

All Planning Comments Addressed with latest submission. CH

4	Site Access - on the northbound approach (and the future southbound approach) at the Struthers Ranch Road/site access "Intersection."	LSC recommends Stop-sign traffic control for the northbound approach (and the future southbound approach) at the Struthers Ranch Road/site access "Intersection."	With the Site Development Plan
---	---	---	--------------------------------

Source: LSC Transportation Consultants, Inc. (02-21-2022)

ADA NOTES

- 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 STANDARDS AND DELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY REGULATIONS OR GUIDELINES ACTED OR PROMULGATED UNDER OR WITH RESPECT SUCH LAWS

DRAWING INDEX

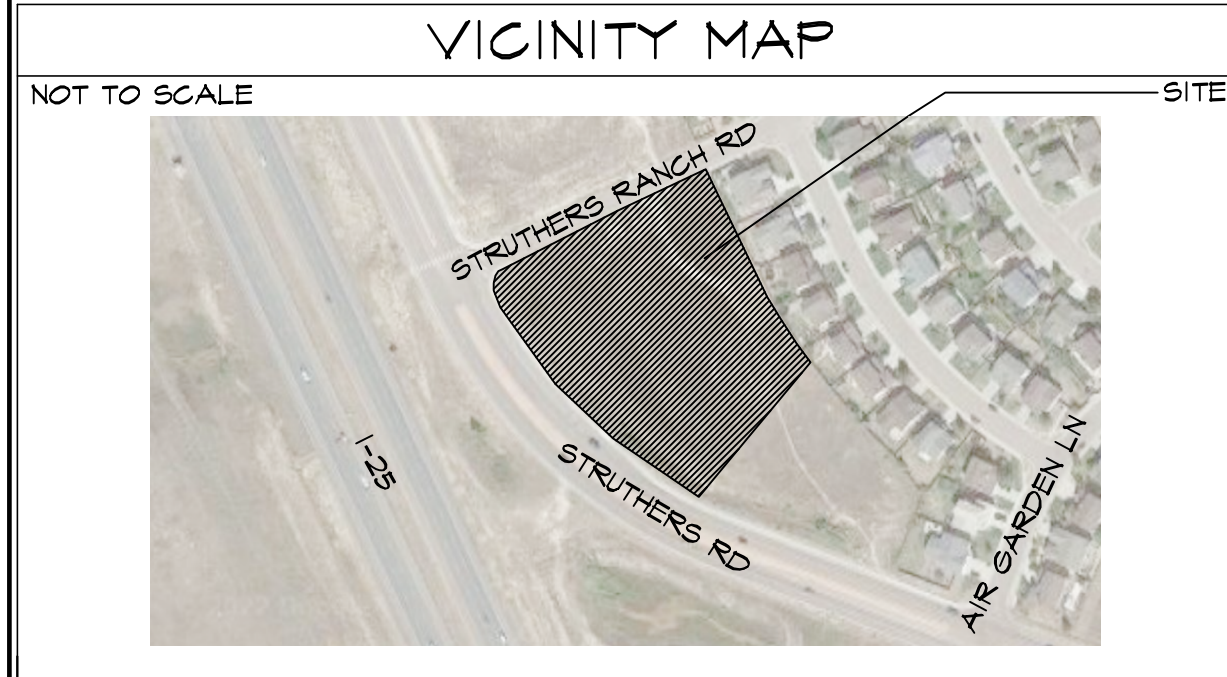
- 1 OF 16 - SITE PLAN
- 2 OF 16 - SITE DETAILS
- C1.0 3 OF 16 - GEC PLAN TITLE SHEET
- G2.4 OF 16 - GENERAL NOTES AND LEGEND
- C1.1 5 OF 16 - SITE GRADING AND EROSION CONTROL PLAN
- C3.1 6 OF 16 - DETENTION BASIN PLAN DETAILS
- C4.1 7 OF 16 - CIVIL & EROSION CONTROL DETAILS
- C4.2 8 OF 16 - EROSION CONTROL NOTES AND DETAILS
- U1.1 OF 16 - UTILITY PLAN
- L1.1 10 OF 16 - LANDSCAPE PLAN - AREA 'A'
- L1.2 OF 16 - LANDSCAPE PLAN - AREA 'B'
- L1.3 12 OF 16 - PLANTING NOTES
- L1.4 13 OF 16 - LANDSCAPE PLAN DETAILS
- O.01 14 OF 16 - PHOTOMETRIC SITE PLAN
- O.02 15 OF 16 - LIGHT FIXTURE SPEC PLANS
- 16 OF 16 - BUILDING ELEVATIONS

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

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2022 HAMMERS CONSTRUCTION



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	CLARK FAMILY TRUST 3585 HILL CIR. COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION:	LOT 1 STRUTHERS RANCH SUB FIL. NO. 4
PARCEL NUMBER:	71363-03-010
ZONING:	PUD
LOT SIZE:	128,066 SF - 2.94 ACRES (COMBINED ACREAGE OF LOTS 1 & 2)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804/COT246, EFFECTIVE DATE DEC. 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	12,000 SF
BUILDING OCCUPANCY:	M, S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RETAIL/SHOWROOM/ATV REPAIR
STRUCTURAL COVERAGE:	4%
PAVEMENT COVERAGE:	58%
STREET COVERAGE:	0%
BUILDING STRUCTURAL HEIGHT:	24'-10" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
ATV SALES - 1 SPACE / 1,000 SF	
8,160 SF / 1,000 SF	8
ATV SALES OFFICE	
1 SPACE / 450 SF	
452 SF / 450 SF	2
REPAIR SHOP - 1 SPACE / PER BAY	
4 BAYS / 1 SPACE	4
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	21
STANDARD SPACES PROVIDED:	27
HANDICAP (SEE DETAIL 1 OF 2 FOR DIMENSIONS)	2
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	WINTER 2023
LANDSCAPING:	SUMMER 2023
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

STRUTHERS-POLARIS RMC

SITE PLAN

847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

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
⊕	TRAFFIC CORNER
⊕	WALL PACK LIGHTING
⊕	SIGN
⊕	MANHOLE
⊕	ELECTRICAL TRANSFORMER
⊕	EXISTING FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT

DATE: DEC. 6, 2022
DRAWN BY: A. MADALONE
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1243

