

**GENERAL 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 DESIGN 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.

**DRAWING INDEX**

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**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	OWNER NAME: COLORADO SPRINGS MAYBERRY LLC 52823 TEMECULA PKWY TEMECULA, CA 92592
LEGAL DESCRIPTION: MAYBERRY, COLORADO SPRINGS FILING NO.2, LOT 1	
PARCEL NUMBER: 34000-00-254	
ZONING: CS	
LOT SIZE: 65,475 SF (1.5 ACRES)	
CURRENT USE: WAREHOUSE/STORAGE	
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 0804COB108, DATED DECEMBER 7, 2018)	
<b>BUILDING INFORMATION</b>	GROSS BUILDING AREA: 20,324 SF BUILDING FOOTPRINT AREA: 20,324 SF BUILDING OCCUPANCY: F-1 TYPE OF CONSTRUCTION: II-B FIRE SYSTEMS: SPRINKLED AREA SEPARATION WALLS: NONE
<b>ZONING CODE STUDY</b>	PROPOSED PRINCIPAL USE: MANUFACTURING
<b>STRUCTURAL COVERAGE OF LOT:</b>	31%
<b>PAVEMENT COVERAGE:</b>	24%
<b>NEW BUILDING STRUCTURAL HEIGHT:</b>	33'-4 1/2" (45'-0" MAX)
<b>FRONT YARD SETBACK:</b>	25'-0"
<b>SIDE YARD SETBACK:</b>	25'-0"
<b>REAR YARD SETBACK:</b>	25'-0"
<b>REQUIRED PARKING SPACES</b>	MANUFACTURING (1 SPACE/150 SF) 20,324 / 150 SF H.C. (1 SPACE/25 REQ'D) TOTAL PARKING SPACES REQUIRED: 128 TOTAL PARKING PROVIDED: 37 NEW STANDARD SPACES PROVIDED: 35 H.C. SPACES PROVIDED: 2 COMPACT PROVIDED: 0 PARALLEL PROVIDED: 0 LOADING SPACE PROVIDED (SEE DETAIL 1/2 FOR DIMENSIONS): 1 (14'x18')
<b>DEVELOPMENT SCHEDULE</b>	CONSTRUCTION: WINTER 2021 LANDSCAPING: SPRING 2021
<b>DEVELOPMENT APPLICANT</b>	COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 (719)-570-1549 PHONE NUMBER: (719)-570-1008 FAX NUMBER: LISA PETERSON APPLICANT NAME: lpeterson@hammersconstruction.com APPLICANT E-MAIL:

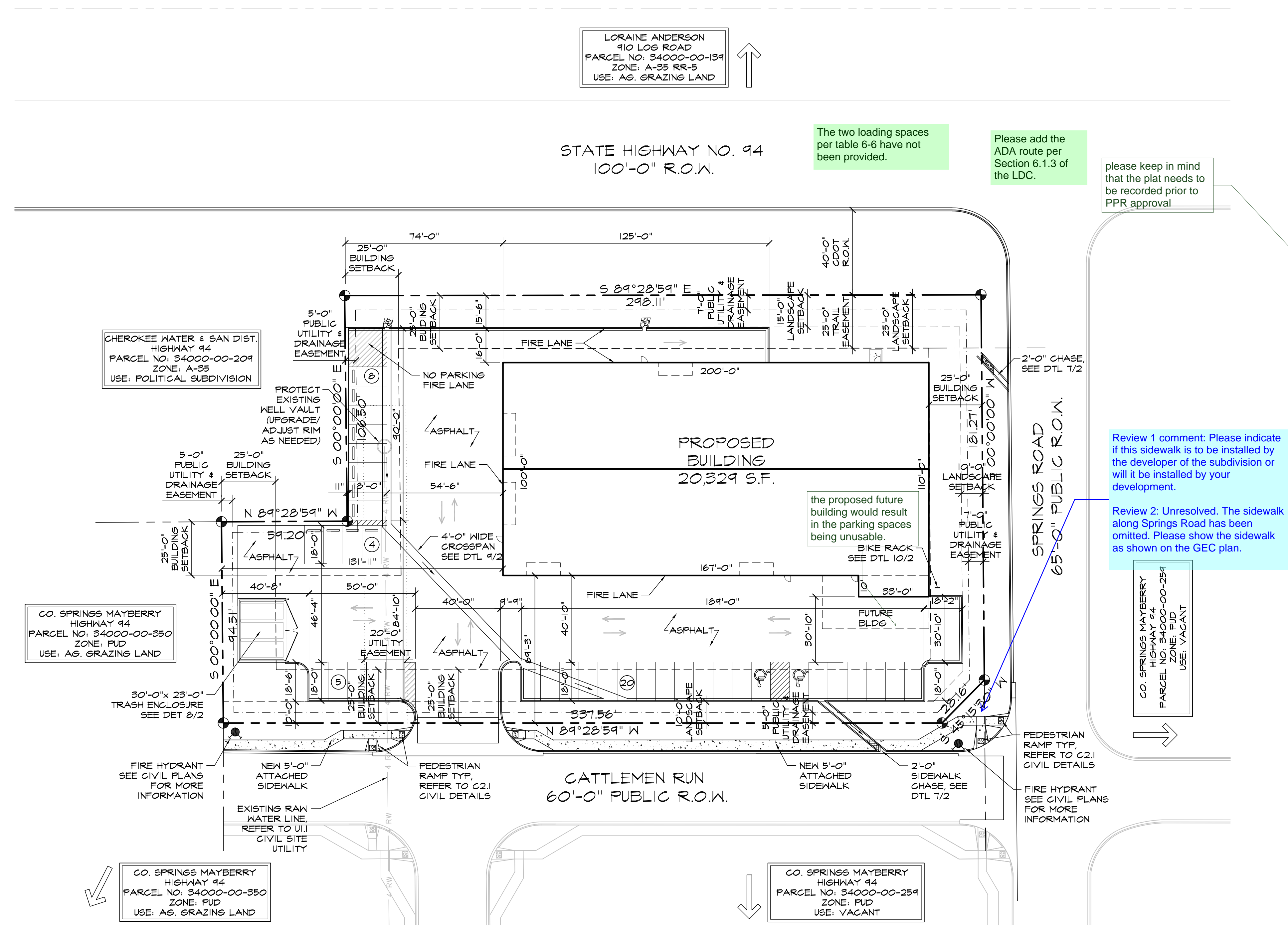
**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
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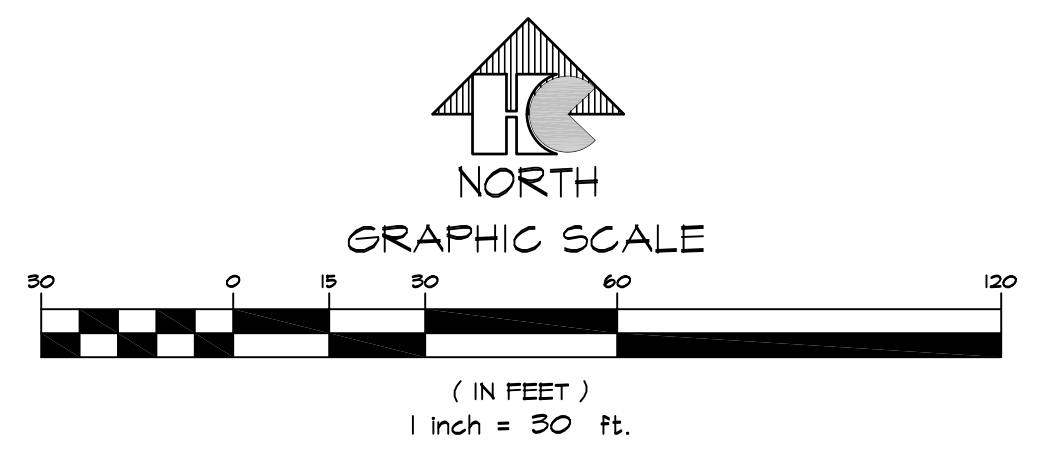
**INTELIFAB**  
NEW MANUFACTURING BLDG  
CATTLEMEN RUN  
ELLICOTT, CO 80808  
EL PASO COUNTY, COLORADO

