

DAKON S MUELLER
1470S ALLEGIANCE DR
PARCEL NO: 11863-01-012
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

CATHEDRAL ROCK CHURCH
890 HWY 103 STE 90
PARCEL NO: 11863-01-013
PARCEL ZONE: FUD
USE: RELIGIOUS WORSHIP

KEVIN P DICKSON
1468B ALLEGIANCE DR
PARCEL NO: 11863-03-001
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

GEORGE E RUSSELL
1467B ALLEGIANCE DR
PARCEL NO: 11863-03-002
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

MARCUS GRAZES
1466B ALLEGIANCE DR
PARCEL NO: 11863-03-003
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

RYAN W REZER
1465B ALLEGIANCE DR
PARCEL NO: 11863-03-004
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

RUSSELL J MINOZ
1464B ALLEGIANCE DR
PARCEL NO: 11863-03-005
PARCEL ZONE: FUD
USE: SINGLE FAMILY RES.

CLARK FAMILY TRUST
1461D STRUTHERS RD
PARCEL NO: 11863-03-012
PARCEL ZONE: FUD
USE: VACANT

CLARK FAMILY TRUST
1460D STRUTHERS RD
PARCEL NO: 11863-03-013
PARCEL ZONE: FUD
USE: VACANT

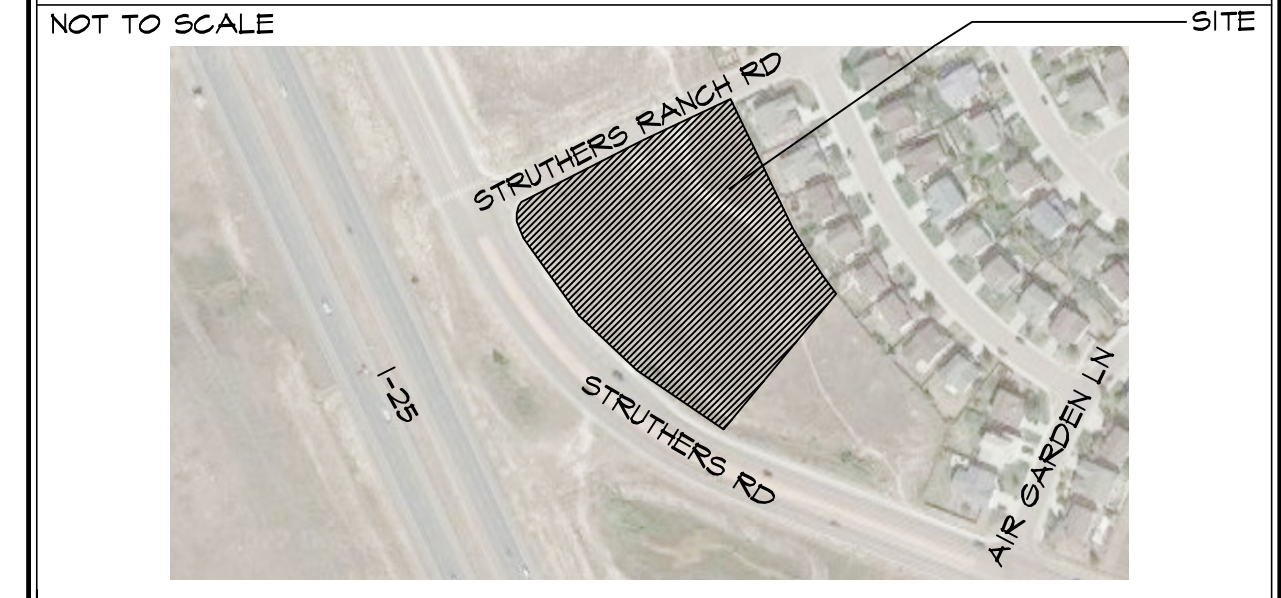
ADA NOTES

- 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 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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VICINITY MAP



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:	11863-03-010
ZONING:	FUD
LOT SIZE:	128,066 SF - 2.94 ACRES (COMBINED ACREAGE OF LOTS 1 & 2)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041COT296, 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 2,160 SF / 1,000 SF 2 ATV SALES OFFICE 1 SPACE / 450 SF 2 REPAIR SHOP - 1 SPACE / PER BAY 4 BAYS / 1 SPACE 4 TOTAL PARKING SPACES REQUIRED: 14 TOTAL PARKING SPACES PROVIDED: 27 STANDARD SPACES PROVIDED: 25 HANDICAP: 2 (SEE DETAIL 1 OF 2 FOR DIMENSIONS)
DEVELOPMENT SCHEDULE	CONSTRUCTION: WINTER 2023 LANDSCAPING: SUMMER 2023
DEVELOPMENT APPLICANT	COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

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 FLOW
	WALL PACK LIGHTING
	SIGN
	MANHOLE
	ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

PLANNING & COMMUNITY DEVELOPMENT

DIRECTOR SIGNATURE _____ DATE _____

HAMMERS CONSTRUCTION INC.
COMMERCIAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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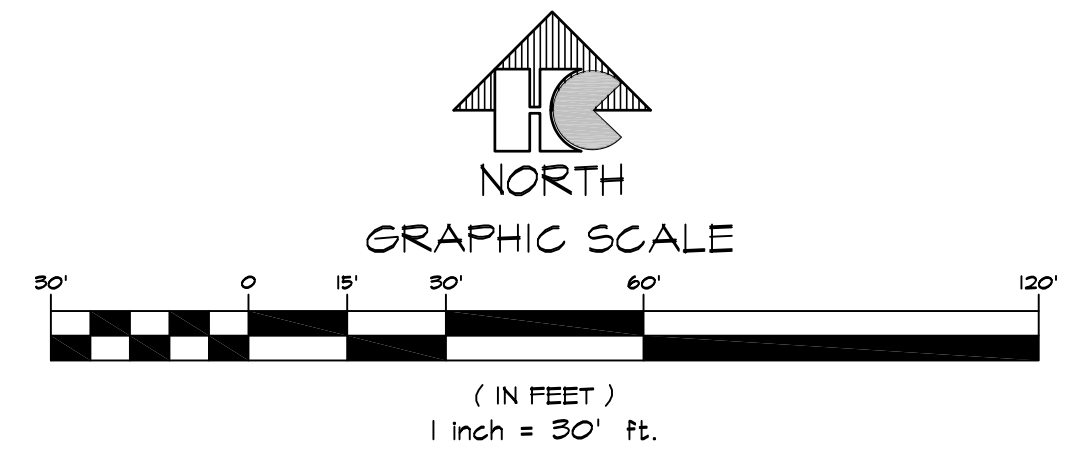
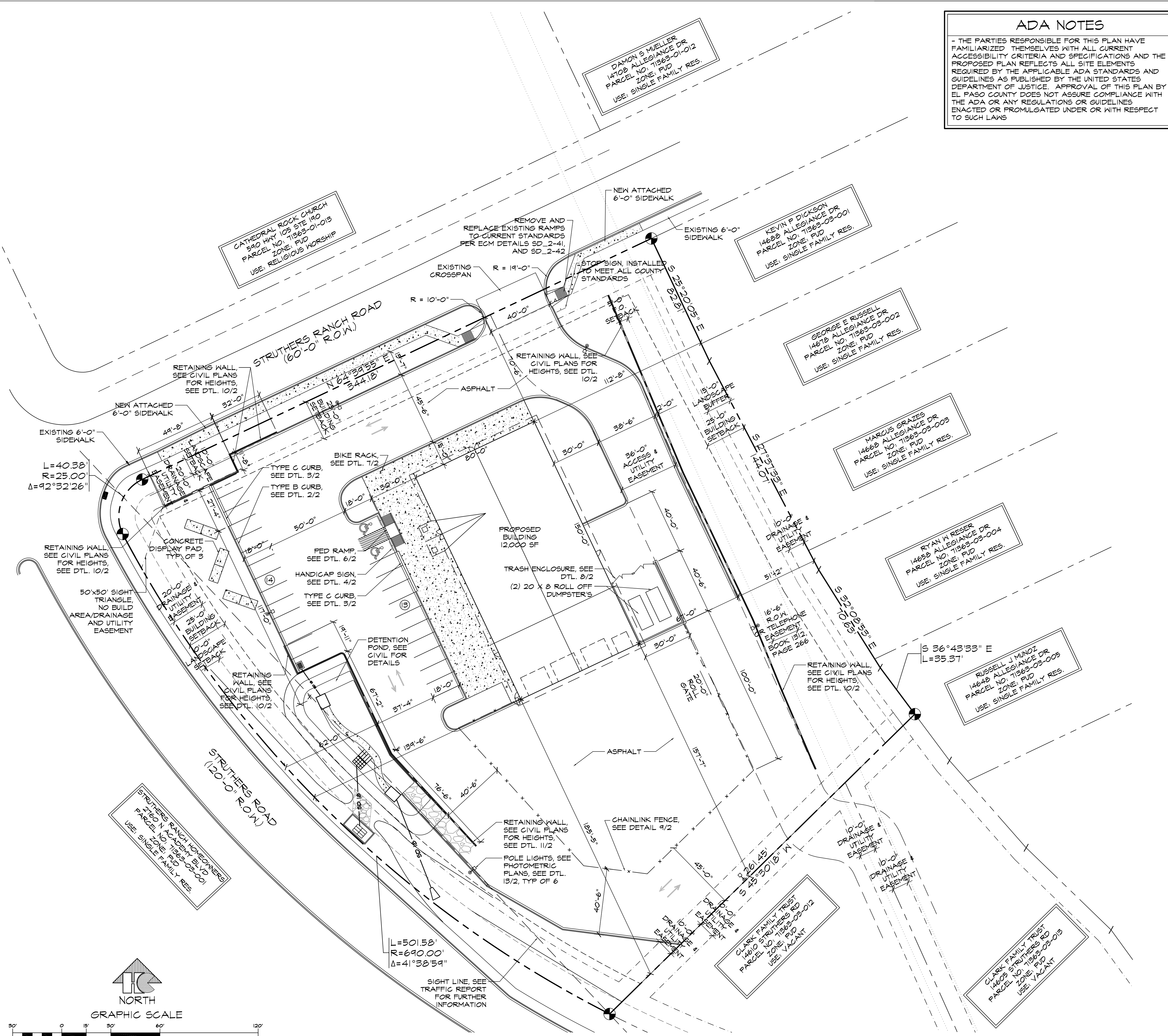
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STRUTHERS-POLARIS RMC
SITE PLAN
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80921
EL PASO COUNTY, COLORADO

