

**HAMMERS**  
 COMMERCIAL GENERAL CONTRACTORS  
 1411 N. HOOKS ST. #1000  
 COLORADO SPRINGS, CO 80904  
 (719) 574-5999 FAX (719) 574-7008  
 WWW.HAMMERSCONSTRUCTION.COM

THE CITY OF COLORADO SPRINGS HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE USE OF THIS PLAN.

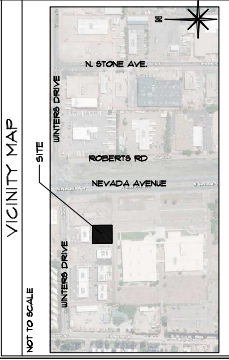
**HIKING BUDDIES**  
 155 WINTERS DRIVE  
 KENNEL INDOORS  
 COLORADO SPRINGS, CO 80907  
 EL PASO COUNTY, COLORADO

DATE MAY 17, 2022  
 DRAWN BY: D. AQUINO  
 PROJECT MANAGER: J. BUTLER  
 APPROVED BY:  
 JOB NO. 1271

RESUBMITALS:  
 1. APPROVED-GENERAL

1 of 4  
 PERMIT PLAN

- DRAWING INDEX**
- 1 OF 4 - CONDITIONAL USE PERMIT REPORT PLAN
  - 2 OF 4 - SITE PLAN & DATA PROJECT INFORMATION, DRAWING INDEX
  - 3 OF 4 - PLANNING DETAILS & NOTES
  - 4 OF 4 - PLANNING DETAILS & NOTES



**PROJECT INFORMATION**

OWNER NAME: GORDON CONSTRUCTION CO. INC.  
 155 WINTERS DRIVE  
 COLORADO SPRINGS, CO 80907

LEGAL DESCRIPTION: LOTS 1-4 INDUSTRIAL PARK  
 ZONING: U-1  
 PLANNING: M-1-NO  
 FLOOR SF (GROSS AREA): 17,807 SF  
 ZONE X MAP NO. OR ORIGINAL DATE: 17,807 SF  
 FLOODPLAIN STATEMENT: YEAR FLOODPLAIN IS OUTSIDE DATED

BUILDING INFORMATION:  
 PROPOSED BUILDING AREA: 17,807 SF  
 SECOND FLOOR AREA: 17,807 SF  
 TYPE OF CONSTRUCTION: 17,807 SF  
 USE: INDUSTRIAL  
 USE SEPARATION WALLS: NONE

ZONING CODE STUDY:  
 PROPOSED PRINCIPAL USE OF LOT: 17,807 SF  
 PAYMENT COVERAGE: NONE  
 FRONT YARD SETBACK: 17,807 SF  
 REAR YARD SETBACK: 17,807 SF  
 SIDE YARD SETBACK: 17,807 SF

REQUIRED PARKING SPACES:  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)  
 17,807 SF (17,807 SF)

DEVELOPER SCHEDULE:  
 FULL JOB: 17,807 SF  
 SPRING 2022  
 HAMMERS CONSTRUCTION, INC.  
 1411 HOOKS ST. #1000  
 COLORADO SPRINGS, CO 80904  
 PHONE NUMBER: (719) 574-5999  
 APPLICANT NAME: HIKING BUDDIES  
 APPLICANT E-MAIL: hammers@hammersconstruction.com