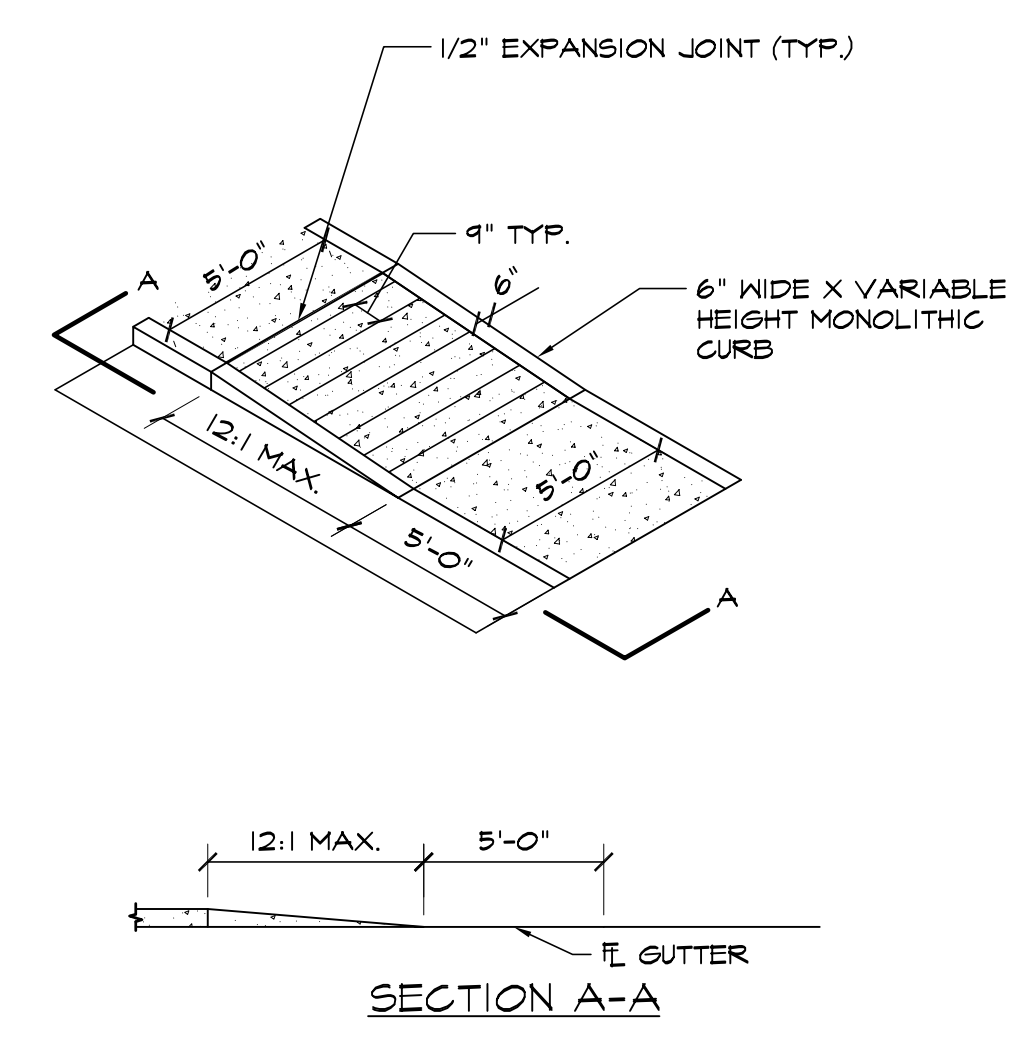
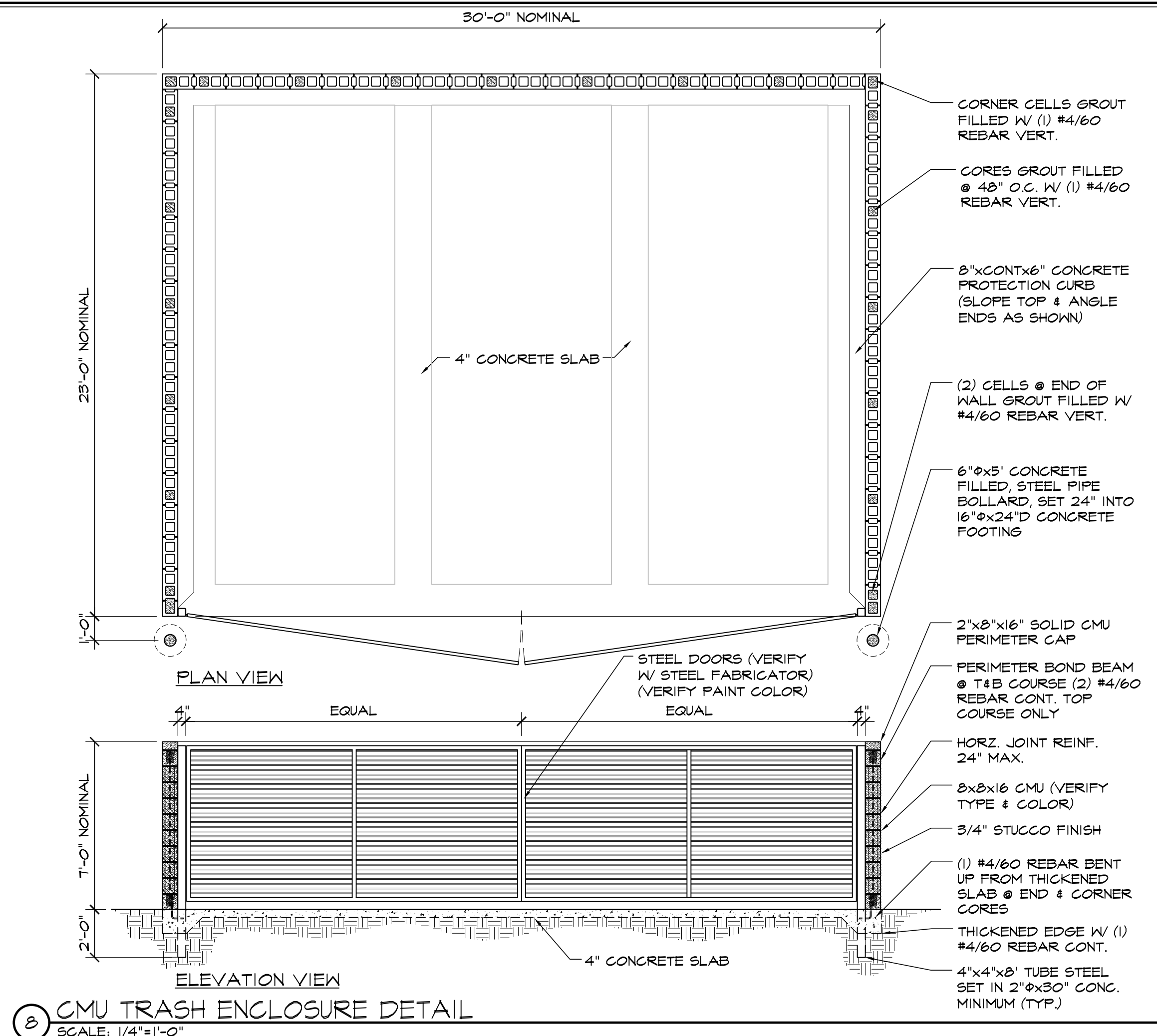
DATE: MAR. 31, 2020  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1111