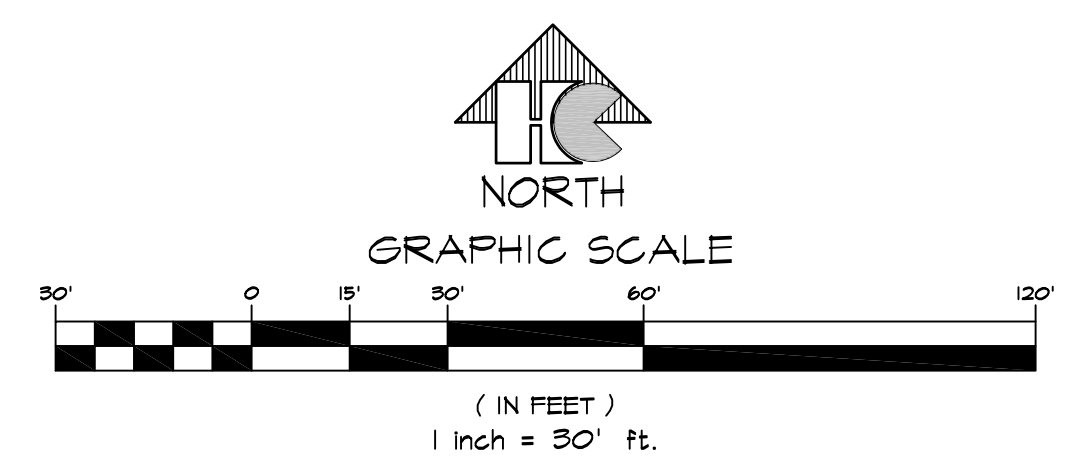
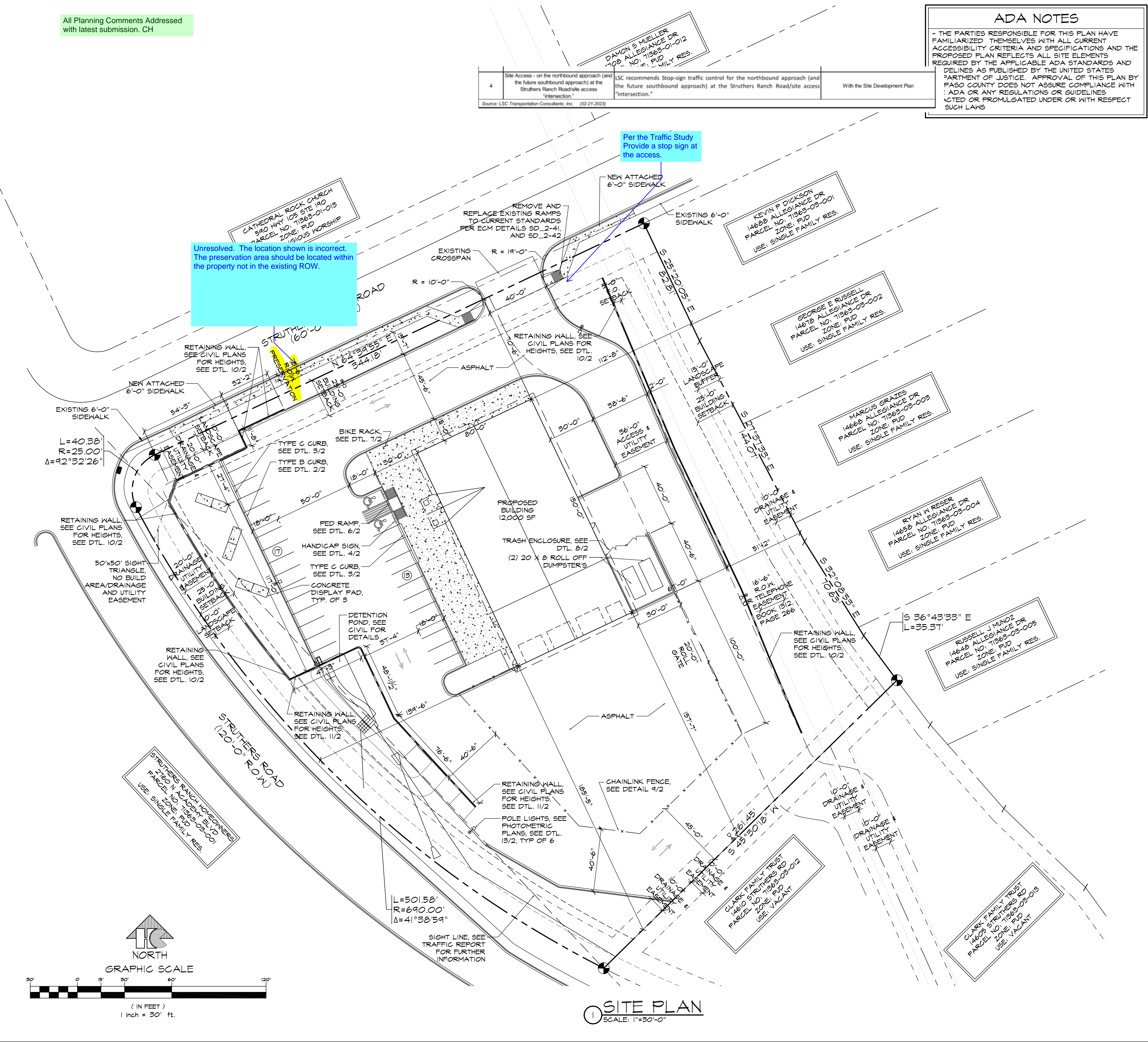
REVISIONS:

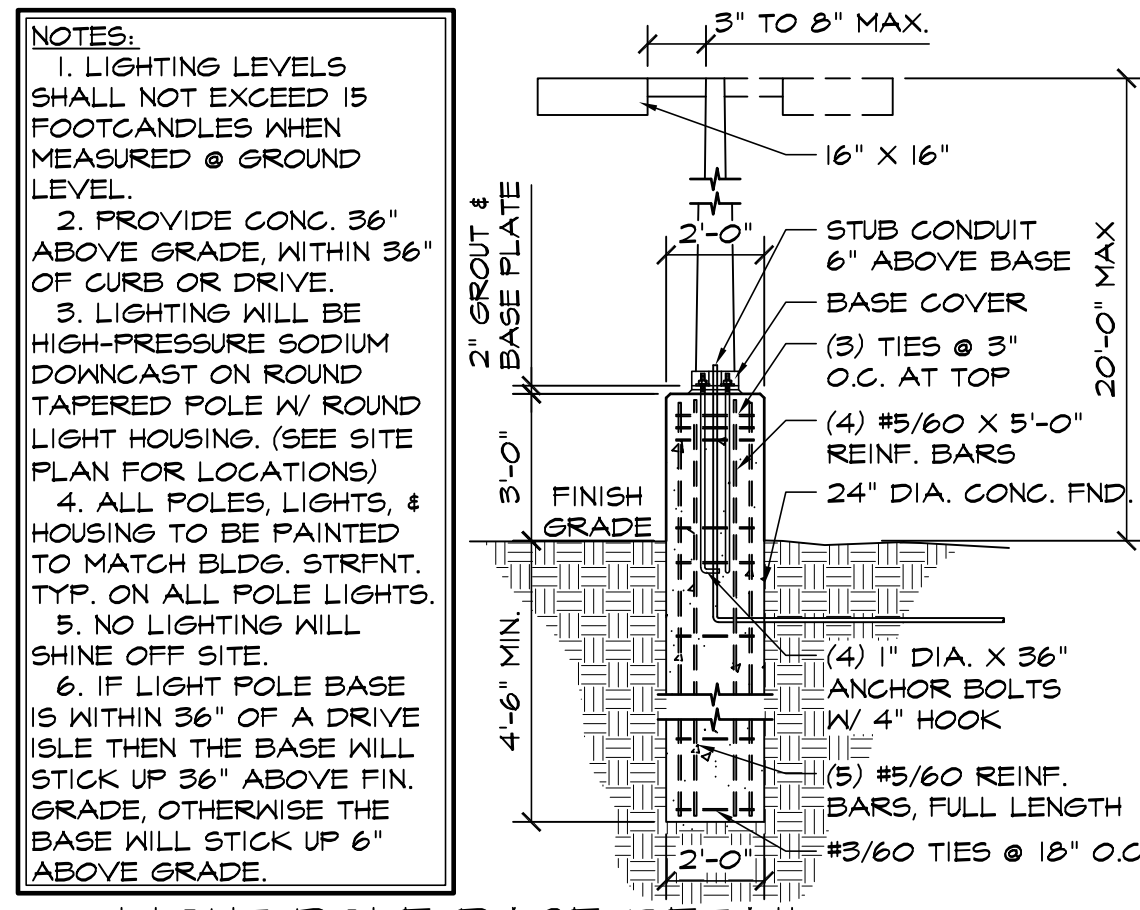
Δ	11-22-22/COMMENTS 9-20-22
Δ	2-22-23/COMMENTS 1-30-23

