

Show on plan:  
 Location of all existing and proposed utility lines and associated infrastructure  
 Shown on utility plan provided by Civil  
 Location of all no-build areas, floodplain, drainageways and facilities  
 All easements, setbacks, and no build areas clearly shown on plan  
 Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable  
 Shown on utility plan provided by Civil  
 Provide the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required  
 All these areas are shown on this plan  
 Any additional information required pursuant to any associated conditions of approval or plat notes.

Show & label the existing crossspan  
 Shown and labeled on plan

Updated on plan  
 Label access curb radius.

Coordinate with traffic engineer to determine if stop sign at driveway entrance is needed.

Please add this note on the plan:  
 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.

Note Added

The Traffic Analysis noted that the right turn lane threshold is met. Provide the right turn lane or submit a deviation request for the ECM Administrator's consideration.  
 Updated traffic report included with resubmittal

Label access width. Per ECM 2.4.1.E maximum width is 40 ft.  
 Shown and labeled on plan

Callout to remove and replace existing ramps to current standards per ECM Details SD\_2-41, and SD\_2-42  
 Updated on plan

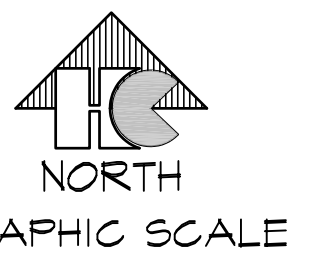
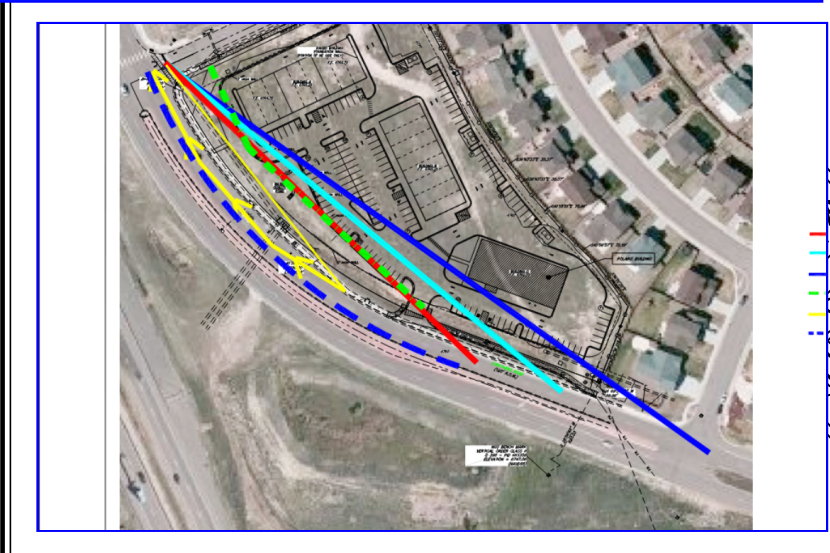
verify and update label to identify the width of existing sidewalk. The Struthers Ranch Fil 2 construction drawings shows 5' sidewalk for the local road.  
 Revised the proposed sidewalk width to 5'

Correct to 128,066.4sf 2.94 acres (Combined acreage of Lot 1 & 2)  
 Updated

update label to identify the width of existing sidewalk. If existing is 6' wide then a transition taper may be required to go down to 5' wide proposed sidewalk.  
 Updated

vacate of lot line application is required if Lots 1 & 2 are being combined as shown on this site plan.  
 Lot line will be vacated along with any coordinating easements as shown here on plan

Updated traffic report included with resubmittal  
 Show sight distance easements required on site plan per traffic study. See snippet. Note: there shall be no obstructions that are taller than 30' above Struthers Road flowline per ECM 2.3.6.G.2. It appears parking lot retaining walls are already exceeding allowed heights per Struthers Road flowline elevation of 6757'.



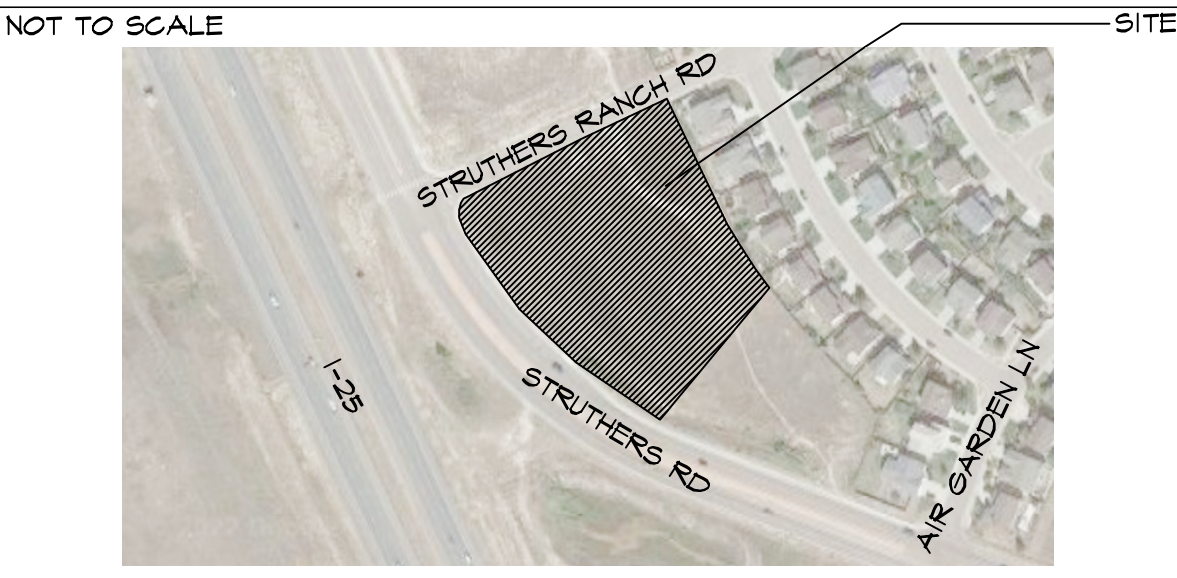
( IN FEET )  
 1 inch = 30' ft.

**SITE PLAN**  
 SCALE: 1"=30'-0"

**DRAWING INDEX**

- 1 OF 15 - SITE PLAN
- 2 OF 15 - SITE DETAILS
- C1.0 3 OF 15 - GEC PLAN TITLE SHEET
- G2.4 OF 15 - GENERAL NOTES AND LEGEND
- C1.1 5 OF 15 - SITE GRADING AND EROSION CONTROL PLAN
- C3.1 6 OF 15 - DETENTION BASIN PLAN DETAILS
- C4.1 7 OF 15 - CIVIL & EROSION CONTROL DETAILS
- C4.2 8 OF 15 - EROSION CONTROL NOTES AND DETAILS
- U 4 OF 15 - UTILITY PLAN
- L1.1 10 OF 15 - LANDSCAPE PLAN
- L1.2 11 OF 15 - PLANTING NOTES
- L1.3 12 OF 15 - LANDSCAPE PLAN DETAILS
- O.01 13 OF 15 - PHOTOMETRIC SITE PLAN
- O.02 14 OF 15 - LIGHT FIXTURE SPEC PLANS
- 15 OF 15 - BUILDING ELEVATIONS

