

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.

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VICINITY MAP



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) 570-1589 FAX (719) 570-7008
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PROJECT INFORMATION

PROPERTY INFORMATION	OWNER NAME: COLORADO SPRINGS MAYBERRY LLC 32823 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. 0804108108, DATED DECEMBER 7, 2018)	
BUILDING INFORMATION	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	
ZONING CODE STUDY	PROPOSED PRINCIPAL USE: MANUFACTURING
STRUCTURAL COVERAGE OF LOT: 31%	PAVEMENT COVERAGE: 24%
NEW BUILDING STRUCTURAL HEIGHT: 33'-4 1/2" (45'-0" MAX)	FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 25'-0"	REAR YARD SETBACK: 25'-0"
REQUIRED PARKING SPACES	MANUFACTURING (1 SPACE/750 SF) 20,324 / 750 SF H.C. (1 SPACE/25 REQ'D) TOTAL PARKING SPACES REQUIRED: 28
TOTAL PARKING SPACES PROVIDED: 37	NEW STANDARD SPACES PROVIDED: 35
H.C. SPACES PROVIDED: 2	COMPACT PROVIDED: 0
PARALLEL PROVIDED: 0	LOADING SPACE PROVIDED: 2 (14'x40')
DEVELOPMENT SCHEDULE	CONSTRUCTION: SPRING 2021
LANDSCAPING: SUMMER 2021	
DEVELOPMENT APPLICANT	COMPANY: HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 (719) 570-1589
PHONE NUMBER: (719) 570-1008	FAX NUMBER: (719) 570-1008
APPLICANT NAME: LISA PETERSON	APPLICANT E-MAIL: lpeterson@hammersconstruction.com

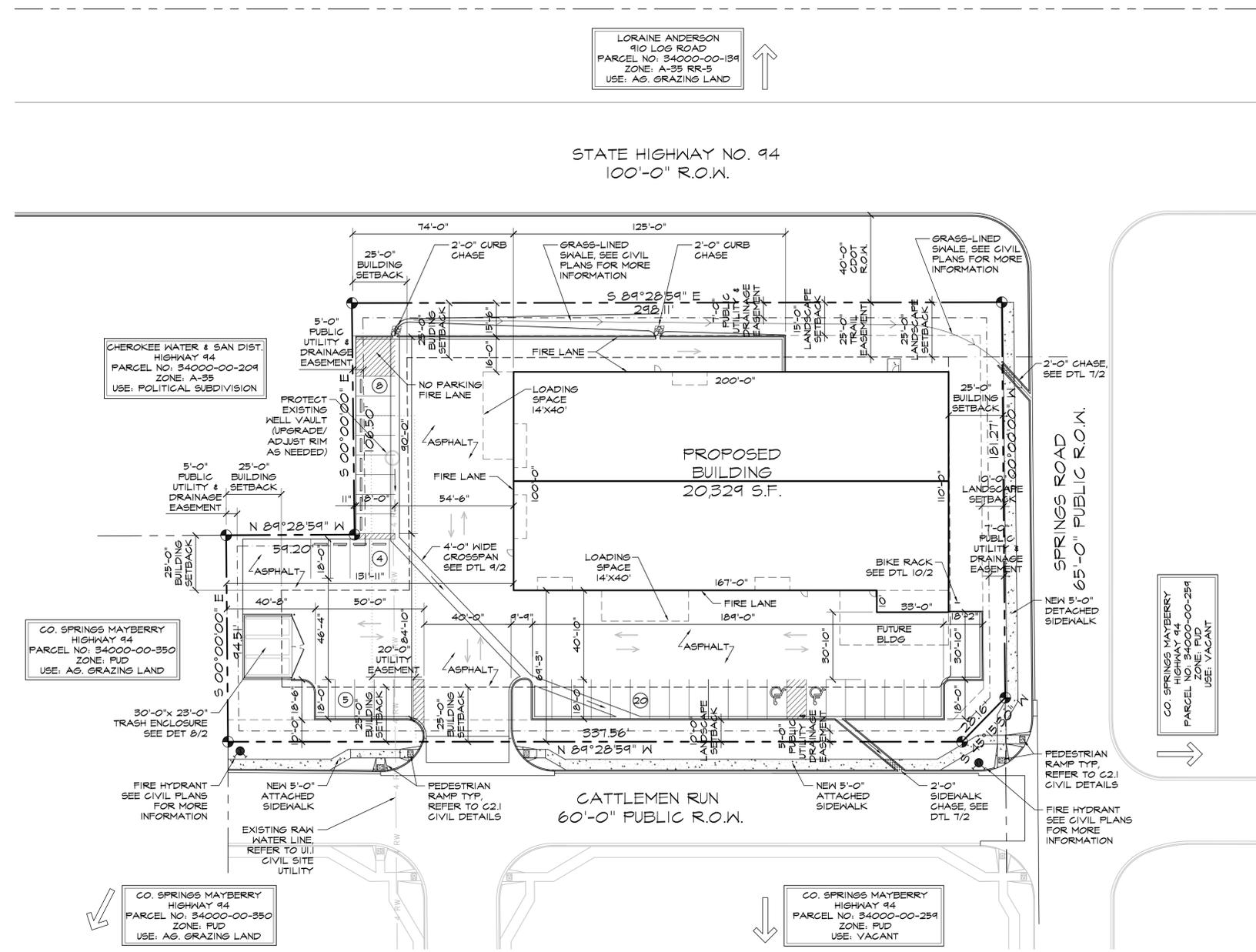
INTELIFAB
 NEW MANUFACTURING BLDG
 CATTLEMEN RUN
 ELLICOTT, CO 80808
 EL PASO COUNTY, COLORADO

