

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval. 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.

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.

Note that setbacks may change based on the approval of CS192 rezoning from PUD to CS for this area. There are no required side or rear building setbacks internal to the CS zoning district. However, please note that all landscape buffer requirements will still prevail and will need to be adhered to. Adjacent property information will need to be updated upon completion of the rezoning and replat projects.

There will likely be substantial changes made to this plan resulting from review of those above referenced projects. It is recommended to place this project on hold until rezone and replat projects are completed.

Provide a truck turning radius exhibit for this site per LCD Sec. 6.2.5(E).

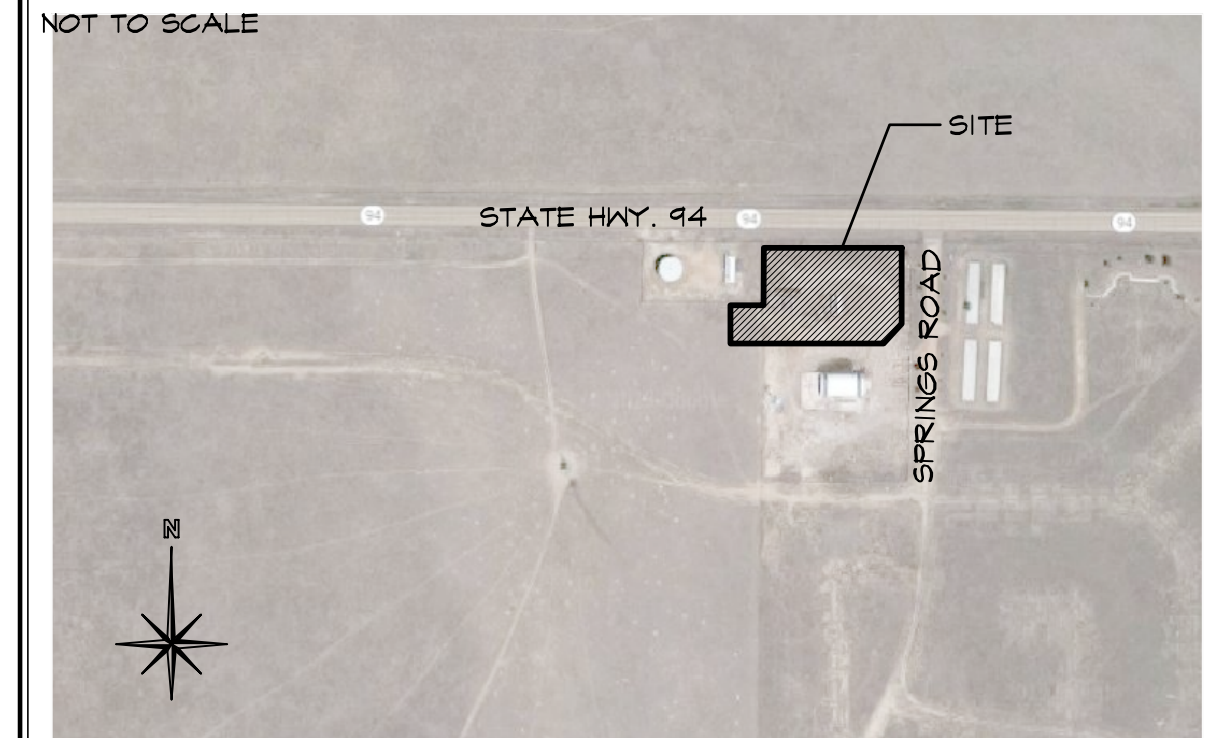
Provide bicycle parking for this site per LCD Sec. 6.2.5(F). Required number of bicycle parking spaces shall equal 5% of the number of required parking spaces.

FYI: per plat note on the submitted final plat application, no building permits will be issued until the access through Springs Road has been constructed to the satisfaction of El Paso County.

