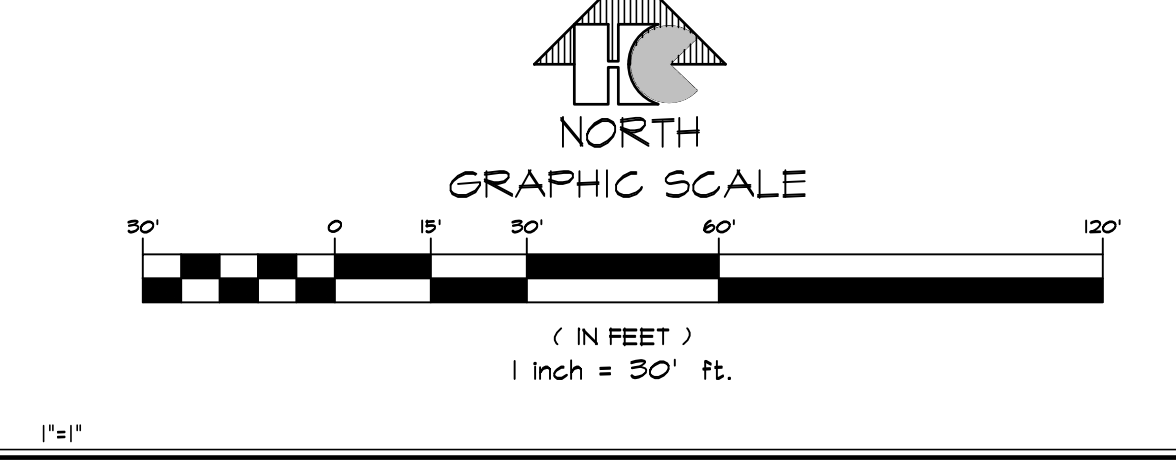


PROJECT INFORMATION

| | |
|--|---|
| PROPERTY INFORMATION | |
| OWNER NAME: | GREAT DANE VENTURES, LLC 5403 HIGH NOON AVE COLORADO SPRINGS, CO 80925 |
| LEGAL DESCRIPTION: LOT 2, ELM GROVE VILLA SUBDIVISION | |
| PARCEL NUMBER: | 65013-12-002 |
| ZONING: | CC CAD-0 |
| LOT SIZE: | 10,567 SF (1.62 ACRES) |
| CURRENT USE: | VACANT |
| FLOODPLAIN STATEMENT: | ZONE X (MAP NO. 0804107636, DATED DEC 7, 2018) |
| ZONING CODE STUDY | |
| PROPOSED PRINCIPAL USE: | OFFICE, WAREHOUSE, WASH BAY & AUTO REPAIR, CONT. EQUIP. YARD |
| STRUCTURAL COVERAGE: | 17% |
| PAVEMENT COVERAGE: | 26% |
| STREET COVERAGE: | 0% |
| LANDSCAPE COVERAGE: | 6% |
| BUILDING STRUCTURAL HEIGHT: | 27'-4 3/4" (45'-0" MAX) |
| FRONT YARD SETBACK: | 50'-0" |
| SIDE YARD SETBACK: | 25'-0" |
| REAR YARD SETBACK: | 25'-0" |
| BUILDING INFORMATION | |
| GROSS BUILDING AREA: | 14,500 SF |
| BUILDING FOOTPRINT: | 12,000 SF |
| BUILDING OCCUPANCY: | B/S-1 |
| TYPE OF CONSTRUCTION: | 11-B |
| FIRE SYSTEMS: | NONE |
| AREA SEPARATION WALLS: | NONE |
| REQUIRED PARKING SPACES | |
| OFFICE-(1 SPACE/200 S.F.) (3,500 S.F. / 200 S.F.) | 18 |
| STORAGE/MEZZ-(1 SPACE/1,000 S.F.) (2,500 S.F. / 1,000 S.F.) | 3 |
| WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.) | 4 |
| H.C.-(1 SPACE/25 REQ'D) | 2 |
| TOTAL PARKING SPACES REQUIRED: | 30 |
| TOTAL PARKING SPACES PROVIDED: | 30 |
| STANDARD SPACES PROVIDED: | 31 |
| H.C. SPACES PROVIDED: | 2 |
| PARALLEL SPACES PROVIDED: | 5 |
| LOADING SPACE PROVIDED: | 1 (14'x18') |
| (SEE DETAIL 1/2 FOR DIMENSIONS) | |
| DEVELOPMENT SCHEDULE | |
| CONSTRUCTION: | FALL 2021 |
| LANDSCAPING: | SPRING 2022 |
| DEVELOPMENT APPLICANT | |
| COMPANY: | HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, CO 80915 |
| PHONE NUMBER: | (719)-570-1599 |
| FAX NUMBER: | (719)-570-7008 |
| 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 |
| --- | ACCESS EASEMENT |
| --- | OPAQUE CHAINLINK FENCE |
| --- | 6' HIGH WROUGHT IRON FENCE |
| --- | GAS LINE |
| --- | WATER LINE |
| --- | ELECTRICAL LINE |
| --- | SANITARY SEWER LINE |
| --- | 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 |
| --- | WALK DOOR OR OVERHEAD DOOR LOCATIONS |