**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	CLARK FAMILY TRUST 3585 HILL CIR. COLORADO SPRINGS, CO 80904
<b>LEGAL DESCRIPTION:</b>	LOT 1 STRUTHERS RANCH SUB FIL. NO. 4
<b>PARCEL NUMBER:</b>	71563-03-010
<b>ZONING:</b>	PUD
<b>LOT SIZE:</b>	127,843 SF (2.93 ACRES)
<b>CURRENT USE:</b>	VACANT
<b>FLOODPLAIN STATEMENT:</b>	ZONE X (MAP NO. 08041COT296, EFFECTIVE DATE DEC. 7, 2018)
<b>BUILDING INFORMATION</b>	
<b>GROSS BUILDING AREA:</b>	12,000 SF
<b>BUILDING OCCUPANCY:</b>	M-5-1
<b>TYPE OF CONSTRUCTION:</b>	I-1-B
<b>FIRE SYSTEMS:</b>	SPRINKLED
<b>AREA SEPARATION WALLS:</b>	NONE
<b>ZONING CODE STUDY</b>	
<b>PROPOSED PRINCIPAL USE:</b>	RETAIL/SHOWROOM/ATV REPAIR
<b>STRUCTURAL COVERAGE:</b>	9%
<b>PAVEMENT COVERAGE:</b>	58%
<b>STREET COVERAGE:</b>	0%
<b>BUILDING STRUCTURAL HEIGHT:</b>	24'-10" (45'-0" MAX)
<b>FRONT YARD SETBACK:</b>	25'-0"
<b>SIDE YARD SETBACK:</b>	25'-0"
<b>REAR YARD SETBACK:</b>	0'-0" <b>25'</b> Updated
<b>REQUIRED PARKING SPACES:</b>	
ATV SALES - 1 SPACE / 1,000 SF	
8,160 SF / 1,000 SF	
ATV SALES OFFICE	
1 SPACE / 450 SF.	
452 SF / 450 SF.	2
REPAIR SHOP - 1 SPACE / PER BAY	4
4 BAYS / 1 SPACE	14
<b>TOTAL PARKING SPACES REQUIRED:</b>	27
<b>TOTAL PARKING PROVIDED:</b>	25
<b>STANDARD SPACES PROVIDED:</b>	2
<b>HANDICAP:</b>	2
(SEE DETAIL 1 OF 2 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	
<b>CONSTRUCTION:</b>	WINTER 2023
<b>LANDSCAPING:</b>	SUMMER 2023
<b>DEVELOPMENT APPLICANT</b>	
<b>COMPANY:</b>	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915
<b>PHONE NUMBER:</b>	(719)-570-1549
<b>FAX NUMBER:</b>	(719)-570-1008
<b>APPLICANT NAME:</b>	LISA PETERSON
<b>APPLICANT E-MAIL:</b>	lpeterson@hammersconstruction.com

Add: Open space, landscaping, and impermeable surface percentage

Total count is 29 with 27 standard stalls and 2 ADA stalls  
 Updated

**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) 570-1589 FAX (719) 570-7008  
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**STRUTHERS-POLARIS RMC**  
 NEW BUILD  
 847 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80912  
 EL PASO COUNTY, COLORADO

Preparers Info. listed  
 Provide plan preparer name, telephone number, and email

DATE: AUG. 18, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MGR: R. MAXWELL  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1293

**REVISIONS:**

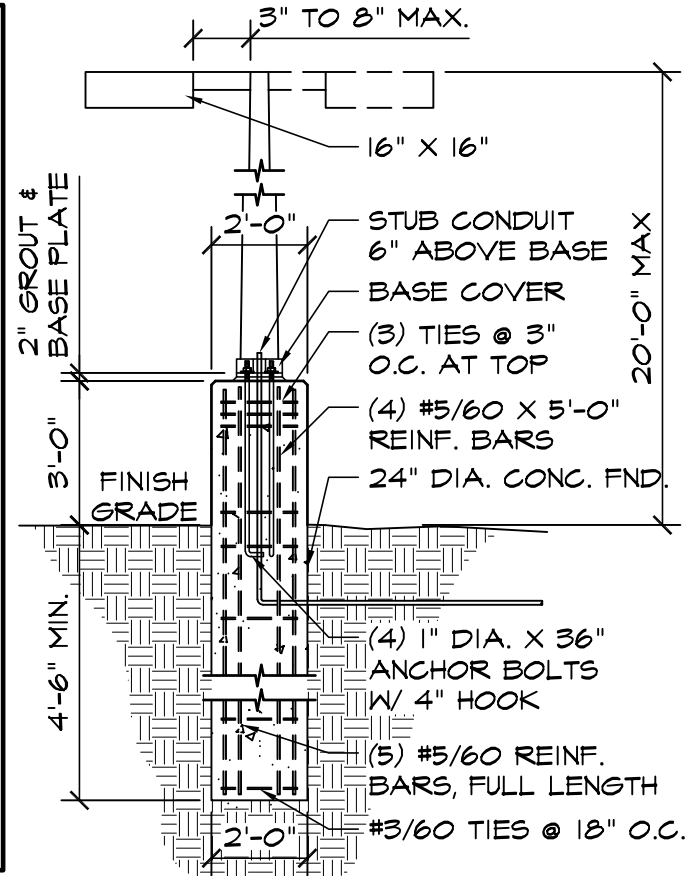

**SITE LEGEND**

---	PROPERTY LINE
---	BUILDING SETBACK
---	LANDSCAPE SETBACK/BUFFER
---	UTILITY/DRAINAGE EASEMENT
---	TELEPHONE EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	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