DRAWING INDEX

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- 6 OF 11 - NOTES AND DETAILS
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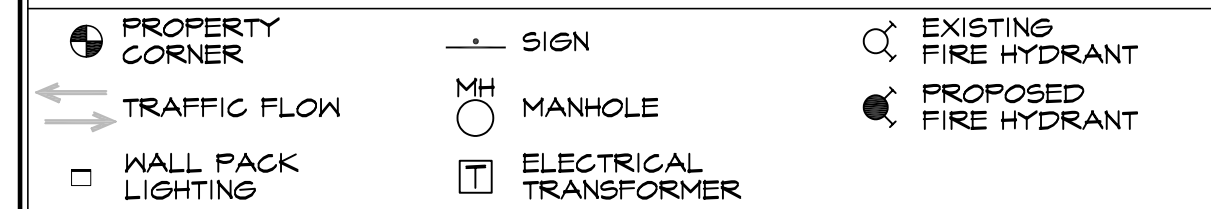
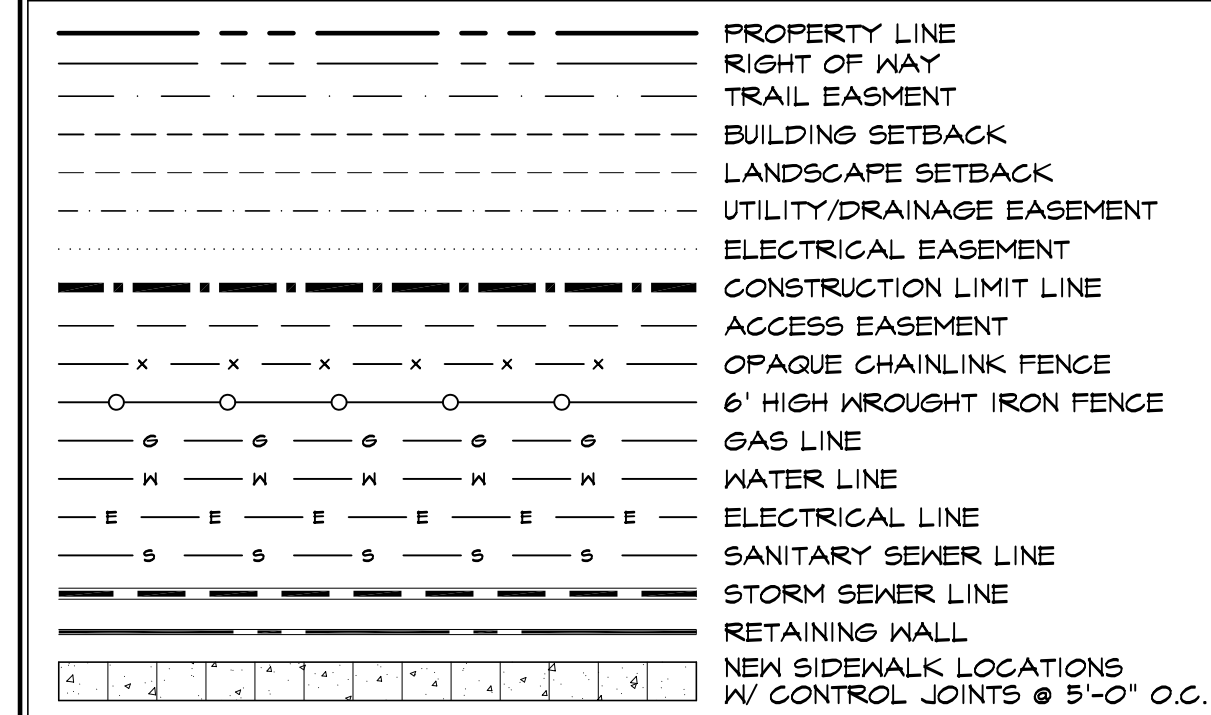
VICINITY MAP