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

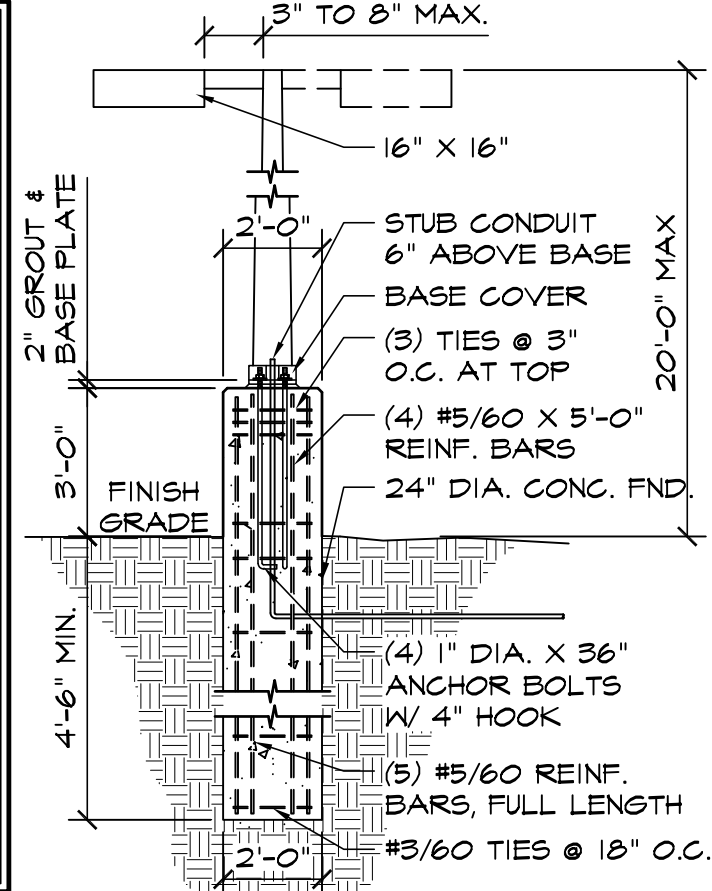
REVISIONS:
A 11-22-22/COMMENTS 9-20-22
B 2-22-23/COMMENTS 1-30-23
C 4-12-23/COMMENTS 3/23/23

1 of 17
SITE PLAN

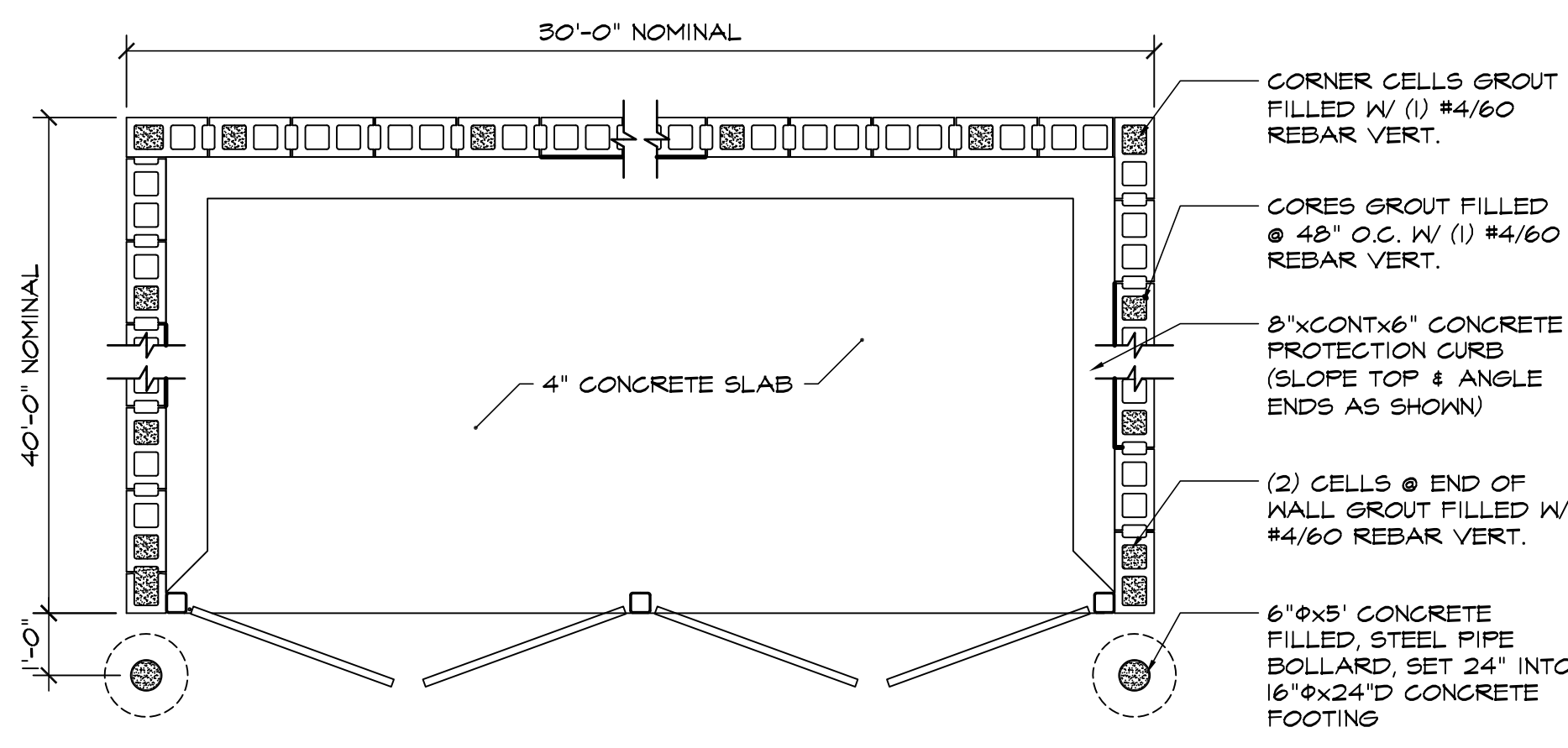


SITE PLAN
SCALE: 1"=30'-0"