SITE LEGEND

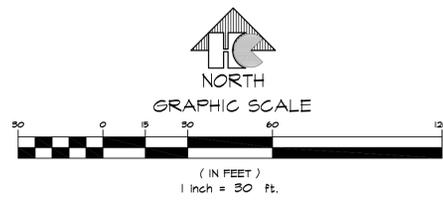
---	PROPERTY LINE
---	RIGHT OF WAY
---	TRAIL EASEMENT
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
⊙	PROPERTY CORNER
⊙	SIGN
⊙	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
⊙	MANHOLE
⊙	PROPOSED FIRE HYDRANT
⊙	WALL PACK LIGHTING
⊙	ELECTRICAL TRANSFORMER

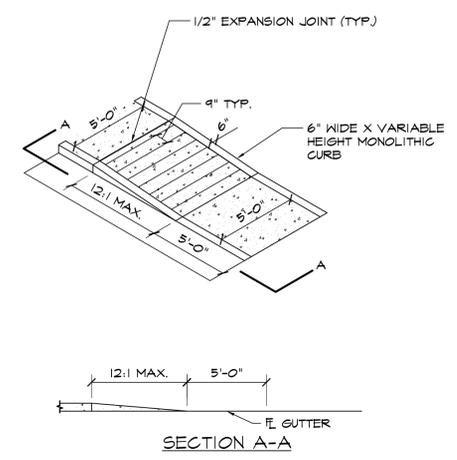
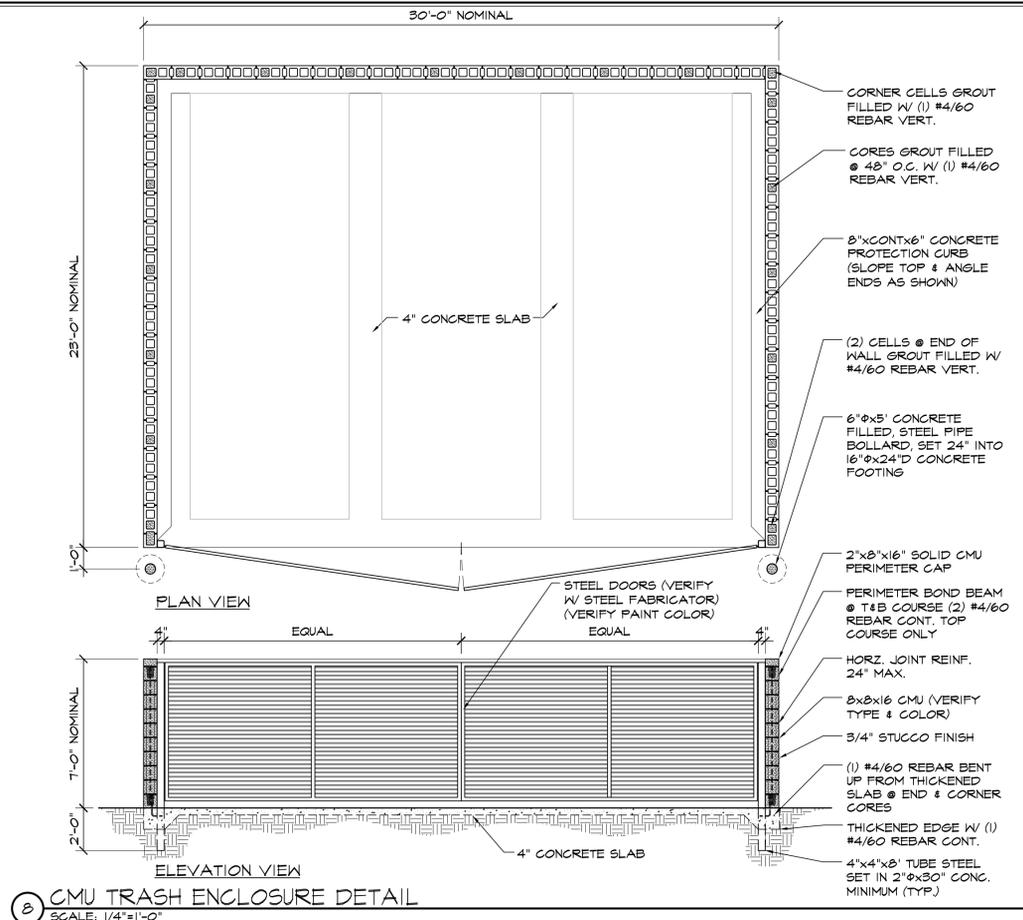
DATE: MAR. 31, 2020
 DRAWN BY: W. VENEROS
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1111

- △ SUBMITTALS:
 △ 12-8-20 / COMMENTS 4-24-20
 △ 3-31-21 / COMMENTS 1-20-21



① SITE PLAN
 SCALE: 1"=30'-0"