**ADA NOTES**

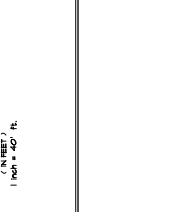
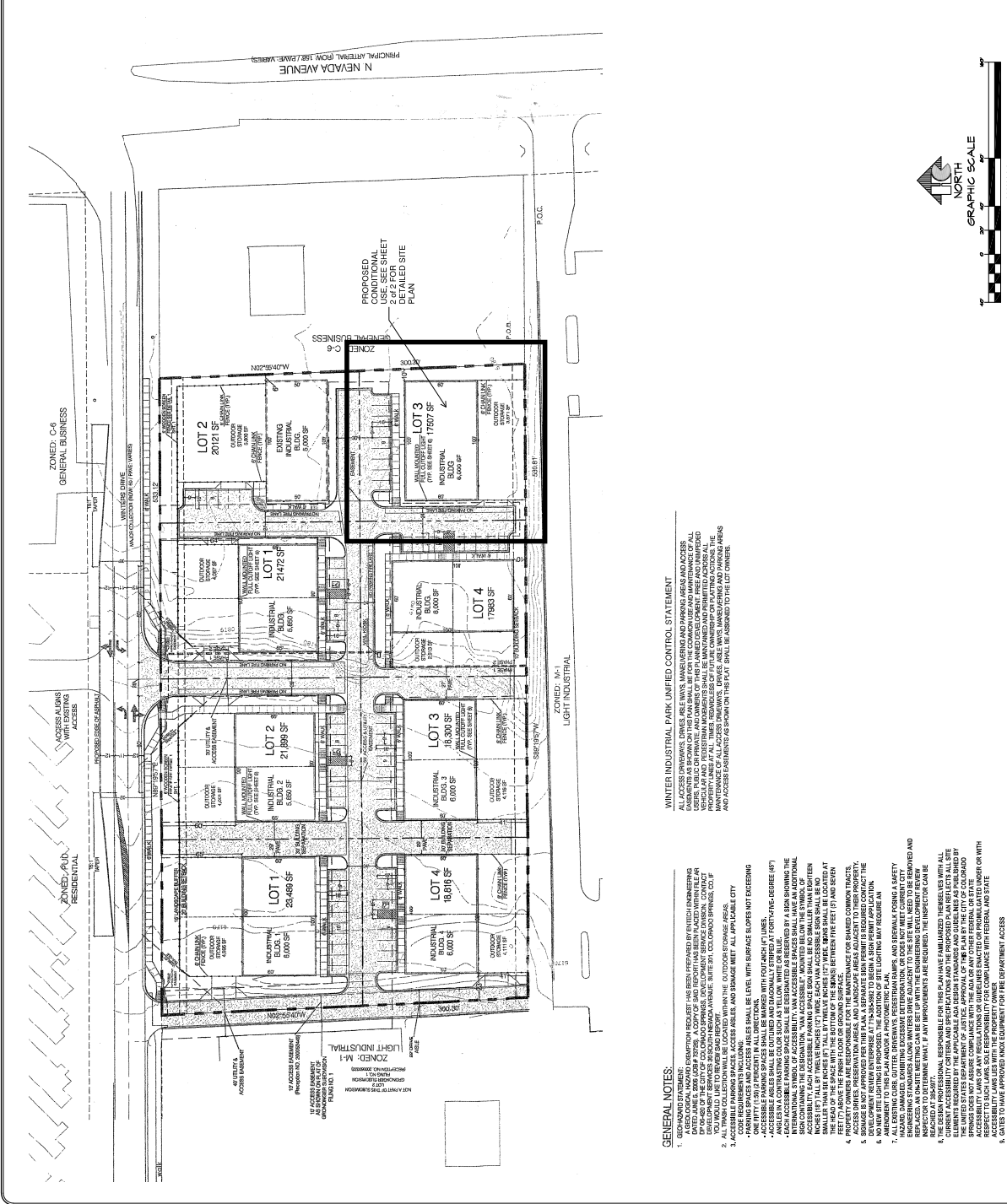
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH THE ADA AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS AND ACCESSIBLE SPACES REQUIRED BY THE ADA. THE PARTIES DO NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF COLORADO SPRINGS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE USE OF THIS PLAN.

**LANDSCAPE NOTES**

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, UNLESS OTHERWISE SPECIFIED.

**FLOODPLAIN STATEMENT**

THE FLOOD HAZARD MAP HAS BEEN REVIEWED AND FOUND TO BE AN EFFECTIVE DATE OF MAY 17, 2022. THIS PLAN HAS BEEN EXAMINED AS IT RELATES TO THE FLOODPLAIN AND THE CITY OF COLORADO SPRINGS HAS DETERMINED THAT THE PROPOSED DEVELOPMENT DOES NOT LIE WITHIN AN AREA OF ANNUAL FLOOD HAZARD HAVING A ZONE X.

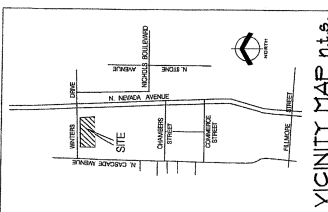


**WINTER INDUSTRIAL PARK (UNITED) CONTROL STATEMENT**

THE CITY OF COLORADO SPRINGS HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF COLORADO SPRINGS. THE CITY OF COLORADO SPRINGS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE USE OF THIS PLAN.