△ SUBMITTALS:  
△ 12-8-20 / COMMENTS 4-24-20  
△  
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**① SITE PLAN**  
SCALE: 1"=30'-0"

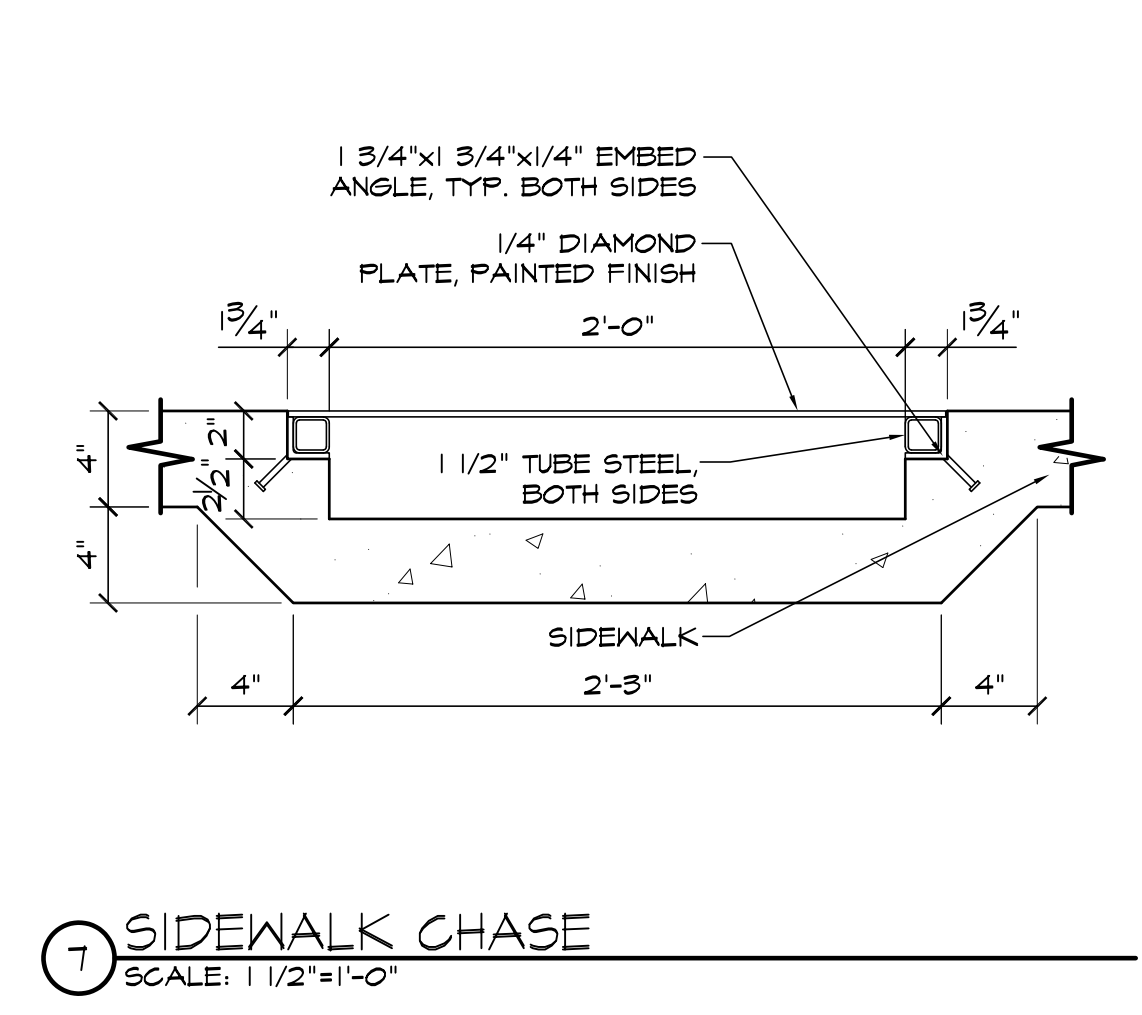