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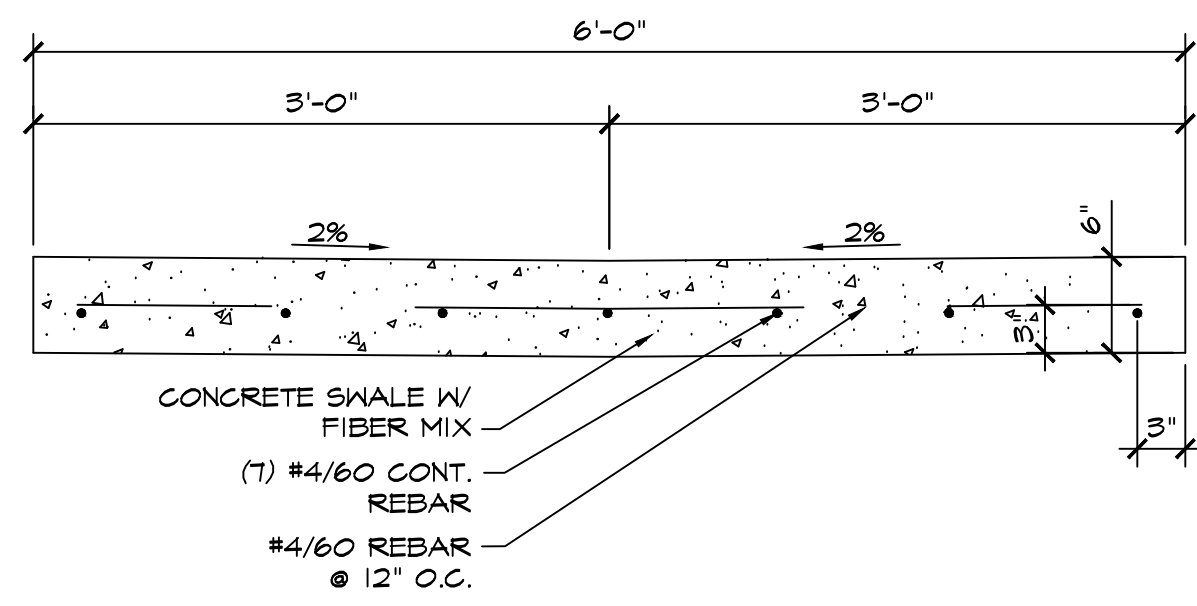
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SMITH PLUMBING & HTG
1875 MAIN STREET
COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

