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SAND LOT 2, LLC WIN
OFFICE / WAREHOUSE
6365 E PLATTE AVE.
COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

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

RESUBMITTALS:

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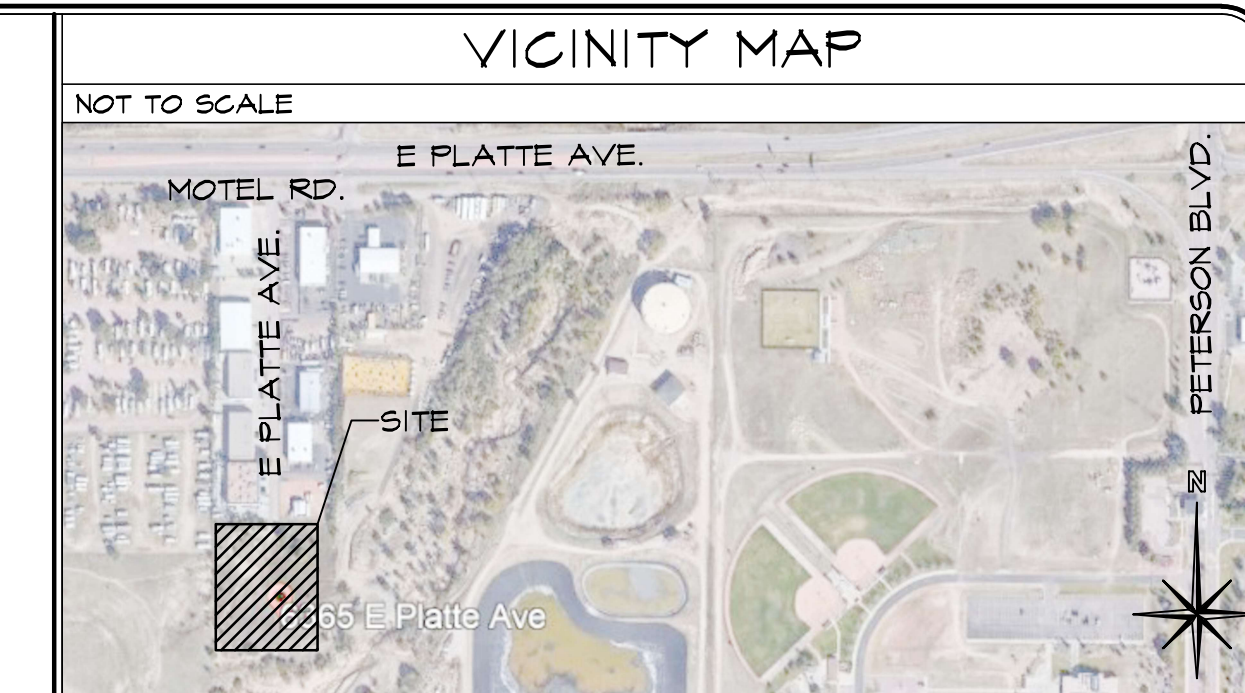
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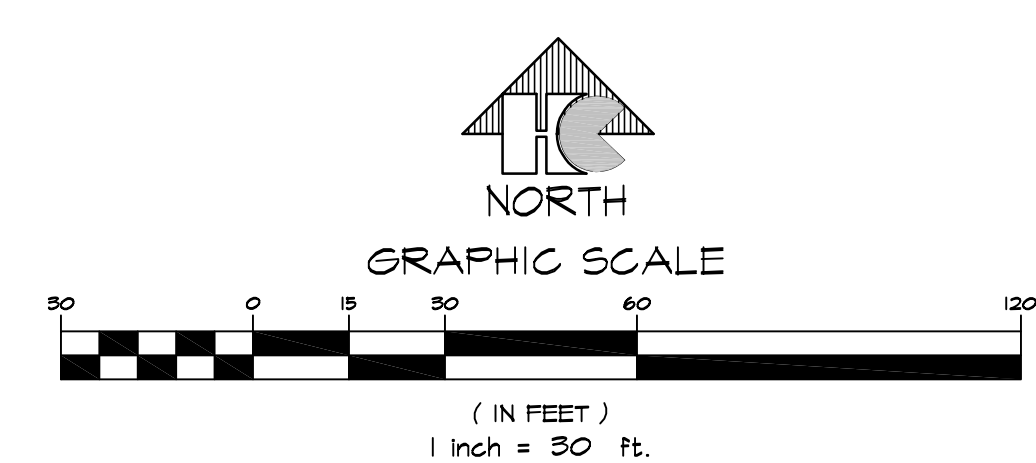
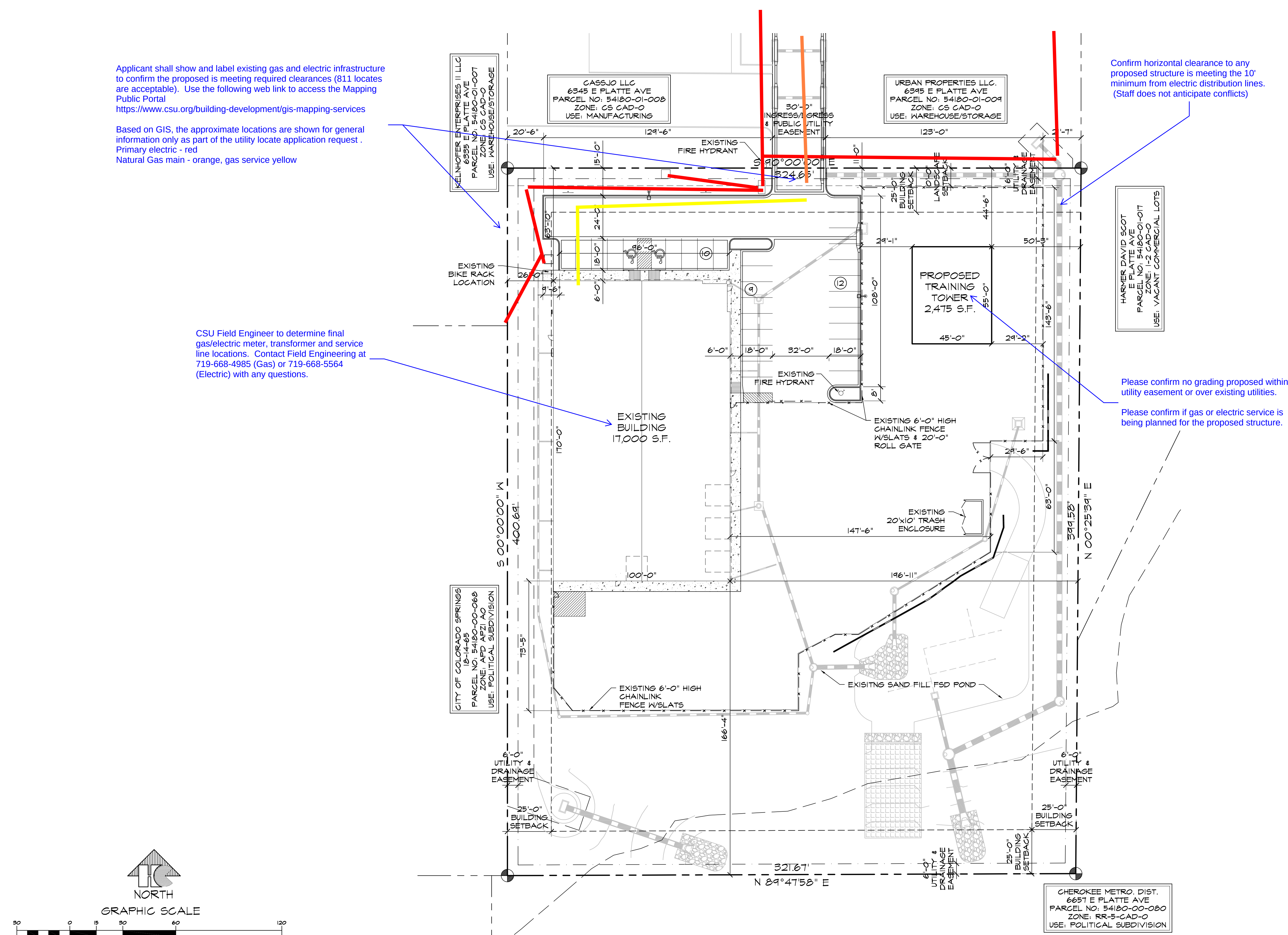