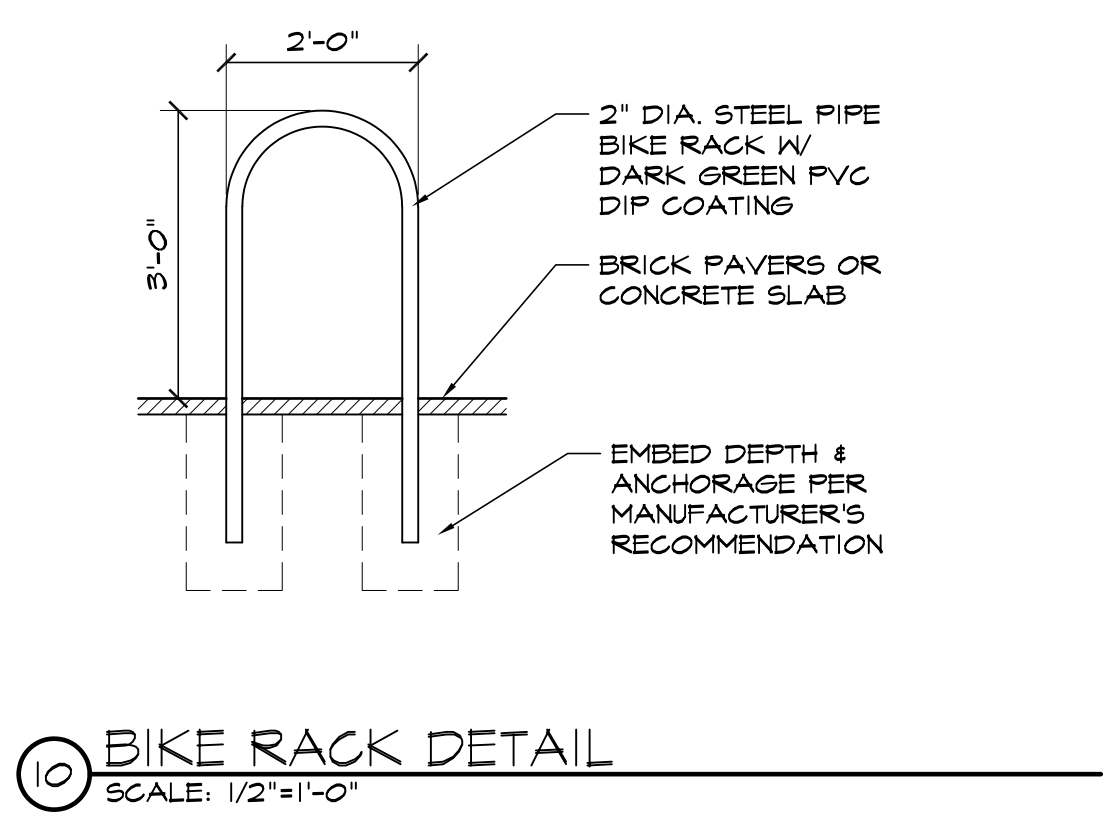
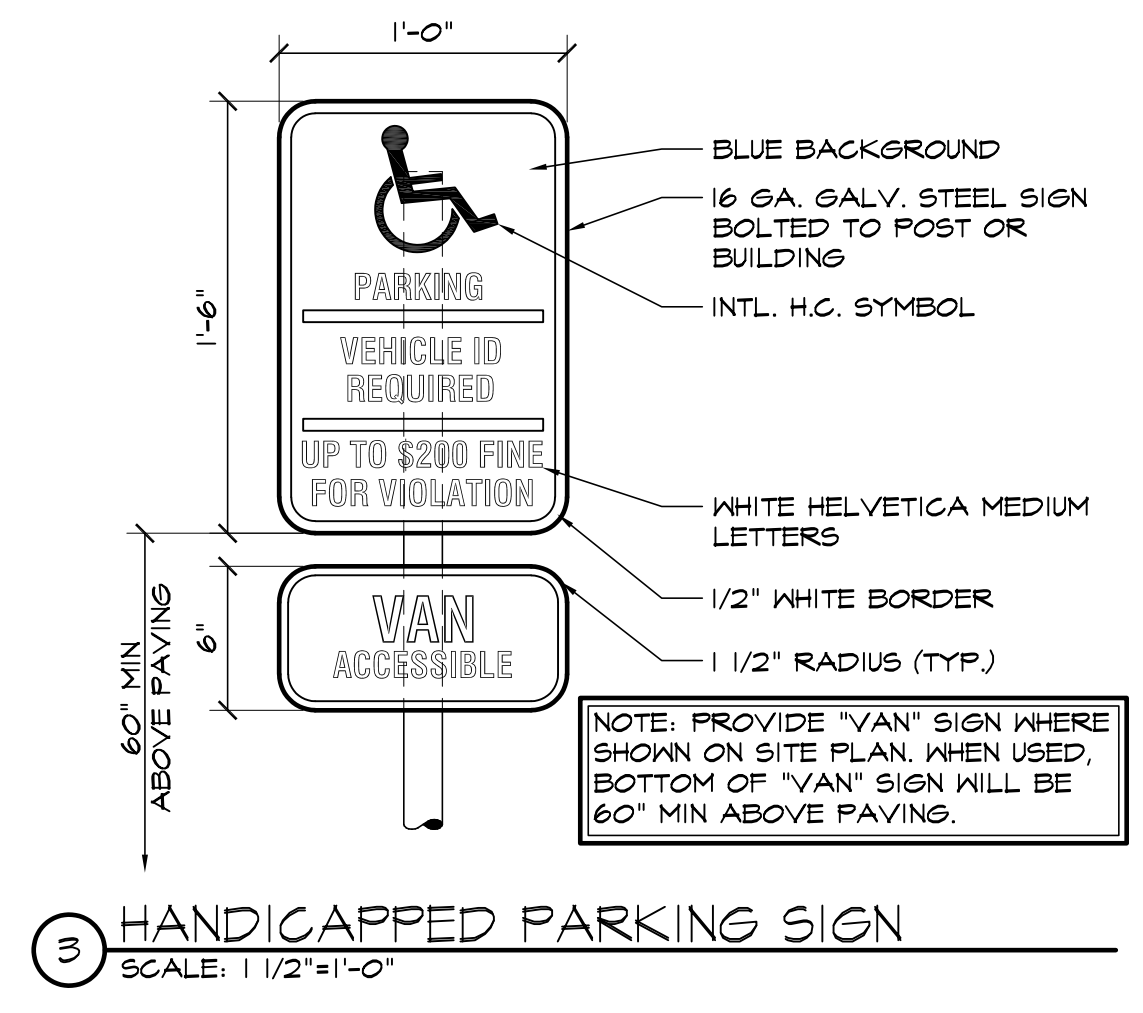
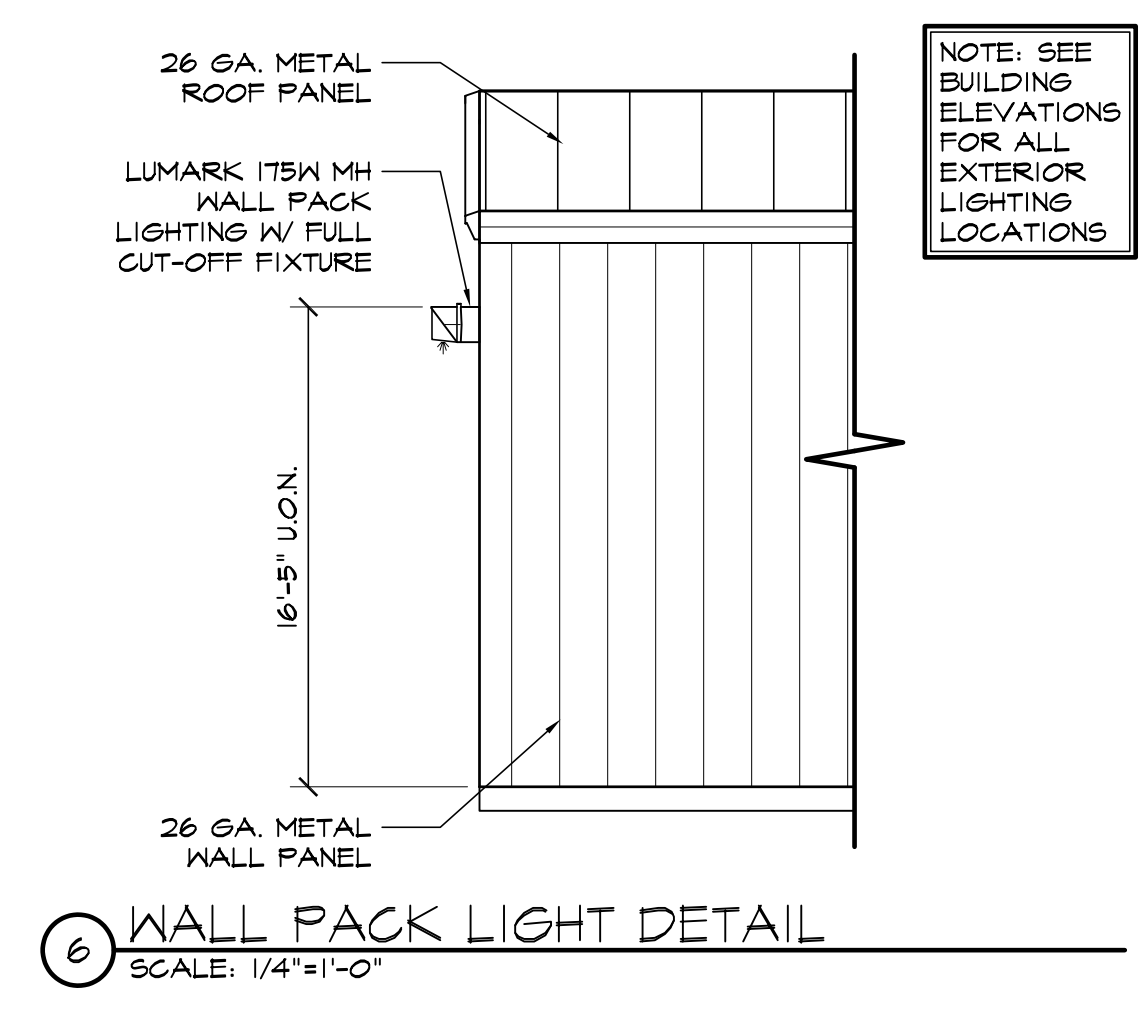
