

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
SCALE: 1"=30'-0"

ADA NOTES

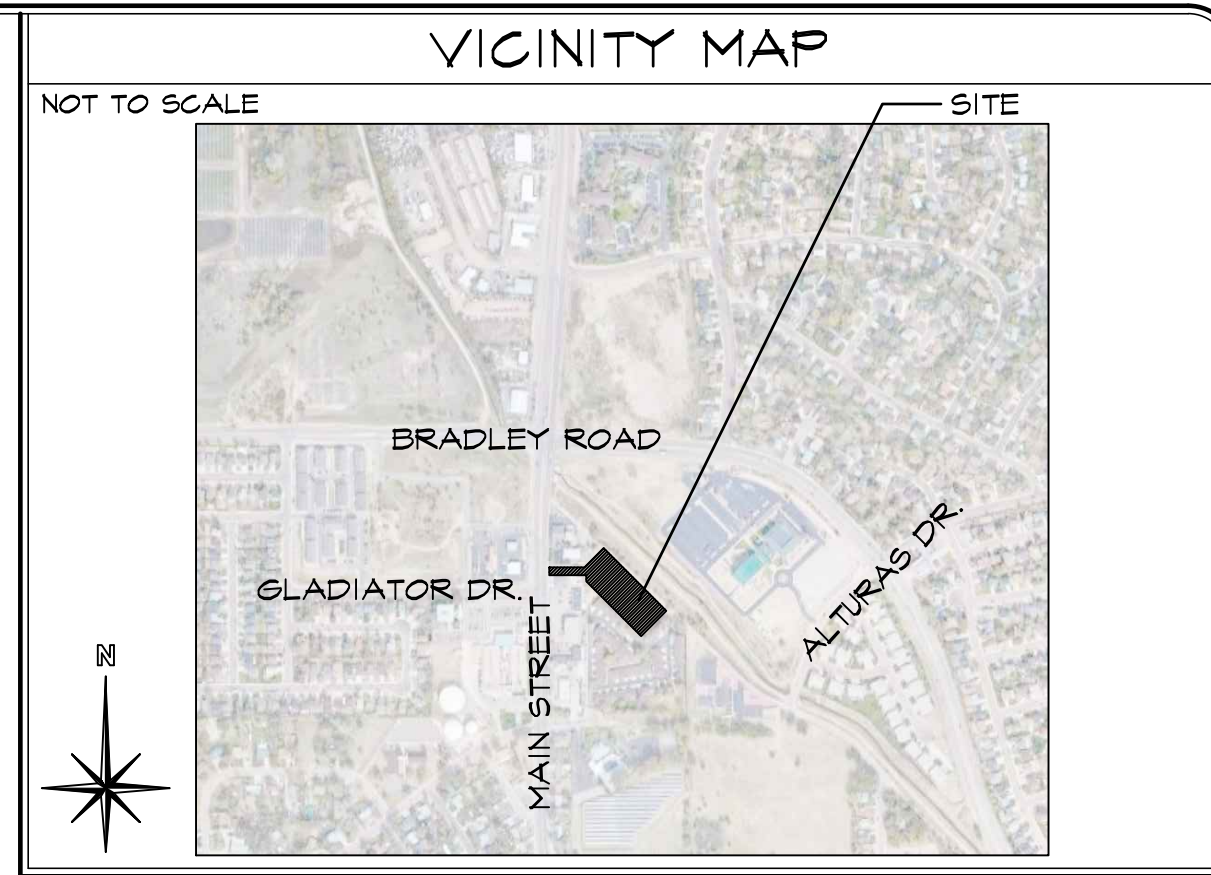
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.

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AVIGATION EASEMENT

THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER BOOK 5768, 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.

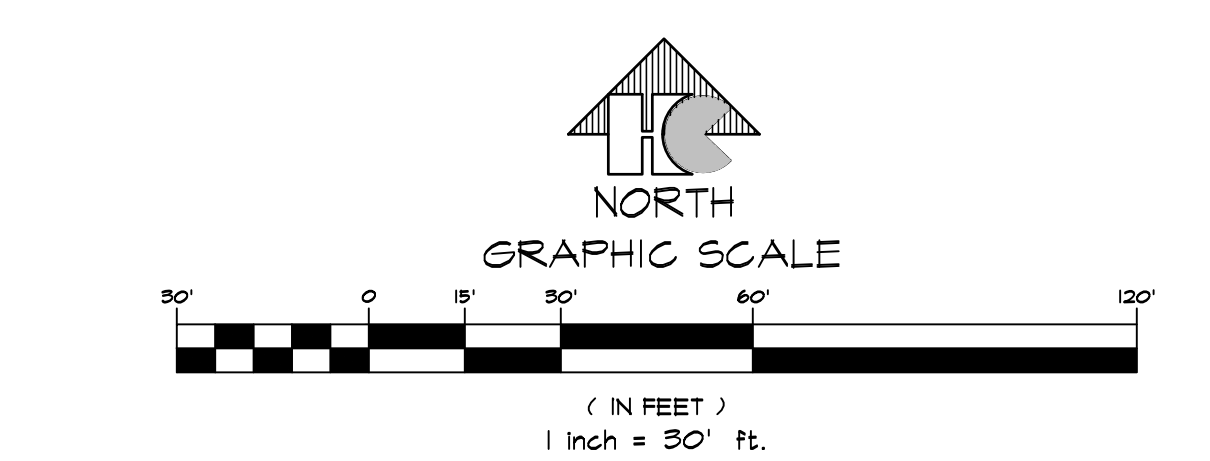


PROJECT INFORMATION

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:	2%
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.)	5
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	30
TOTAL PARKING PROVIDED:	31
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
+	SIGN
○	EXISTING FIRE HYDRANT
+	TRAFFIC FLOW
○	MANHOLE
+	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
+	ELECTRICAL TRANSFORMER
+	WALK DOOR OR OVERHEAD DOOR LOCATIONS



HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
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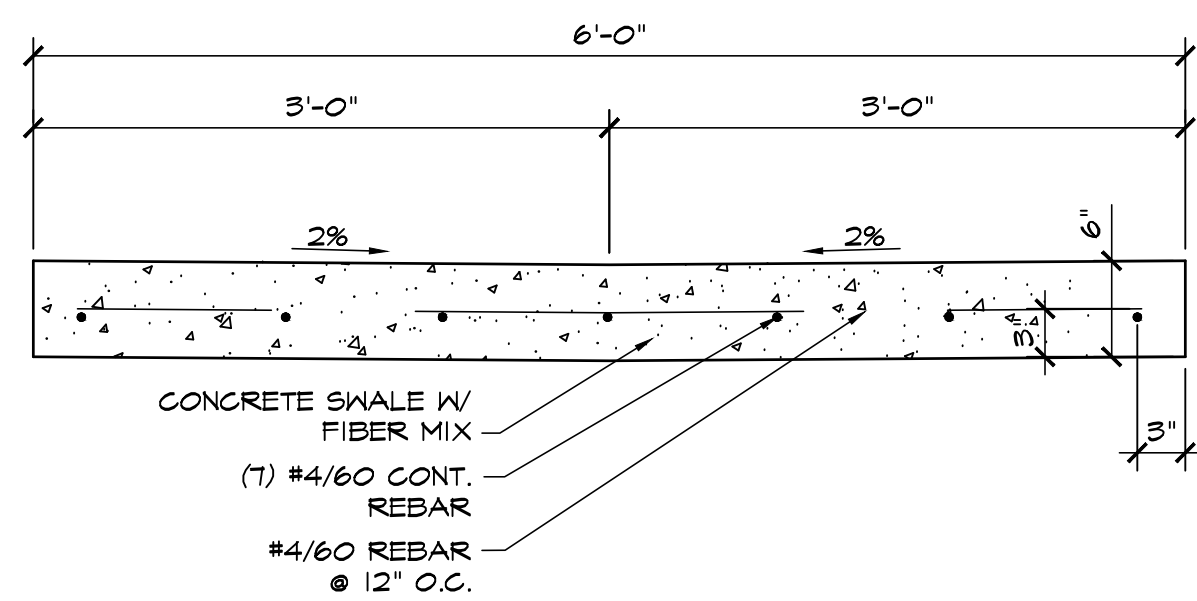
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COLORADO SPRINGS, CO 80911
EL PASO COUNTY, COLORADO

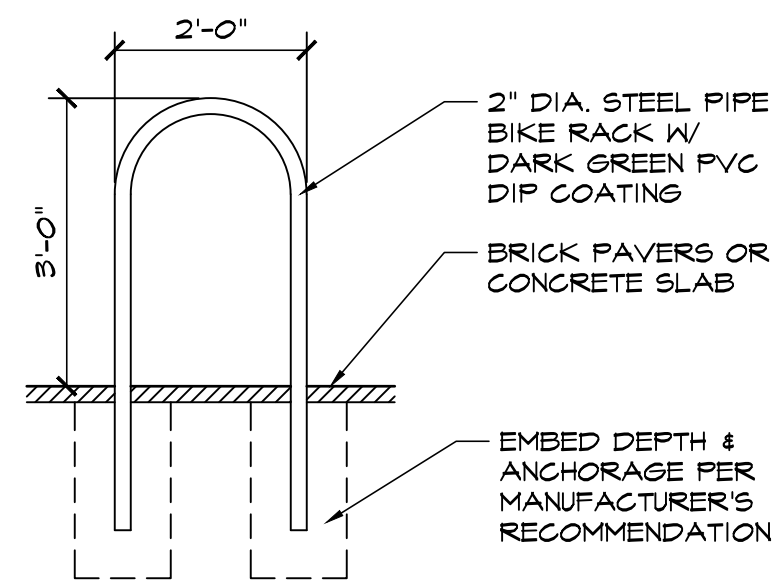
DATE: SEPT. 1, 2021
DRAWN BY: J. LATHAM
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1244

