

HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President
shammers@hammersconstruction.com

Notice to Adjacent Property Owners

This letter is being sent to you because Hammers Construction, Inc. is proposing a land use project in El Paso County at the reference location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Zack Crabtree (Project Manager)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

3. Property information

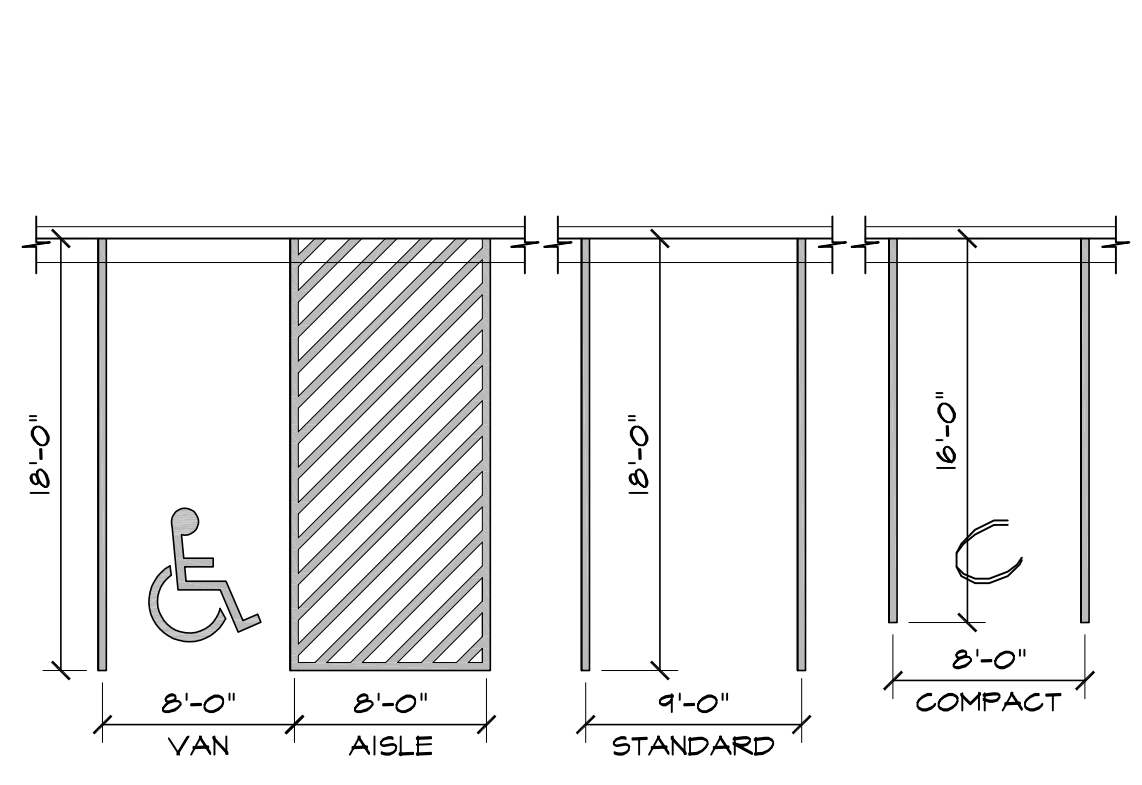
Site address: 6985 N. Meridian Rd.
Parcel Number: 53124-01-008
Proposed Building: 6,547 sf
Zoned CC

4. Request and justification

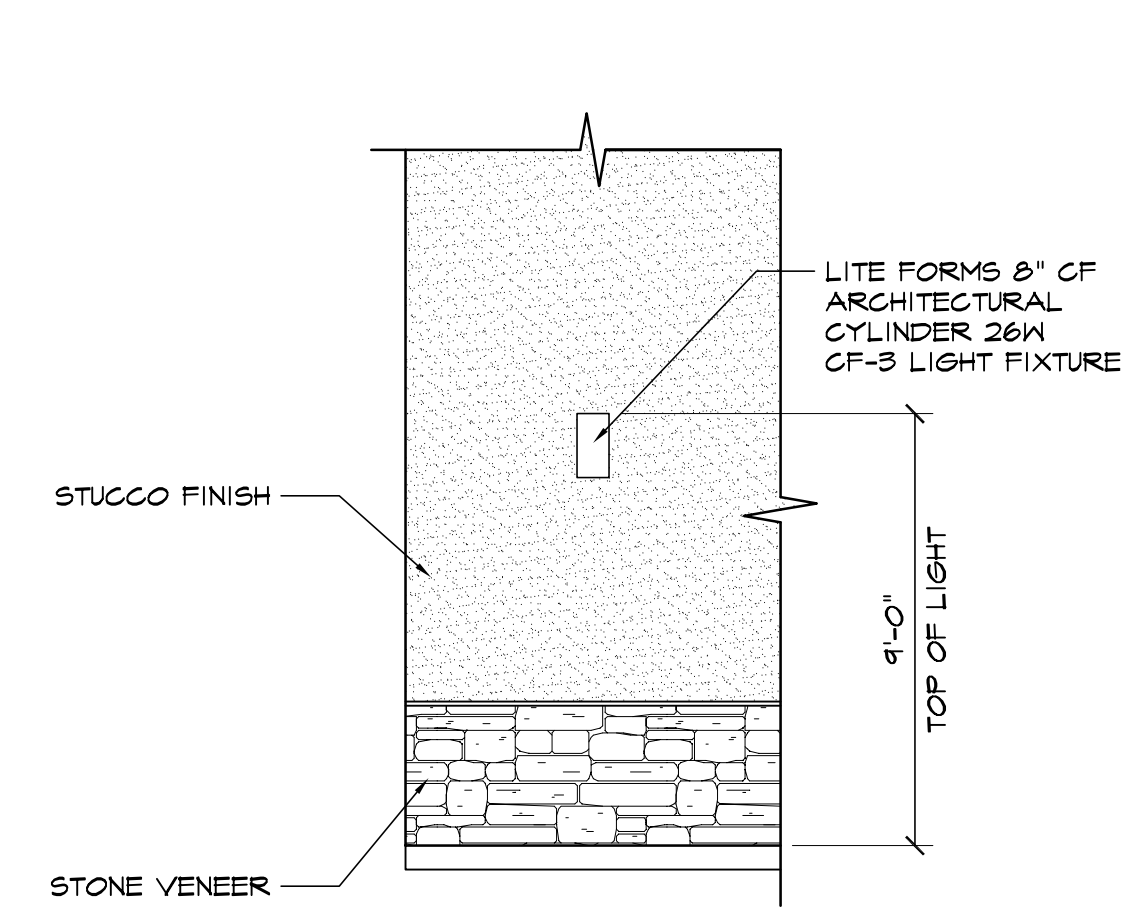
This letter is being sent to you because we are requesting a special use subject to special review for this property located East of major intersection at Highway 24 and Meridian Road. (see map). We are requesting to locate a 6,547 sf building. The building will be used for Auto Service/Retail. The building will have about 1,384 sf of retail space which is allowed in the CC zone. The remainder of the building will be used for auto service and some storage. Auto service and warehouse storage requires a special use review in the CC zone.