PROJECT INFORMATION

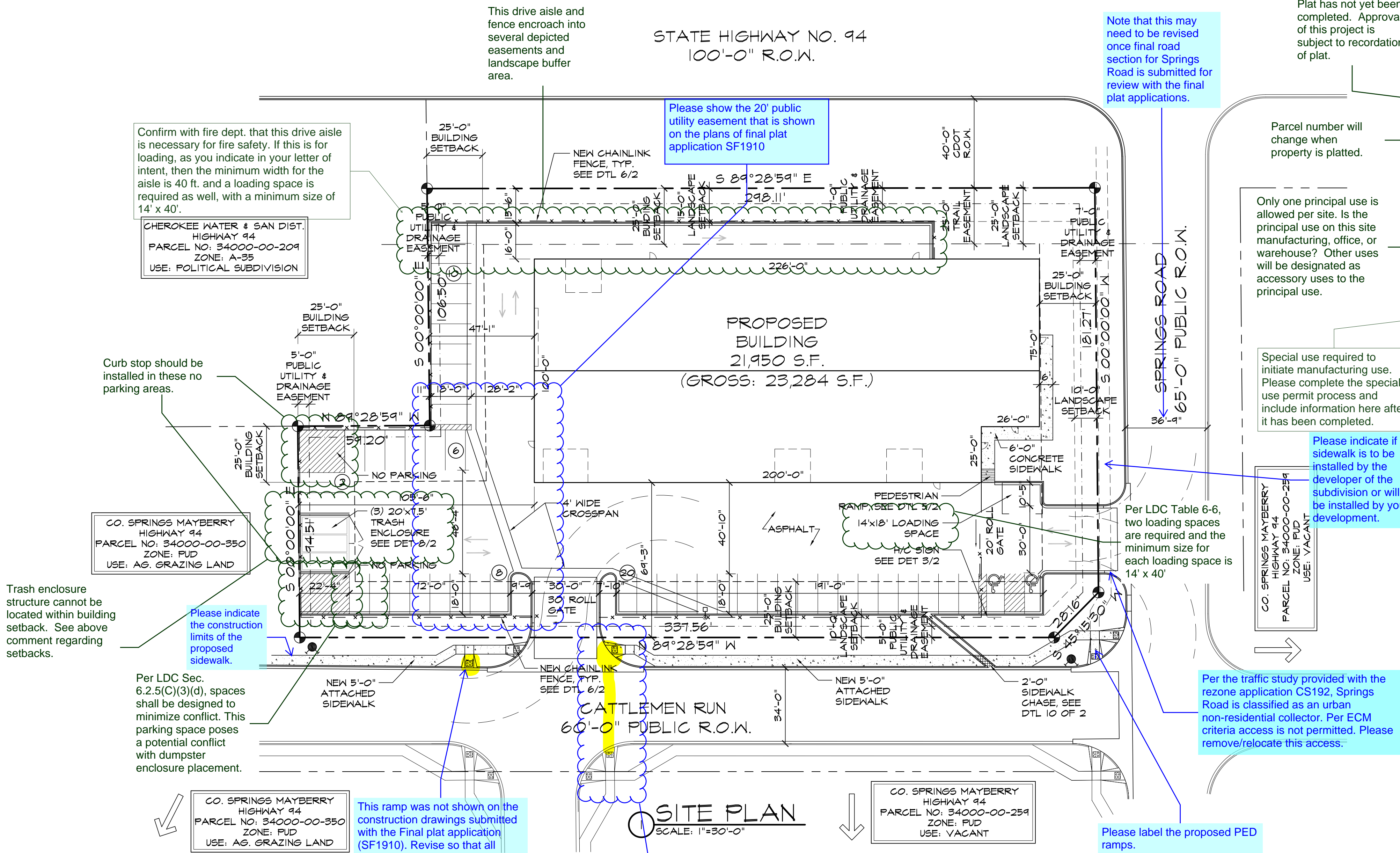
PROPERTY INFORMATION	
OWNER NAME:	COLORADO SPRINGS MAYBERRY LLC
LEGAL DESCRIPTION:	32823 TEMECULA PKWY TEMECULA, CA 92542
PARCEL NUMBER:	MAYBERRY, COLORADO SPRINGS FILING NO. 2, LOT 1
LOT SIZE:	34,000-00-254
CURRENT USE:	65,475 SF (1.5 ACRES)
FLOODPLAIN STATEMENT:	WAREHOUSE/STORAGE
	ZONE X (MAP NO. 08041C08306, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	23,284 SF
BUILDING FOOTPRINT AREA:	21,950 SF
BUILDING OCCUPANCY:	F-1/ B/ S-1
TYPE OF CONSTRUCTION:	I-5
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY:	
PROPOSED PRINCIPAL USE:	MANUFACTURING, OFFICE AND WAREHOUSE
STRUCTURAL COVERAGE OF LOT: 100%	
PAVEMENT COVERAGE: 12%	
NEW BUILDING STRUCTURAL HEIGHT:	24'-4" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
MANUFACTURING (1 SPACE/150 SF)	
20,000 / 150 SF	27
OFFICE (1 SPACE/200 S.F.)	
3,284 S.F. / 200 S.F.	16
H.C. (1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	45
TOTAL PARKING PROVIDED:	46
NEW STANDARD SPACES PROVIDED:	44
H.C. SPACES PROVIDED:	2
COMPACT PROVIDED:	0
PARALLEL PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2020
LANDSCAPING:	SUMMER 2020
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLO. SPRGS, CO 80415
	(719)-570-1549
	(719)-570-1008
PHONE NUMBER:	
FAX NUMBER:	
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND



LORAIN ANDERSON
 910 LOG ROAD
 PARCEL NO. 34000-00-134
 ZONE: A-35 RR-5
 USE: AG. GRAZING LAND

STATE HIGHWAY NO. 94
 100'-0" R.O.W.



