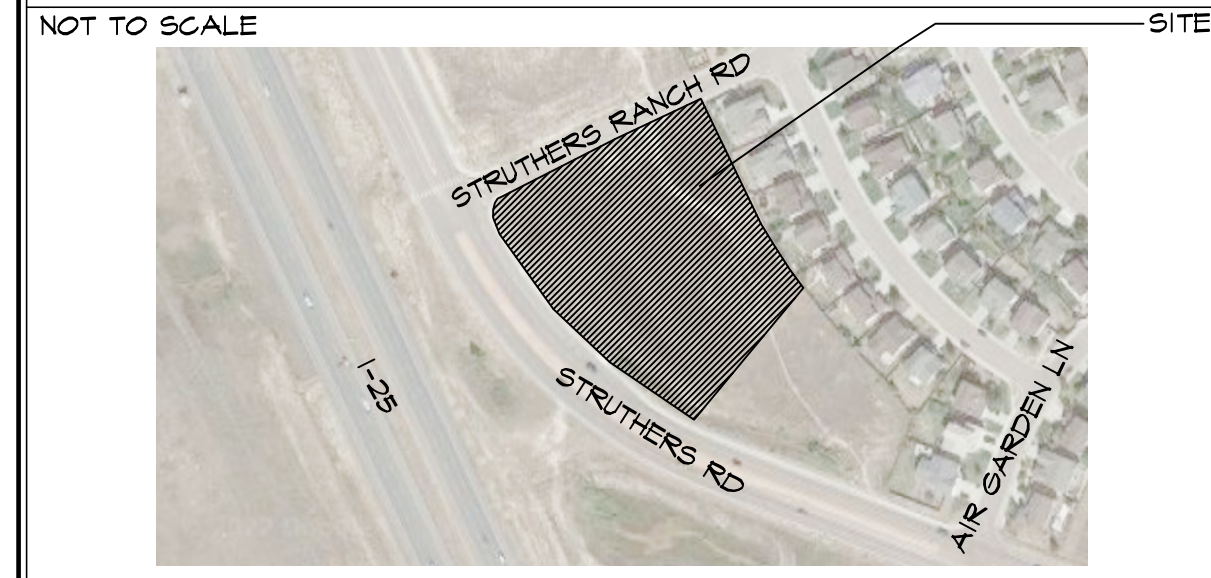


1 SITE PLAN
SCALE: 1"=30'-0"

DRAWING INDEX

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- 2 OF 15 - SITE DETAILS
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- G2.4 OF 15 - GENERAL NOTES AND LEGEND
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- 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.1 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

PROPERTY INFORMATION	
OWNER NAME:	CLARK FAMILY TRUST 3585 HILL CIR. COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION:	
PARCEL NUMBER:	LOT 1 STRUTHERS RANCH SUB FIL. NO. 4
ZONING:	71363-03-010
LOT SIZE:	127,843 SF (2.93 ACRES)
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:	1-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RETAIL/SHOWROOM/ATV REPAIR
STRUCTURAL COVERAGE:	9%
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:	0'-0"
REQUIRED PARKING SPACES:	
ATV SALES - 1 SPACE / 1,000 SF	8
8,160 SF / 1,000 SF	
ATV SALES OFFICE	
1 SPACE / 450 S.F.	2
452 SF / 450 S.F.	
REPAIR SHOP - 1 SPACE / PER BAY	4
4 BAYS / 1 SPACE	14
TOTAL PARKING SPACES REQUIRED:	22
TOTAL PARKING 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. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-7008
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
—	SIGN
○	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
○	MANHOLE
●	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
□	ELECTRICAL TRANSFORMER

PLANNING & COMMUNITY DEVELOPMENT

DIRECTOR SIGNATURE _____ DATE _____

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) 570-1549 FAX (719) 570-7008
www.hammersconstruction.com

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STRUTHERS-POLARIS RMC
NEW BUILD
847 STRUTHERS RANCH RD.
COLORADO SPRINGS, CO 80912
EL PASO COUNTY, COLORADO

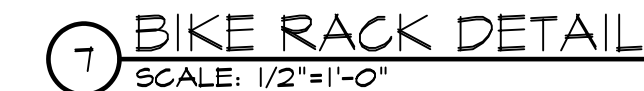
DATE: AUG. 18, 2022
DRAWN BY: A. MADALONE
PROJ. MGR: R. MAXWELL
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1293

REVISIONS:

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1 of 15
SITE PLAN

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



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

DATE: AUG. 18, 2022
DRAWN BY: A. MADALONE
PROJ. MNGR: R. MAXWELL
SCALE: SEE PLAN
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