5. Existing and proposed facilities, structures, roads, etc.

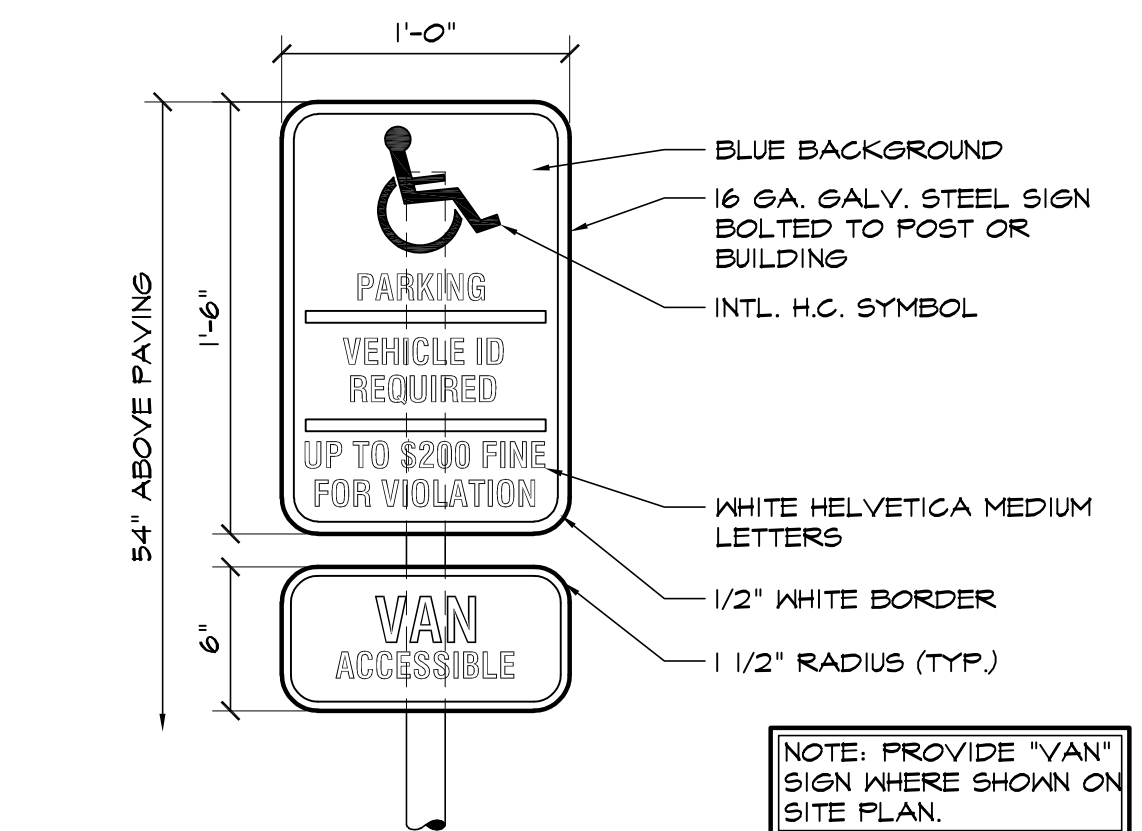
The lot will be entered from Meridian Road. The lot is currently vacant. A 6,574 sf building is being proposed on the property indicated above.



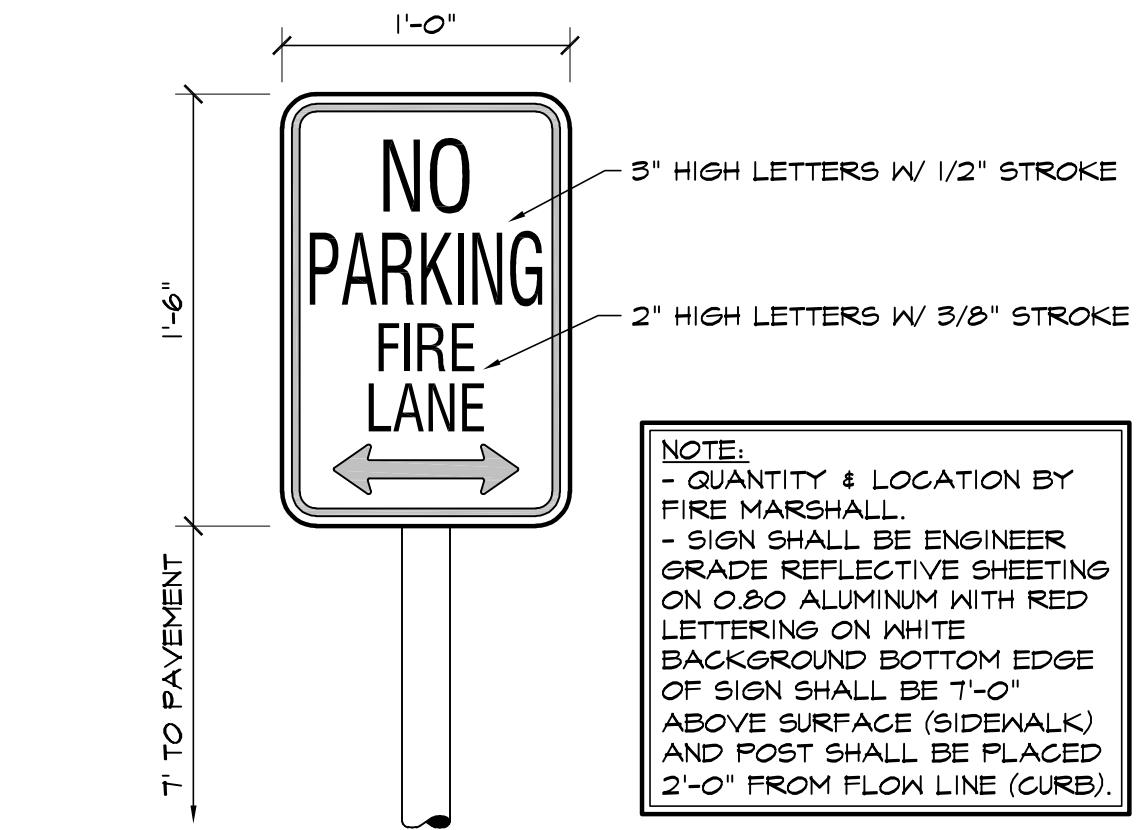
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