Confirm with fire dept. that this drive aisle is necessary for fire safety. If this is for loading, as you indicate in your letter of intent, then the minimum width for the aisle is 40 ft. and a loading space is required as well, with a minimum size of 14' x 40'.

CHEROKEE WATER & SAN DIST.
 HIGHWAY 94
 PARCEL NO. 34000-00-209
 ZONE: A-35
 USE: POLITICAL SUBDIVISION

Curb stop should be installed in these no parking areas.

CO. SPRINGS MAYBERRY
 HIGHWAY 94
 PARCEL NO. 34000-00-350
 ZONE: PUD
 USE: AG. GRAZING LAND

Trash enclosure structure cannot be located within building setback. See above comment regarding setbacks.

Please indicate the construction limits of the proposed sidewalk.

Per LDC Sec. 6.2.5(C)(3)(d), spaces shall be designed to minimize conflict. This parking space poses a potential conflict with dumpster enclosure placement.

CO. SPRINGS MAYBERRY
 HIGHWAY 94
 PARCEL NO. 34000-00-350
 ZONE: PUD
 USE: AG. GRAZING LAND

This ramp was not shown on the construction drawings submitted with the Final plat application (SF1910). Revise so that all sidewalks/ramps reflect what is shown on the final construction drawings. Note that the final plat application is still in review and comments have been provided on the construction drawings.

The submitted construction drawings (SF1910) indicate a PED ramp in this location. Revise your access location accordingly.

CO. SPRINGS MAYBERRY
 HIGHWAY 94
 PARCEL NO. 34000-00-254
 ZONE: PUD
 USE: VACANT

Note that this may need to be revised once final road section for Springs Road is submitted for review with the final plat applications.

Plat has not yet been completed. Approval of this project is subject to recordation of plat.

Parcel number will change when property is platted.

Only one principal use is allowed per site. Is the principal use on this site manufacturing, office, or warehouse? Other uses will be designated as accessory uses to the principal use.

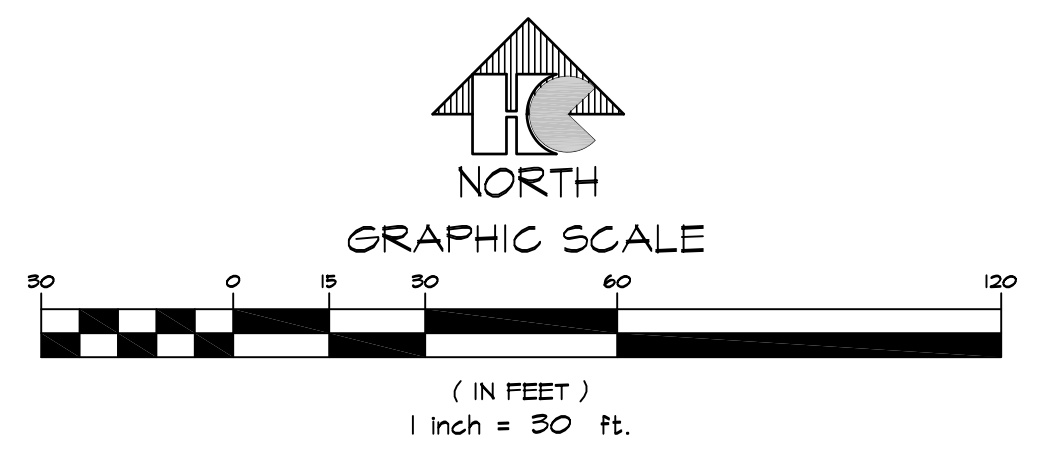
Special use required to initiate manufacturing use. Please complete the special use permit process and include information here after it has been completed.

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

Per LDC Table 6-6, two loading spaces are required and the minimum size for each loading space is 14' x 40'.

Per the traffic study provided with the rezone application CS192, Springs Road is classified as an urban non-residential collector. Per ECM criteria access is not permitted. Please remove/relocate this access.

Please label the proposed PED ramps.