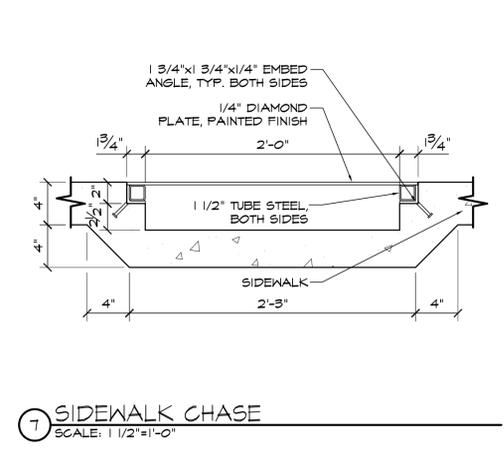
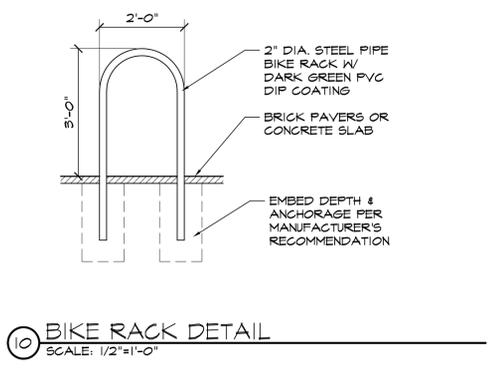
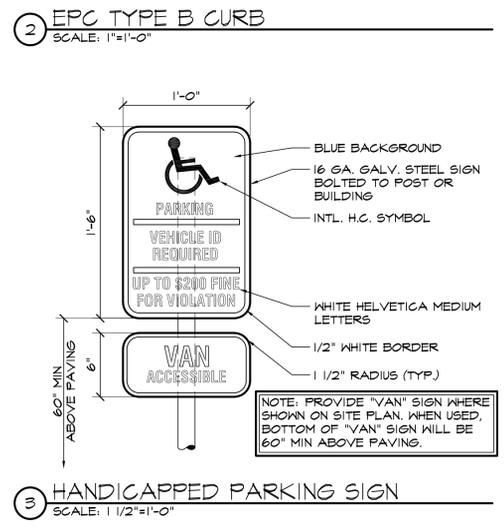
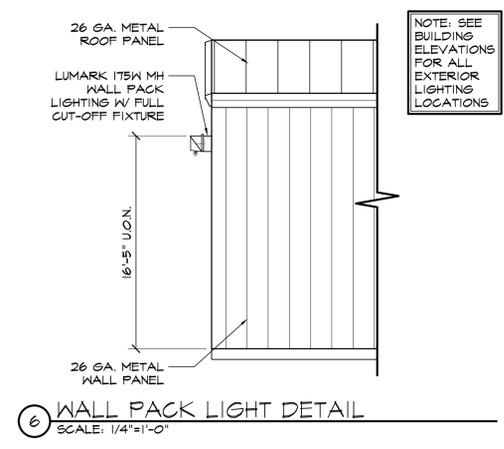
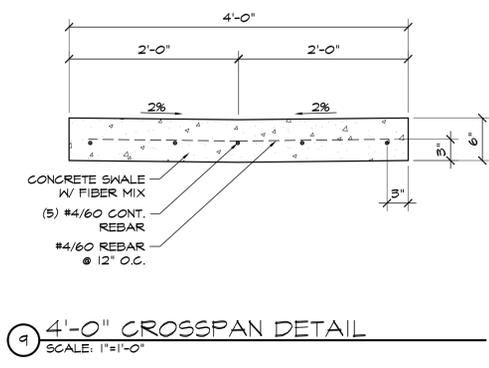
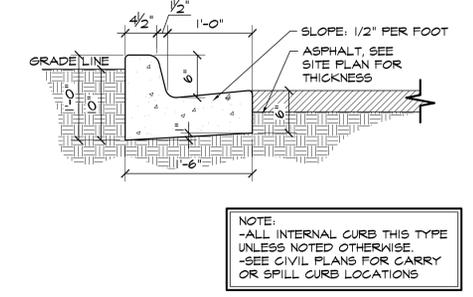
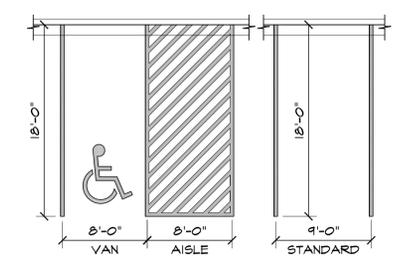




GENERAL NOTES:

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.

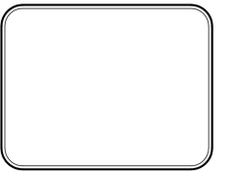
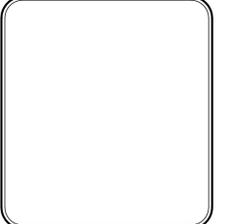
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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INTELIFAB
NEW MANUFACTURING BLDG
CATTLEMEN RUN
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SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1111

- NOTE: SUBMITTALS:**
- 1. QUANTITY & LOCATION BY FIRE MARSHALL.
 - 2. SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND. BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).