PLANNING & COMMUNITY DEVELOPMENT

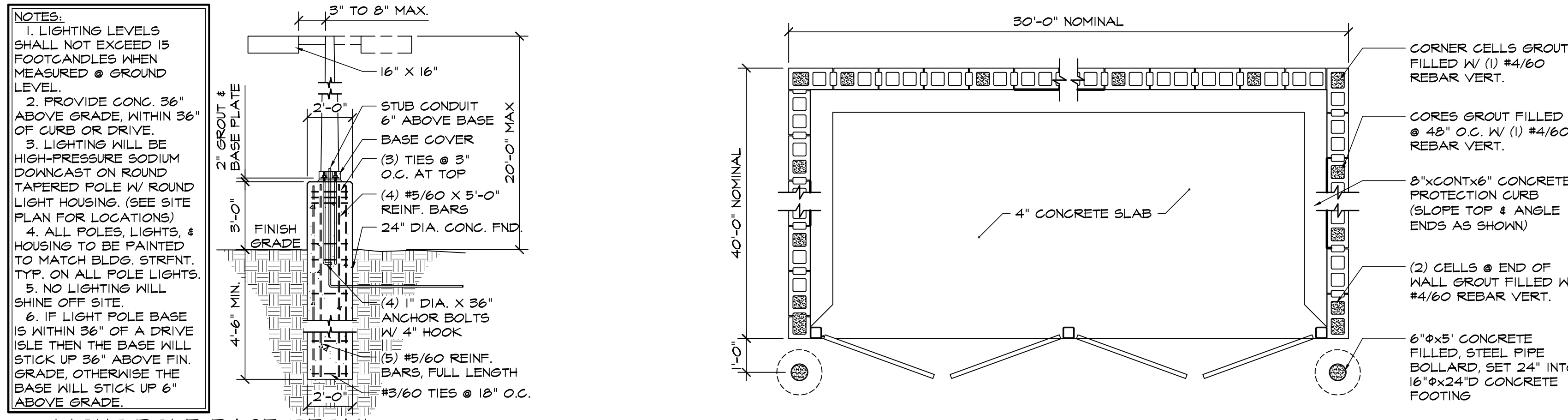
DIRECTOR SIGNATURE _____ DATE _____

COUNTY FILE NO. PPR-22-048

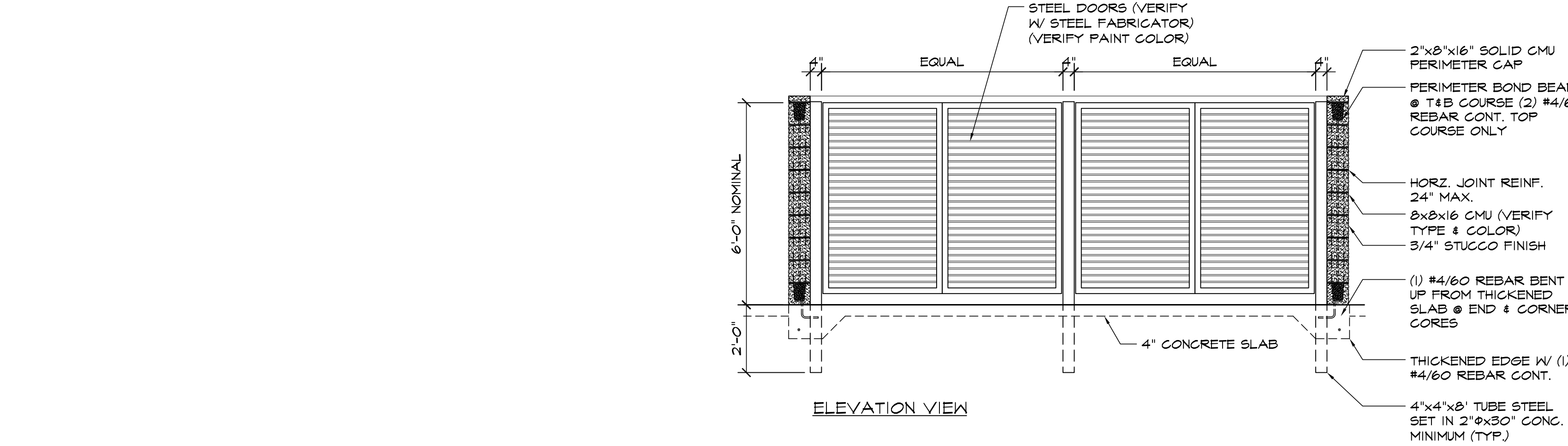




13 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