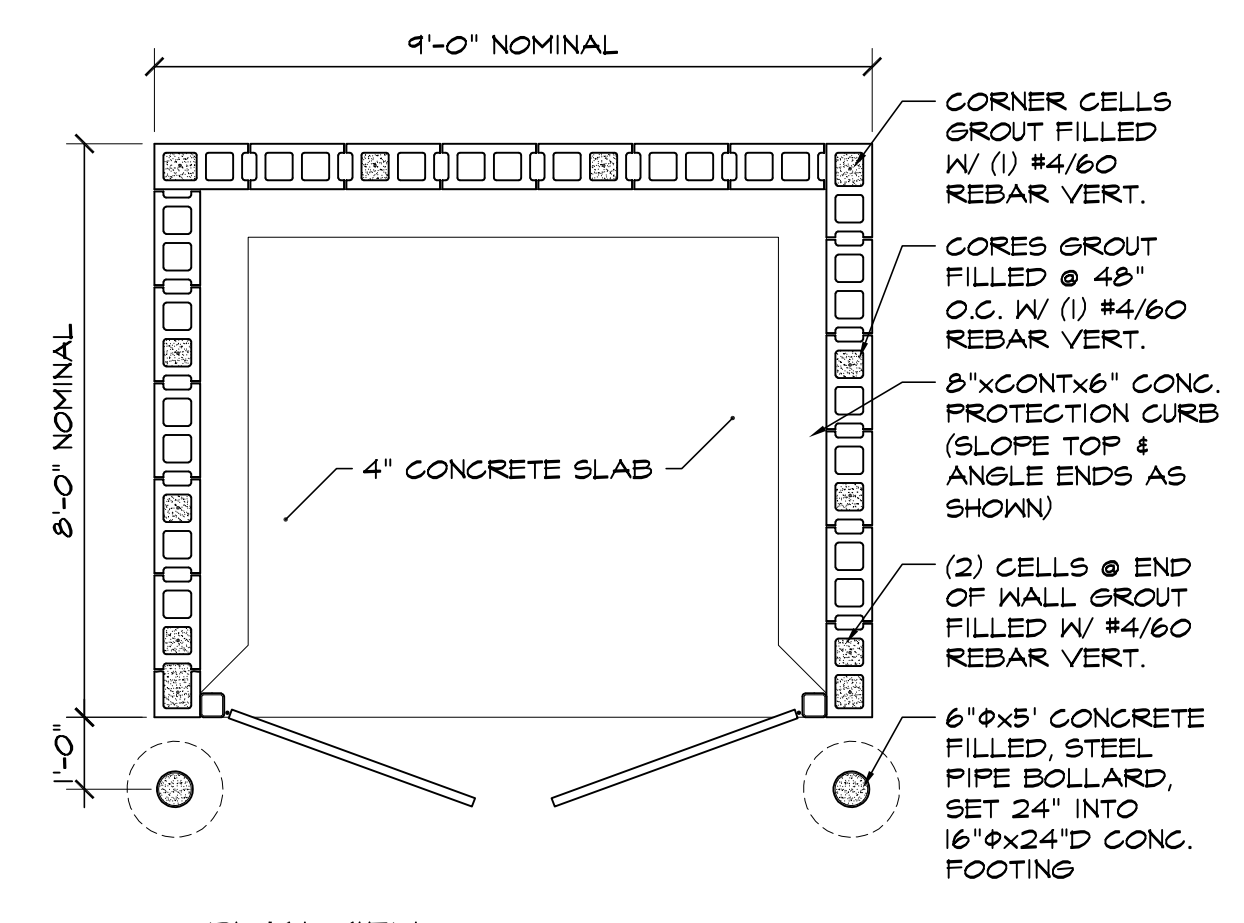
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



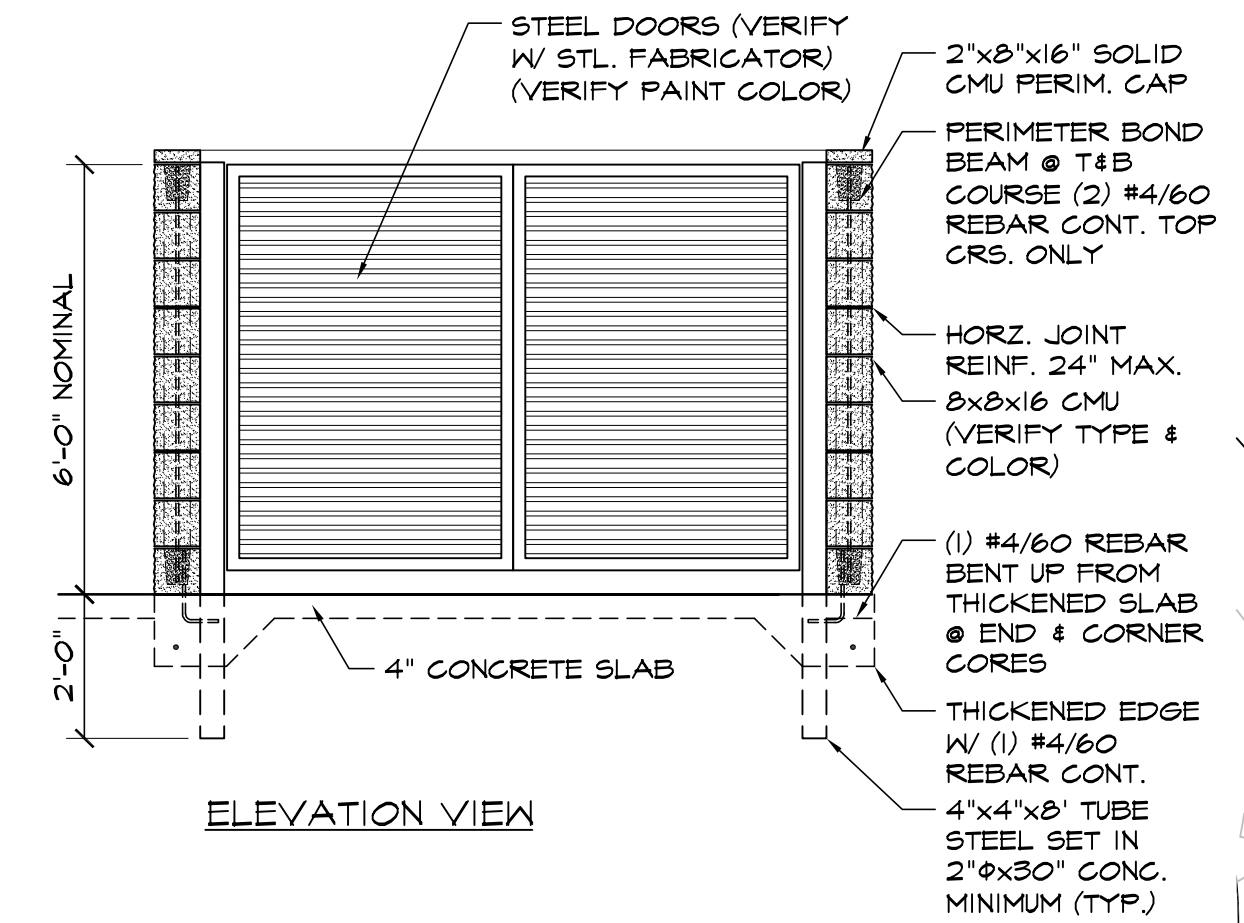
4 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