- GENERAL NOTES:**
1. A GEOLOGICAL HAZARD EVALUATION REQUEST HAS BEEN PREPARED BY EARTH ENGINEERING CONSULTANTS, INC. (EEI) FOR THE CITY OF COLORADO SPRINGS. DEVELOPMENT SERVICE CENTER (DSC) HAS REVIEWED THE REPORT AND APPROVED IT FOR THE CITY OF COLORADO SPRINGS. YOU WILL NEED TO PROVIDE A COPY OF THE REPORT TO THE CITY OF COLORADO SPRINGS.
  2. ALL UTILITY LOCATIONS WILL BE LOCATED WITHIN THE OUTDOOR STORAGE AREAS.
  3. ALL UTILITY LOCATIONS WILL BE LOCATED WITHIN THE OUTDOOR STORAGE AREAS.
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  5. ACCESSIBLE SPACES SHALL BE OBTAINED AND MAINTAINED AT ALL TIMES.
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  20. ACCESSIBLE SPACES SHALL BE OBTAINED AND MAINTAINED AT ALL TIMES.





### GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	River Rock 2-4" Diameter	1241 SF
[Symbol]	Organic Mulch 3" - See Notes	6,297 SF
[Symbol]	Kentucky Bluegrass Sod	8,519 SF
[Symbol]	Non-Irrigated Seed - See Notes	4,293 SF
[Symbol]	Rip-Rap 5-20" Diameter	16,900 SF

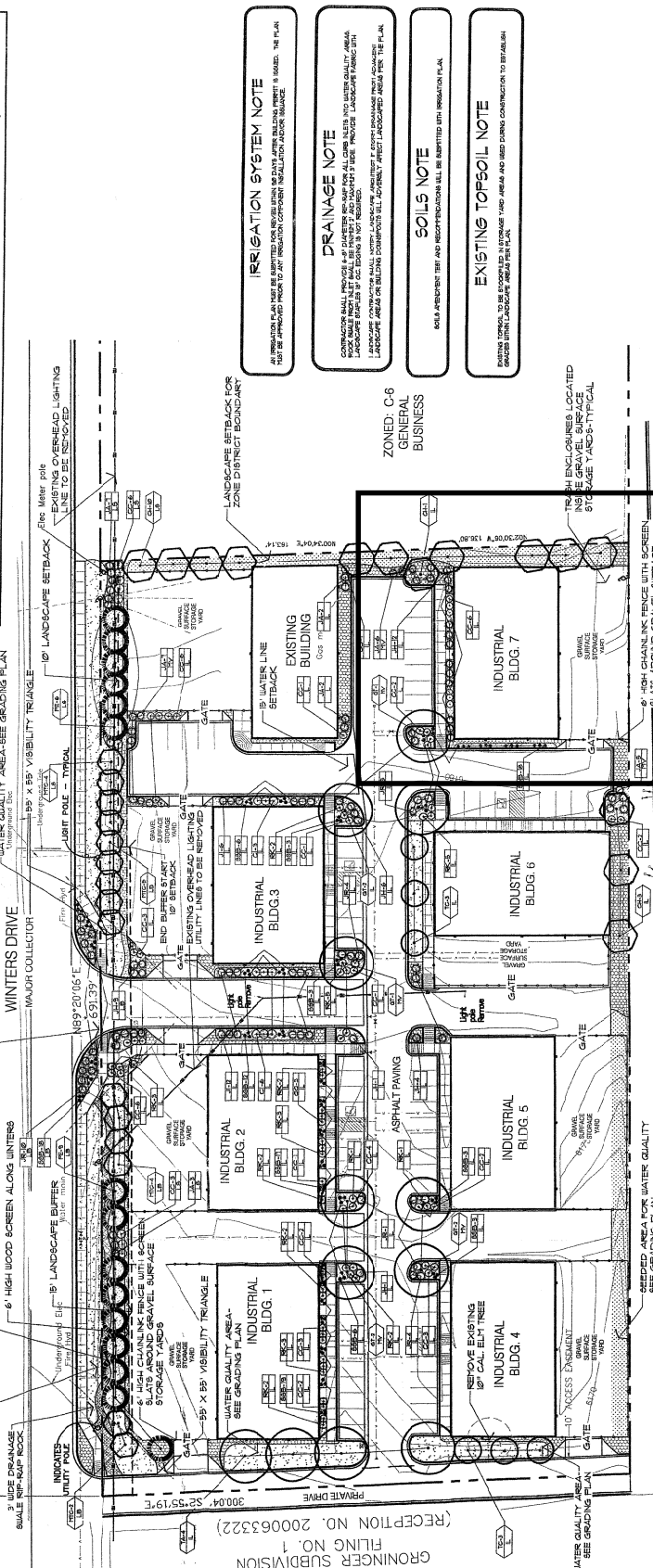
### PLANT SCHEDULE

Symbol	Abb.	Quantity	Botanical Name	Common Name	Key from Appendix B	Mature Height	Notes	Use
[Symbol]	EVERGREEN TREES:							
[Symbol]	DECIDUOUS TREES:							
[Symbol]	EVERGREEN SHRUBS:							
[Symbol]	DECIDUOUS SHRUBS:							
[Symbol]	ORNAMENTAL GRASSES:							

