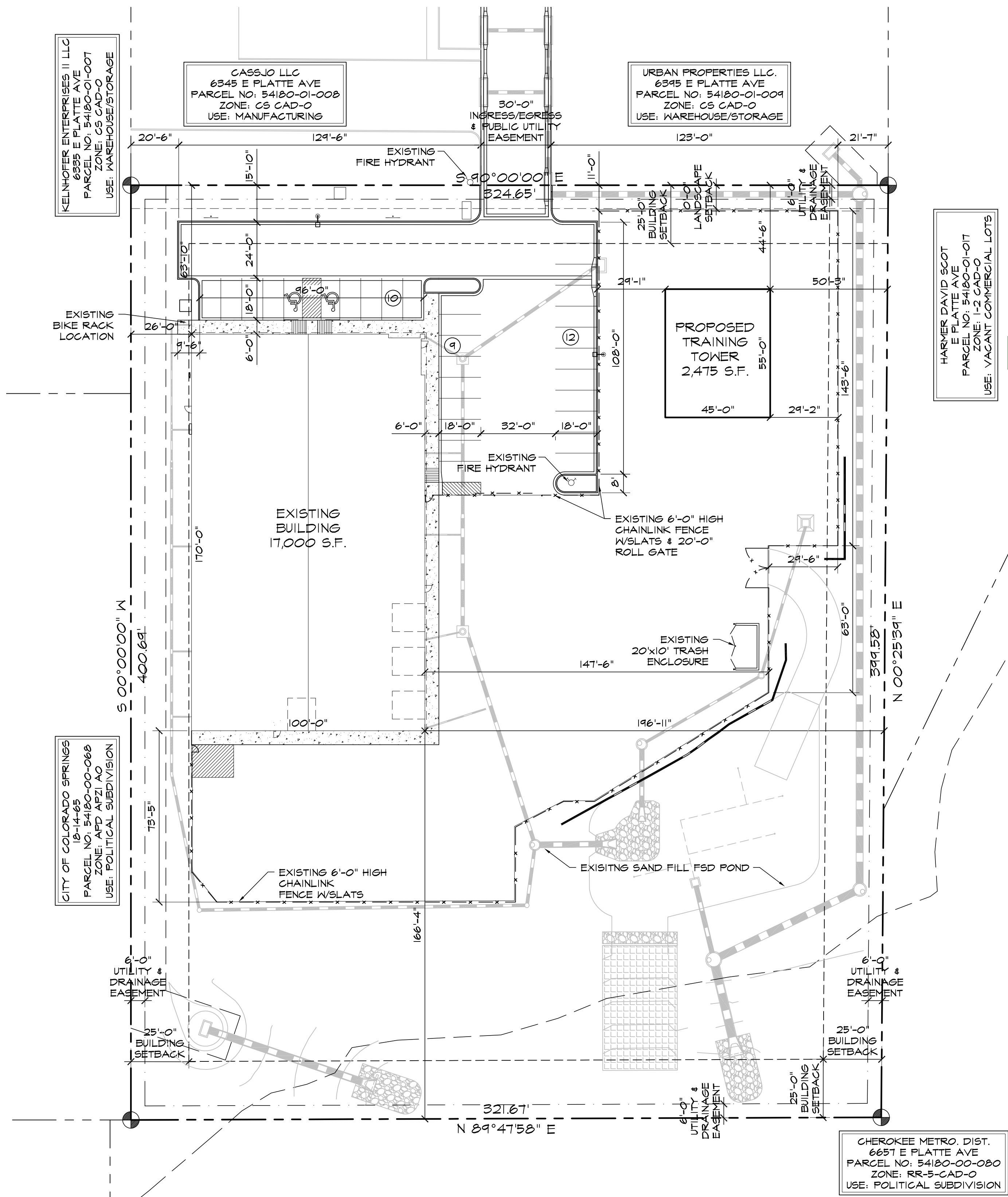
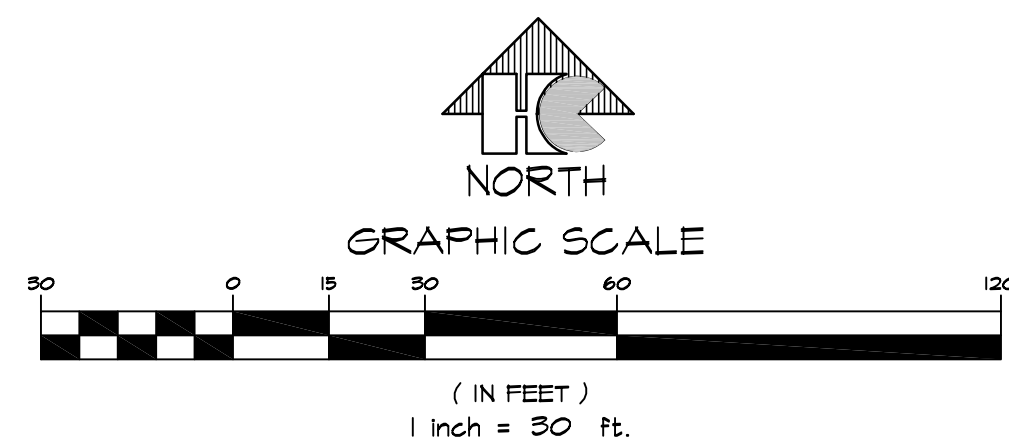
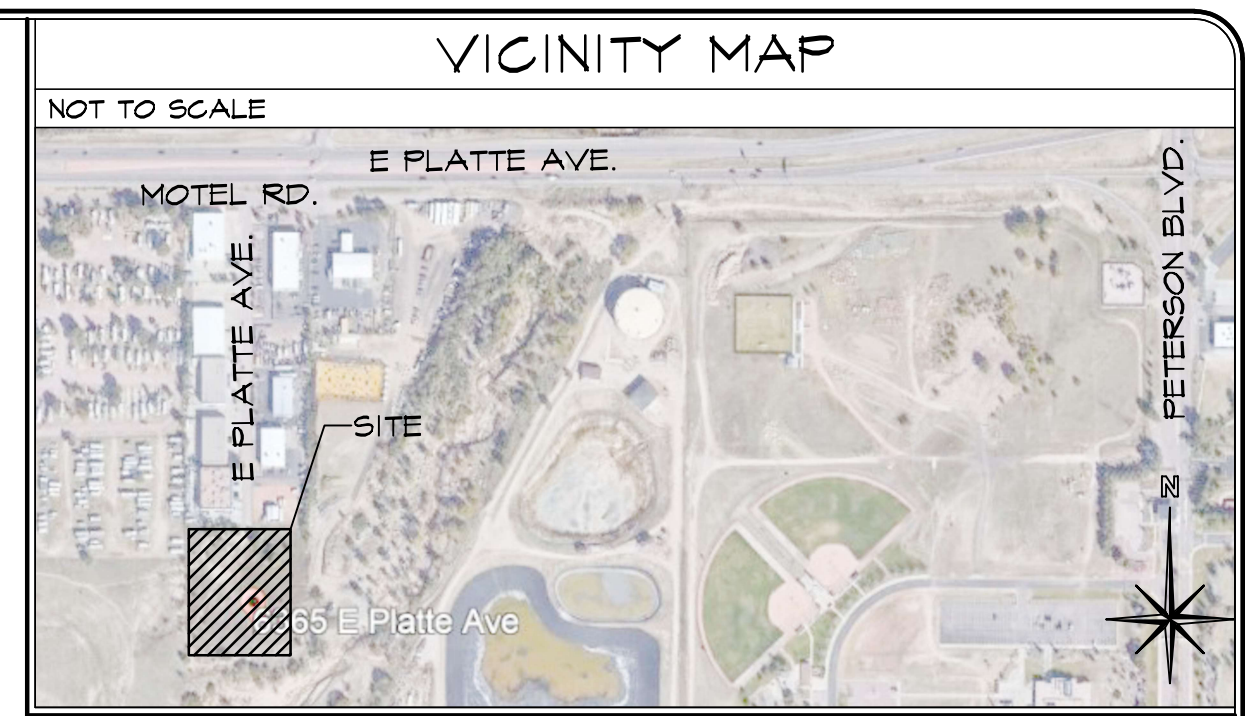