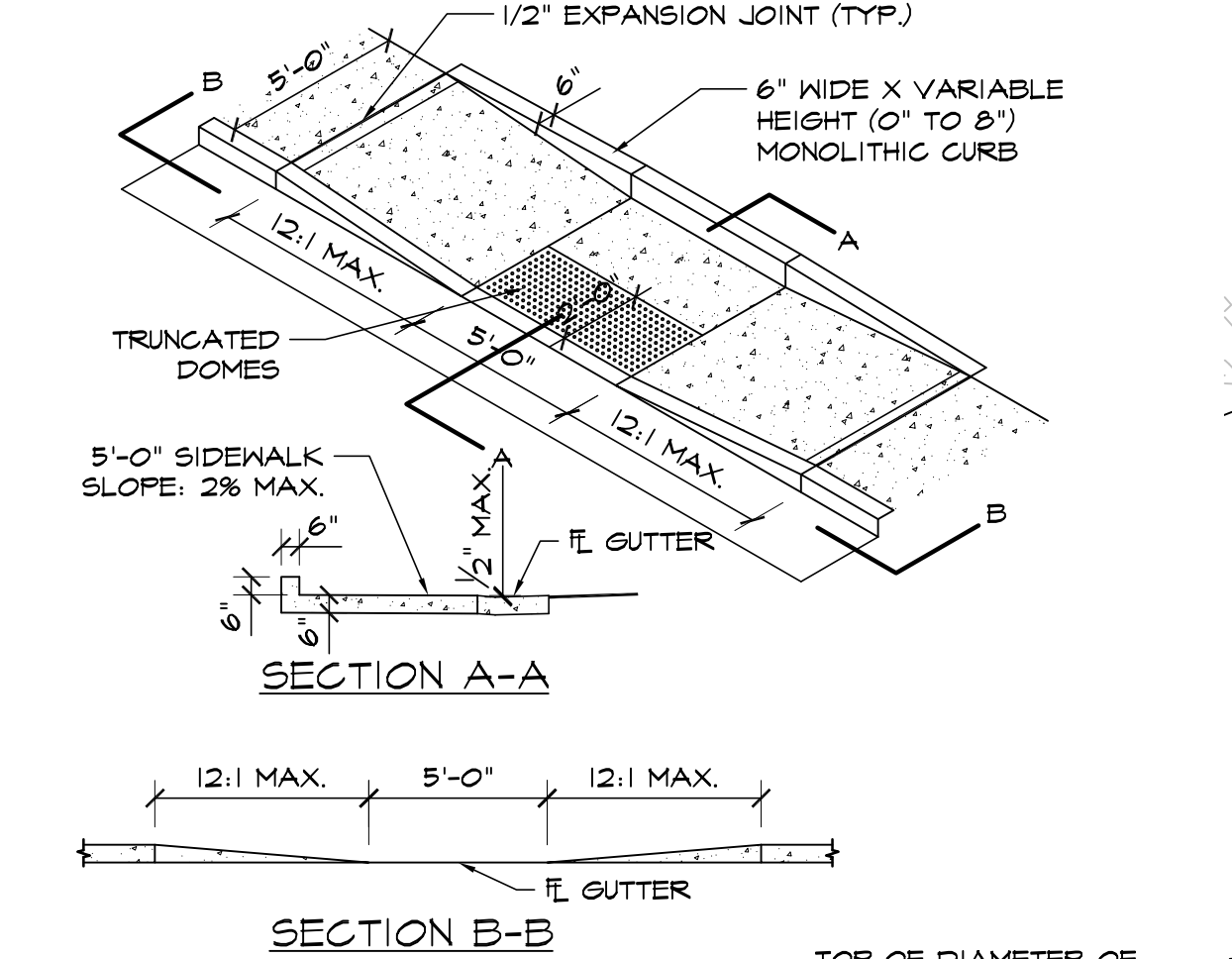
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



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

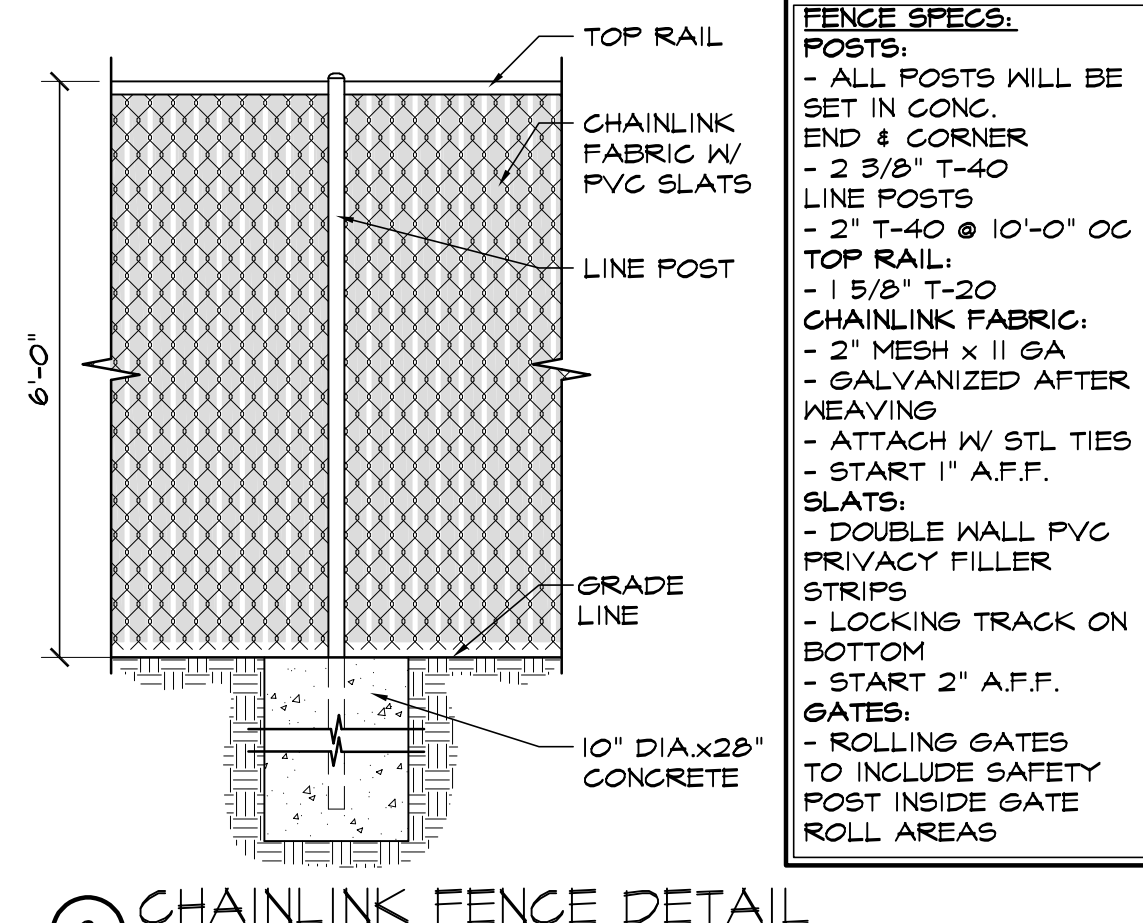


6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"