ALL AMERICAN LANDSCAPE, INC.  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.497.4313

WINTERS INDUSTRIAL PARK  
COLORADO SPRINGS, COLORADO

Drawn by: JM  
Date: 03/08  
Scale: AS NOTED  
Sheet: 3 of 4



ZONED: M-1 THE TRW SUBDIVISION NO. 2  
INDUSTRIAL (PLAT BOOK E-3, PAGE 50)

ZONED: C-6  
GENERAL BUSINESS  
UNITED SUBDIVISION NO. 1  
(PLAT BOOK O-2, PAGE 27)

FINAL LANDSCAPE PLAN

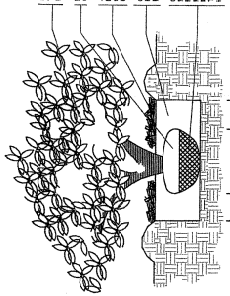
GRONINGER SUBDIVISION  
FILING NO. 200063322  
RECEPTION NO. 200063322

LOT 1 N89°20'40"E  
LOT 2

CITY FILE NO. CFC 22-0012

**NOTES:**

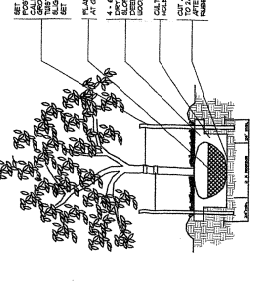
- DO NOT REMOVE OR CUT LEADER.
- REMOVE ANY POWER LINES WITHIN 10' OF PLANTING.
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**1** SHRUB PLANTING DETAIL

**NOTES:**

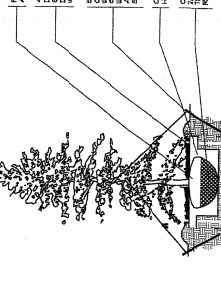
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**2** DECIDUOUS TREE PLANTING DETAIL

**NOTES:**

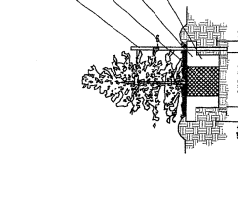
- DO NOT REMOVE OR CUT LEADER.
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**3** EVERGREEN TREE PLANTING DETAIL

**NOTES:**

- DO NOT REMOVE OR CUT LEADER.
- REMOVE ANY POWER LINES WITHIN 10' OF PLANTING.
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**4** UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

**LANDSCAPE CONTRACTOR NOTES:**

VERIFY ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF REVENUE.

ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF REVENUE.

**INSTALLATION NOTES:**

PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS. ALL PLANTS SHALL BE INSTALLED IN THE SPECIFIED AREAS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS.

ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS. ALL PLANTS SHALL BE INSTALLED IN THE SPECIFIED AREAS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS.

**CONFEROUS TREE NOTE:**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF REVENUE.

ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS. ALL PLANTS SHALL BE INSTALLED IN THE SPECIFIED AREAS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF DENVER LANDSCAPE CONTRACTOR SPECIFICATIONS.

**General Notes:**

REVISIONS:

- DATE: 10/12/06
- DESCRIPTION: PER DESIGN CHANGES
- DATE: 10/24/06
- DESCRIPTION: PER CITY COMMENTS
- DATE: 11/13/06
- DESCRIPTION: PER CITY COMMENTS

Revision/Issue	Date
PER DESIGN CHANGES	10/12/06
PER CITY COMMENTS	10/24/06
PER CITY COMMENTS	11/13/06

ALL AMERICAN LANDSCAPE, INC.  
LANDSCAPE ARCHITECTURE AND IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
7430 S. HARVARD ST. SUITE 100  
DENVER, CO 80231

WINTERS INDUSTRIAL PARK  
COLORADO SPRINGS, COLORADO

Sheet No.:	4 of 4
Date:	3/31/06
Scale:	AS NOTED

LANDSCAPE CATEGORY	UB	STREET CLASSIFICATION	NO. OF TREES	NO. OF PLANTS
LANDSCAPE BUSHES	UB	N/A	100	100
LANDSCAPE TREES	UB	N/A	100	100
LANDSCAPE GRASS	UB	N/A	100	100
LANDSCAPE ROCK	UB	N/A	100	100