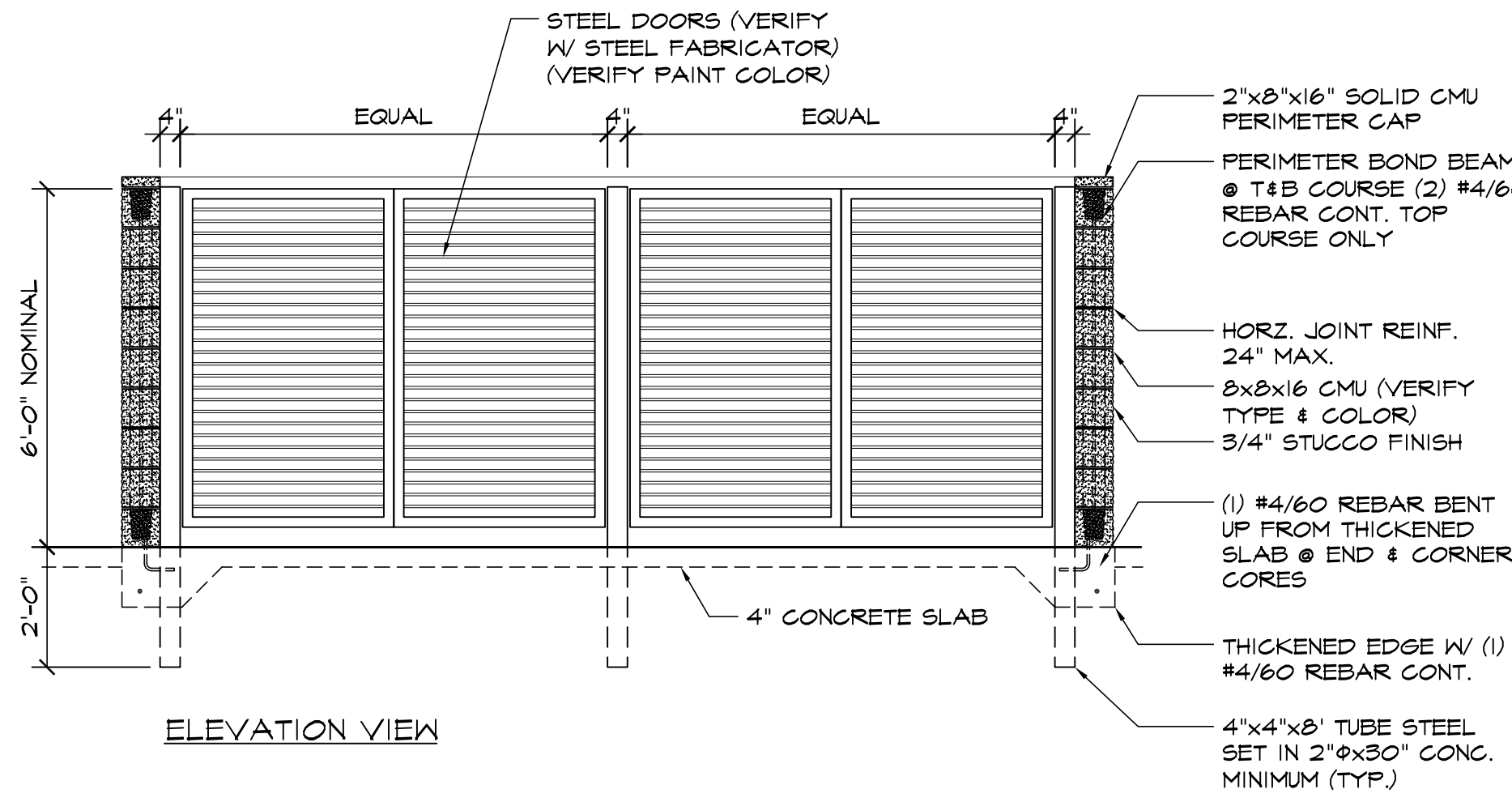
- NOTES:**
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
 2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.
 3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
 4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRIKT. 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.



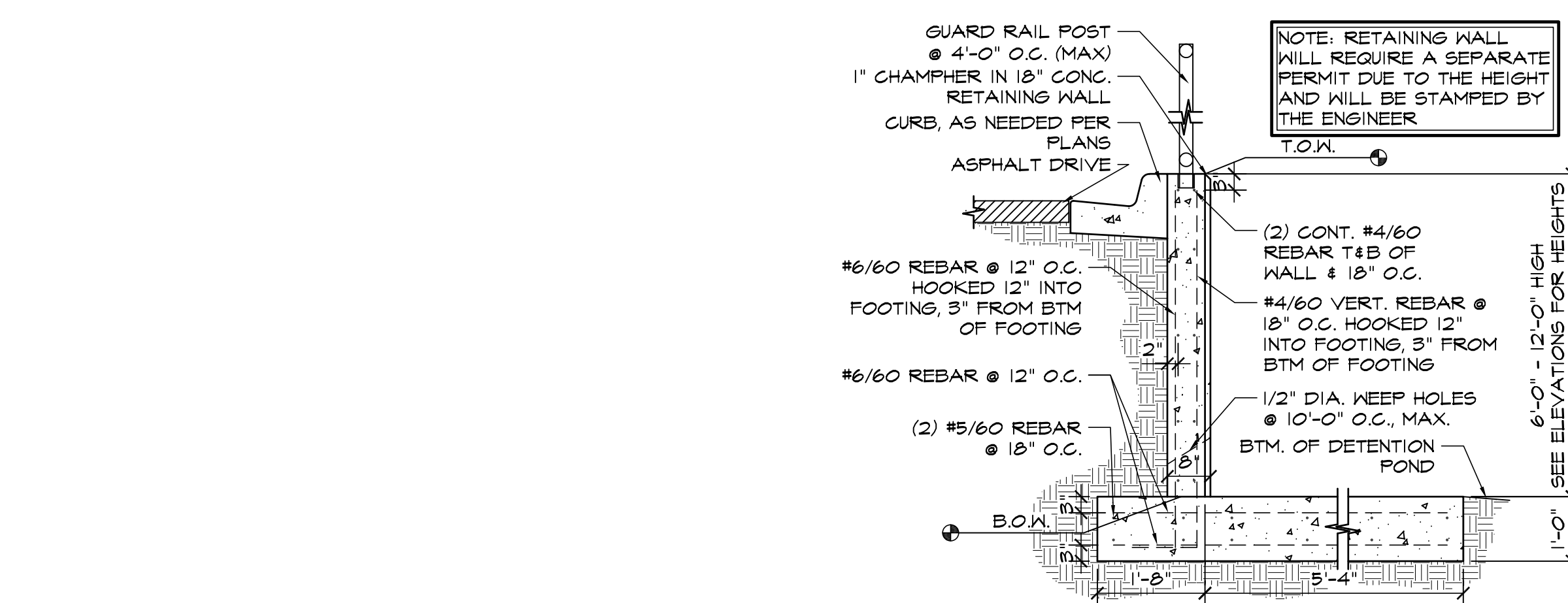
13 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