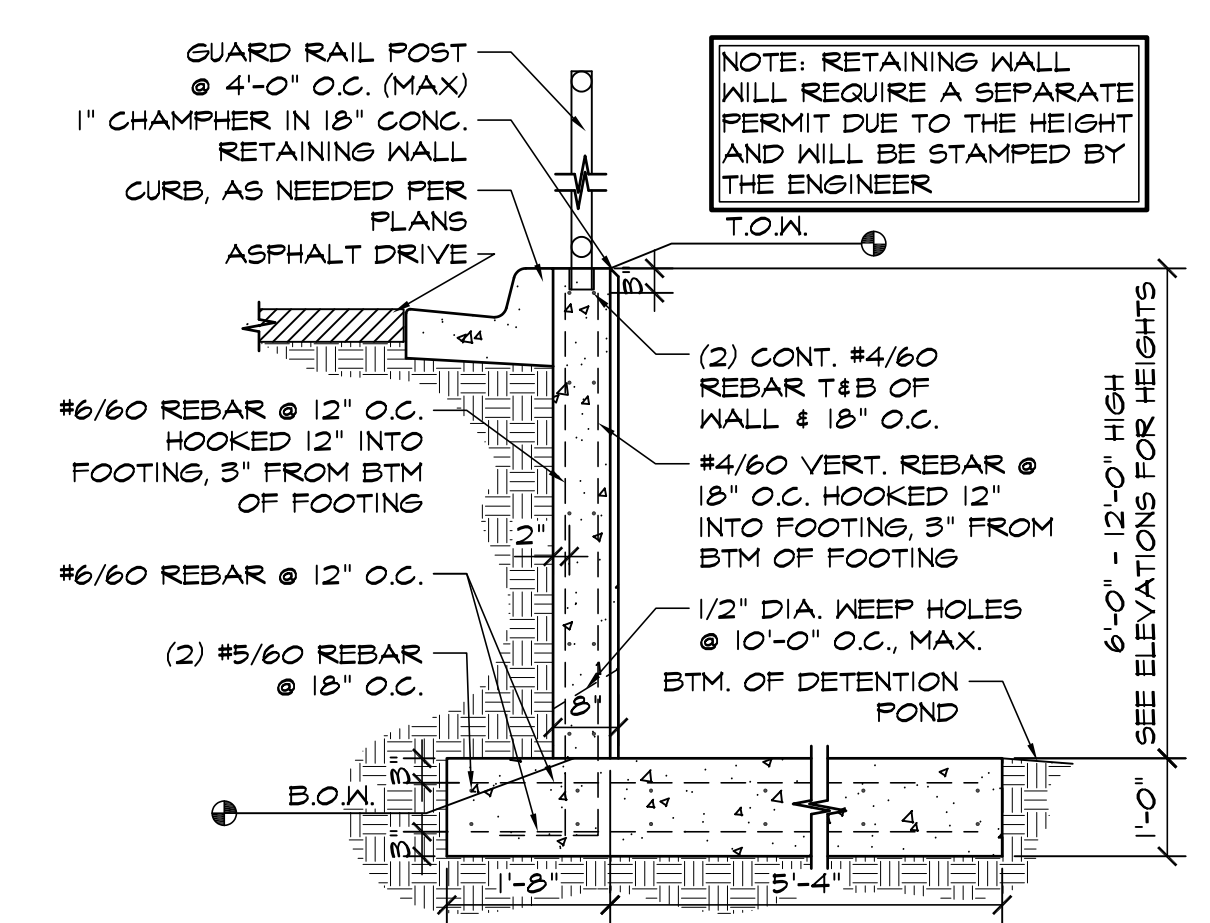


PLAN VIEW

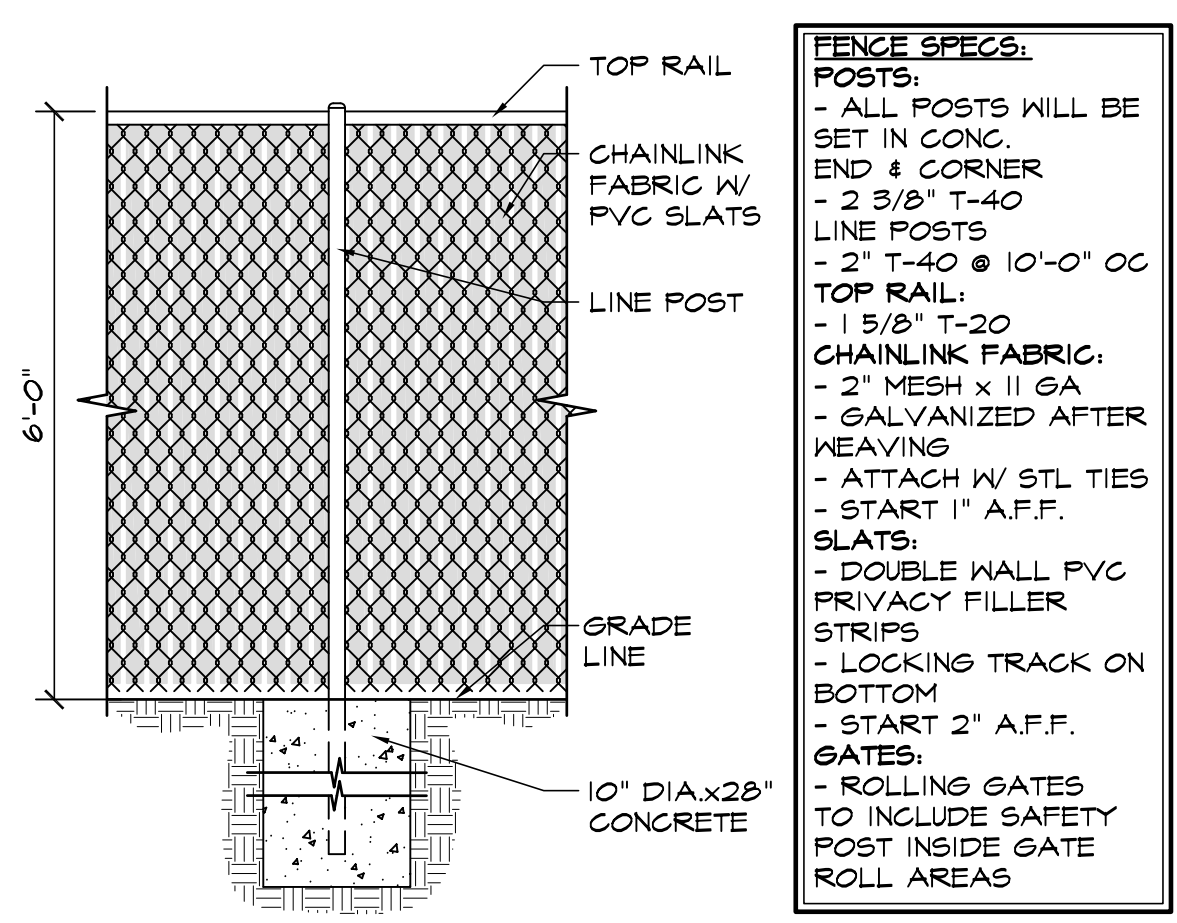


ELEVATION VIEW

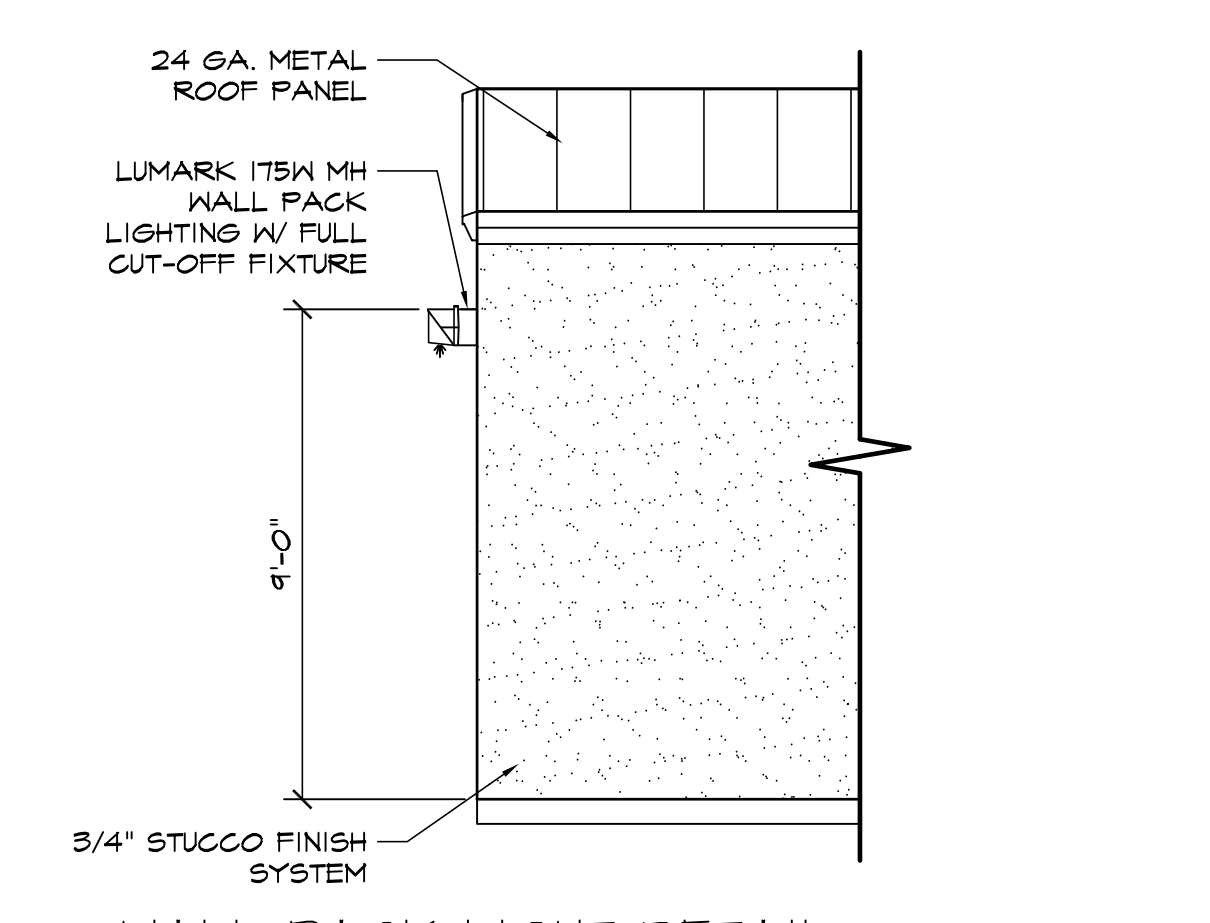
8 CMU TRASH ENCLOSURE DETAIL - 2 BAYS
SCALE: 3/8"=1'-0"