DATE: SEP 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

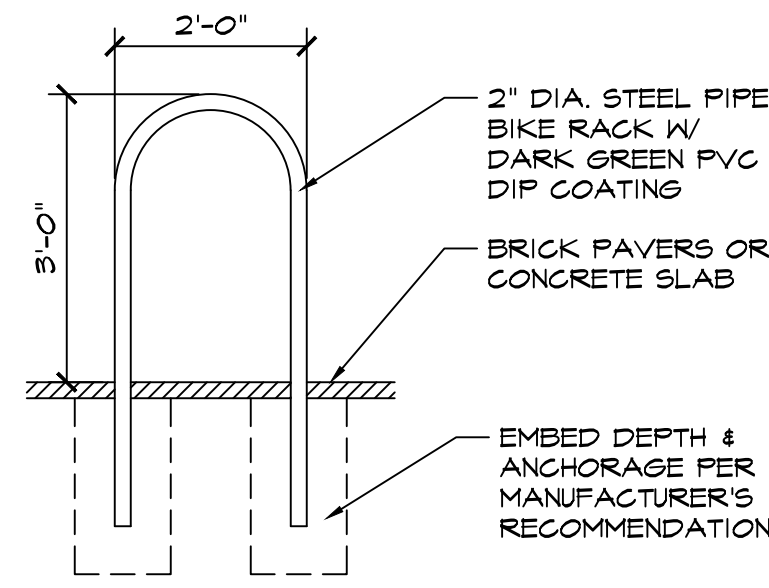
RESUBMITTALS:
12-22-21/DP COMMENTS 10-12-21

1 of 27
SITE PLAN

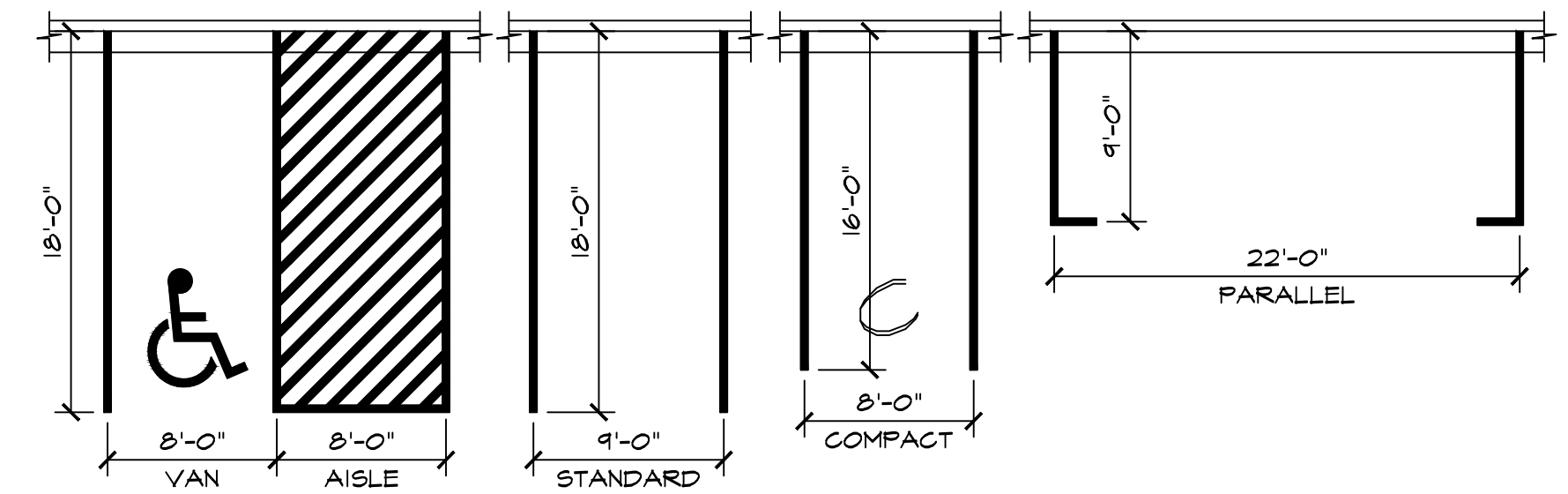


11 6'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"