RESUBMITTALS:
12-22-21/DP COMMENTS 10-12-21
4-4-22/DP COMMENTS 3-10-22

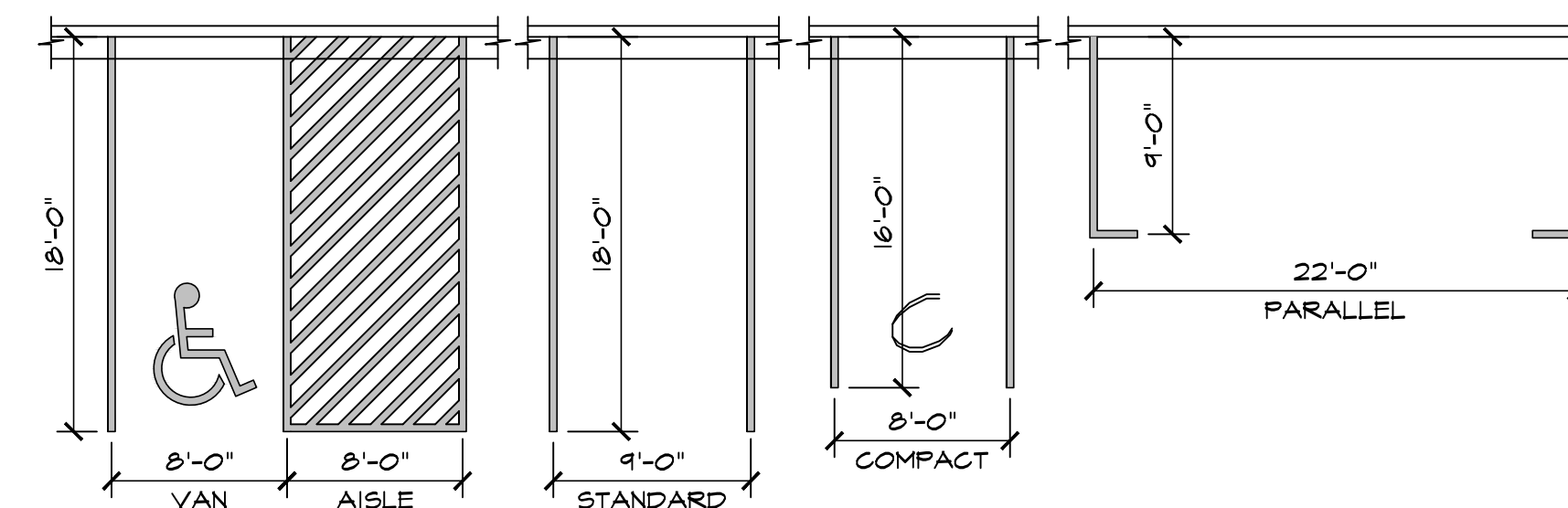
1 of 27
SITE PLAN



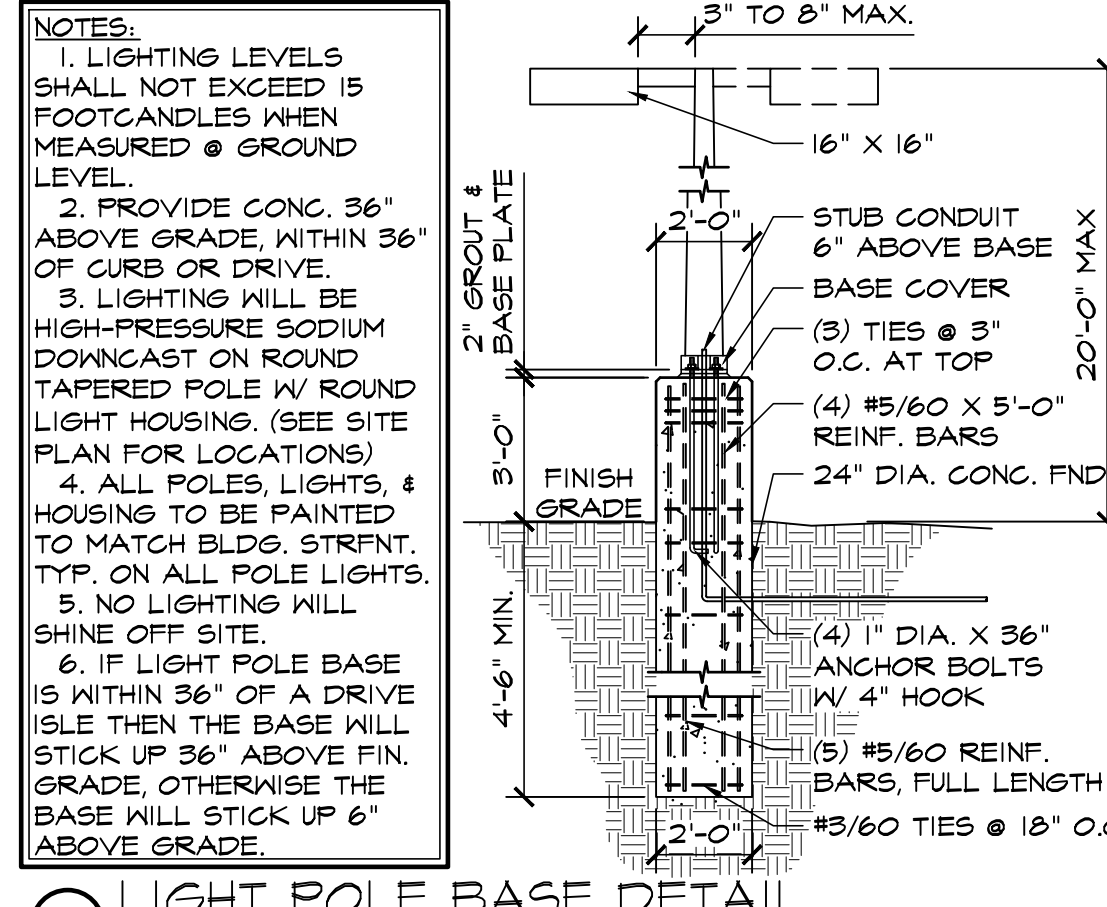
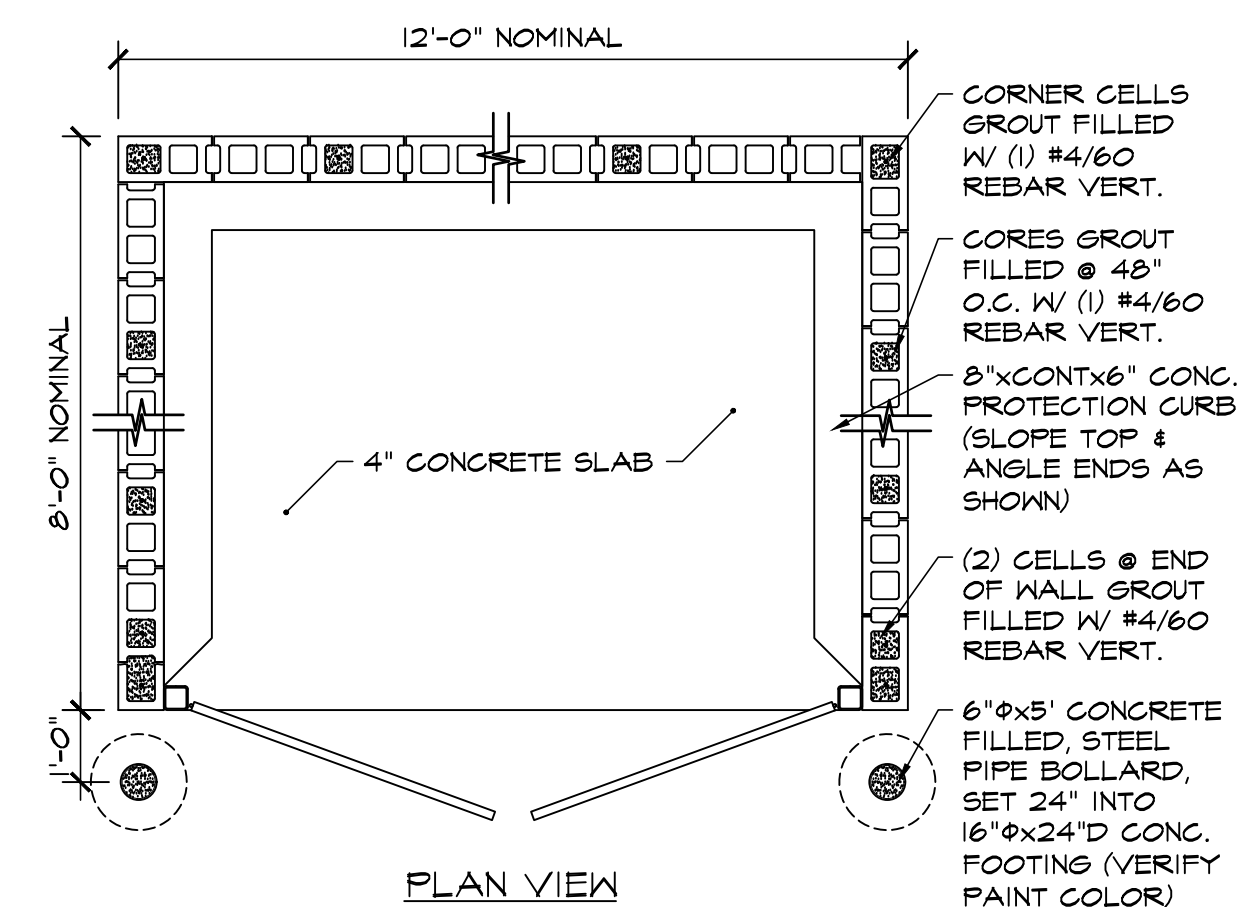
11 6'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