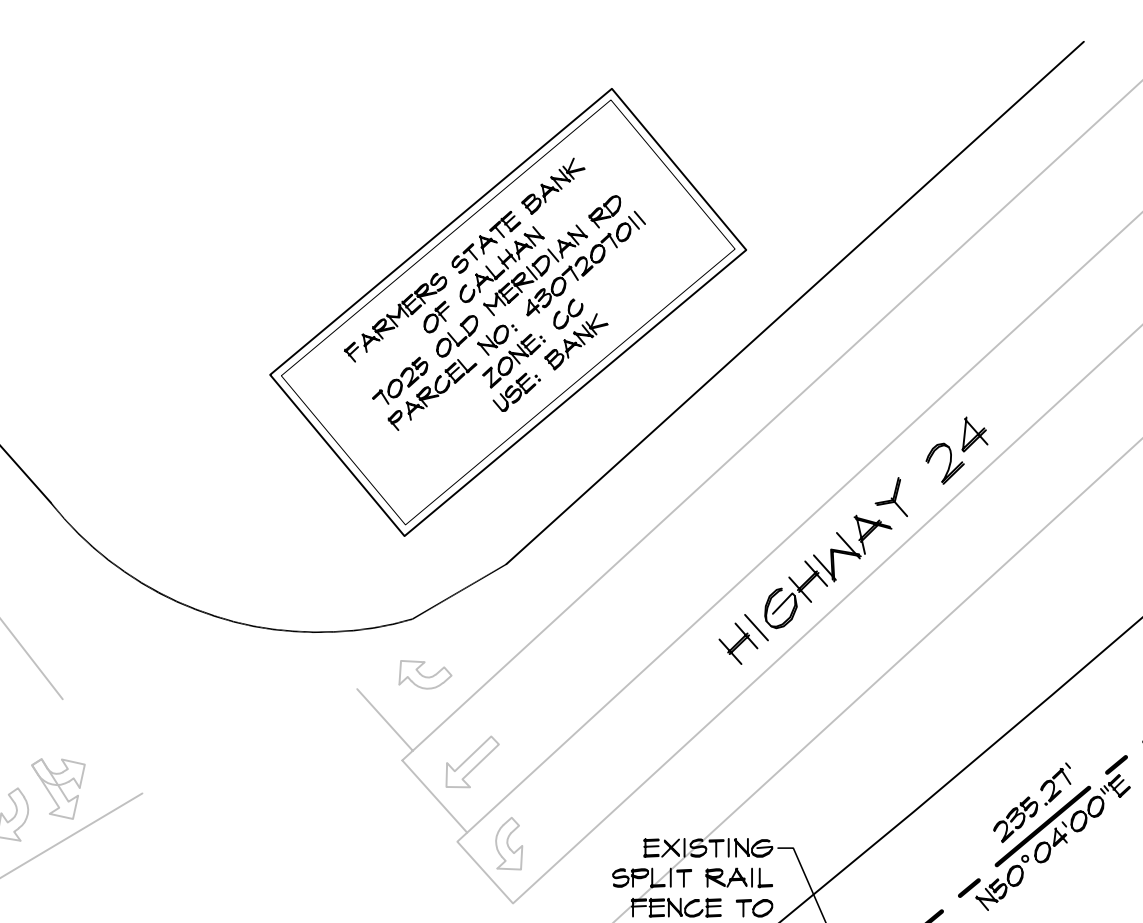


7 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"

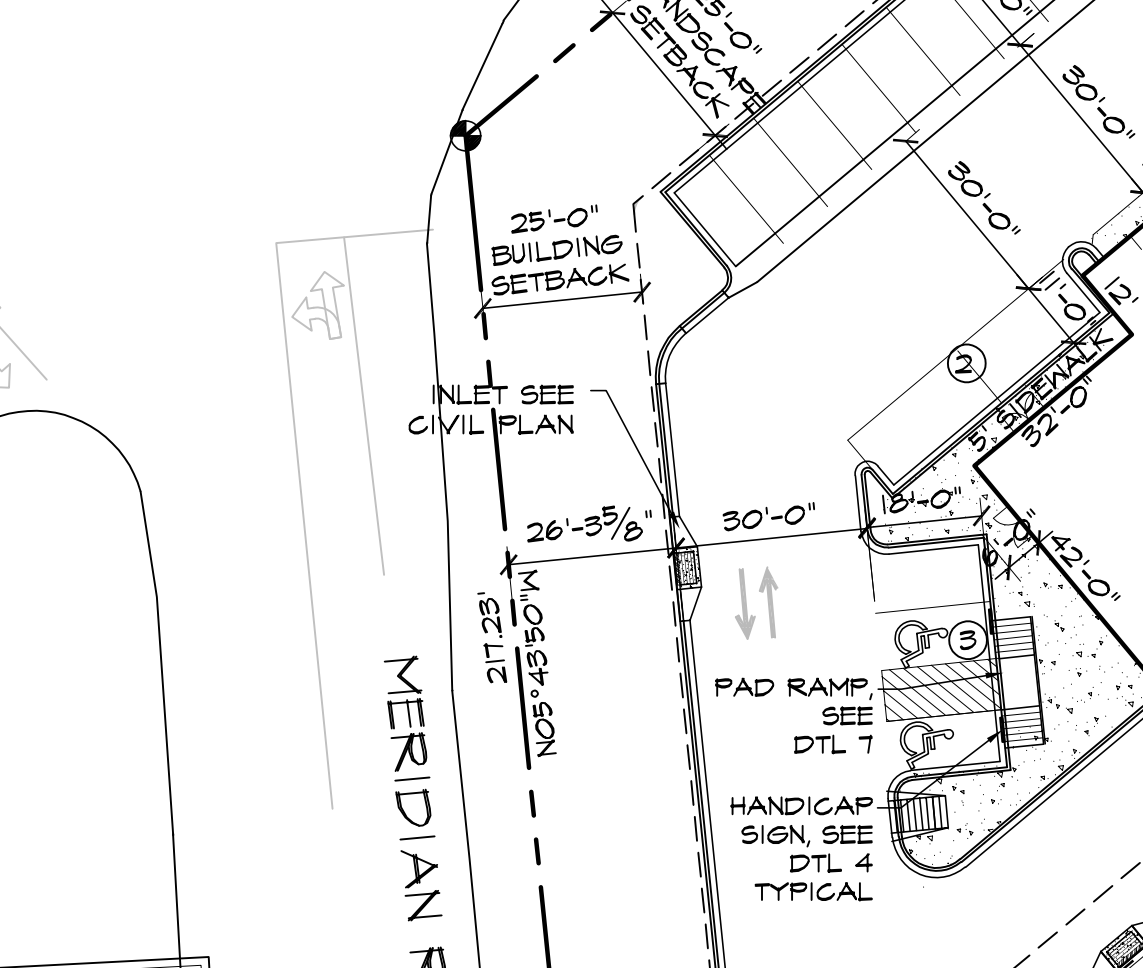
GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
 2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
 3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
 5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.05E OF THE STANDARD SPECIFICATIONS.
 6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
 7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
 8. SHADED AREA: 6" THICK CONCRETE