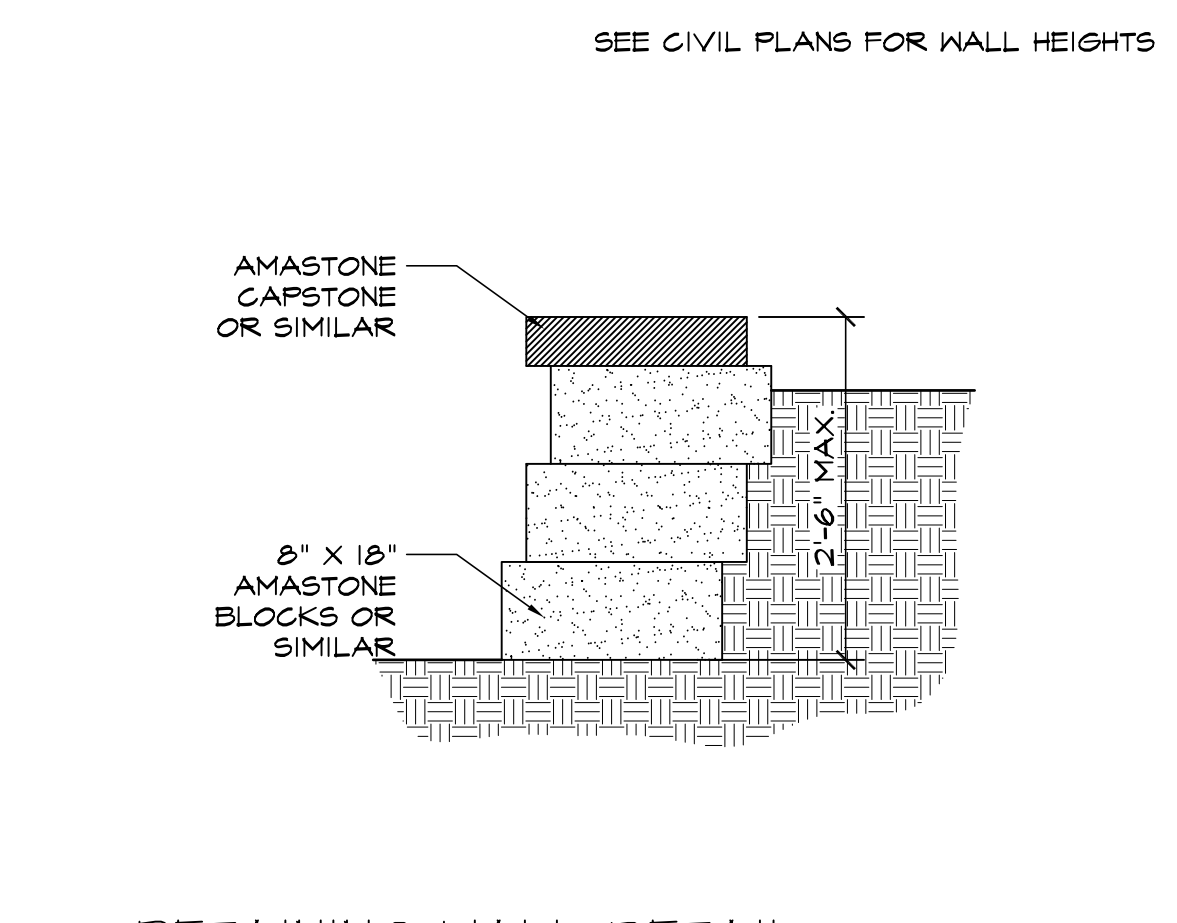
11 RETAINING WALL DTL (6'-0\"/>



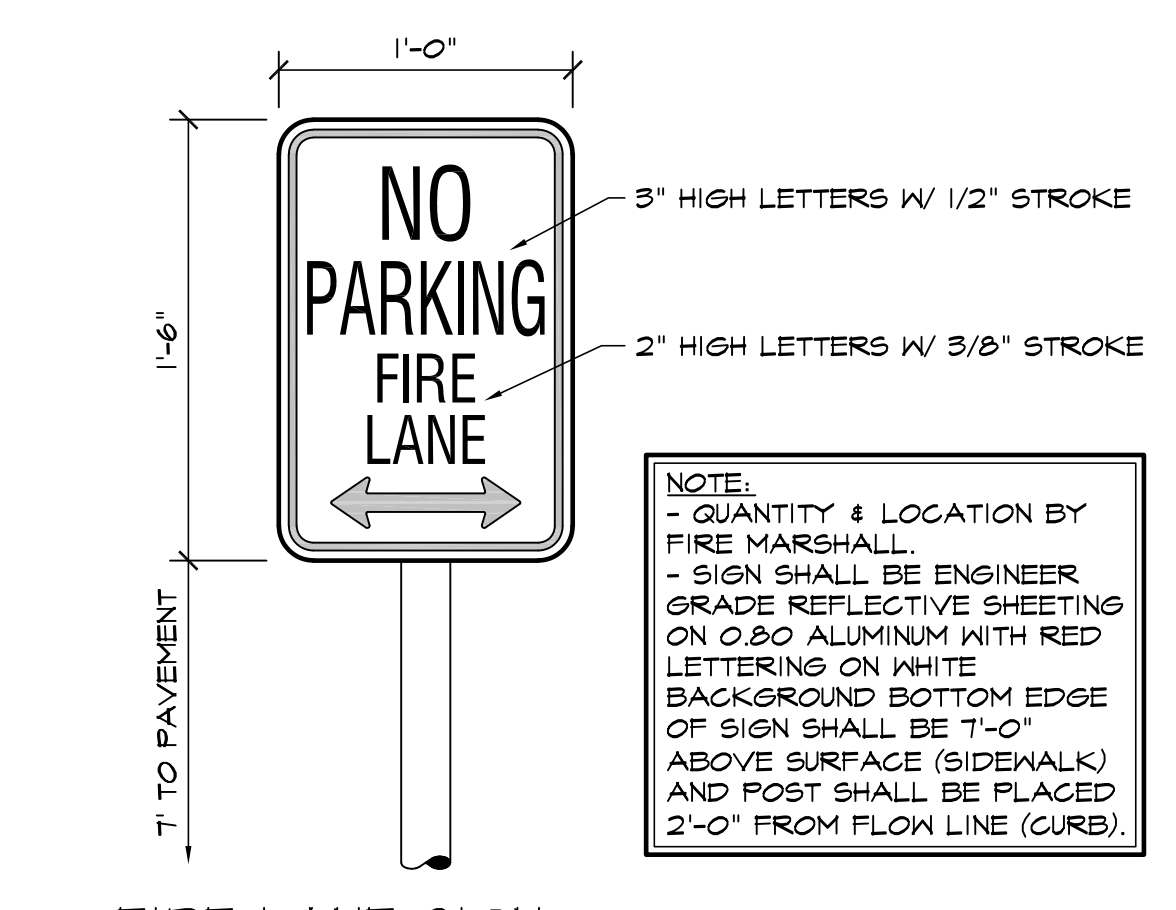
9 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