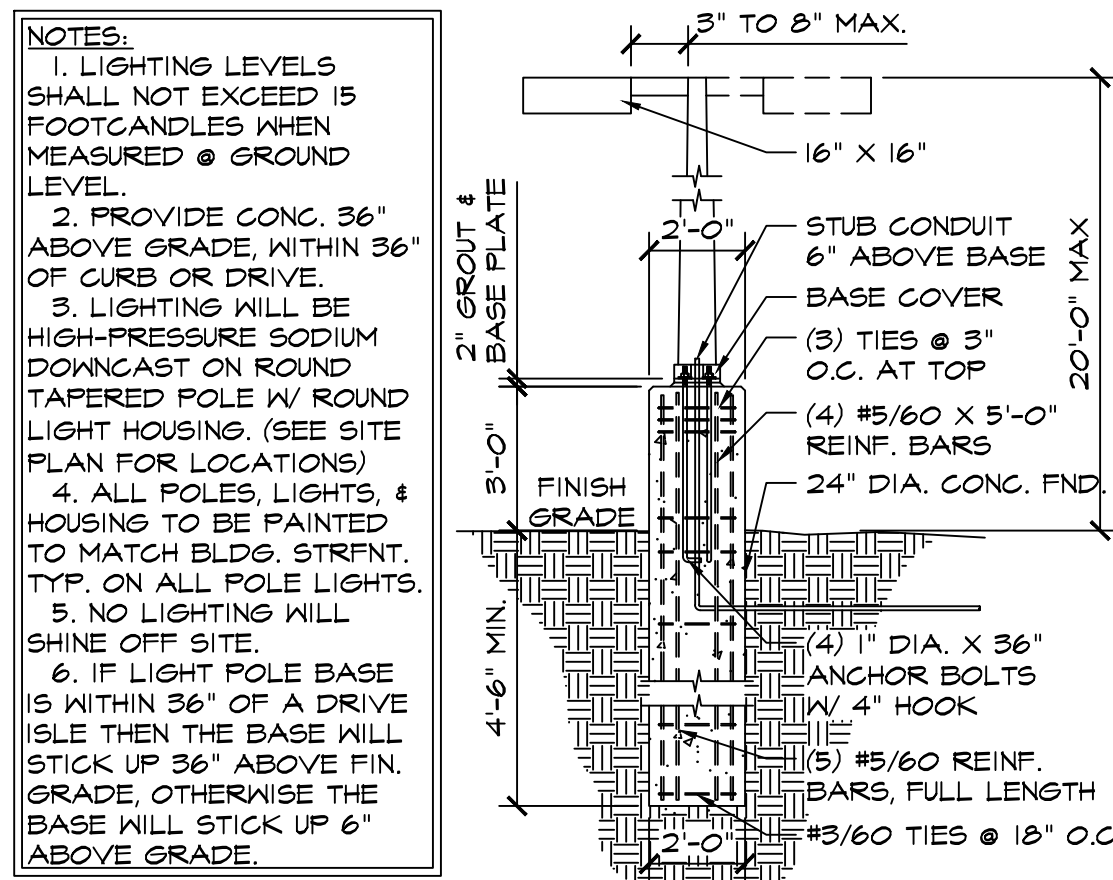
Add graphical depiction of the screening mechanism for trash enclosure



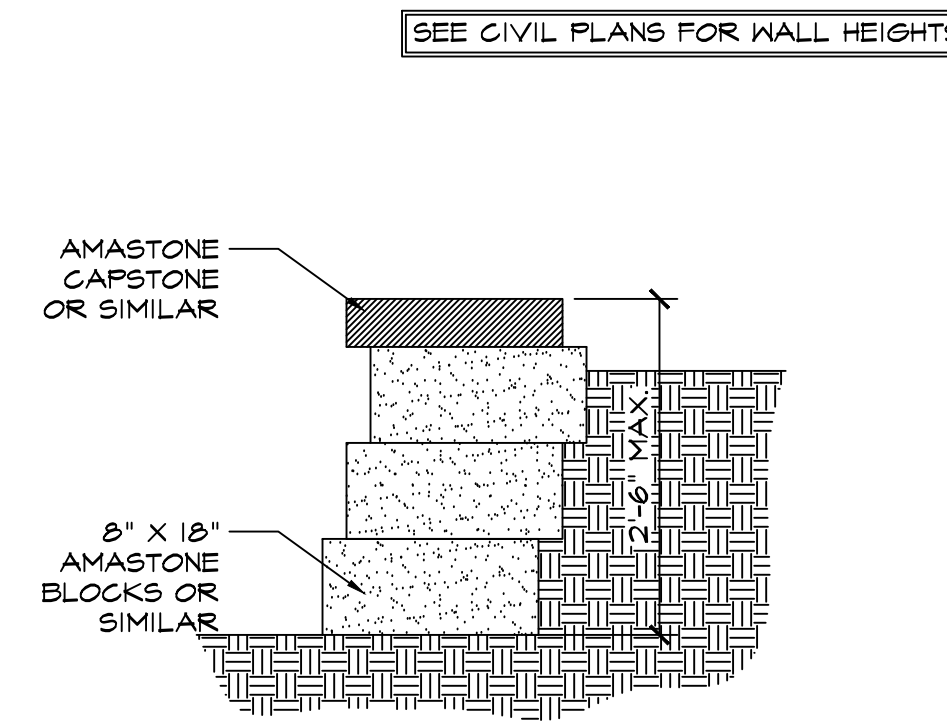
8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