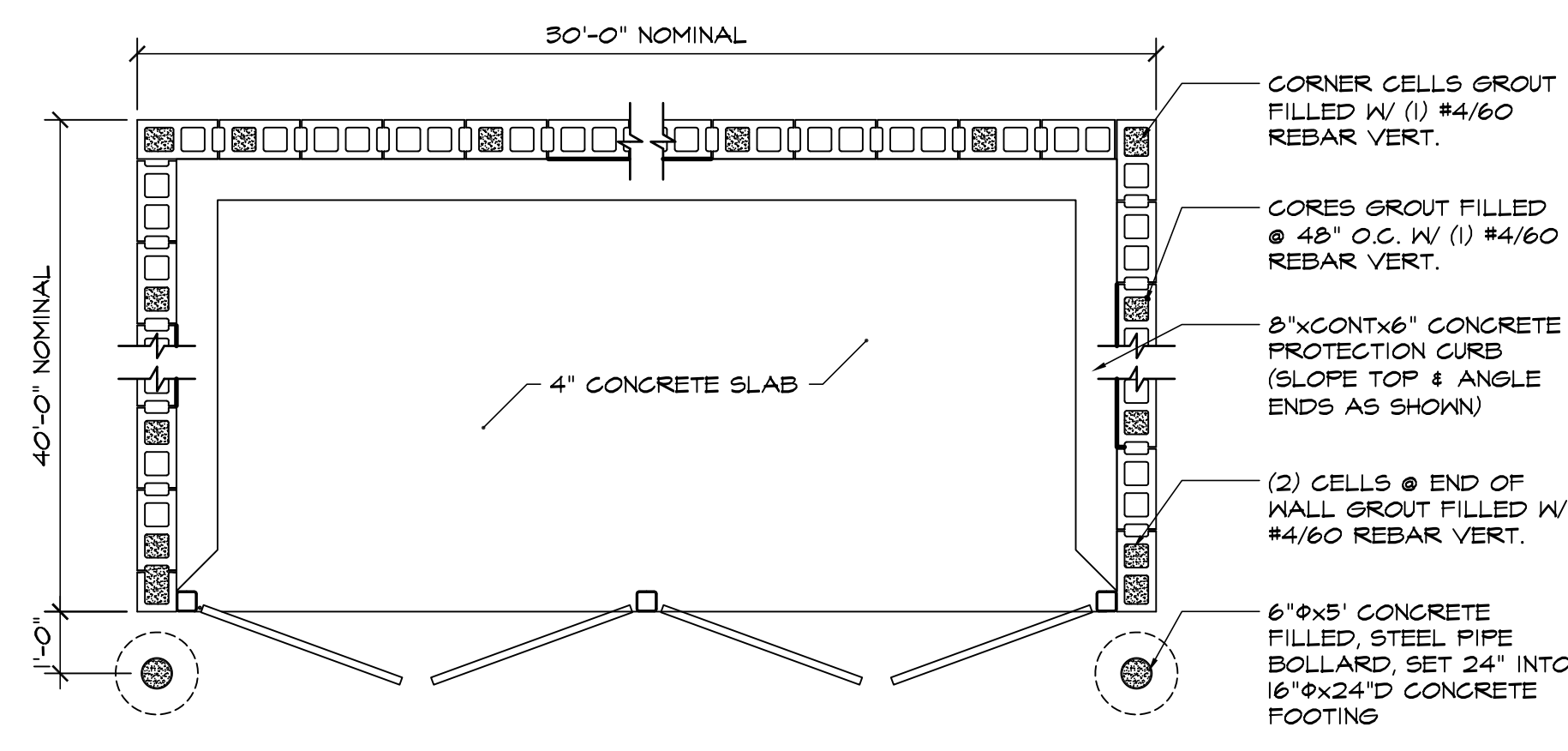
**PLANNING & COMMUNITY DEVELOPMENT**

DIRECTOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

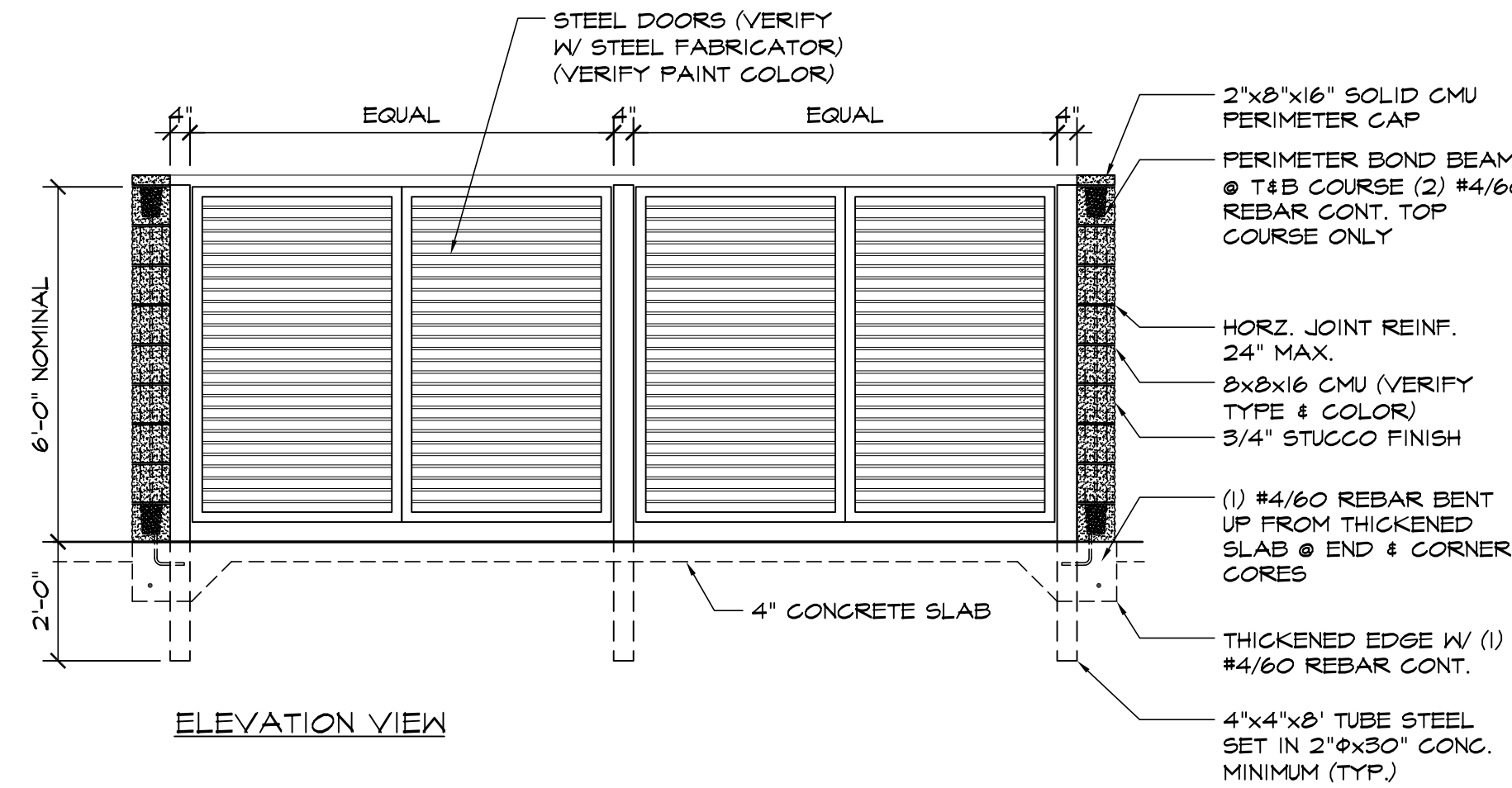
- NOTES:**
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
  2. PROVIDE CONG. 36" ABOVE GRADE WITHIN 36" OF CURB OR DRIVE.
  3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
  4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRENT. TYP. ON ALL POLE LIGHTS.
  5. NO LIGHTING WILL SHINE OFF SITE.
  6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