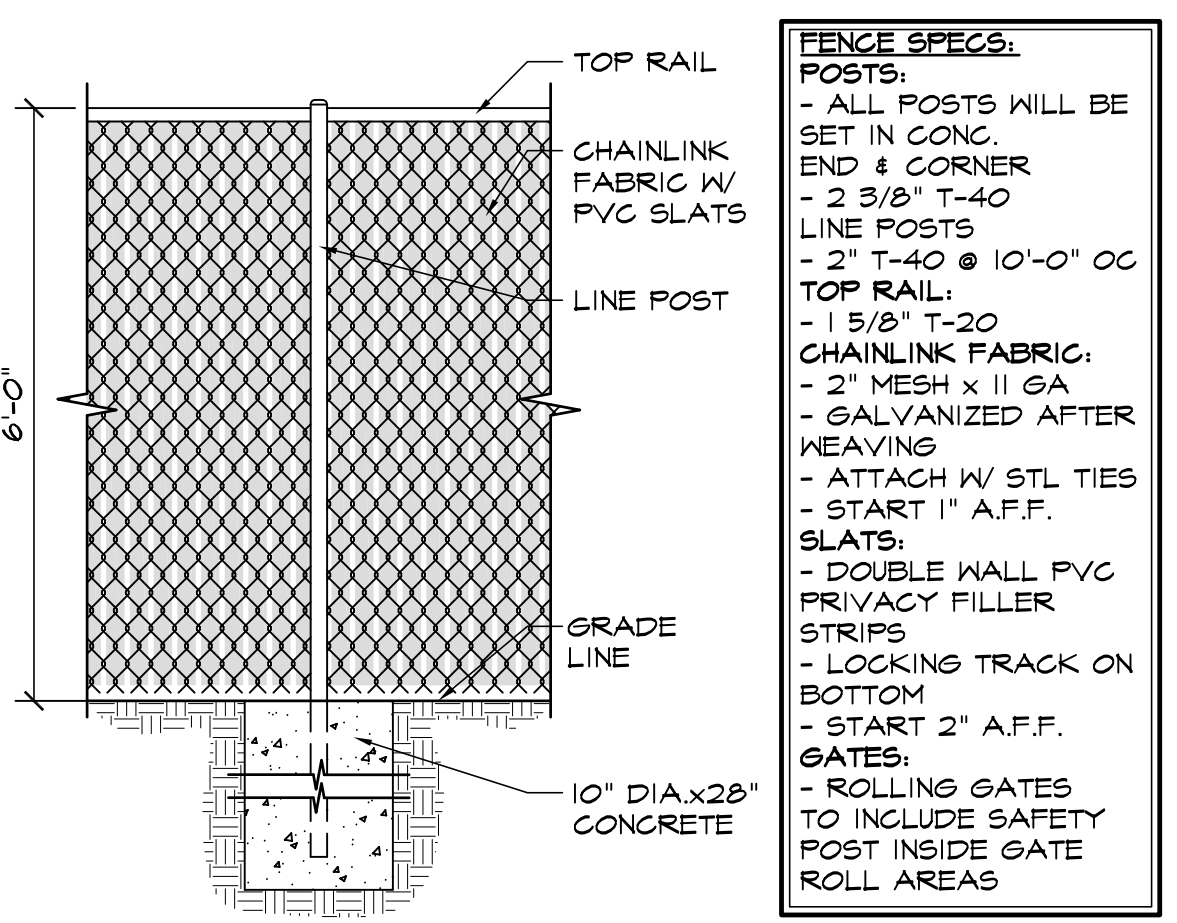
PLAN VIEW



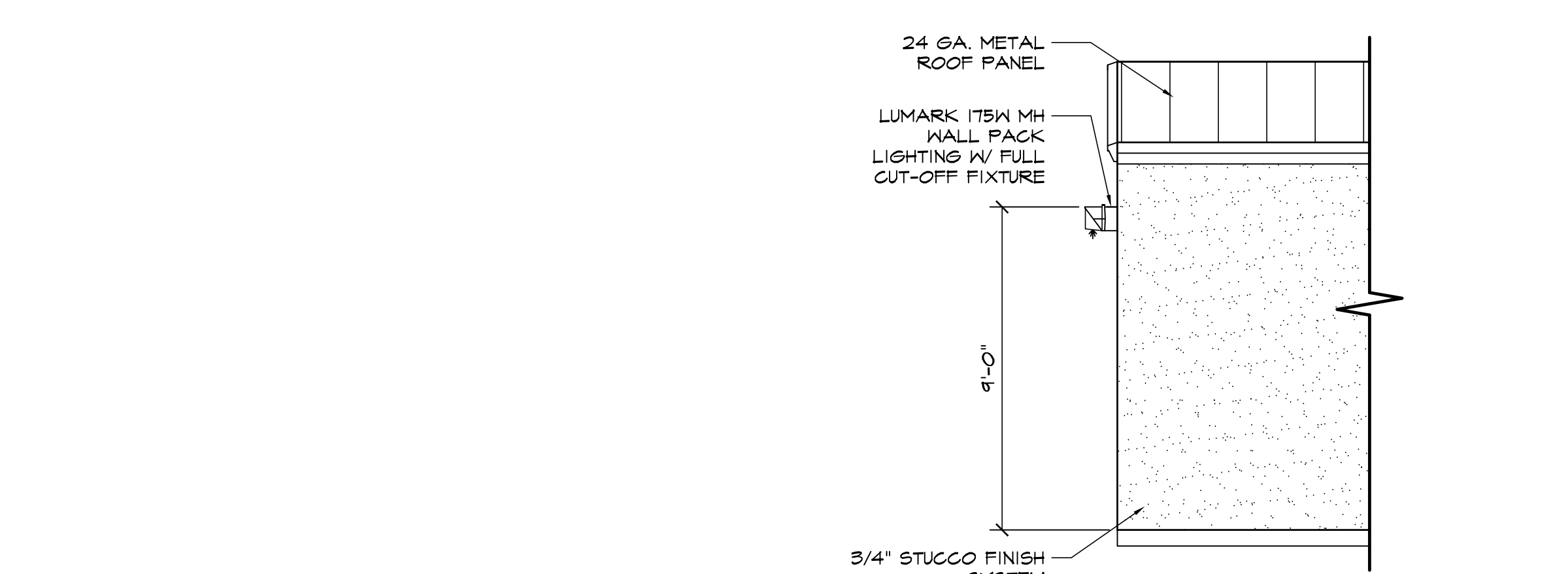
8 CMU TRASH ENCLOSURE DETAIL - 2 BAYS
SCALE: 3/8"=1'-0"