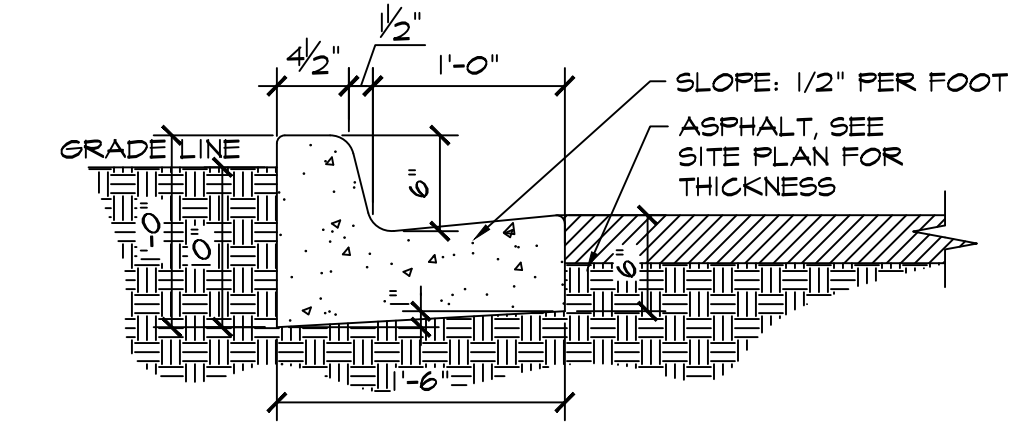
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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