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

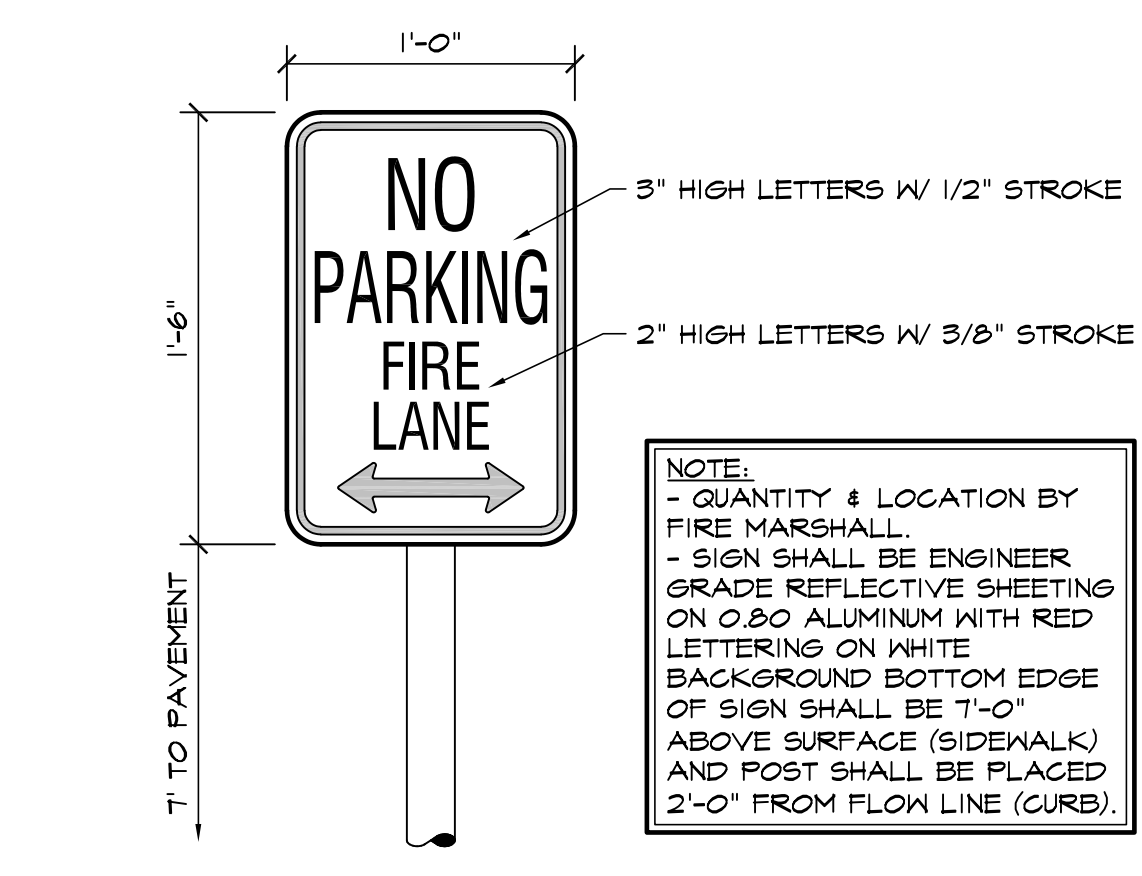


**PLAN VIEW**

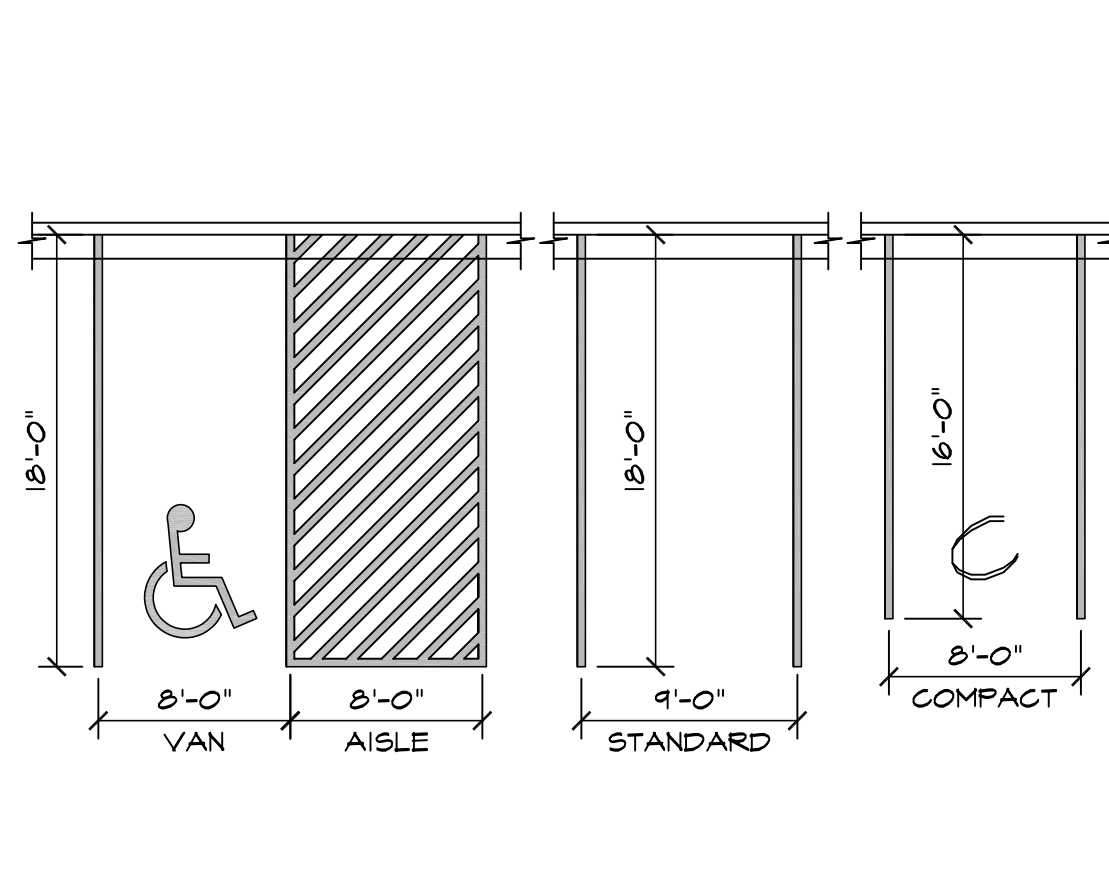


**ELEVATION VIEW**

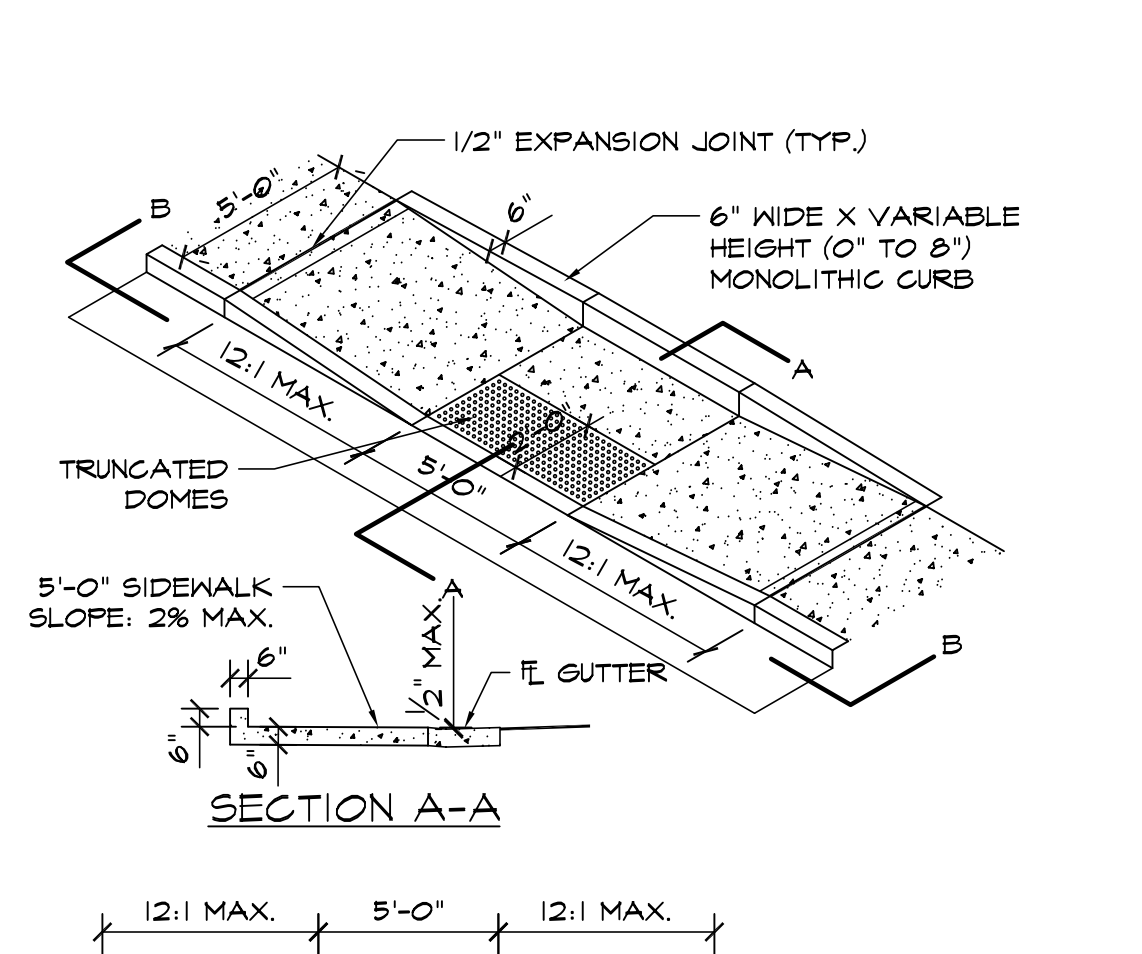
**8 CMU TRASH ENCLOSURE DETAIL - 2 BAYS**  
SCALE: 3/8"=1'-0"



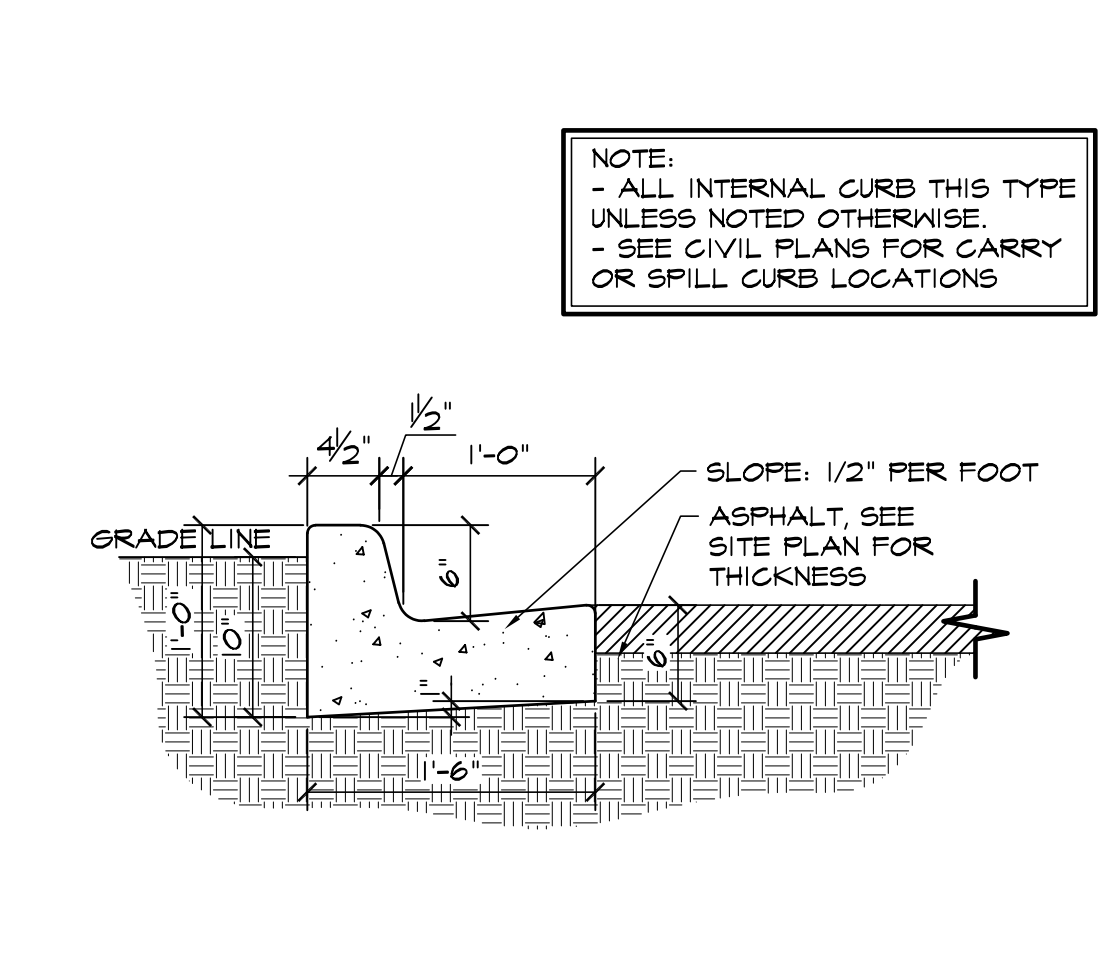
**5 FIRE LANE SIGN**  
SCALE: 1 1/2"=1'-0"