Add PCD File #

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

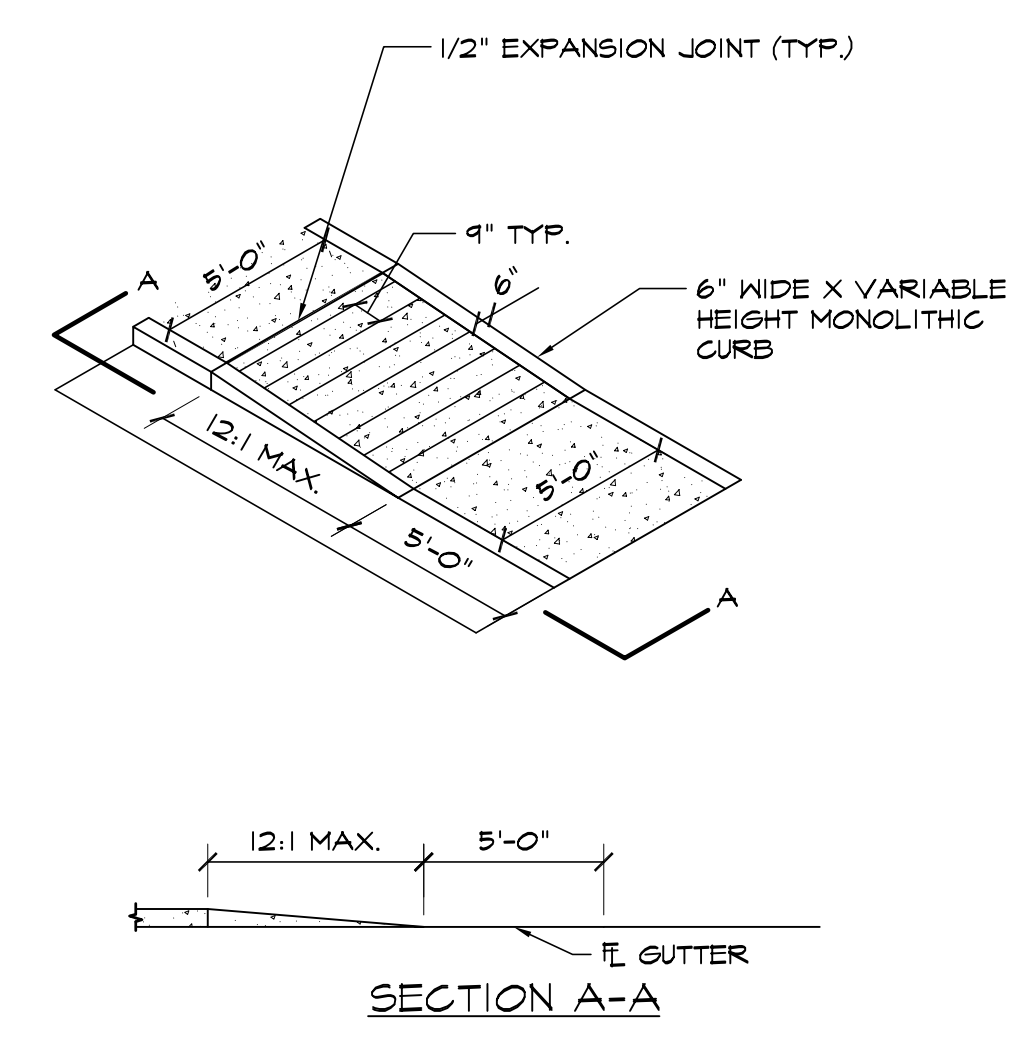
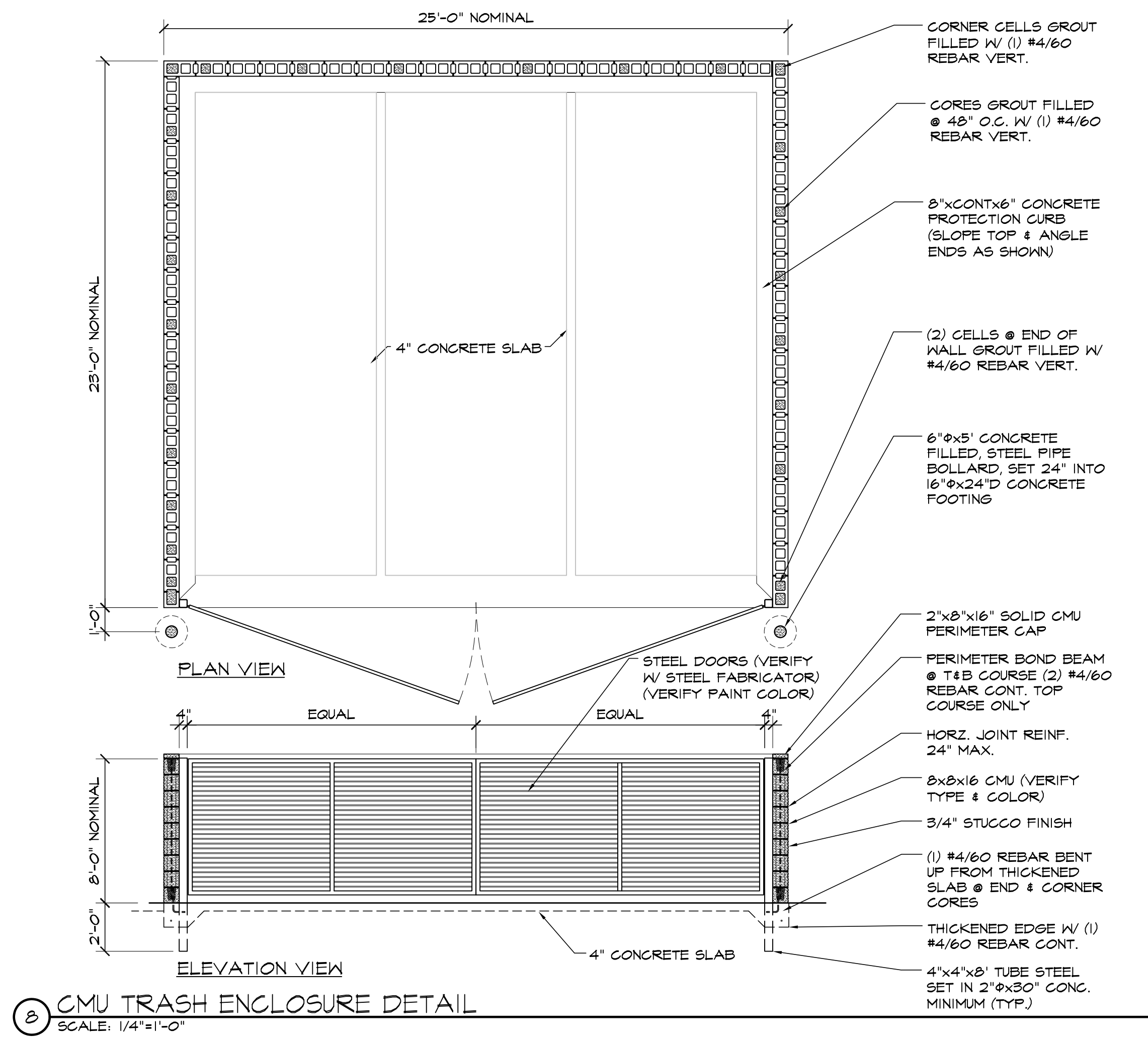
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INTELIFAB
 NEW MANUFACTURING BLDG
 SPRINGS ROAD
 ELLICOTT, CO
 EL PASO COUNTY, COLORADO