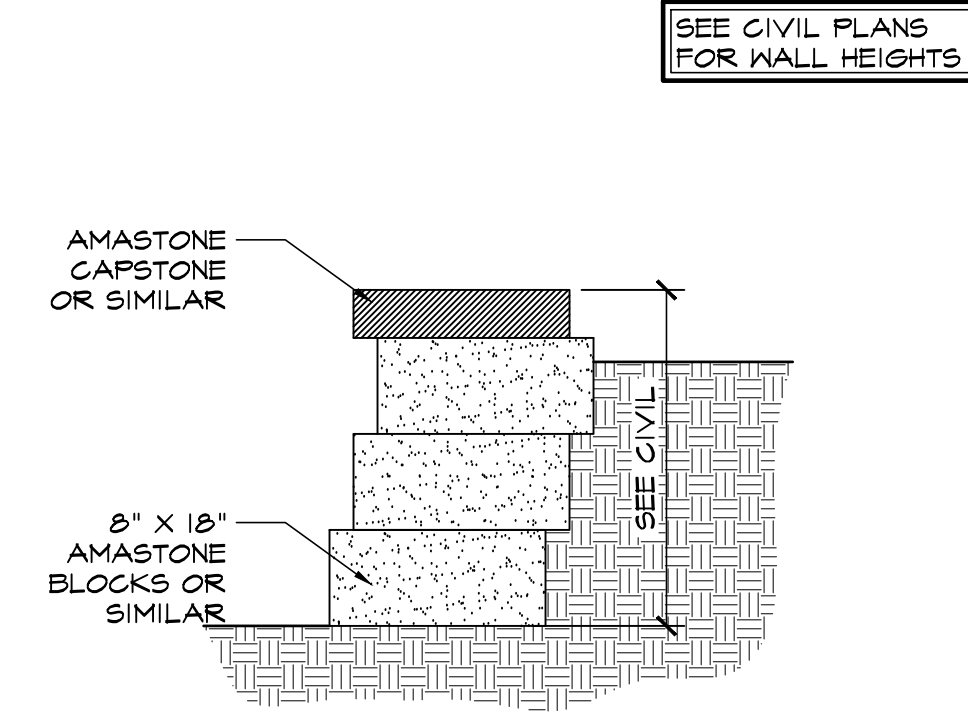
8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