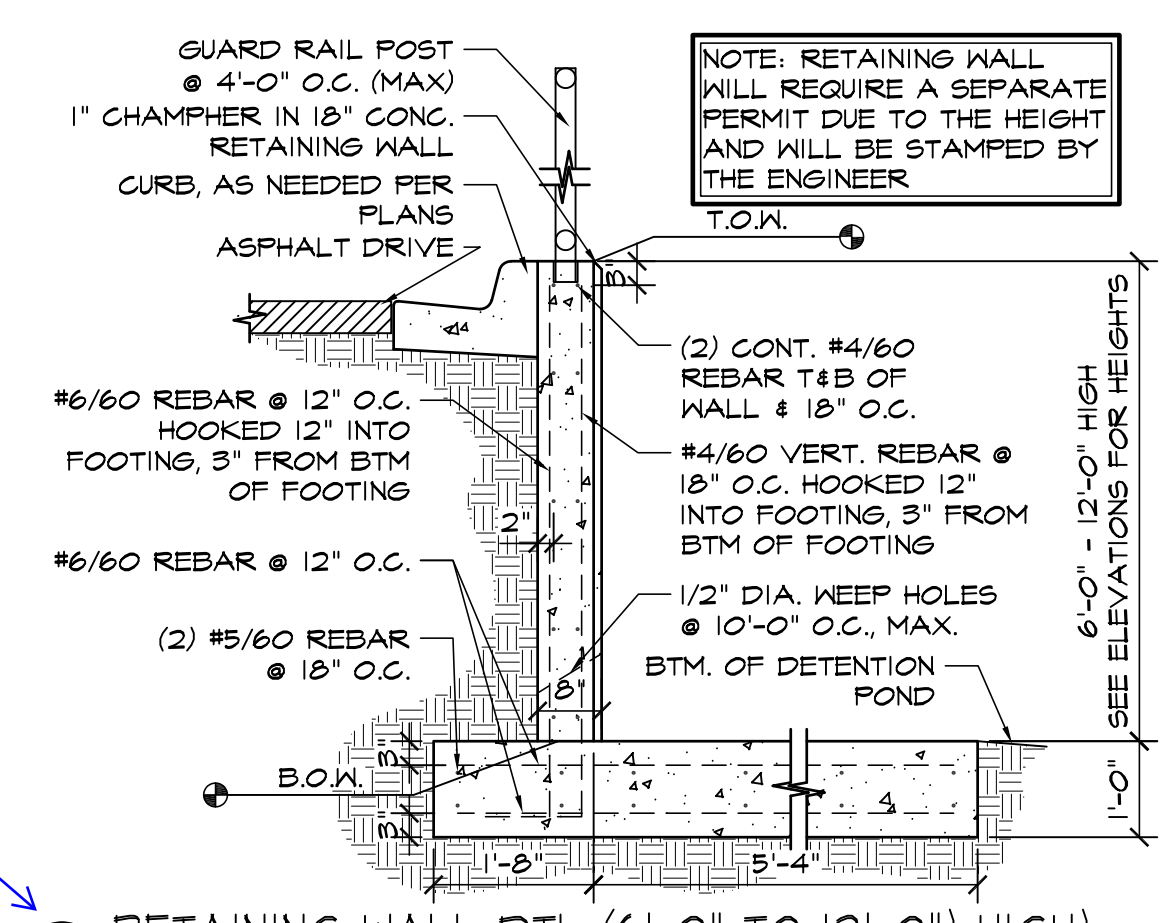
**1 ADA / STANDARD PARKING**  
SCALE: 1/8"=1'-0"