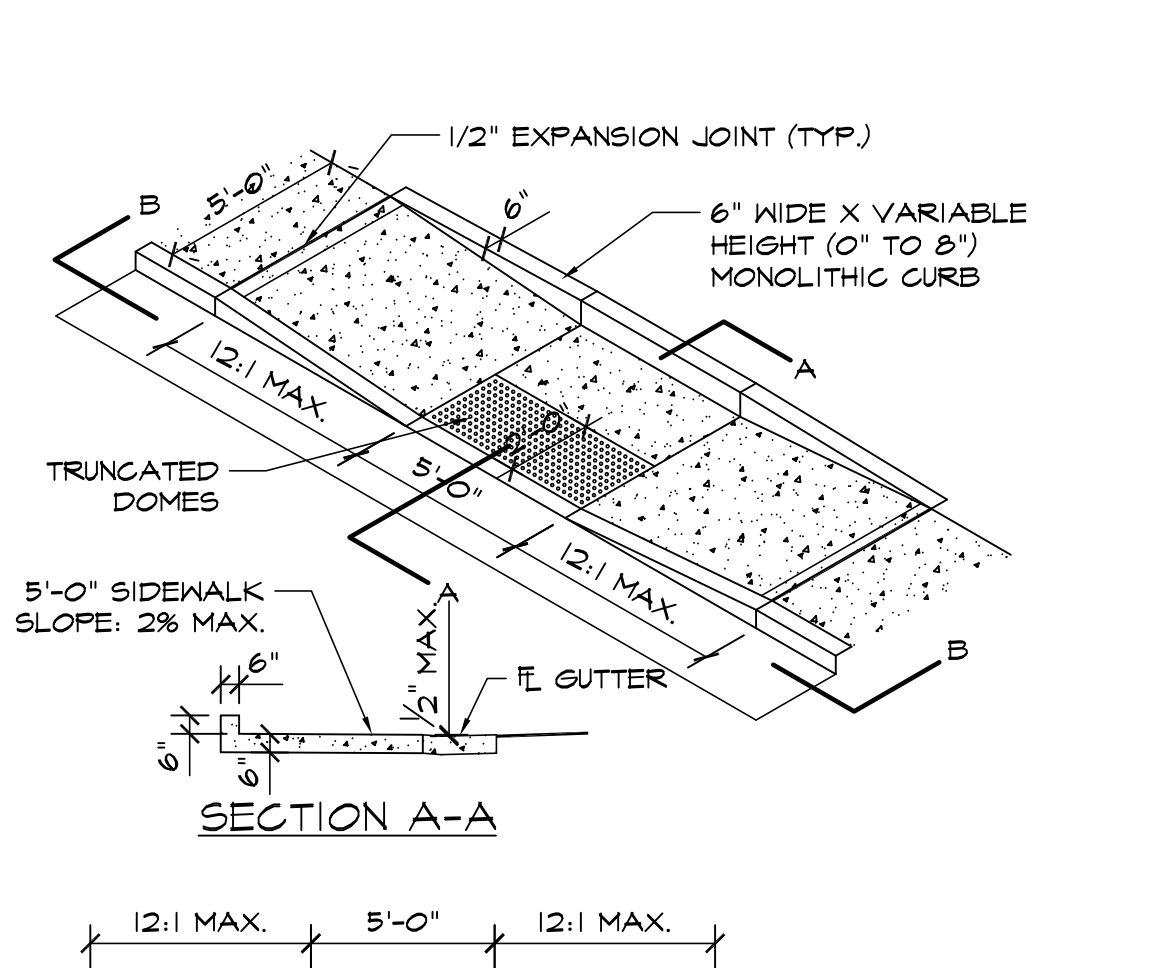
12 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



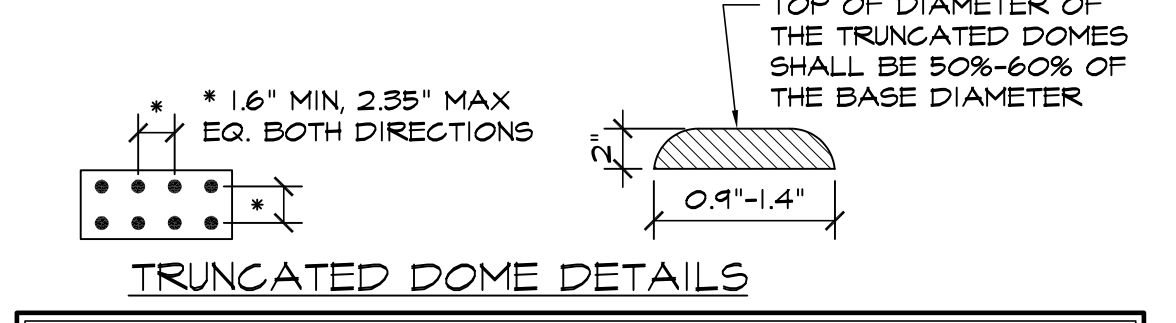
10 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



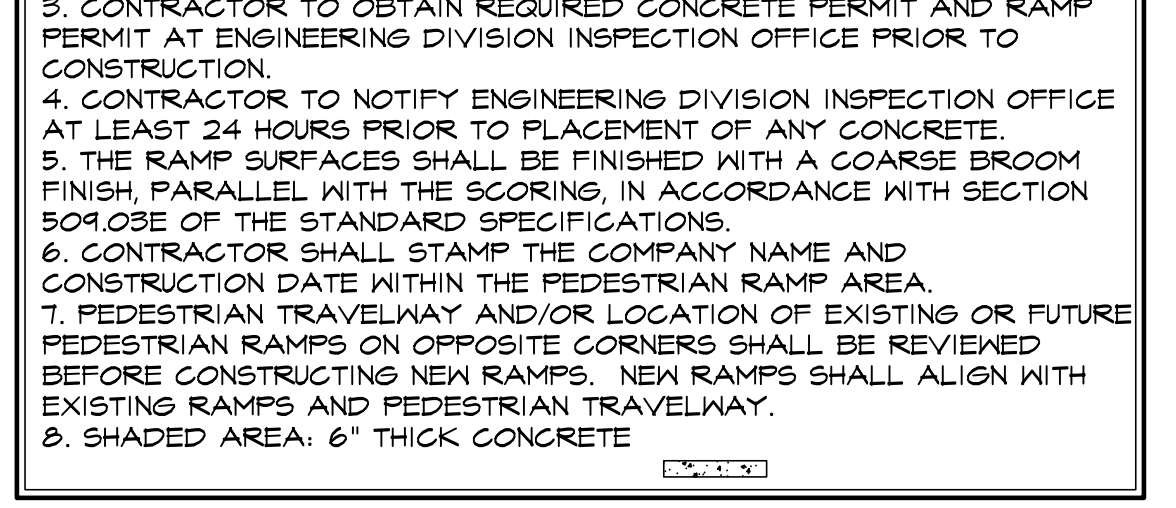
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