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

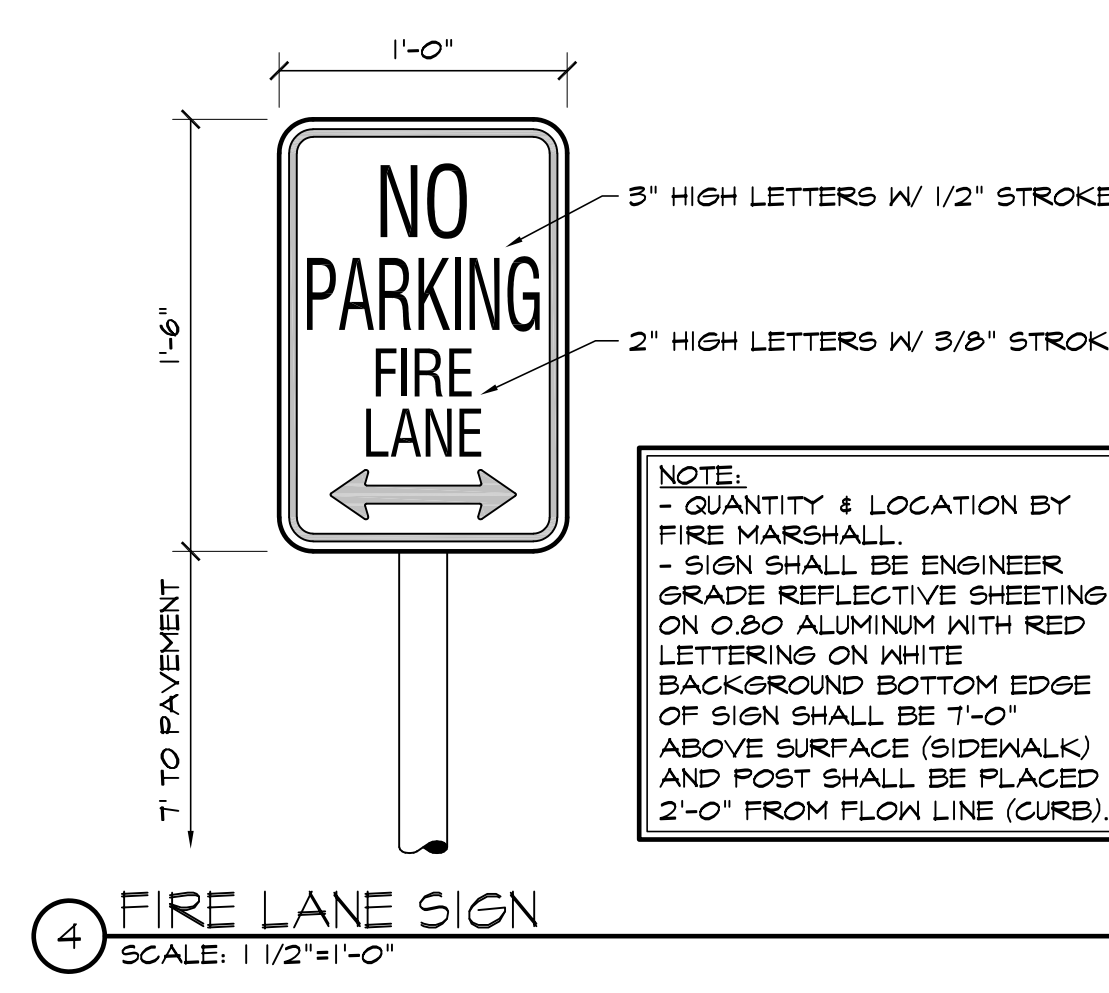