① SITE PLAN

SCALE: 1"=30'-0"



PROJECT INFORMATION

PROPERTY INFORMATION	OWNER NAME: STEVE HAMMERS
	6365 E PLATTE AVE
	COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
PARCEL NUMBER:	54180-01-005
ZONING:	CS CAD-O
LOT SIZE:	123,304 SF (2.81 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 5884C01B46, DATED DECEMBER 01, 2018)
BUILDING INFORMATION	EXISTING BUILDING AREA: 17,000 SF
	PROPOSED TOWER AREA: 2,475 SF
	BUILDING OCCUPANCY: B/S-2
	TYPE OF CONSTRUCTION: 11-B
	FIRE SYSTEMS: SPRINKLED
	AREA SEPARATION WALLS: NONE
ZONING CODE STUDY:	OFFICE/WAREHOUSE
EXISTING PRINCIPAL USE:	TRAINING TOWER
PROPOSED USE:	Fire Training Center
STRUCTURAL COVERAGE OF LOT:	13%
PAVEMENT COVERAGE:	54%
EXISTING BUILDING STRUCTURAL HT.:	20'-0"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	WAREHOUSE- 1/1,000 SF
	15,200 / 1,000 SF
	OFFICE- 1/200 SF
	1,800 / 200 SF
	H.C.- 1 SPACE/25 REQ'D
	TOTAL PARKING SPACES REQUIRED: 24
	TOTAL PARKING PROVIDED: 31
	STANDARD SPACES PROVIDED: 24
	H.C. SPACES PROVIDED: 2
	BICYCLE SPACES REQUIRED: 4
	LOADING SPACE PROVIDED: 1 (14'x18')
	(SEE DETAIL 2/2 FOR DIMENSIONS)
DEVELOPMENT SCHEDULE	CONSTRUCTION: SUMMER 2023
	LANDSCAPING: SPRING 2024
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	RIGHT OF WAY
BUILDING SETBACK	LANDSCAPE SETBACK
UTILITY/DRAINAGE EASEMENT	ELECTRICAL EASEMENT
PHONE EASEMENT	ACCESS EASEMENT
NEW CHAINLINK FENCE	STORM SEWER LINE
RETAINING WALL	SIDEWALK LOCATIONS
W/ CONTROL JOINTS @ 5'-0" O.C.	
PROPERTY CORNER	SIGN
TRAFFIC FLOW	PROPOSED LIGHT POLE
WALL PACK LIGHTING	ELECTRICAL TRANSFORMER
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT

PCD DIRECTOR APPROVAL

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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SAND LOT 2, LLC WN

OFFICE/WAREHOUSE

6365 E PLATTE AVE.
COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

DATE: OCT. 6, 2026
DRAWN BY: J.CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

RESUBMITTALS:

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1 of 1

SITE PLAN