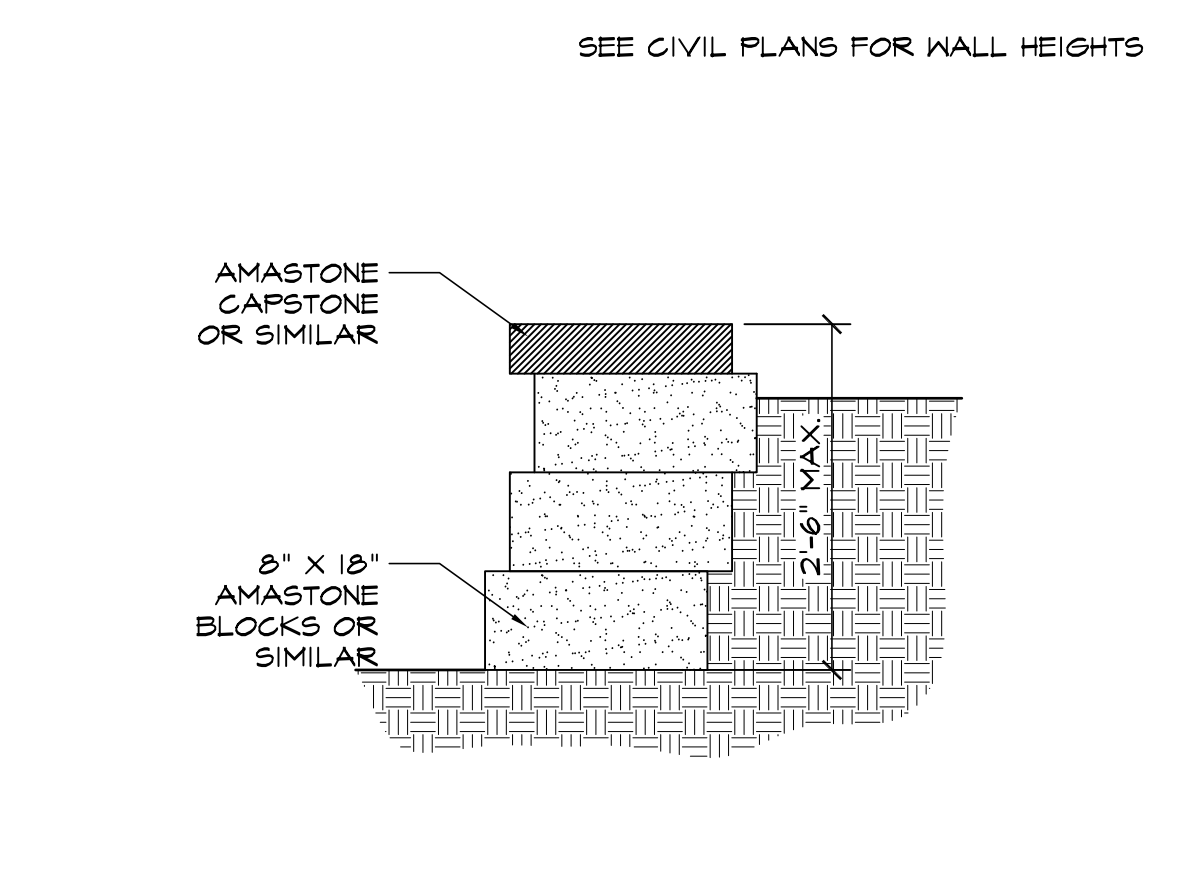
11 RETAINING WALL DTL (6'-0" TO 12'-0") HIGH
SCALE: 1/2"=1'-0"



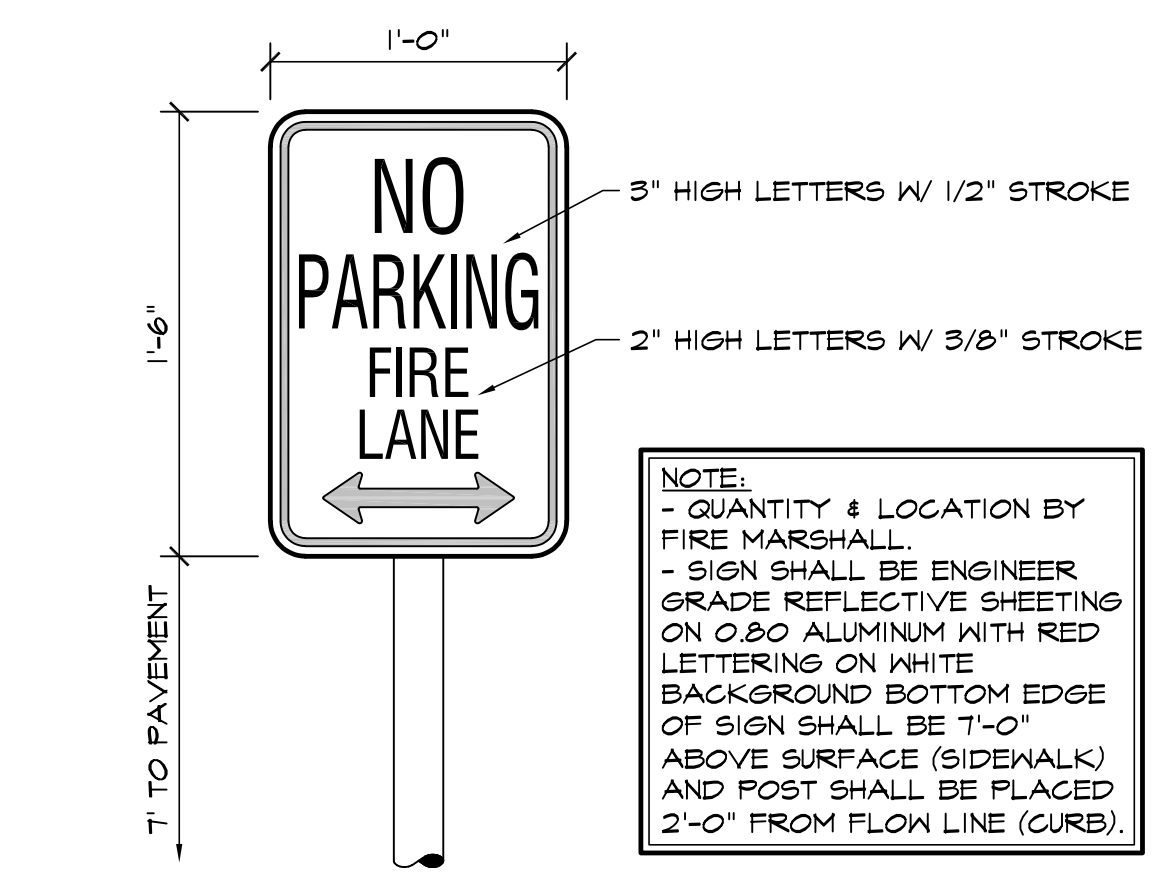
9 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