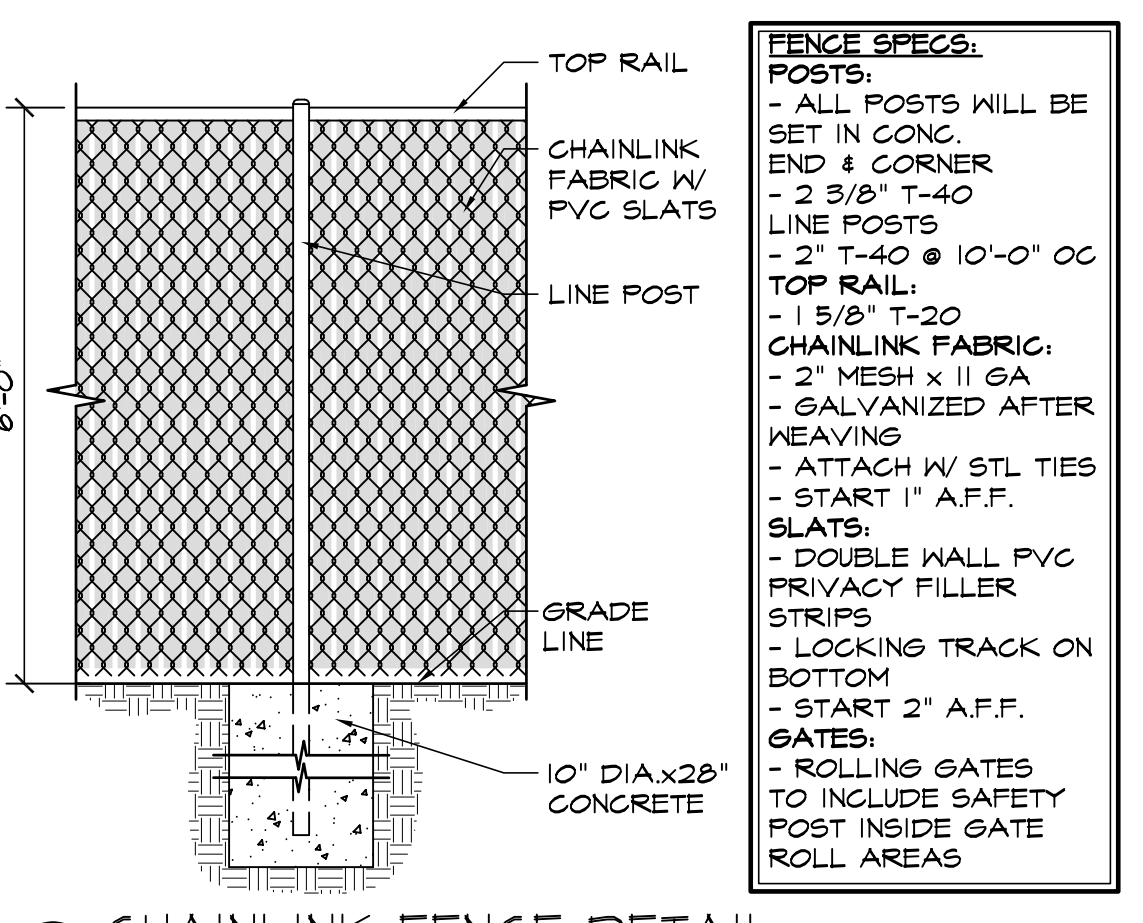
**SECTION A-A**



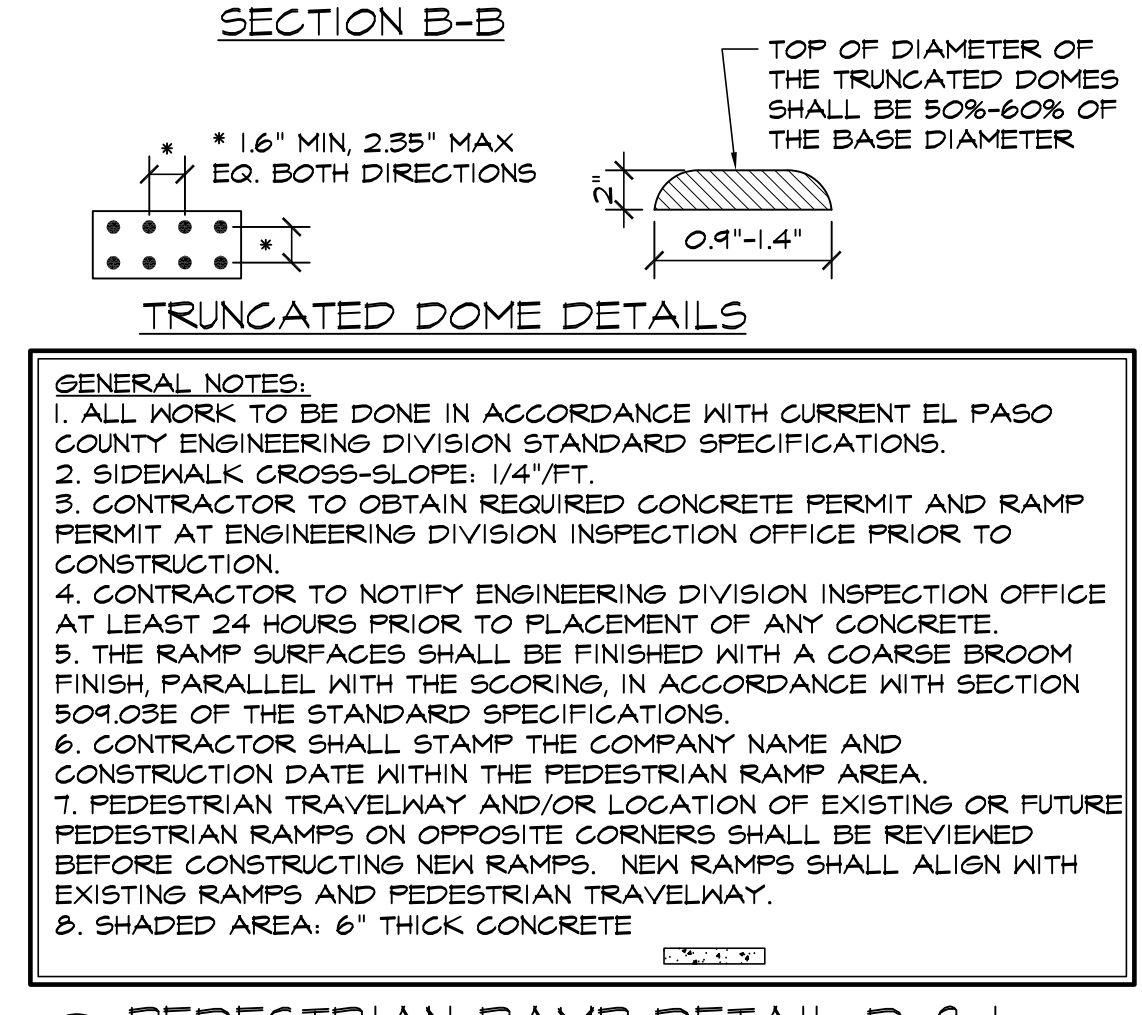
**2 EPC TYPE B CURB**  
SCALE: 1"=1'-0"



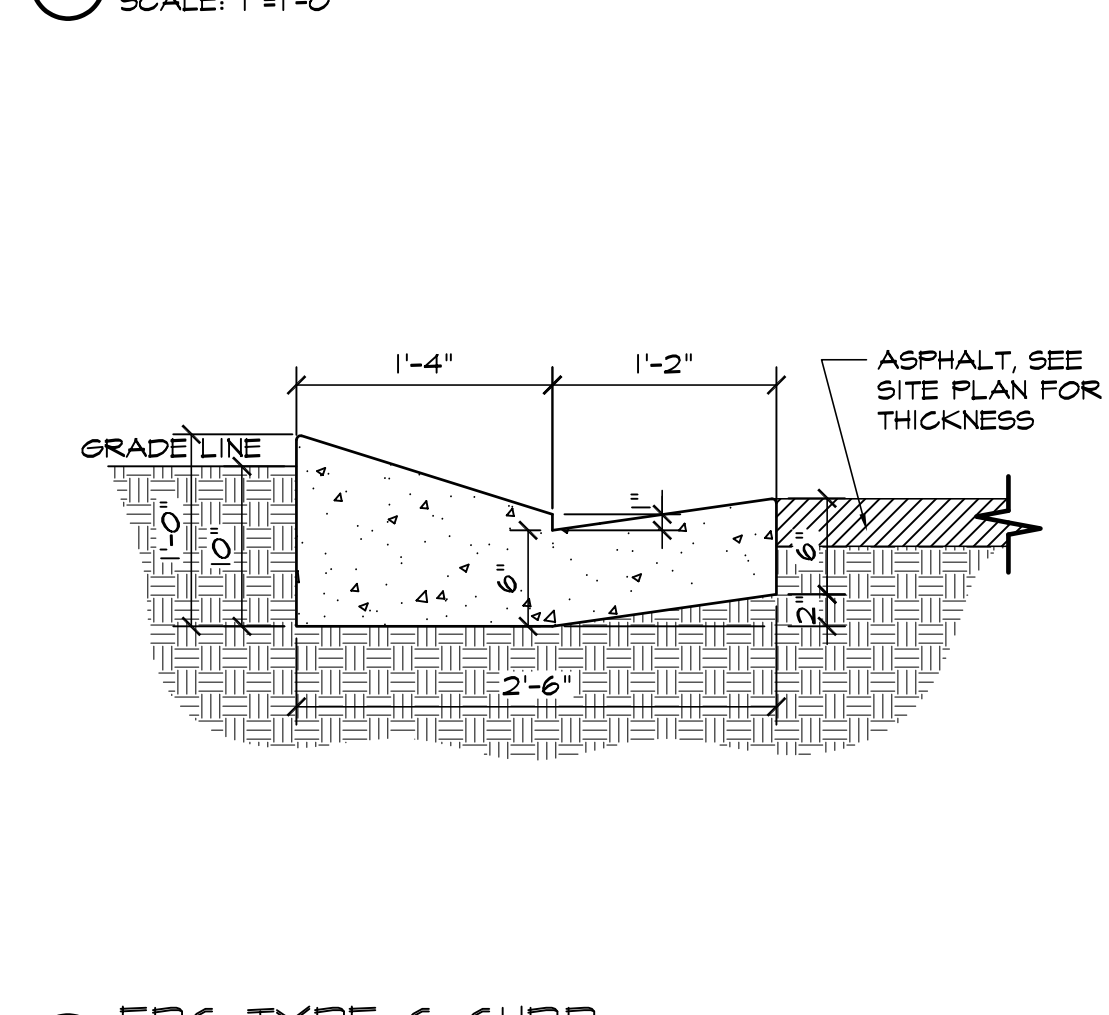
**11 RETAINING WALL DTL (6'-0" TO 12'-0") HIGH**  
SCALE: 1/2"=1'-0"