PROJECT INFORMATION

<u>PROPERTY INFORMATION</u>	
OWNER NAME:	STEVE HAMMERS 6365 E PLATTE AVE COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
PARCEL NUMBER:	54180-01-005
ZONING:	C3 CAD-O
LOT SIZE:	129,304 SF (2.97 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
LOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041COT546, DATED
(FEMA)	DECEMBER 07, 2018)
<u>BUILDING INFORMATION</u>	
EXISTING BUILDING AREA:	17,000 SF
PROPOSED TOWER AREA:	2,415 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
<u>STRUCTURAL COVERAGE OF LOT:</u>	
PAVEMENT COVERAGE:	13%
EXISTING BUILDING STRUCTURAL HT.:	54%
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
<u>REQUIRED PARKING SPACES</u>	
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:	51
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)	
<u>DEVELOPMENT SCHEDULE</u>	
CONSTRUCTION:	SUMMER 2023
LANDSCAPING:	SPRING 2024
<u>DEVELOPMENT APPLICANT</u>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLEY HEIGHTS COLO. SPRS, CO 80915 (714)-570-1599 (714)-570-7008 LISA PETERSON lpeterson@hammersconstruction.com
PHONE NUMBER:	
FAX NUMBER:	
APPLICANT NAME:	
APPLICANT E-MAIL:	

SITE LEGEND

PCD DIRECTOR APPROVAL



① SITE PLAN
SCALE: 1"=30'-0"