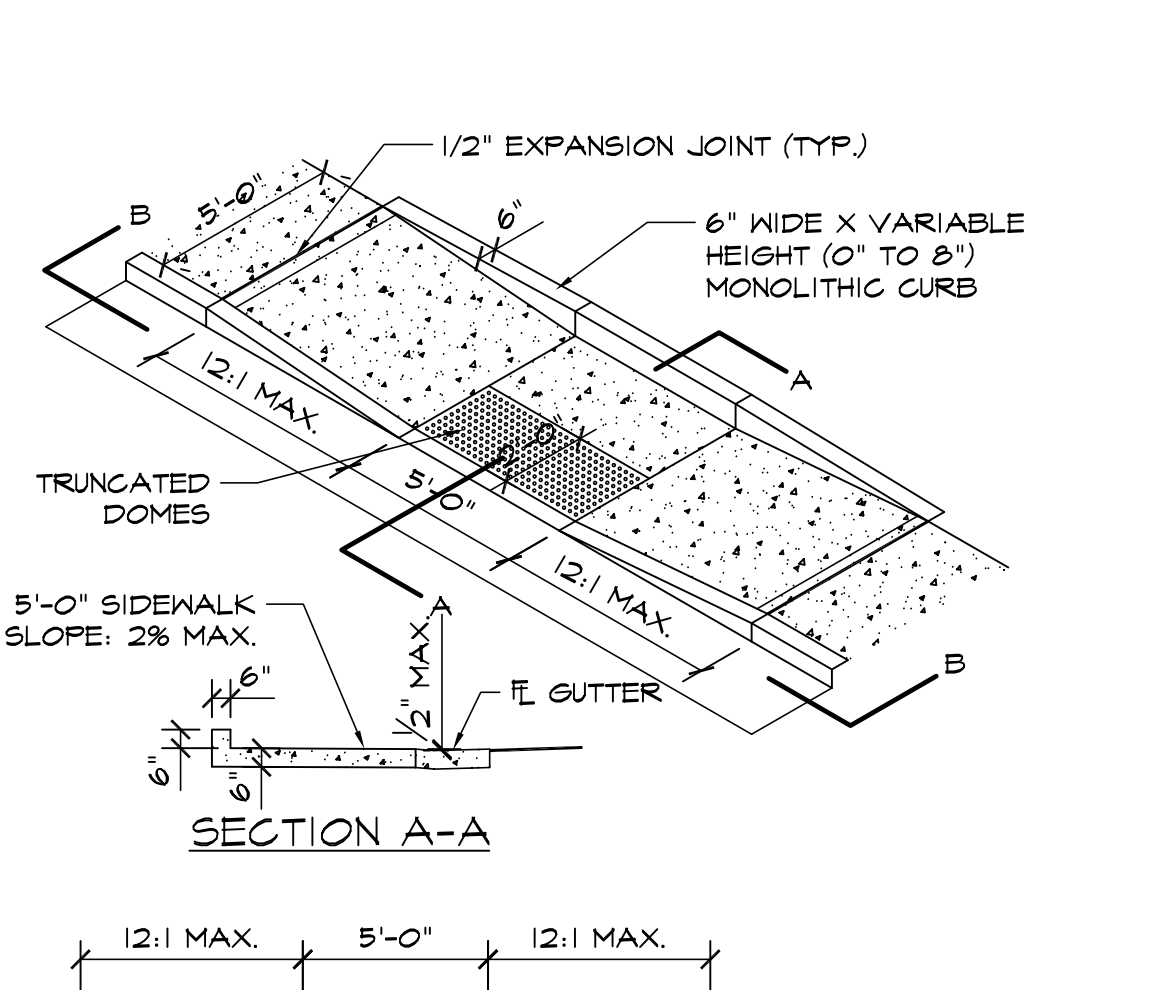
12 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



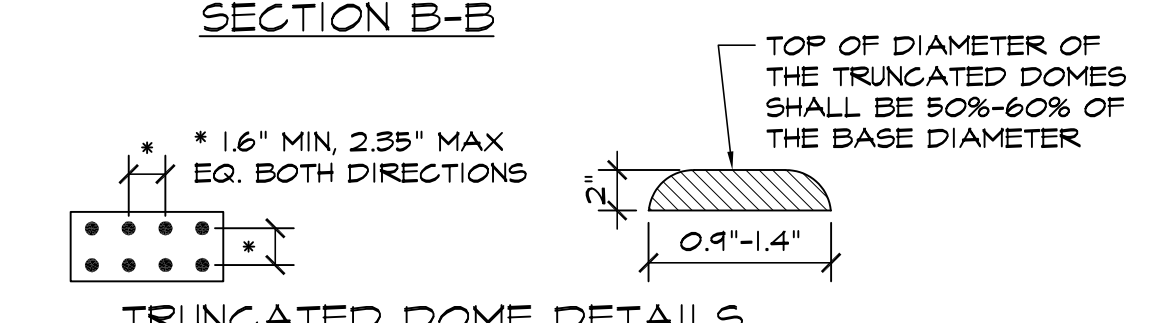
10 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



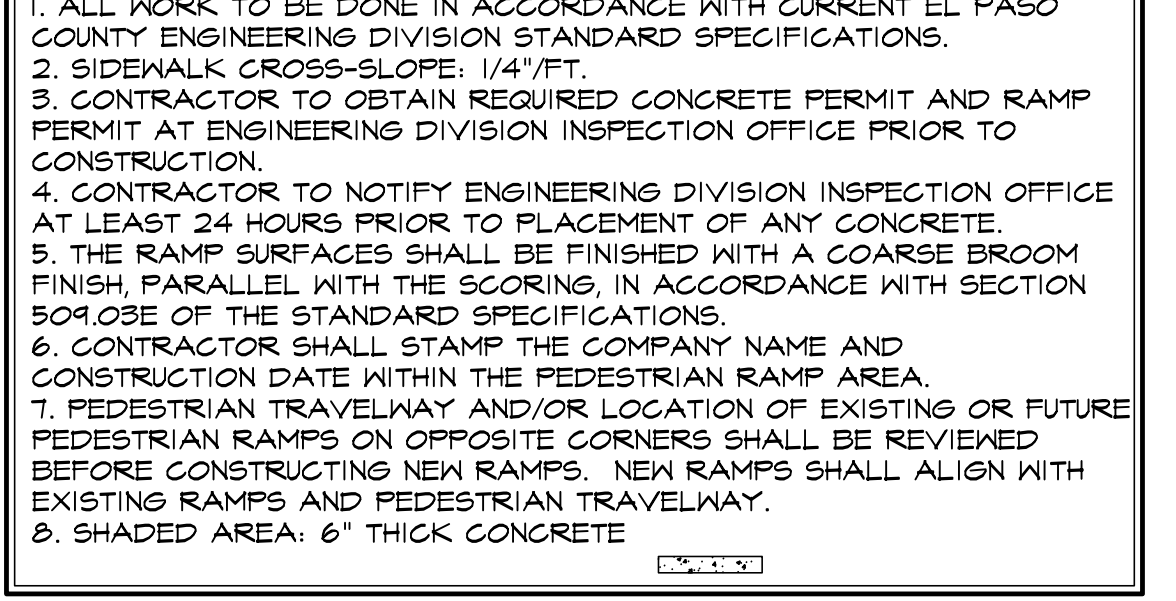
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