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

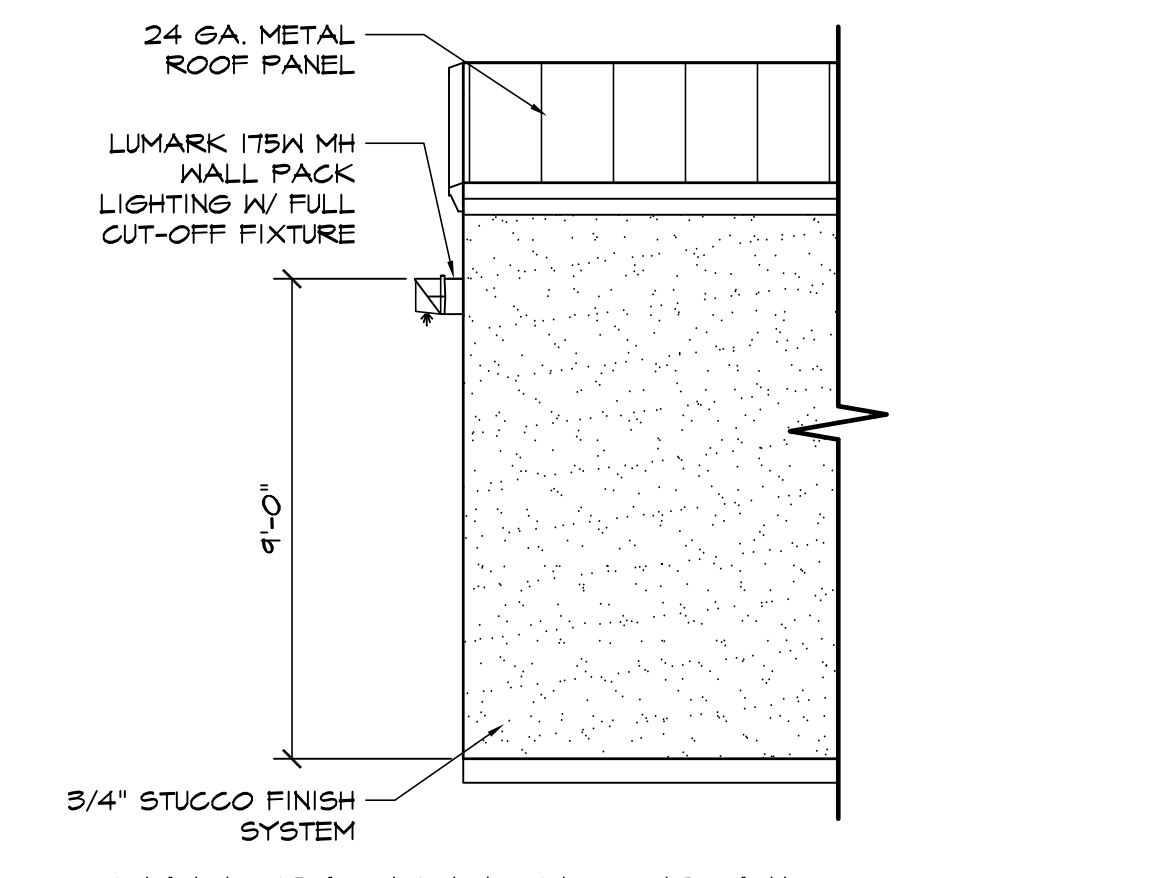


**6 PEDESTRIAN RAMP DETAIL D-BJ**  
SCALE: 3/16"=1'-0"

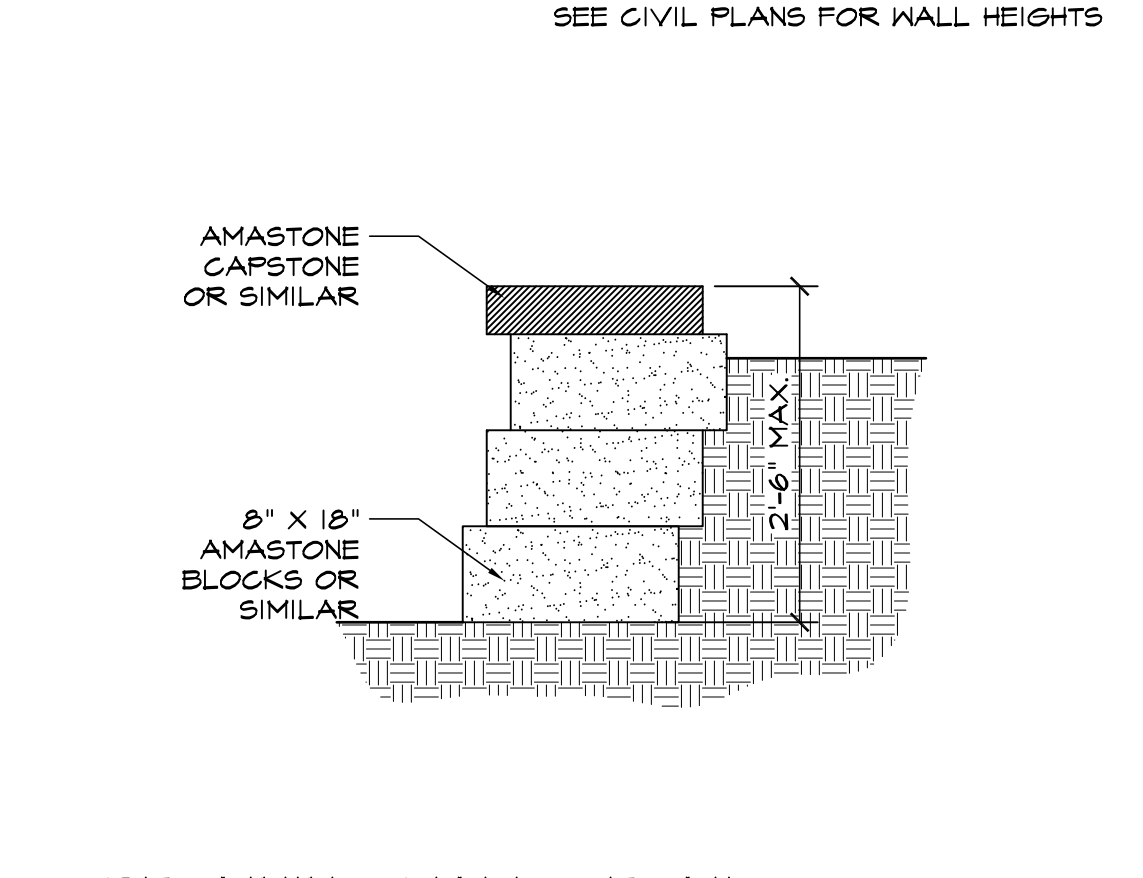


**3 EPC TYPE C CURB**  
SCALE: 1"=1'-0"

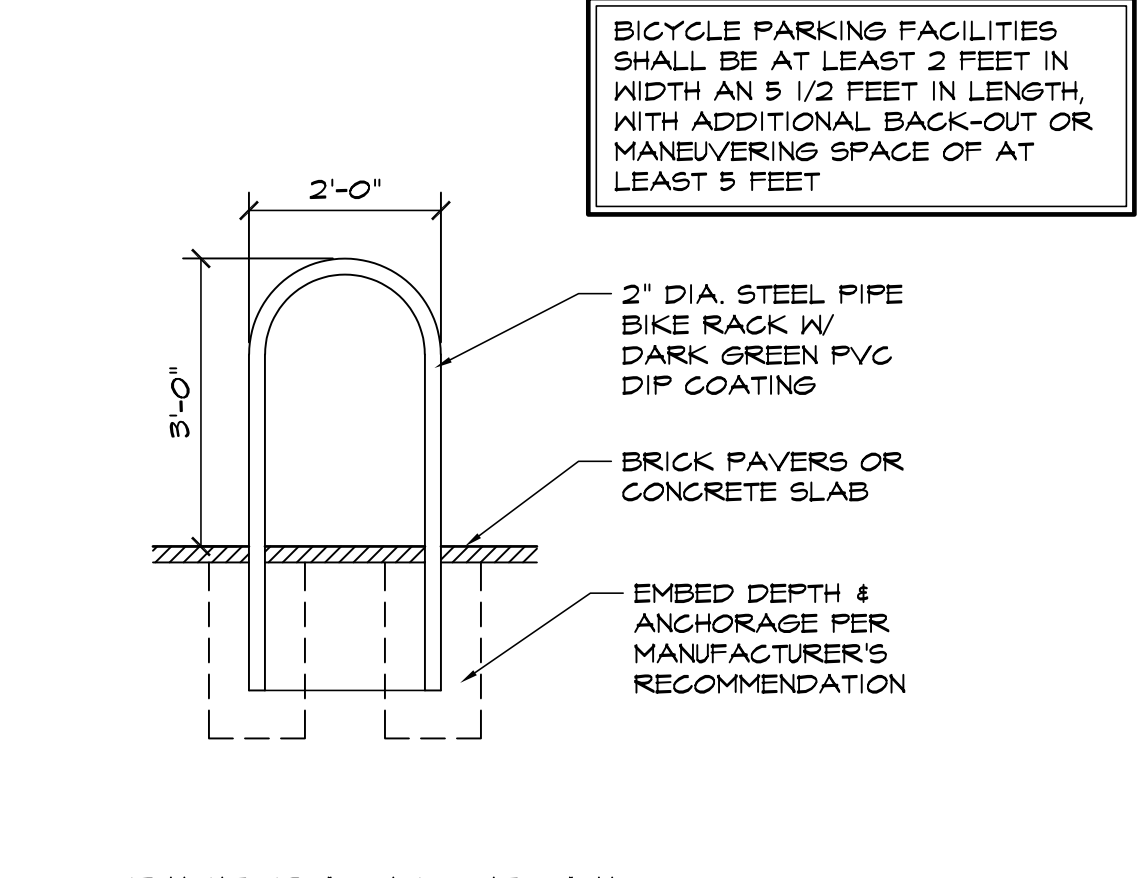
Note: a building permit is required for retaining walls that are 4' or taller.