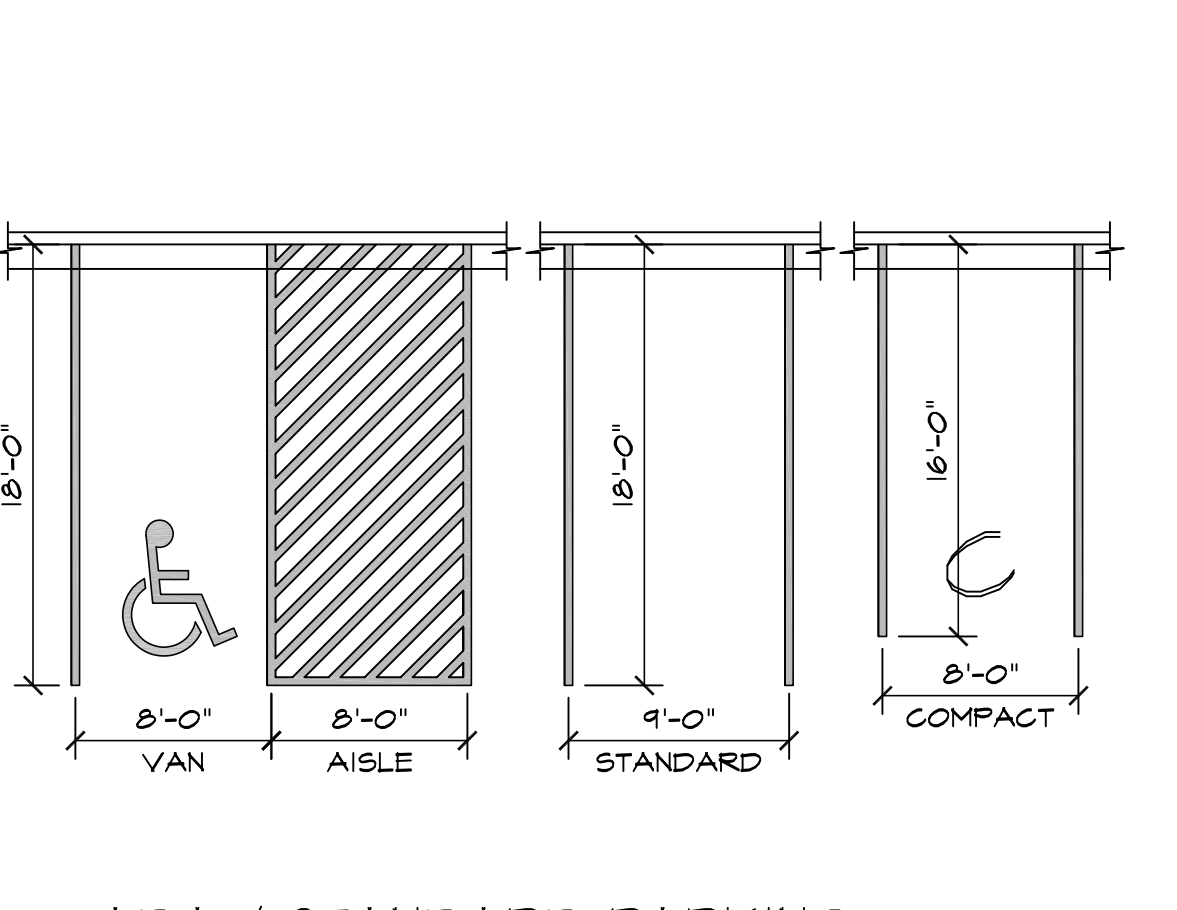
SECTION A-A



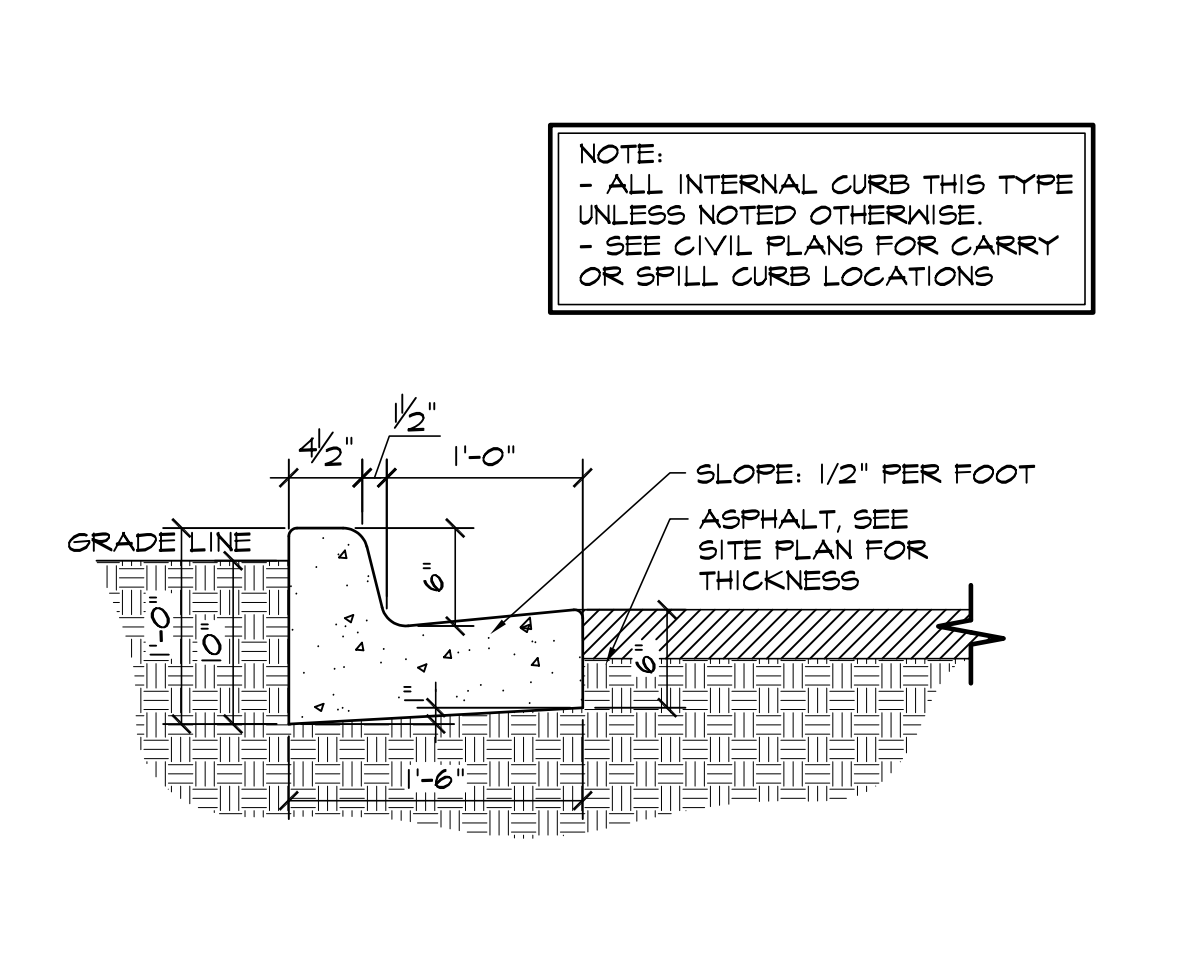
SECTION B-B



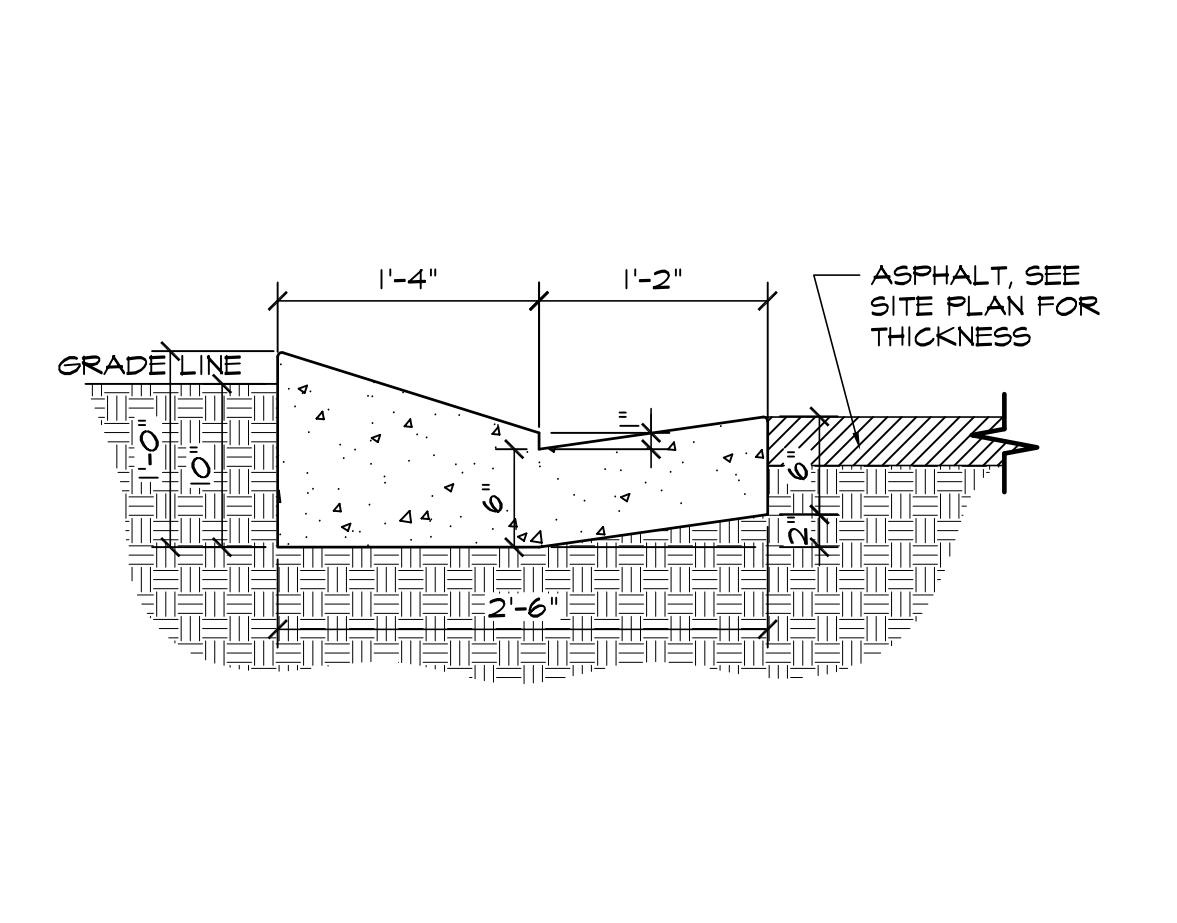
6 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