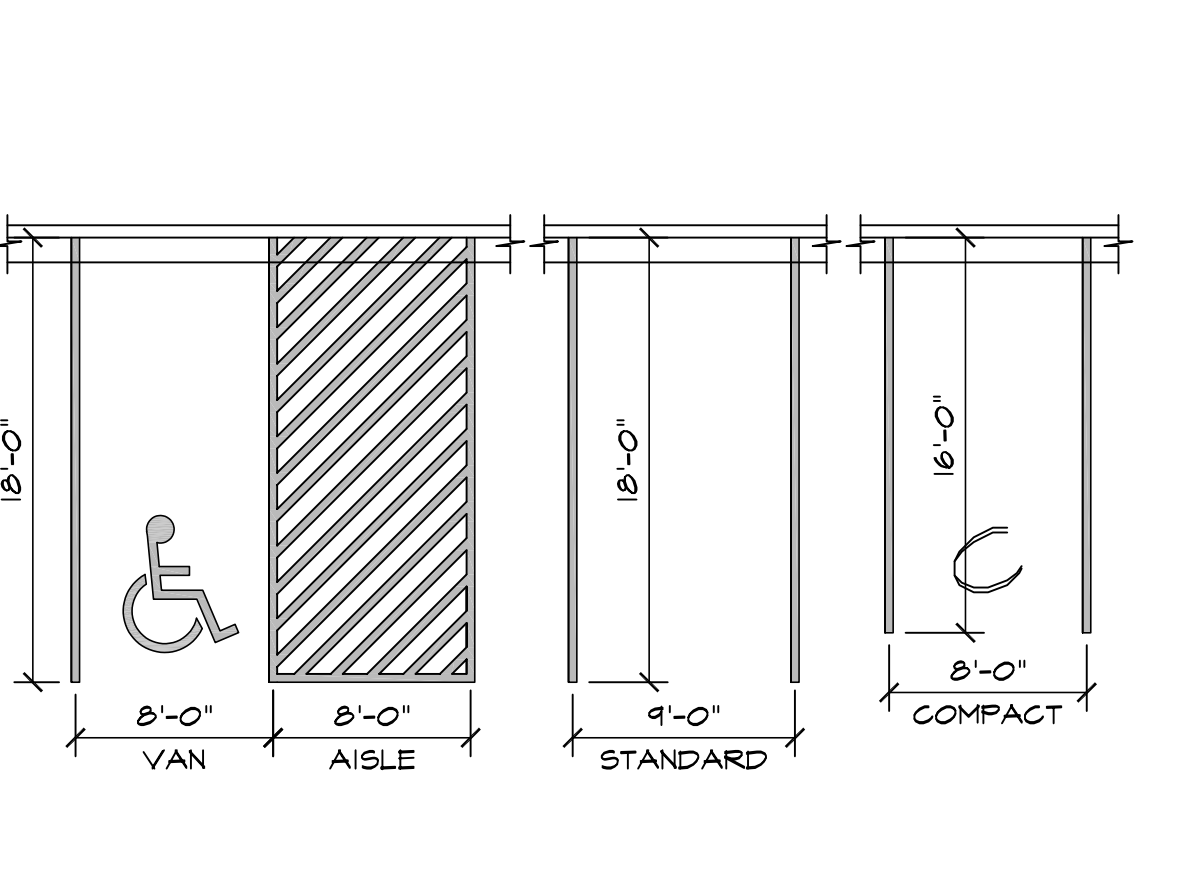
SECTION A-A



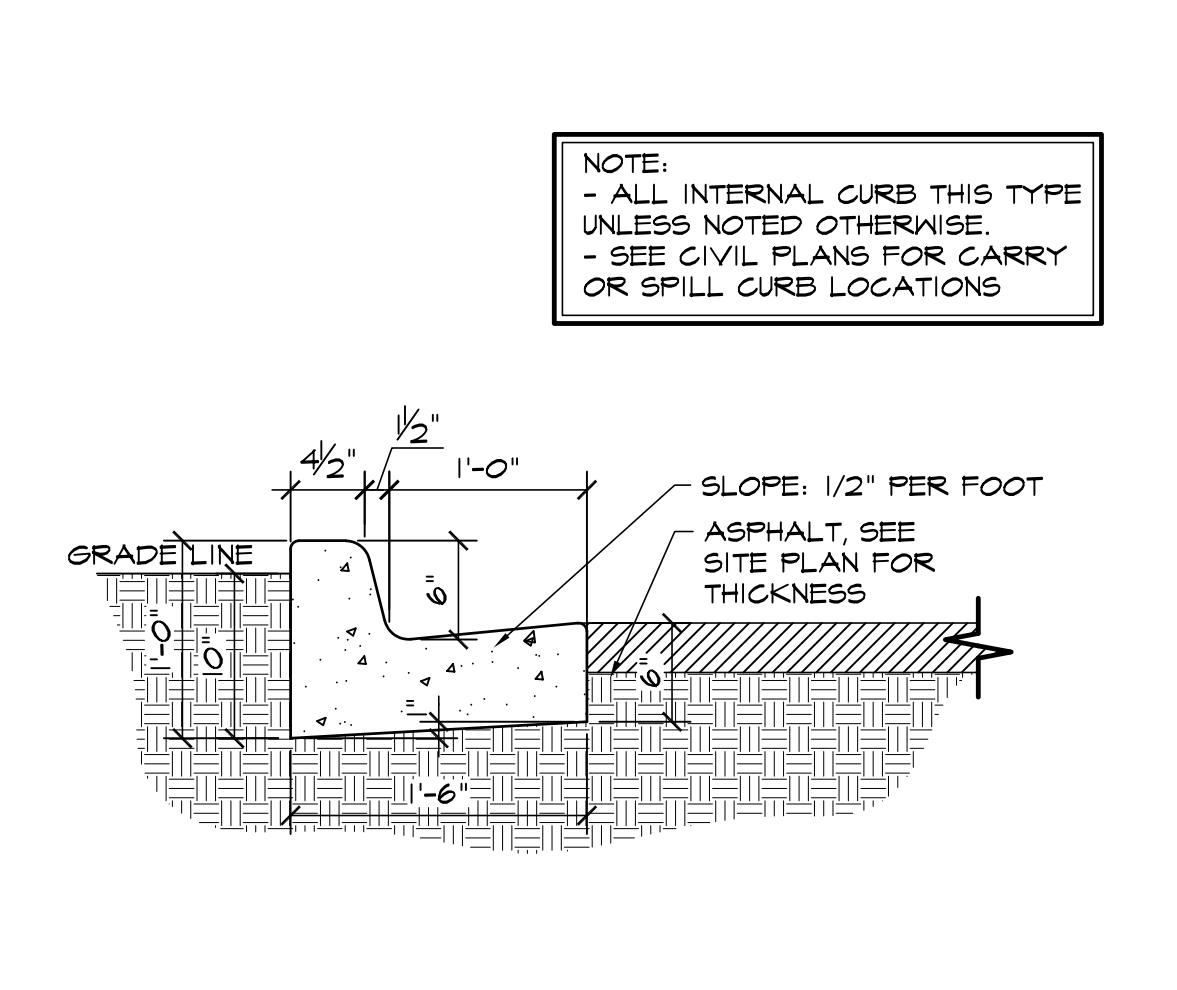
SECTION B-B



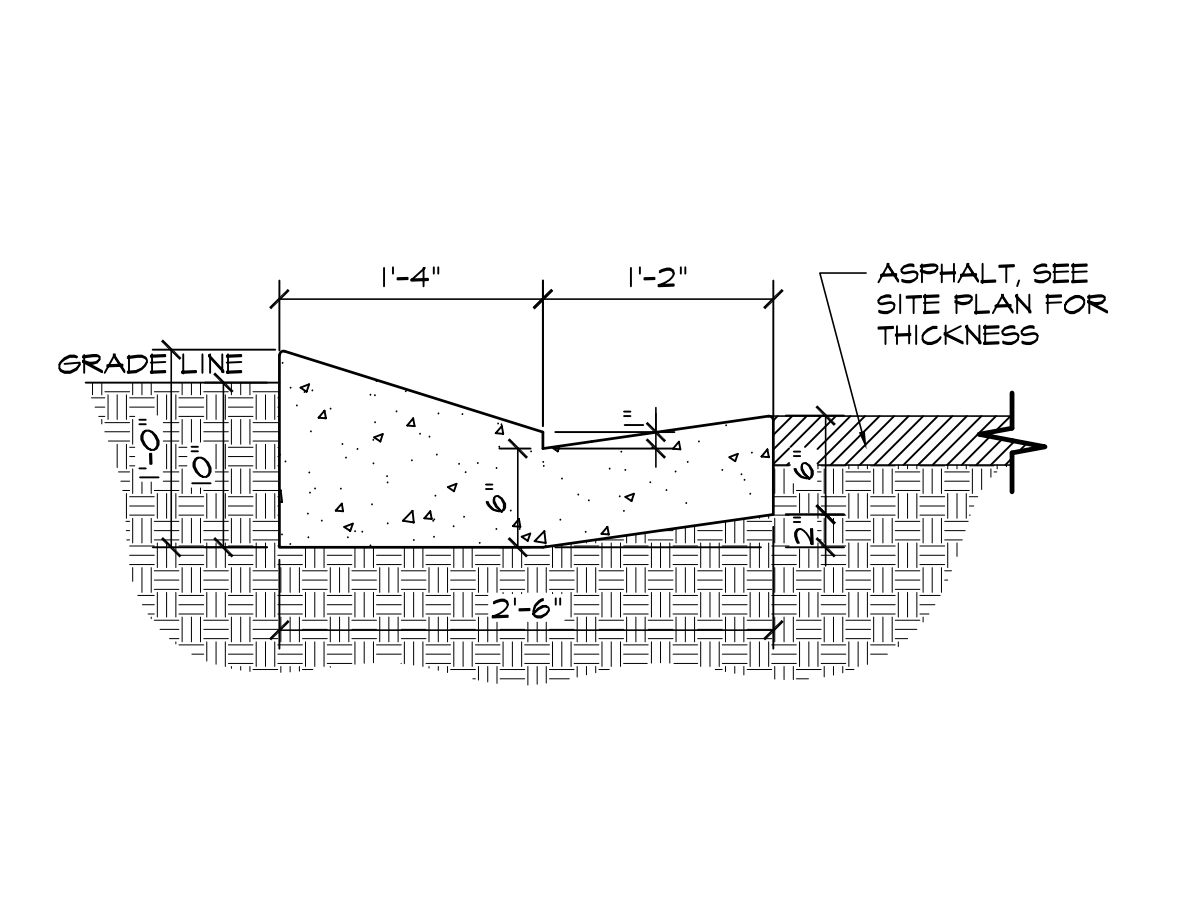
6 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