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

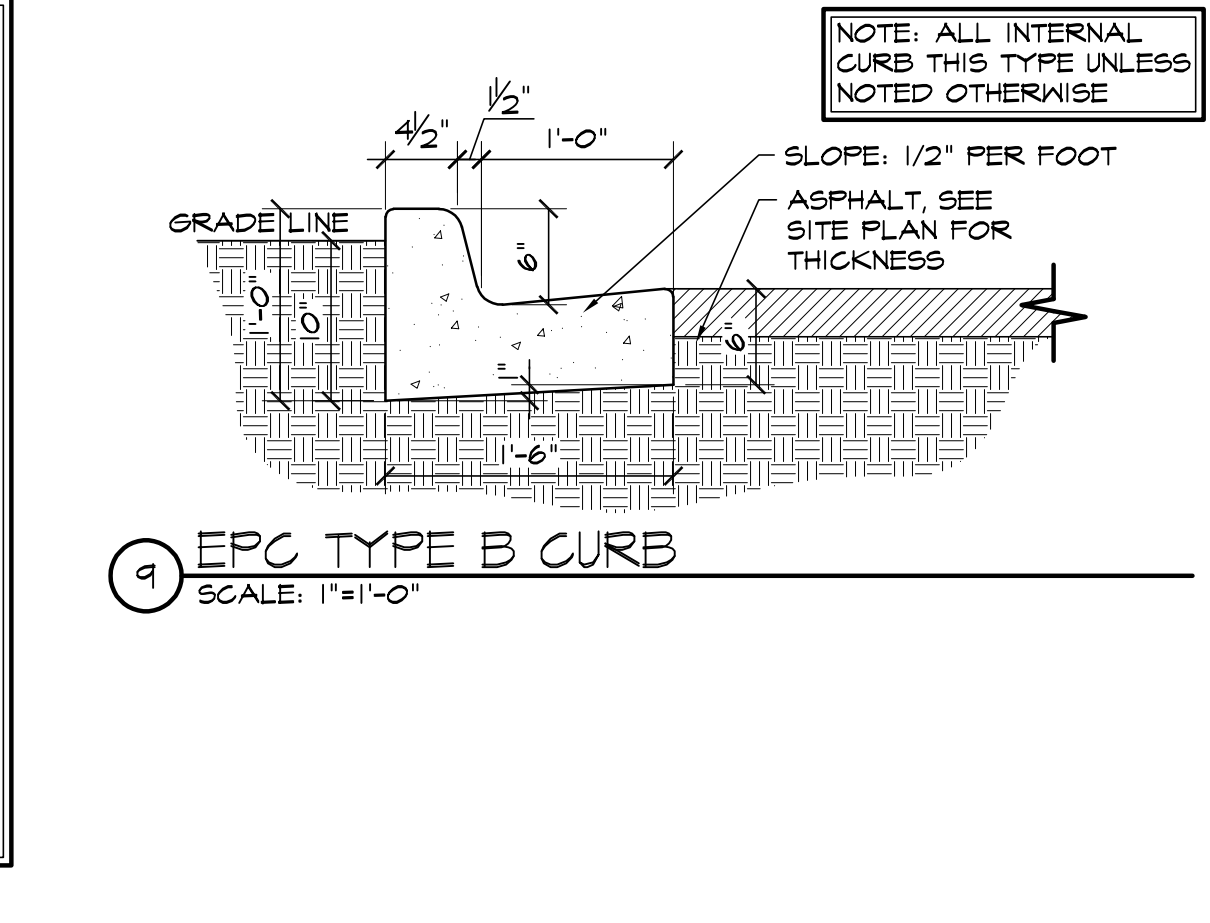


6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"