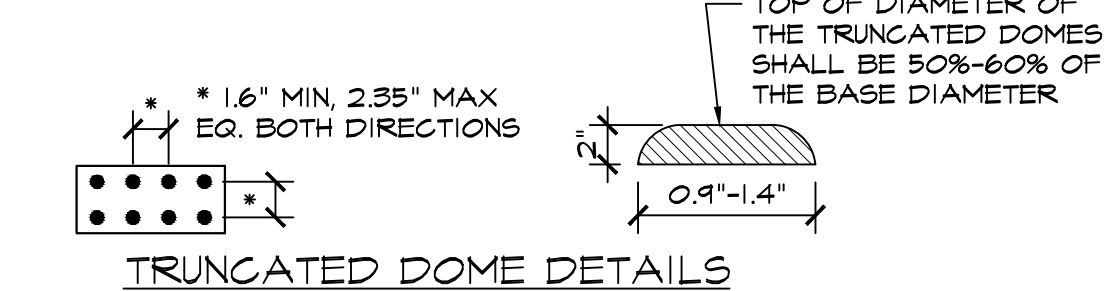
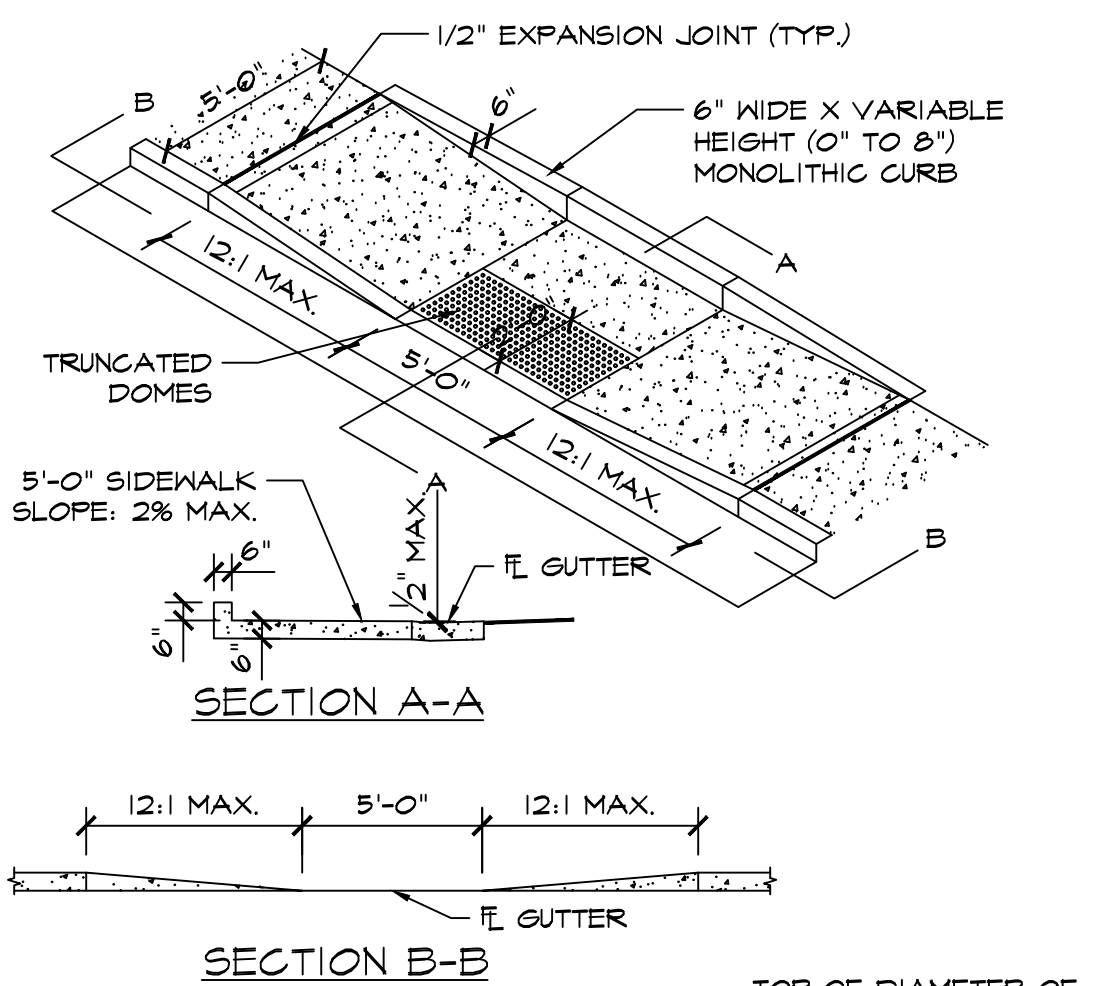