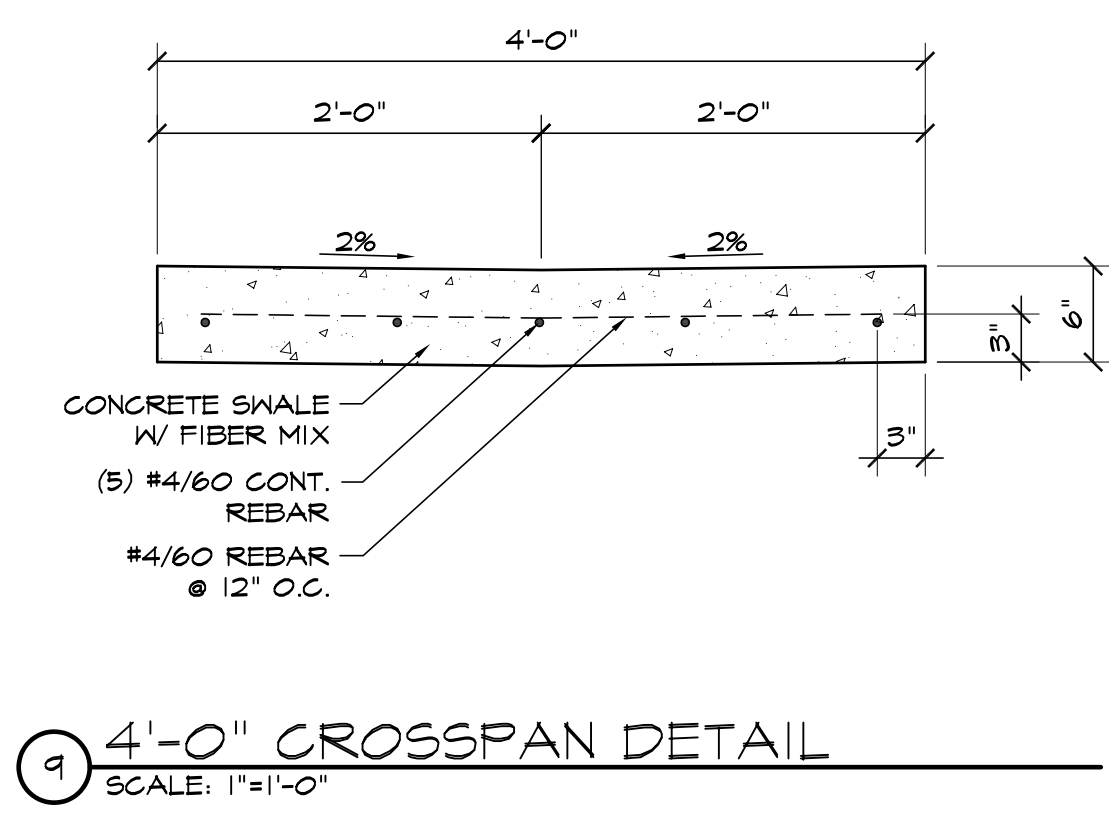
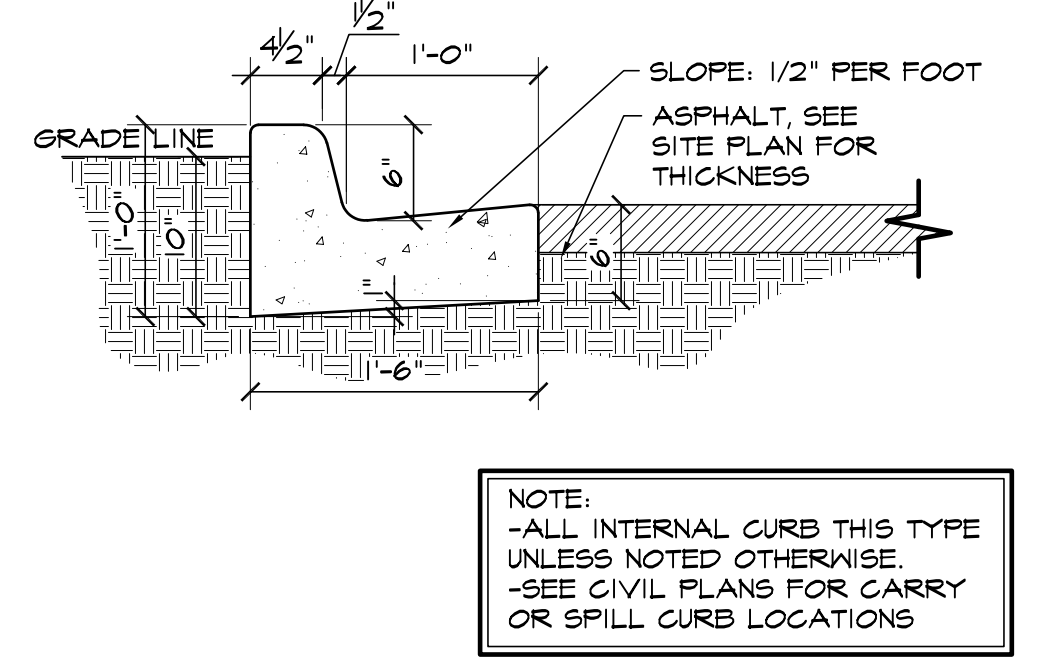