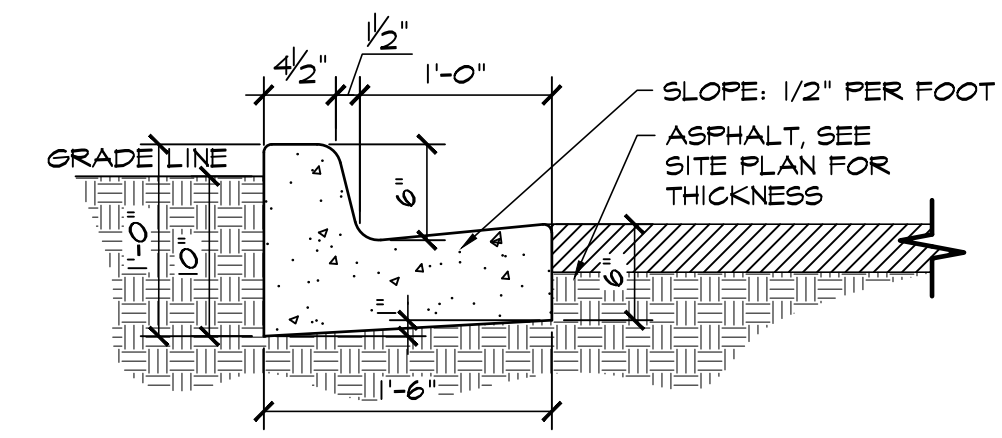
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



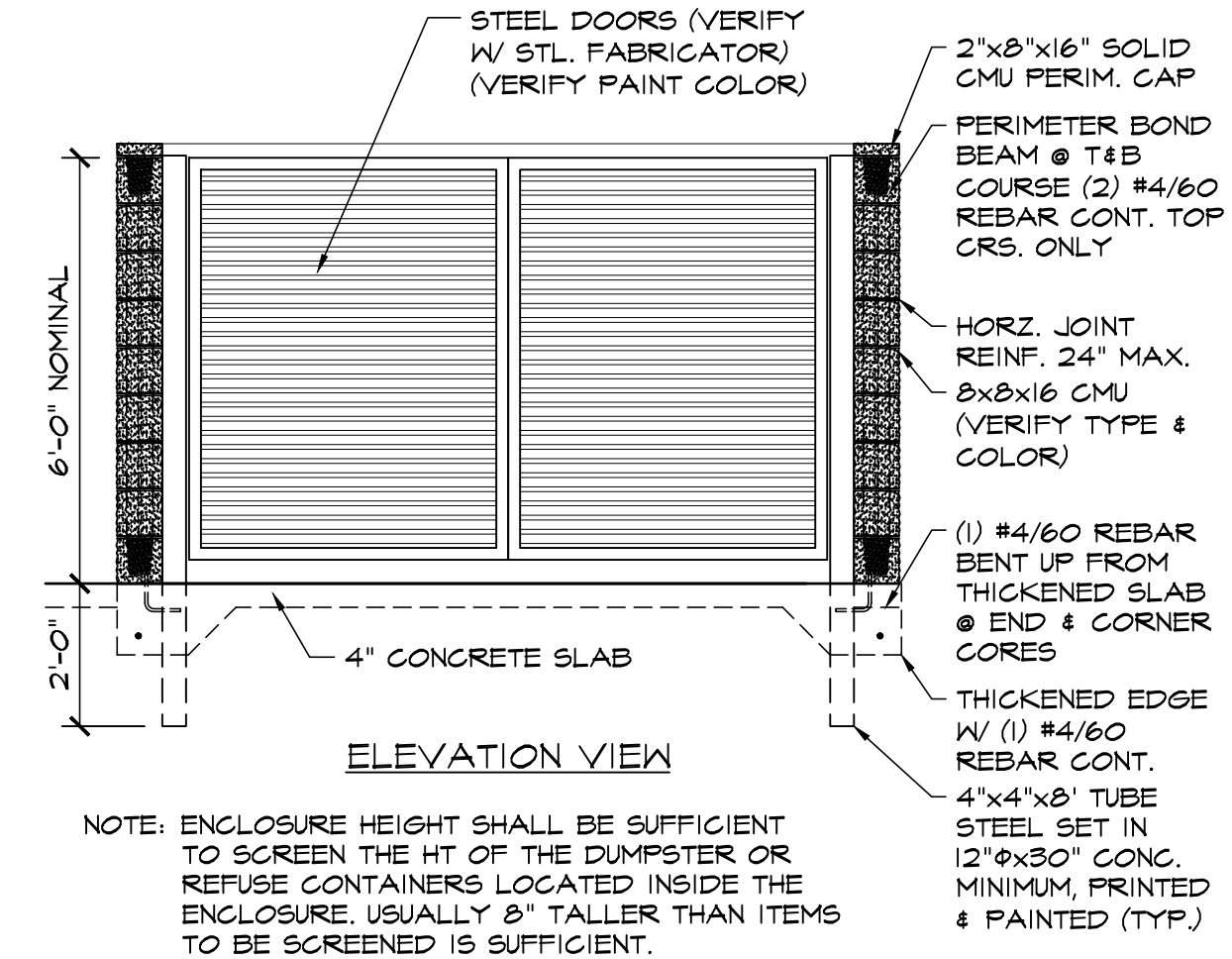
9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