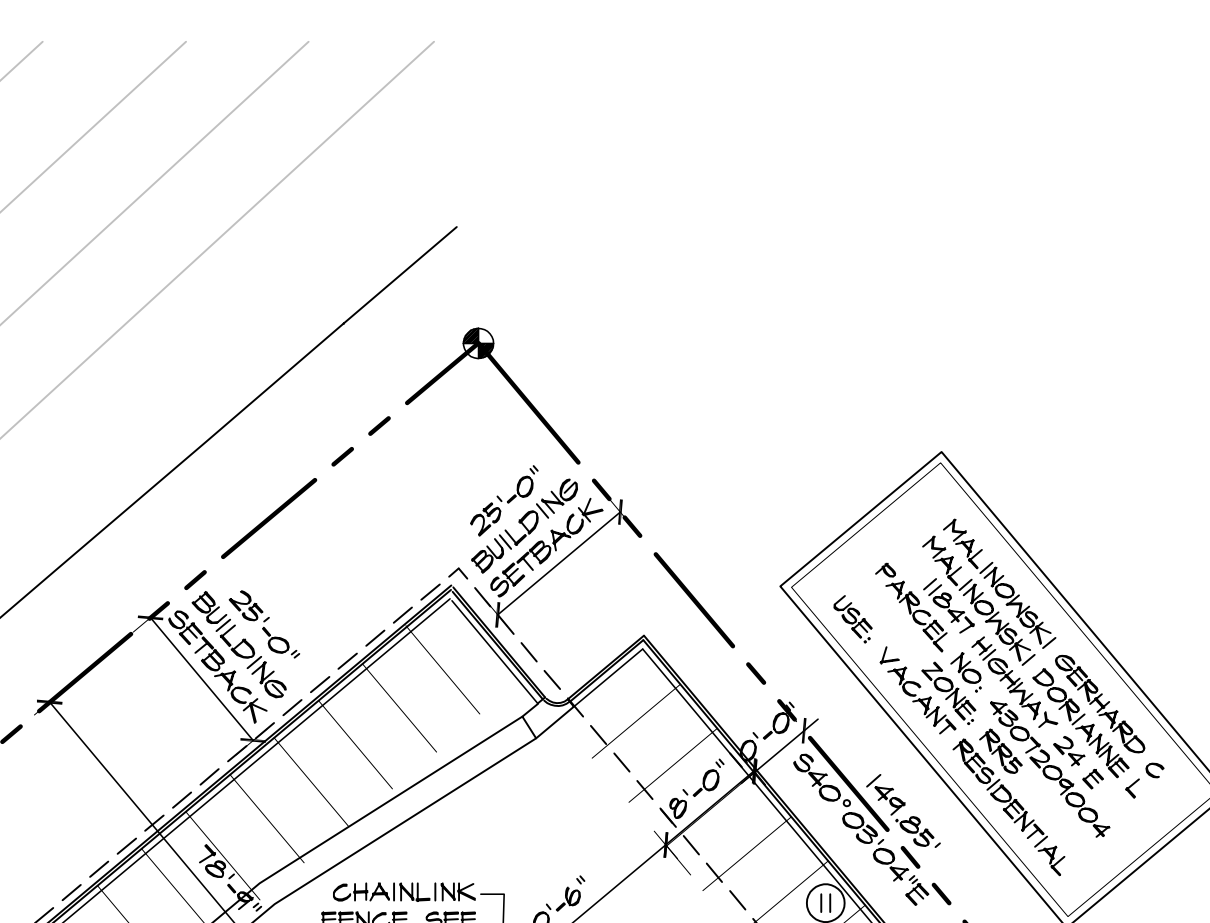


7 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"

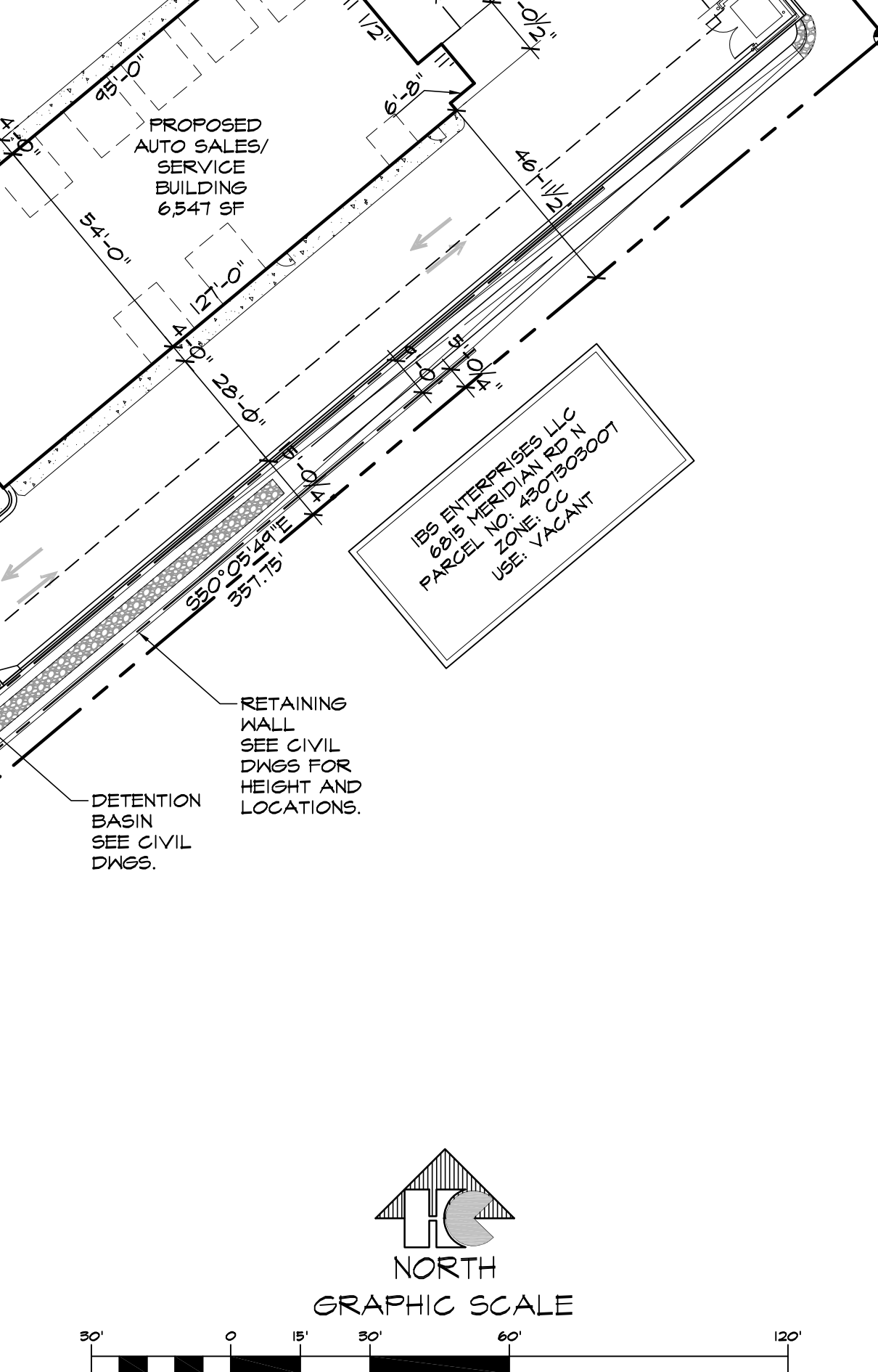
FENCE SPECS:
 POSTS:
 - ALL POSTS WILL BE SET IN CONC.
 END & CORNER
 - 2 3/8" T-40
 LINE POSTS
 - 2" T-40 @ 10'-0" O.C.
 TOP RAIL:
 - 1 5/8" T-20
 CHAINLINK FABRIC:
 - 2" MESH x 11 GA
 - GALVANIZED AFTER WEAVING
 - ATTACH W/ STL TIES
 - START 1" A.F.F. SLATS:
 - DOUBLE WALL PVC PRIVACY FILLER STRIPS
 - LOCKING TRACK ON BOTTOM
 - START 2" A.F.F. GATES:
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