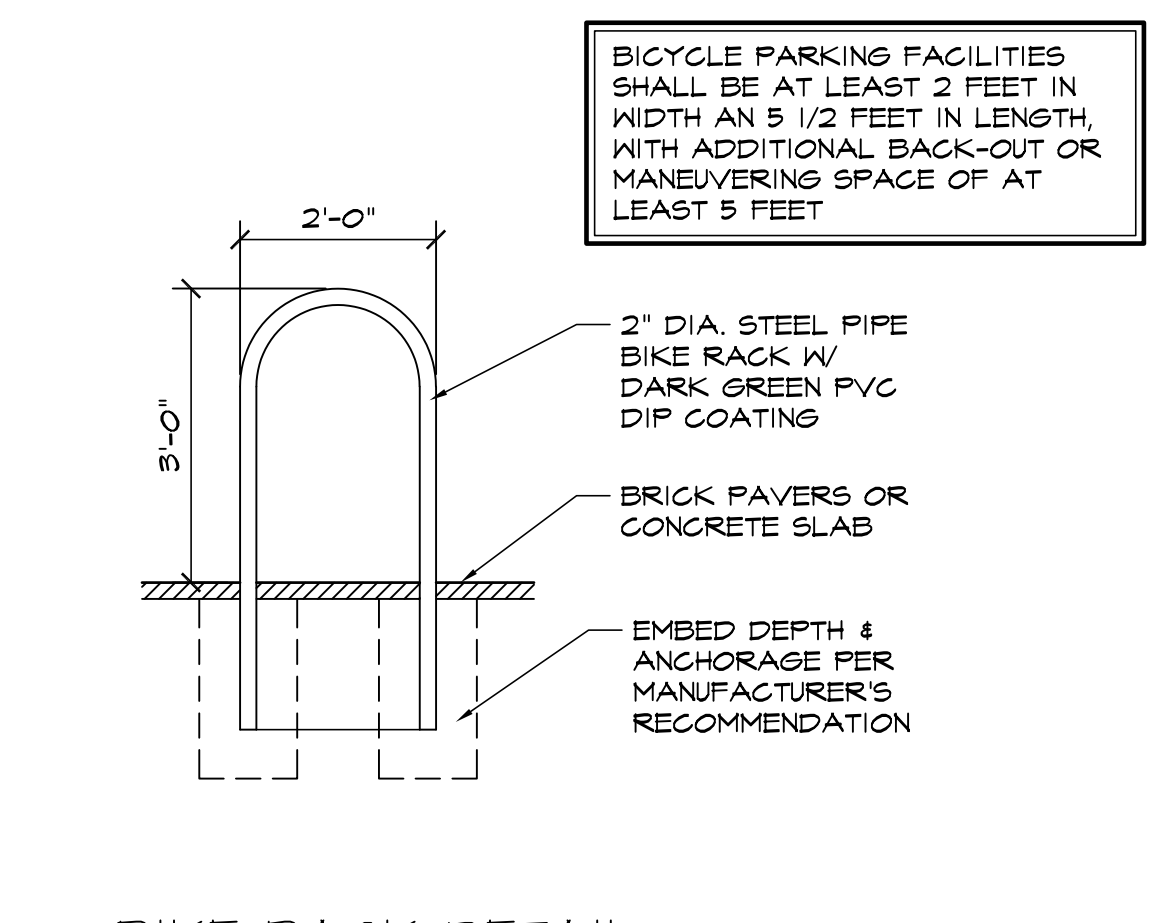
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



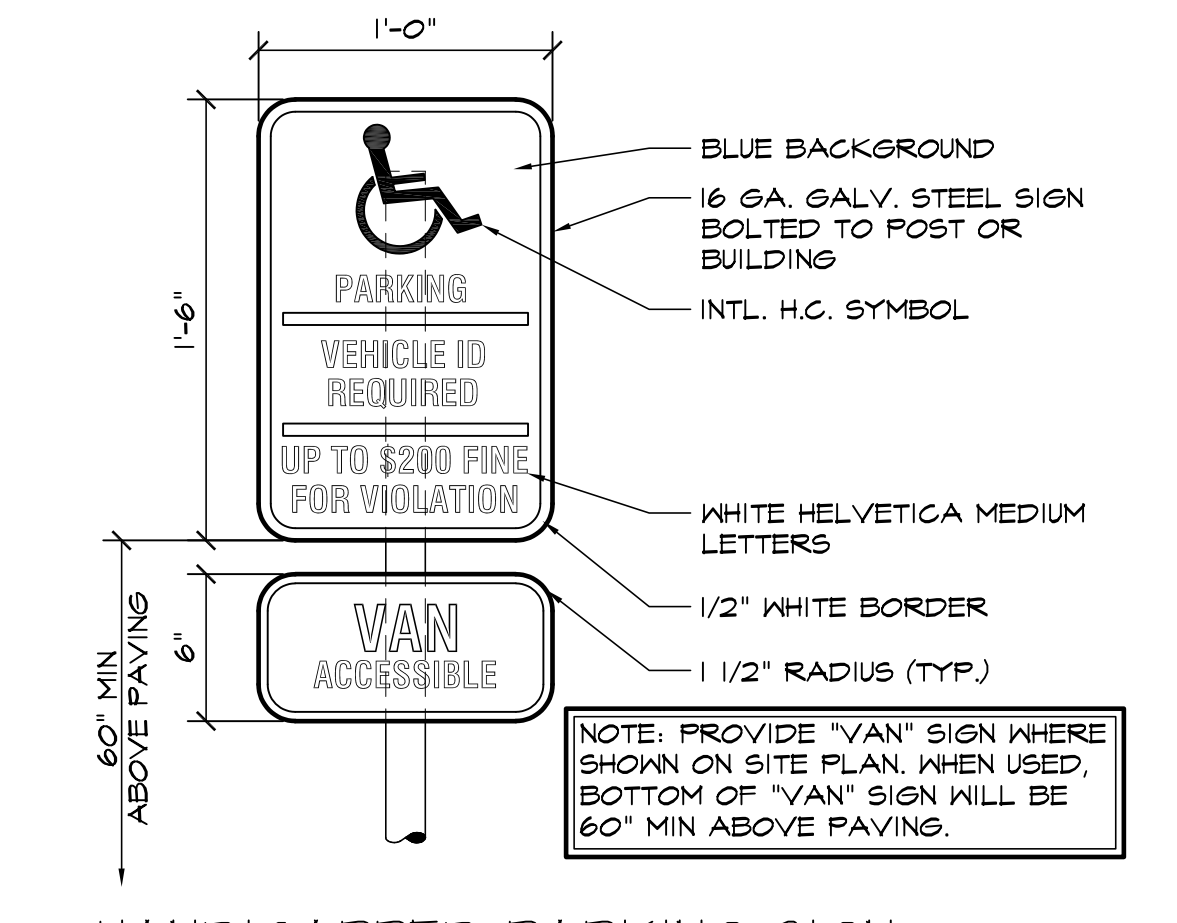
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



3 EPC TYPE C CURB
SCALE: 1"=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 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2025 HAMMERS CONSTRUCTION

STRUTHERS-POLARIS RMC
SITE PLAN
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

DATE: DEC. 6, 2022
DRAWN BY: A. MADALONE
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1293

REVISIONS:

Δ	11-22-22/COMMENTS 9-20-22
Δ	2-22-23/COMMENTS 1-30-23
Δ	
Δ	
Δ	