**GENERAL NOTES:**

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 504.03E 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.

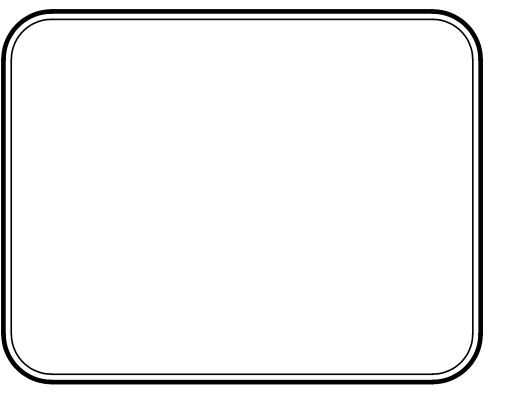
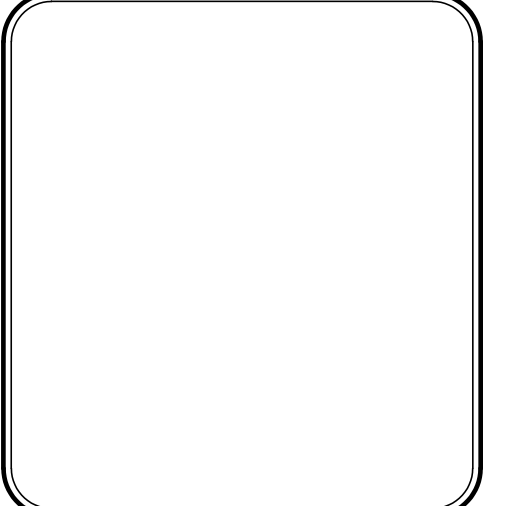
**1 ADA / STANDARD PARKING**  
SCALE: 1/8"=1'-0"



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NOTE: SUBMITTALS:

▲	12-8-20 / COMMENTS 4-24-20
▲	
▲	
▲	
▲	

# Site Development Plan\_v2.pdf Markup Summary

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12/31/2020 2:03:45 PM (1)

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Please add the ADA route per Section 6.1.3 of the LDC.

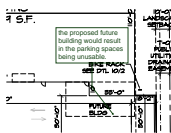
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Please add the ADA route per Section 6.1.3 of the LDC.

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12/31/2020 1:52:43 PM (1)

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the proposed future building would result in the parking spaces being unusable.

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12/31/2020 1:50:28 PM (1)

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Please keep in mind that the plat needs to be recorded prior to PPR approval.

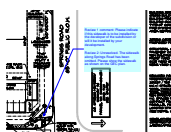
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please keep in mind that the plat needs to be recorded prior to PPR approval

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1/19/2021 1:03:09 PM (1)

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**Space:**

Review 1 comment: Please indicate if this sidewalk is to be installed by the developer of the subdivision or will it be installed by your development.

Review 2: Unresolved. The sidewalk along Springs Road has been omitted. Please show the sidewalk as shown on the GEC plan.