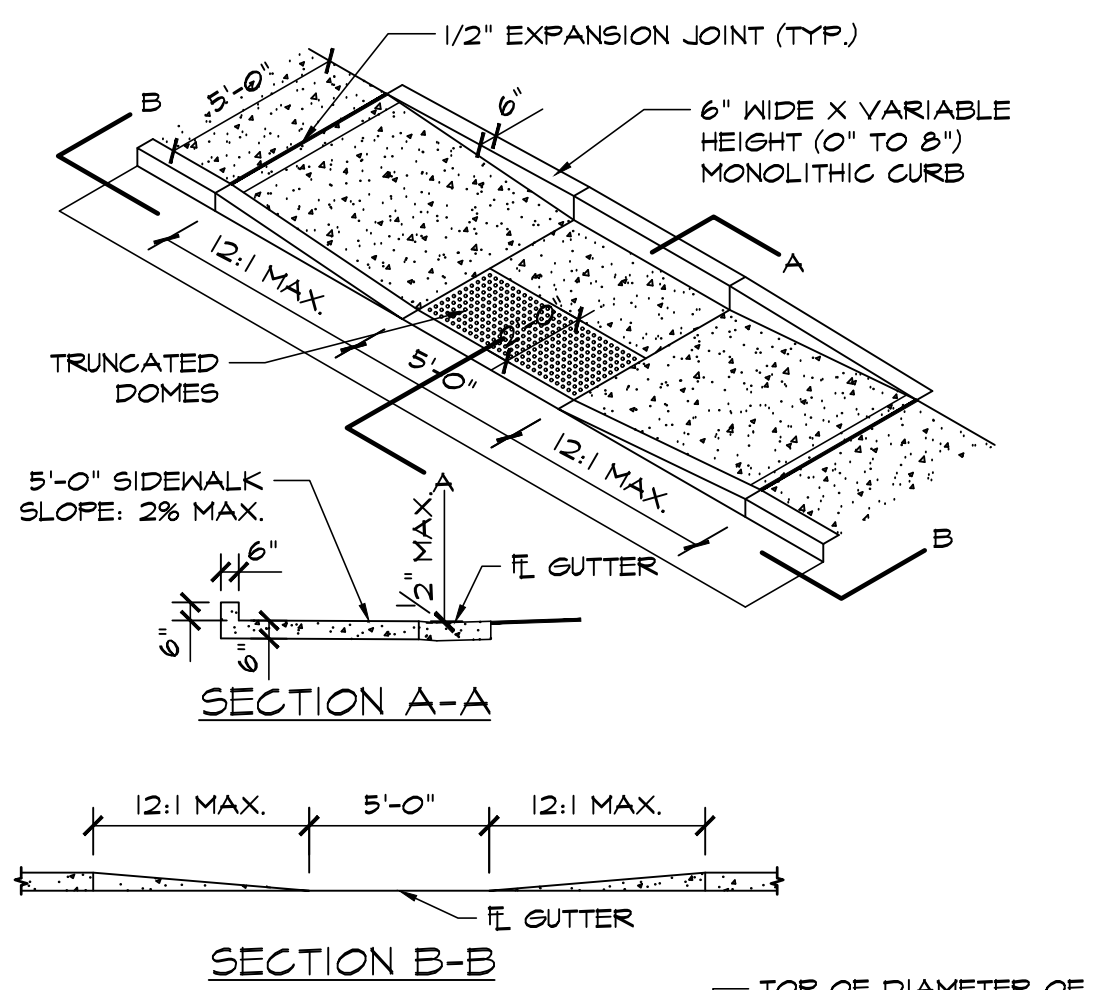
5 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



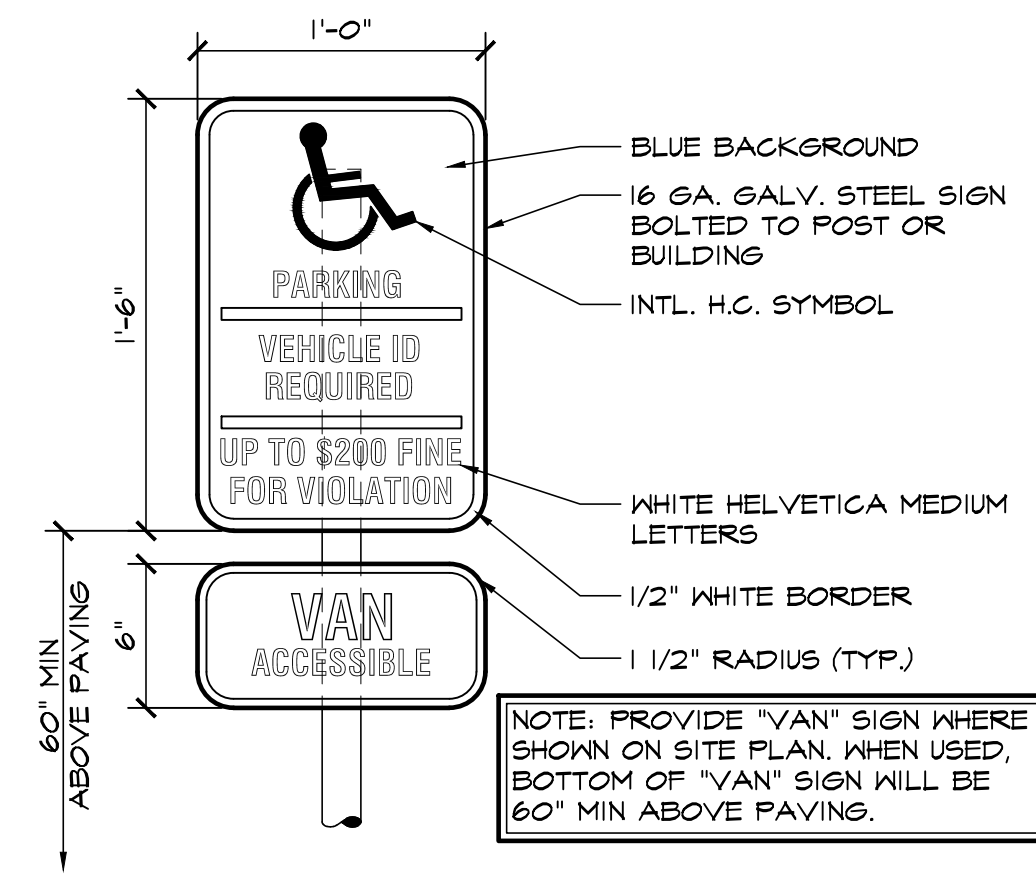
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