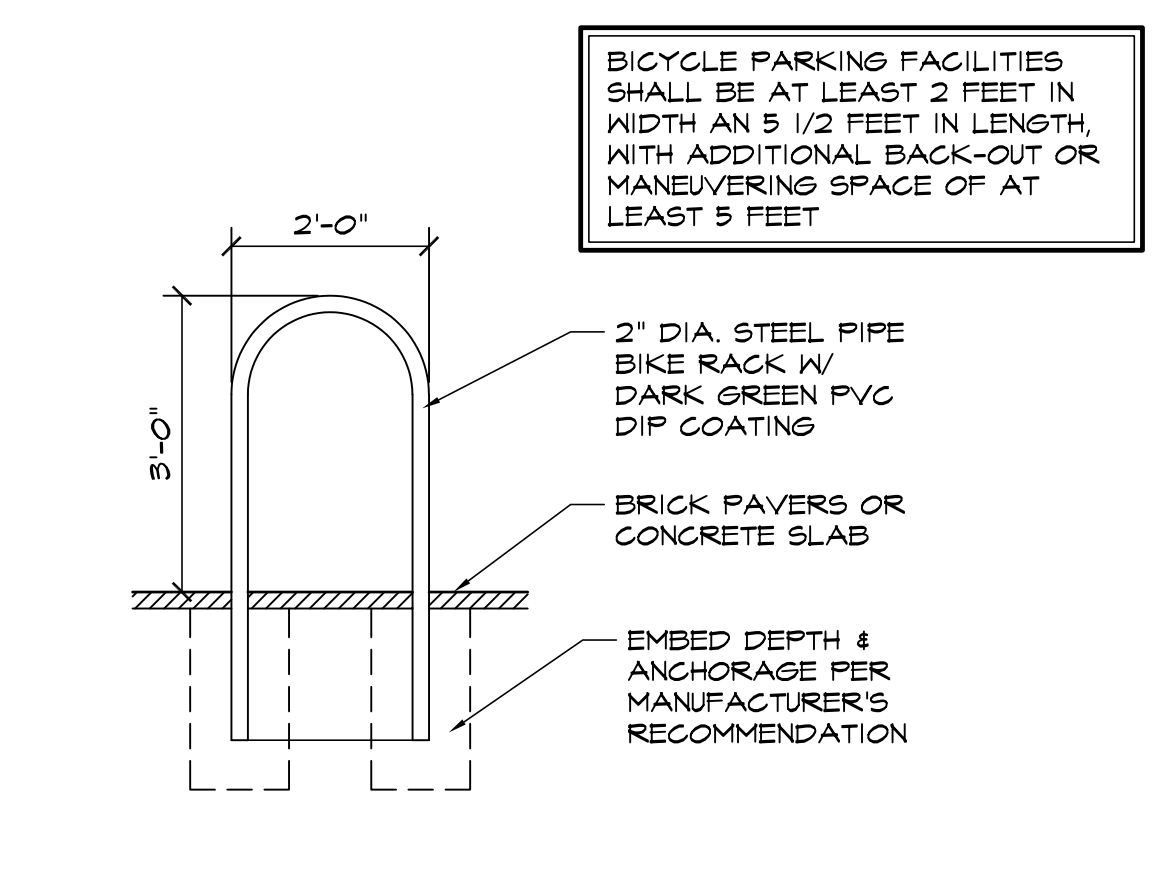
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



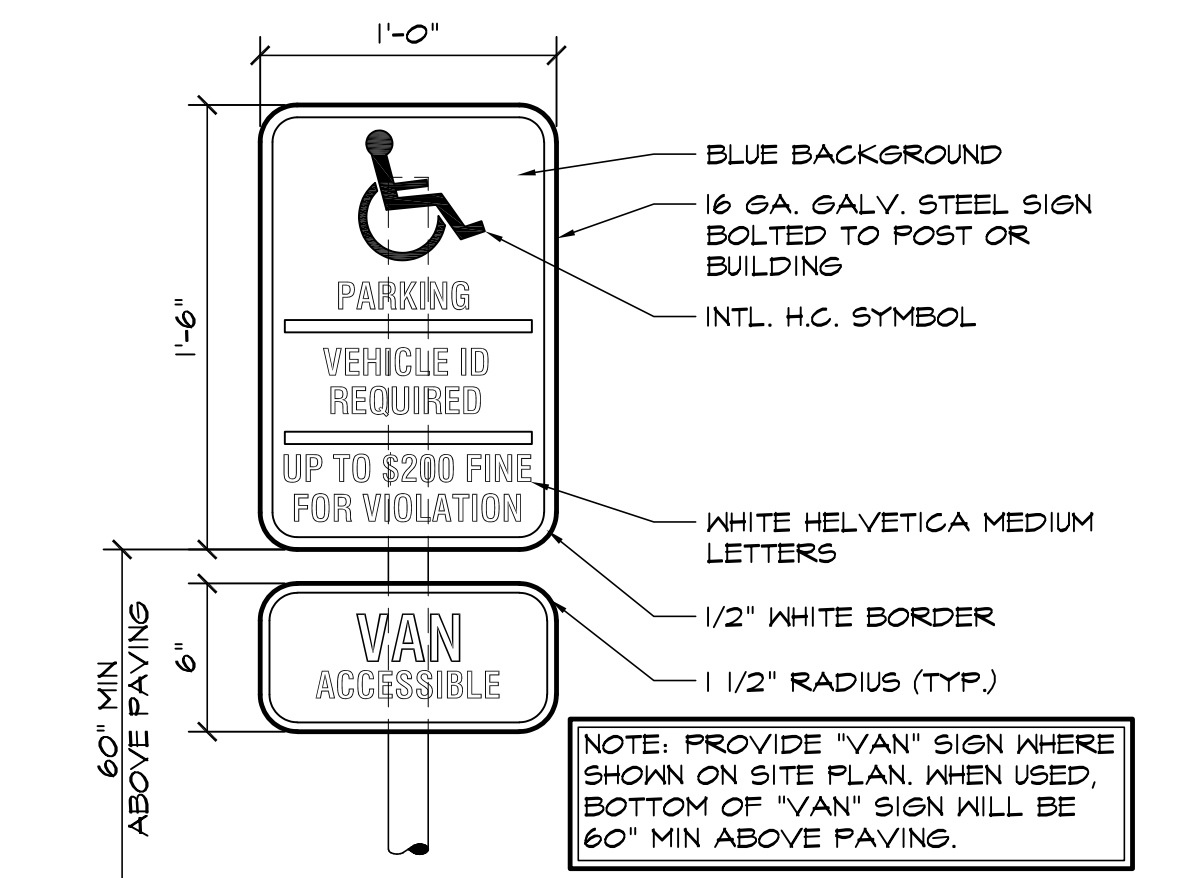
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



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"

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