5 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



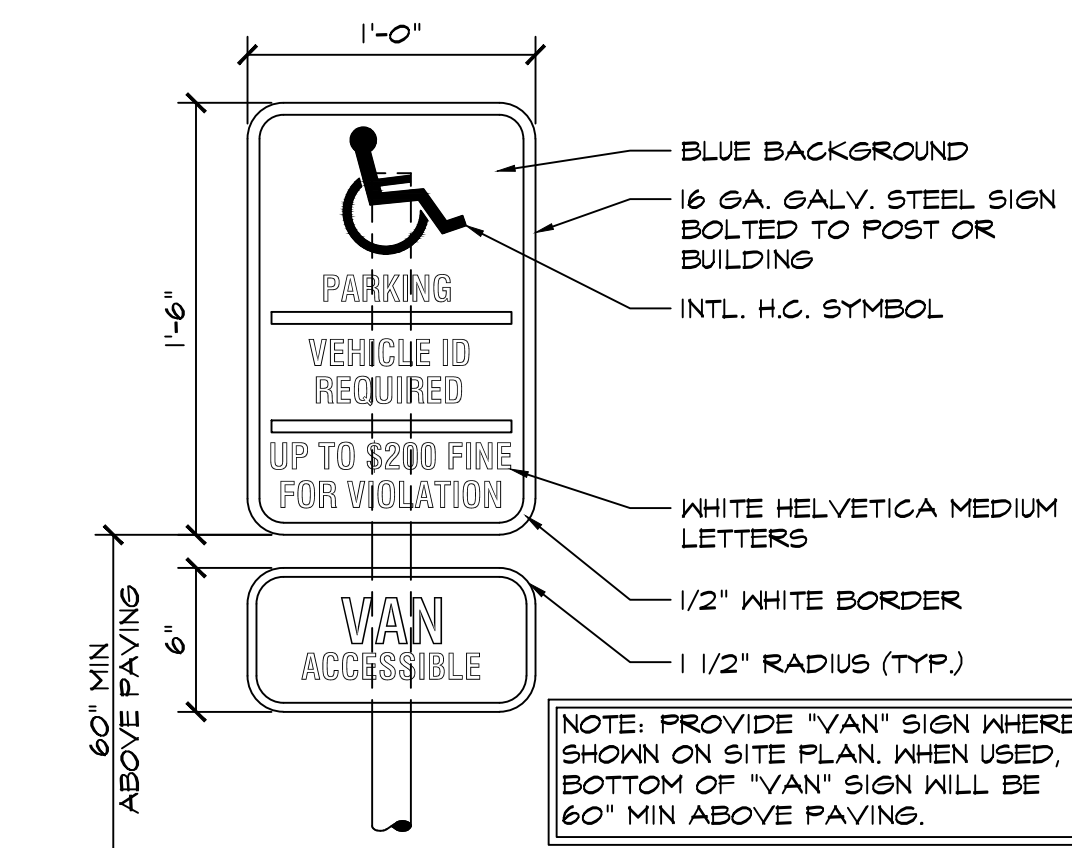
NOTE:
-ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE
-SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS