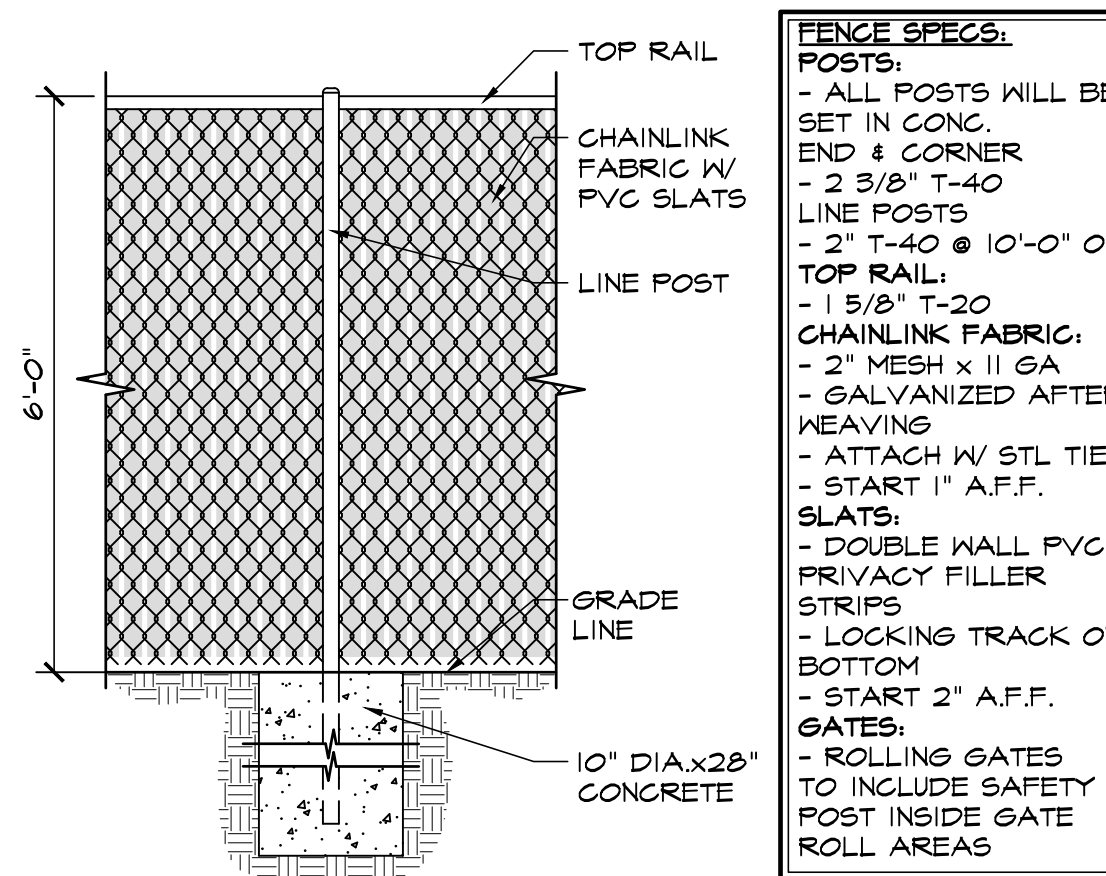
12 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



