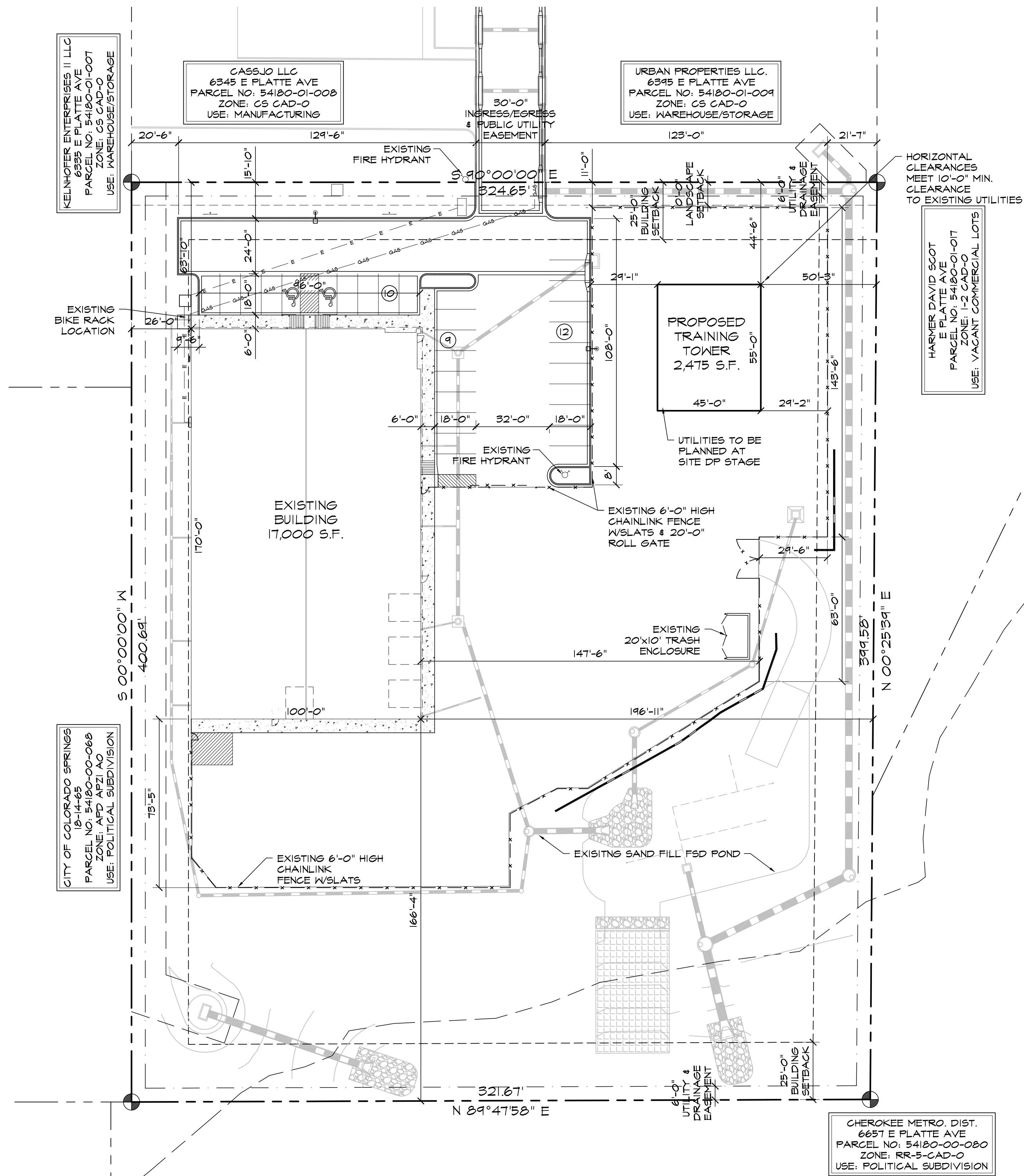
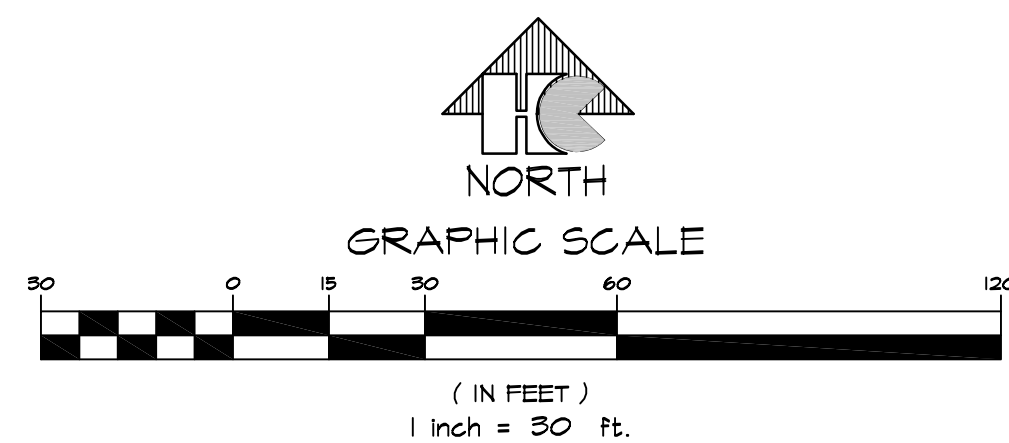
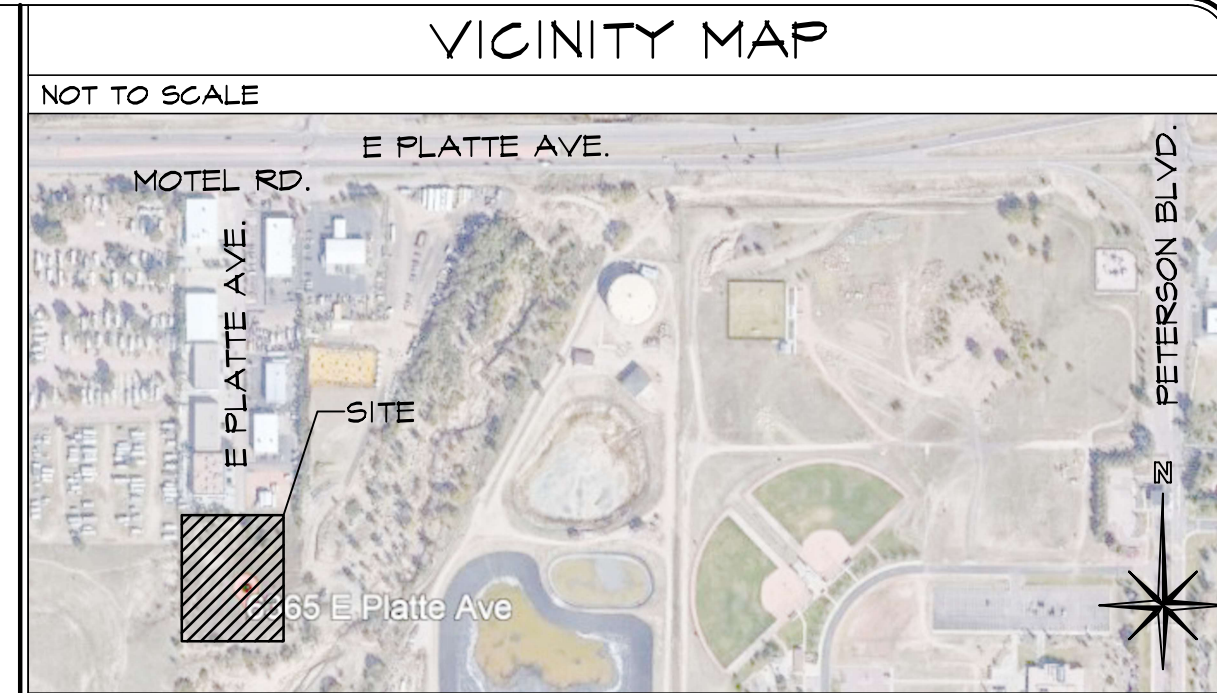




SITE PLAN

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:	OFFICE/WAREHOUSE
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041C07546, DATED (FEMA) 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:	FIRE TRAINING CENTER
STRUCTURAL COVERAGE OF LOT:	13%
PAVEMENT COVERAGE:	54%
EXISTING BUILDING STRUCTURAL HT.:	20'-8"
PROPOSED BUILDING STRUCTURAL HT.:	50'-0"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (ADJACENT TO CS ZONE)
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
WAREHOUSE - 1/1000 SF	15
15,200 / 1,000 SF	15
OFFICE - 1/200 SF	1
1,800 / 200 SF	9
H.C. - 1 SPACE/25 REQ'D	1
TOTAL PARKING SPACES REQUIRED:	25
TOTAL PARKING PROVIDED:	51
STANDARD SPACES PROVIDED	29
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)-570-1549 (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
---	GAS LINE
---	ELECTRICAL LINE
---	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
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SAND LOT 2, LLC WN
FIRE DIST. BUILDING
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:
10-16-26/ COMMENTS 10-14-26