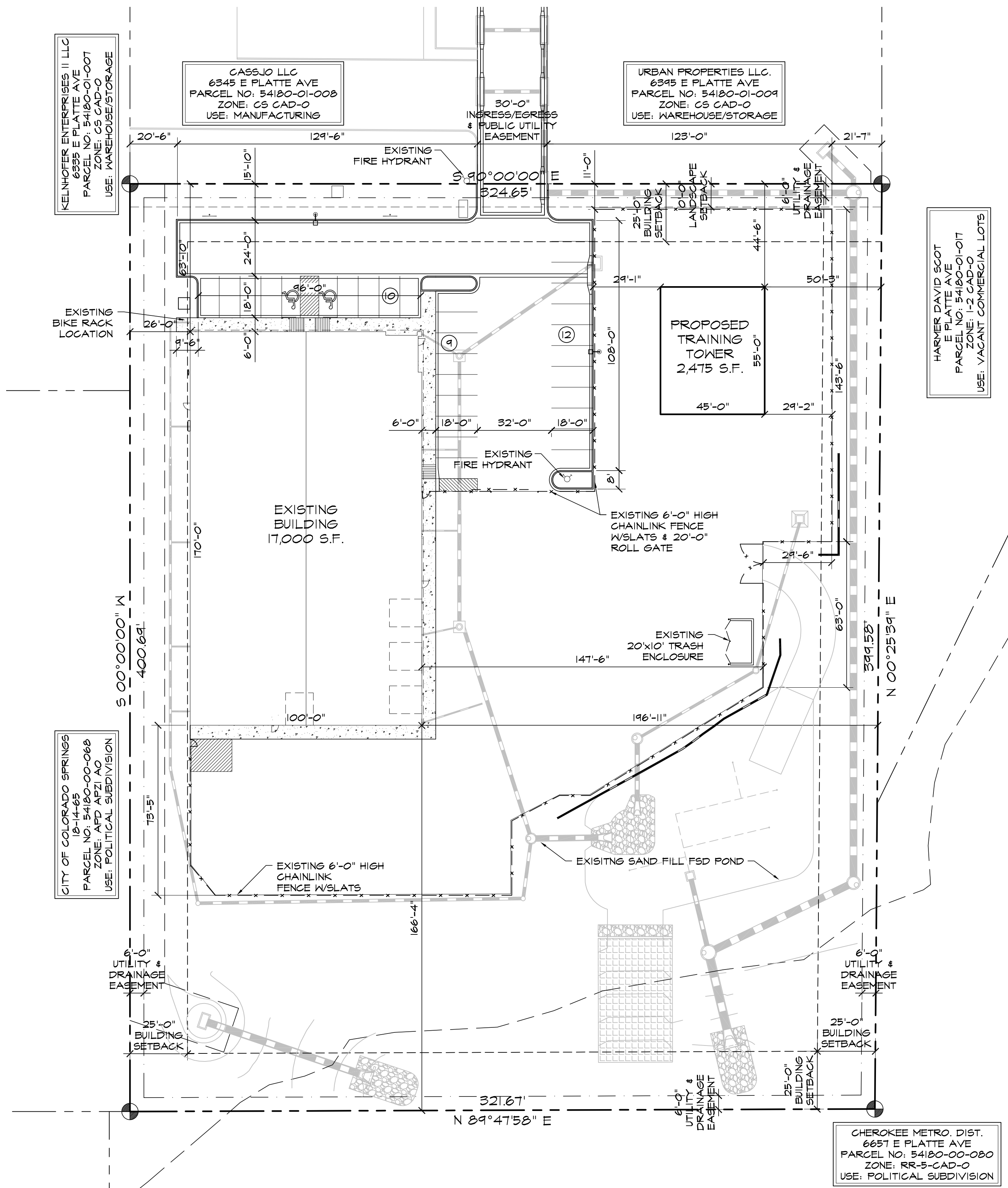
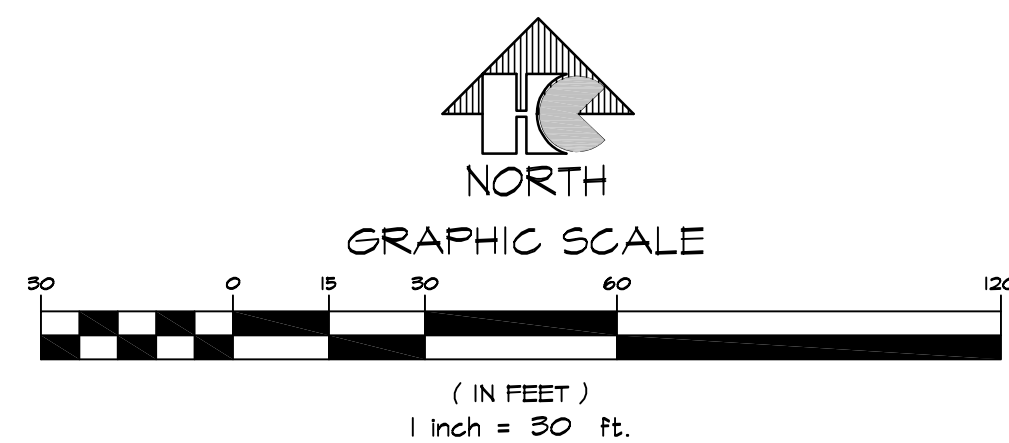
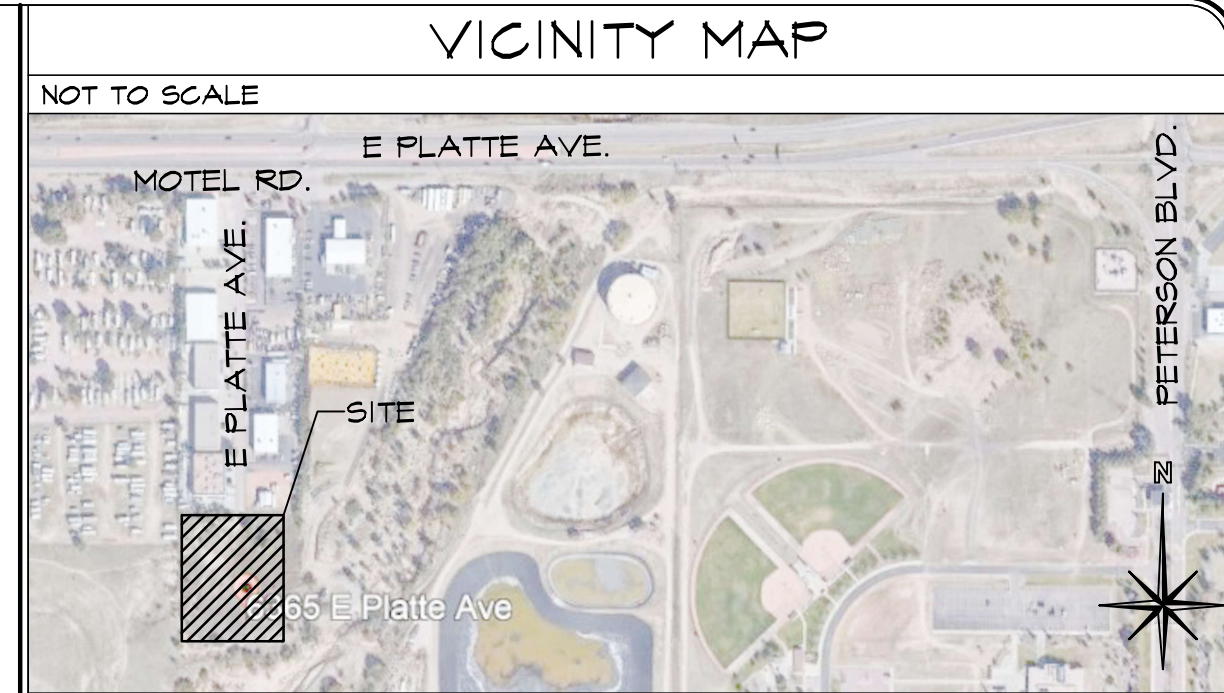




SITE PLAN

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:	129,304 SF (2.97 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 0804C07546, 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:	
EXISTING PRINCIPAL USE:	OFFICE & WAREHOUSE
PROPOSED USE:	TRAINING TOWER
STRUCTURAL COVERAGE OF LOT:	13%
PAVEMENT COVERAGE:	54%
EXISTING BUILDING STRUCTURAL HT.:	20'-8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
WAREHOUSE- 1/1000 SF	
15,200 / 1,000 SF	15
OFFICE- 1/200 SF	
1,800 / 200 SF	9
H.C.-1 SPACE/25 REQ'D	1
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. SPRGS, CO 80915 (719)-570-1599 (719)-570-1008 LISA PETERSON lpeterson@hammersconstruction.com
PHONE NUMBER:	
FAX NUMBER:	
APPLICANT NAME:	
APPLICANT E-MAIL:	

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
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
+	SIGN
□	PROPOSED LIGHT POLE
□	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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