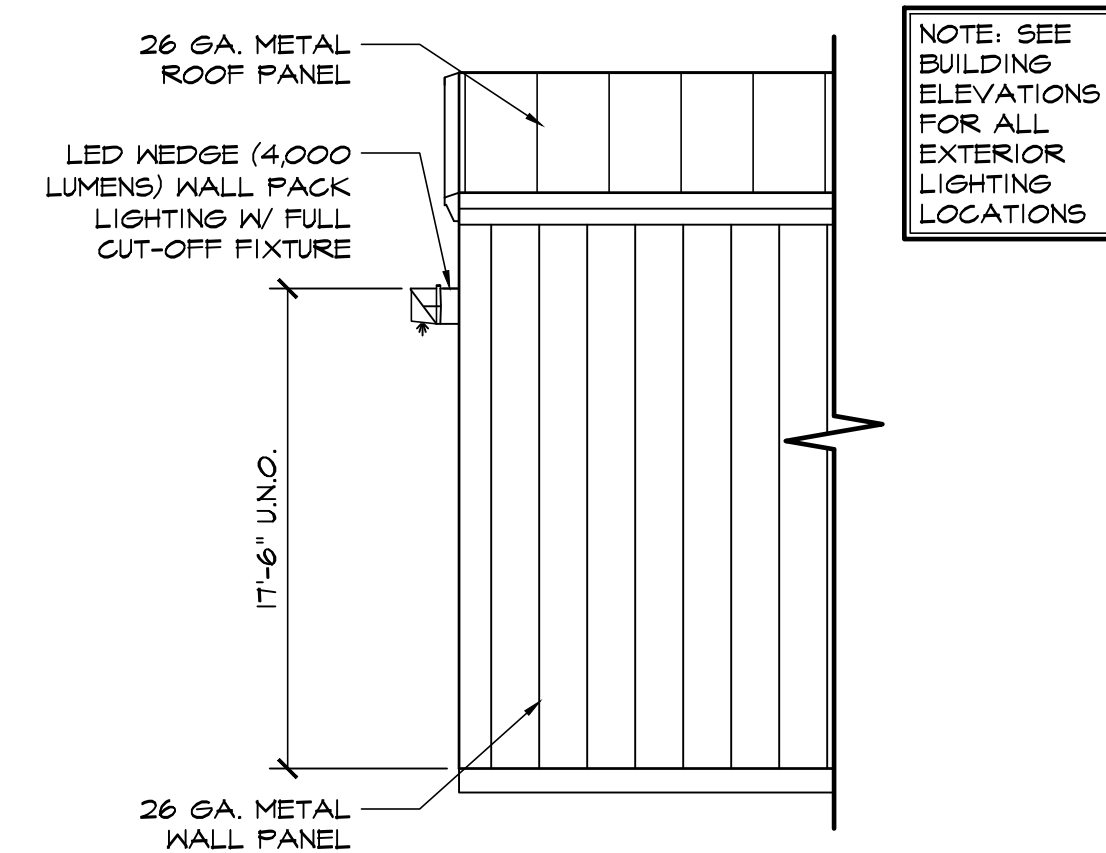
10 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



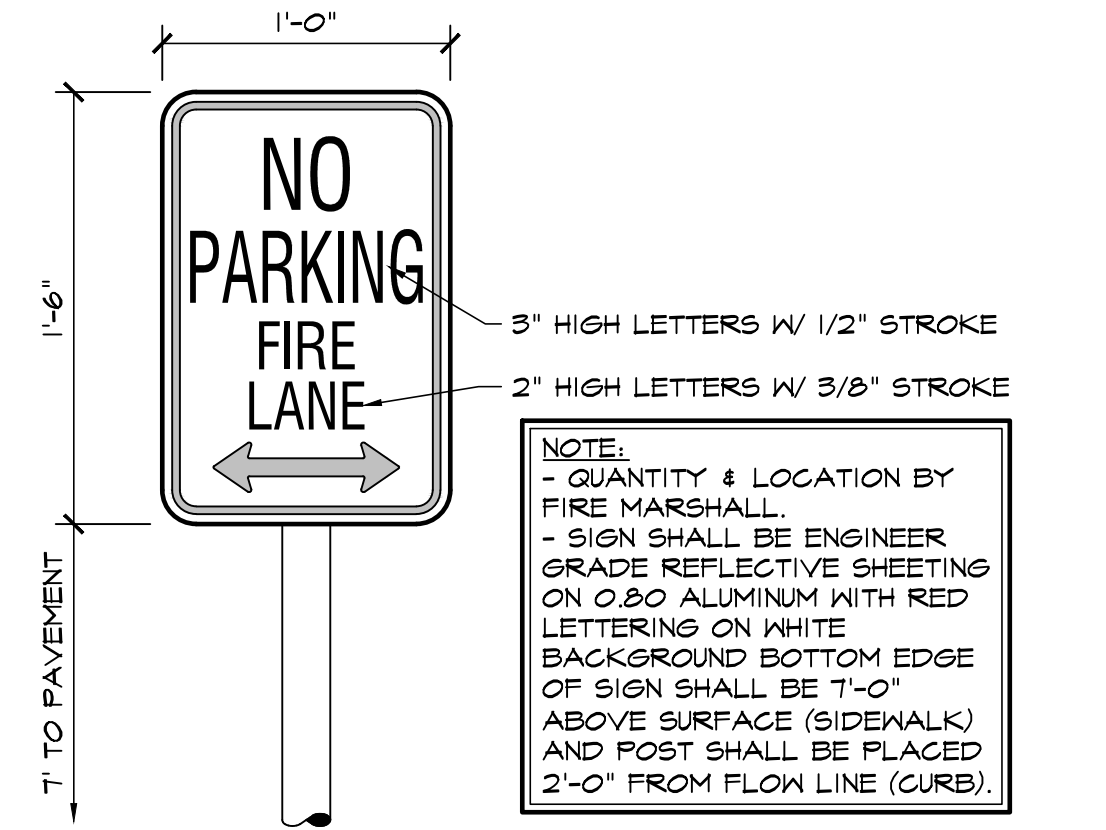
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



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



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



4 FIRE LANE SIGN
SCALE: 1 1/2"=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

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NOTE:
 - QUANTITY & LOCATION BY FIRE MARSHALL.
 - SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE T-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).