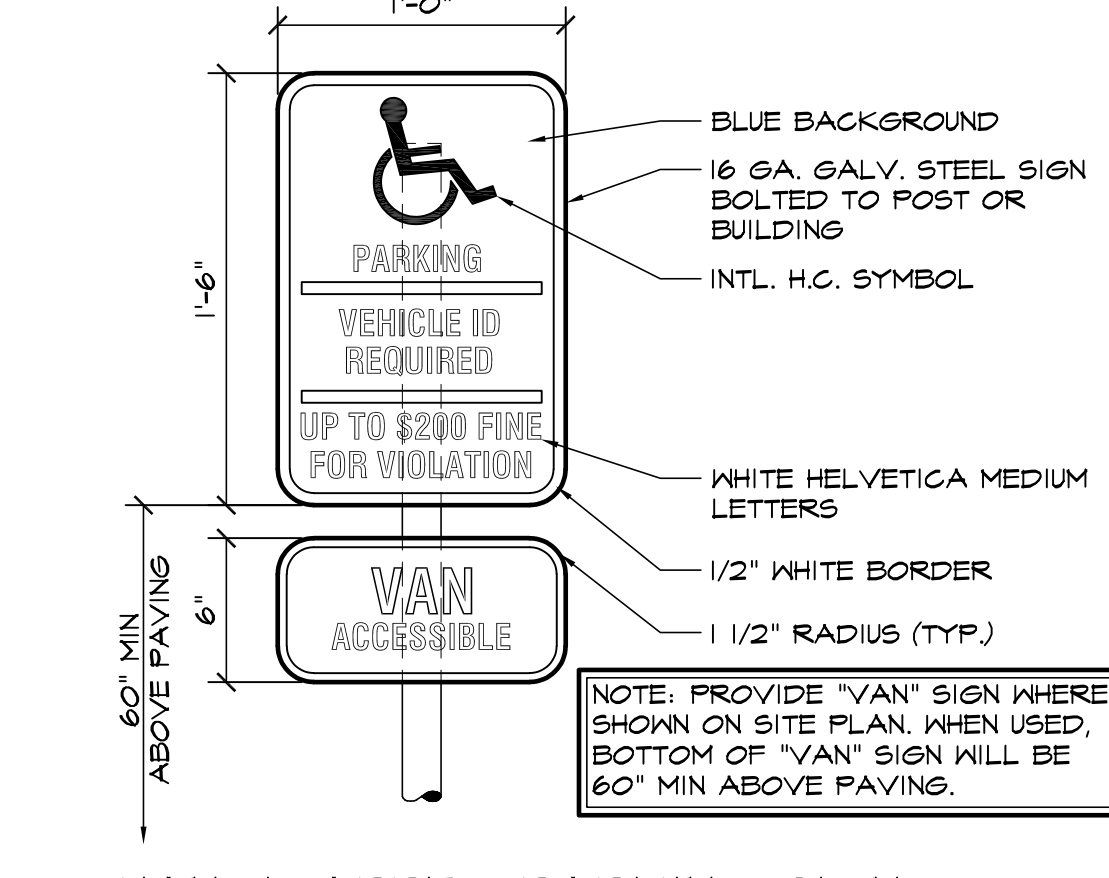
**12 WALL PACK LIGHT DETAIL**  
SCALE: 1/4"=1'-0"



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



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



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

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOODLEY HEIGHTS  
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(719) 570-1589 FAX (719) 570-7008  
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**STRUTHERS-POLARIS RMG**  
NEW BUILD  
847 STRUTHERS RANCH RD.  
COLORADO SPRINGS, CO 80921  
EL PASO COUNTY, COLORADO

DATE: AUG. 18, 2022  
DRAWN BY: A. MADALONE  
PROJ. MGR: R. MAXWELL  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1293

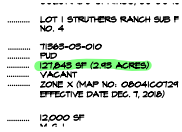
REVISIONS:


# Site Development Plan\_V1.pdf Markup Summary

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9/13/2022 1:03:43 PM (1)

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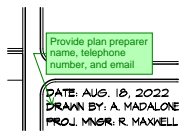


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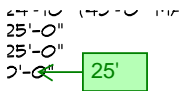
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Provide plan preparer name, telephone number,  
and email

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9/13/2022 5:46:08 PM (1)

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25'

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9/13/2022 6:34:45 PM (1)

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9/13/2022 6:35:22 PM (1)

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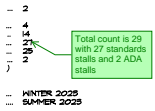
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9/13/2022 6:37:50 PM (1)

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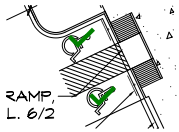
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Total count is 29 with 27 standards stalls and 2 ADA stalls

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9/13/2022 6:38:11 PM (1)

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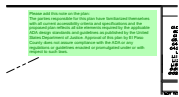
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Please add this note on the plan:  
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design 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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9/13/2022 7:10:20 PM (1)

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**Author:** Linda.Nguyen  
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Show on plan:

Location of all existing and proposed utility lines and associated infrastructure

Location of all no-build areas, floodplain, drainageways and facilities

Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable

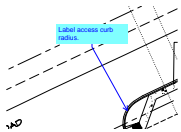
Provide the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required

Any additional information required pursuant to any associated conditions of approval or plat notes.

---

9/14/2022 1:54:30 PM (1)

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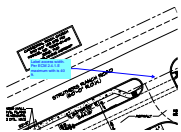
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Label access curb radius.

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9/14/2022 1:54:58 PM (1)

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Label access width. Per ECM 2.4.1.E maximum with is 40 ft.

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9/14/2022 2:14:03 PM (1)

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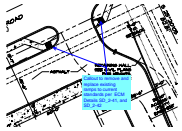
update label to identify the width of existing sidewalk.

If existing is 6' wide then a transition taper may be required to go down to 5' wide proposed sidewalk.

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9/14/2022 2:16:02 PM (1)

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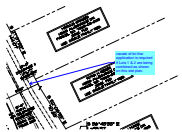
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Callout to remove and replace existing ramps to current standards per ECM Details SD\_2-41, and SD\_2-42

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9/14/2022 2:37:34 PM (1)

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vacate of lot line application is required if Lots 1 & 2 are being combined as shown on this site plan.

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9/14/2022 2:45:07 PM (1)

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verify and update label to identify the width of existing sidewalk. The Struthers Ranch Fil 2 construction drawings shows 5' sidewalk for the local road.

Revise the proposed sidewalk width to 5'

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9/14/2022 2:50:25 PM (1)

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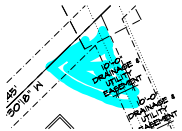


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9/14/2022 2:55:28 PM (1)

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9/14/2022 2:55:48 PM (1)

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**Date:** 9/14/2022 2:55:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

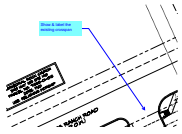
Either revise the design to line up with the existing access easement or adjust the existing easement to match current configuration.

Possible issue with modifying the easement is that it does not provide adequate access easement for Lot 4 through lot 3.

---

9/14/2022 3:02:48 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 9/14/2022 3:02:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show & label the existing crosspan

---

9/14/2022 3:03:47 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 9/14/2022 3:03:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Coordinate with traffic engineer to determine if stop sign at driveway entrance is needed.

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9/14/2022 6:03:15 PM (1)

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**Subject:** Callout  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/14/2022 6:03:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Correct to 128,066.4sf  
2.94 acres  
(Combined acreage of Lot 1 & 2)

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9/14/2022 6:07:00 PM (1)

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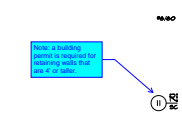
**Subject:** Text Box  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 9/14/2022 6:07:00 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add: Open space, landscaping,  
and impermeable surface percentage

---

9/14/2022 9:18:52 AM (1)

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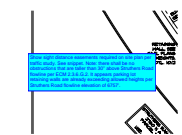
**Subject:** Callout  
**Page Label:** 2  
**Author:** lpackman  
**Date:** 9/14/2022 9:18:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note: a building permit is required for retaining walls that are 4' or taller.

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9/15/2022 10:02:42 AM (1)

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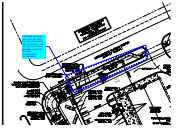
**Subject:** Text Box  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/15/2022 10:02:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show sight distance easements required on site plan per traffic study. See snippet. Note: there shall be no obstructions that are taller than 30" above Struthers Road flowline per ECM 2.3.6.G.2. It appears parking lot retaining walls are already exceeding allowed heights per Struthers Road flowline elevation of 6757'.

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9/15/2022 10:30:21 AM (1)

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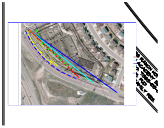
**Subject:** Cloud+  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 9/15/2022 10:30:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Traffic Analysis noted that the right turn lane threshold is met. Provide the right turn lane or submit a deviation request for the ECM Administrator's consideration.

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9/15/2022 9:13:39 AM (1)

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**Subject:** Image  
**Page Label:** 1  
**Author:** lpackman  
**Date:** 9/15/2022 9:13:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**