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



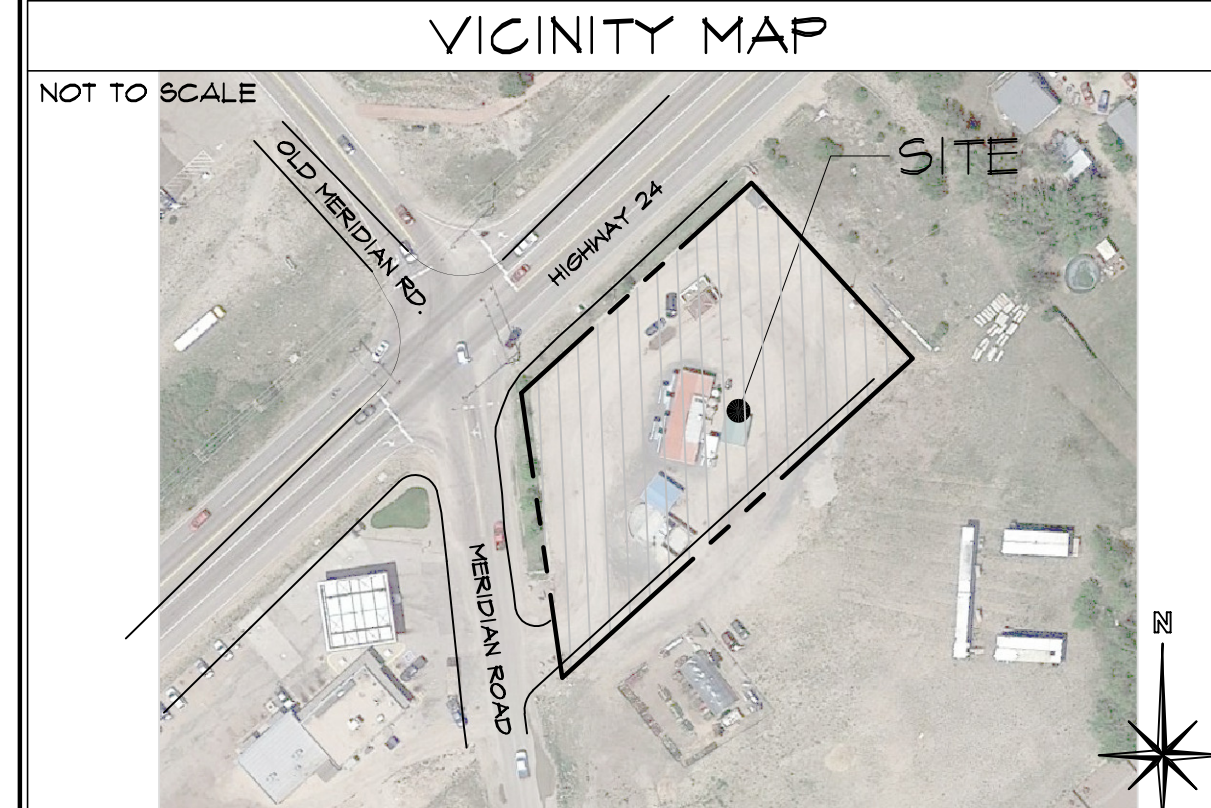
1 SITE PLAN
SCALE: 1"=30'-0"



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

DRAWING INDEX

- 1 OF 11 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
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- 3 OF 11 - U2 UTILITY GENERAL NOTES
- 4 OF 11 - G1 TITLE SHEET
- 5 OF 11 - G1.1 SITE GRADING & EROSION CONTROL PLAN
- 6 OF 11 - C2 CIVIL NOTES AND DETAILS
- 7 OF 11 - C3 CIVIL NOTES AND DETAILS
- 8 OF 11 - LANDSCAPE PLAN
- 9 OF 11 - DETAILS AND NOTES
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- 11 OF 11 - ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION
 OWNER NAME: SAM THOMAS & ASSOCIATES LLC
 975 TERCEL DR
 PEYTON, CO 80831

LEGAL DESCRIPTION: LOT 1 OF LARGENT SUBDIVISION

PARCEL NUMBER: 53124-01-008
 ZONING: CC
 LOT SIZE: 53,143 SF (1.22 ACRES)
 CURRENT USE: VACANT COMMERCIAL LOTS
 FLOODPLAIN STATEMENT: ZONE X (MAP NO: 080410329F, DATED MARCH 17, 1997)

BUILDING INFORMATION
 NEW BUILDING AREA: 6,547 SF
 BUILDING OCCUPANCY: M/S-1
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: AUTO SERVICE/RETAIL
 STRUCTURAL COVERAGE OF LOT: 12%
 PAVEMENT COVERAGE: 51%
 NEW BUILDING STRUCTURAL HEIGHT: 21'-6"
 FRONT YARD SETBACK: 25'-0"
 SIDE YARD SETBACK: 10'-0"
 REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES (NEW BUILDING ONLY):
 AUTO SERVICE 1 SPACE/200 SF
 5163 / 200 SF 26
 SALES 1 SPACE/300 SF 5
 1304 / 300 SF 5
 H.C. (1 SPACE/25 REQ'D) 2
TOTAL PARKING SPACES REQUIRED: 33
NEW STANDARD SPACES PROVIDED: 37
 H.C. SPACES PROVIDED 2
LOADING SPACE PROVIDED: 14'x18' AREA PROVIDED
 (SEE DETAIL 2 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
 CONSTRUCTION: SUMMER 2018
 LANDSCAPING: SUMMER 2018

DEVELOPMENT APPLICANT
 COMPANY: Hammers Construction, Inc.
 1411 WOOLSEY HEIGHTS
 COLO. SPGS., 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
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY/DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- CONSTRUCTION LIMIT LINE
- ACCESS EASEMENT
- OPAQUE CHAINLINK FENCE
- 6" HIGH WROUGHT IRON FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

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

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

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BIG O TIRES
 6905 N. MERIDIAN RD
 PEYTON, CO 80831
 EL PASO COUNTY, COLORADO

DATE: MAR. 20, 2018
 DRAWN BY: D. AQUINO
 PROJ. MGR: Z. GRABTREE
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1053

RESUBMITTALS:

1 of 11
 SITE PLAN

7016 3560 0000 9107 0898

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

COLORADO SPRINGS, CO 80915

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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JUL 12 2018
07/12/2018

Sent To **IBS ENTERPRISES LLC**
Street and Apt. No., or PO Box No.
845 N. POWERS BLVD.
City, State, ZIP+4®
COLORADO SPRINGS CO 80915-3617

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 9107 0928

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PEYTON, CO 80831

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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JUL 12 2018
07/12/2018

Sent To **GERHARD & DORIANNE MALINOWSKI**
Street and Apt. No., or PO Box No.
1080 ARROWGRASS LOOP
City, State, ZIP+4®
PEYTON, CO 80831-6863

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 9107 0904

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SAN ANTONIO, TX 78269

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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JUL 12 2018
07/12/2018

Sent To **DIAMOND SHAMROCK REFINING & MARKETING CO C/O VALERO ENERGY CORP. TAX DEPT.**
Street and Apt. No., or PO Box No.
P.O. BOX 690110
City, State, ZIP+4®
SAN ANTONIO, TX 78269-0110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 9107 0911

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com™.

CALHAN, CO 80808

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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09
Postmark Here
JUL 12 2018
07/12/2018

Sent To **FARMER STATE BANK OF CALHAN**
Street and Apt. No., or PO Box No.
P.O. BOX 9
City, State, ZIP+4®
CALHAN, CO 80808-0009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Must notify property owners "Falcon Highlands Metro District" at 31 N Tejon St. Ste. 500 Colorado Springs, CO 80903.

Markup Summary

dskendall (1)



Subject: Text Box
Page Label: 3
Author: dskendall
Date: 8/14/2018 4:34:13 PM
Color: ■

Must notify property owners "Falcon Highlands Metro District" at 31 N Tejon St. Ste. 500 Colorado Springs, CO 80903.