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

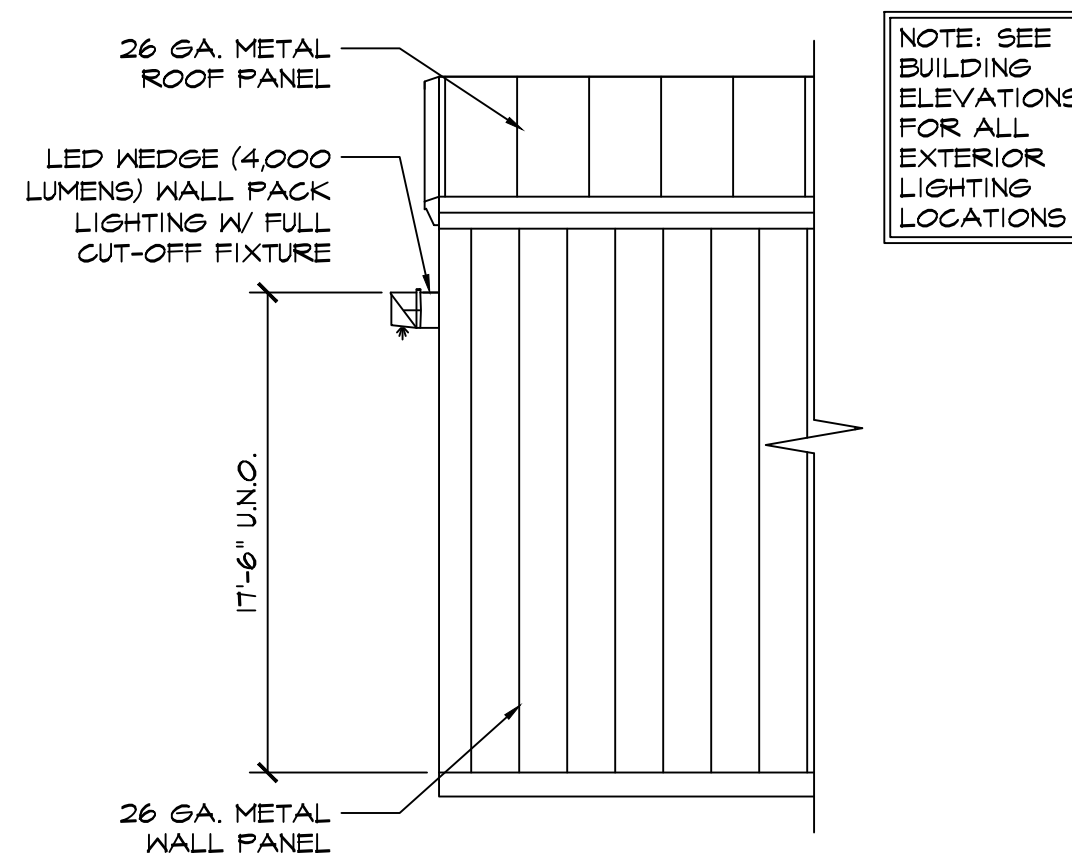


GENERAL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR 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 504.05 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 RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

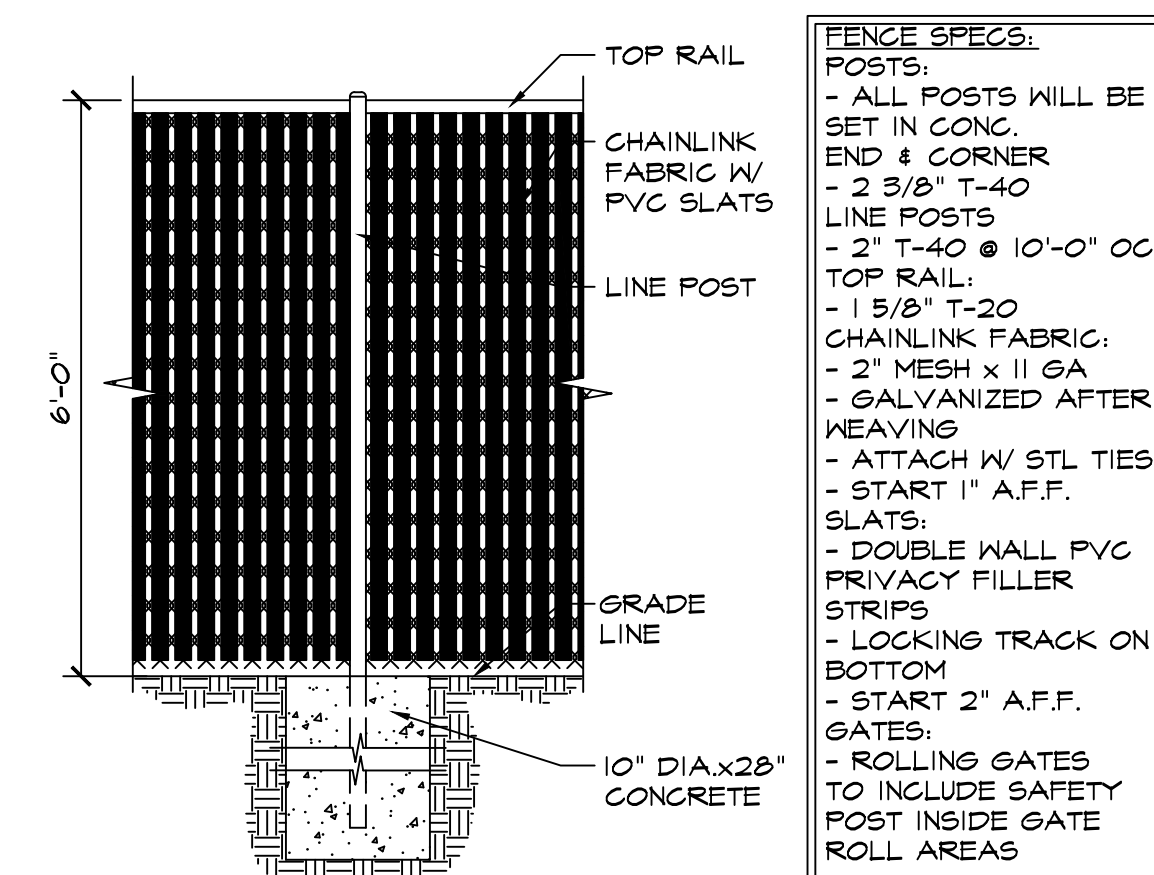
10 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



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



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



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



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

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