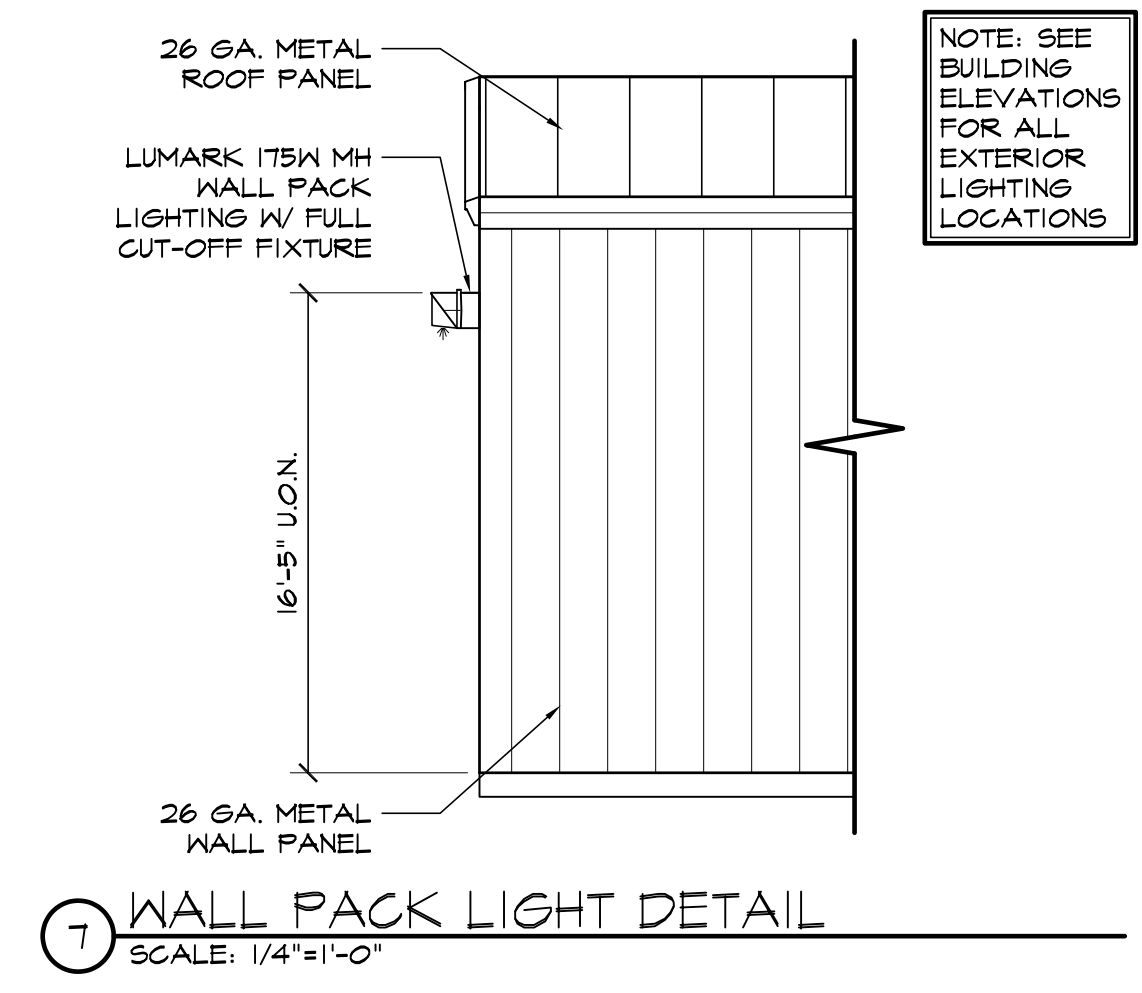
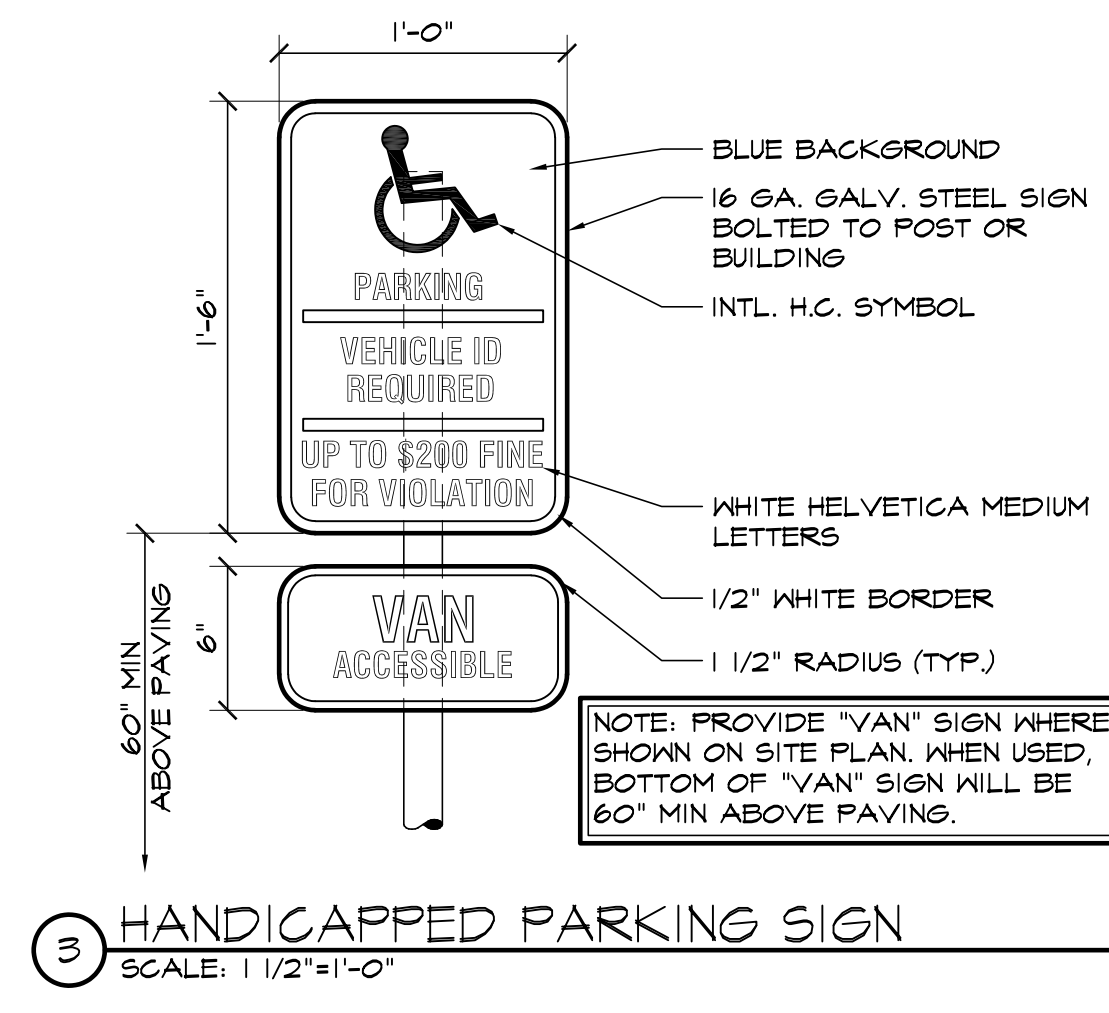
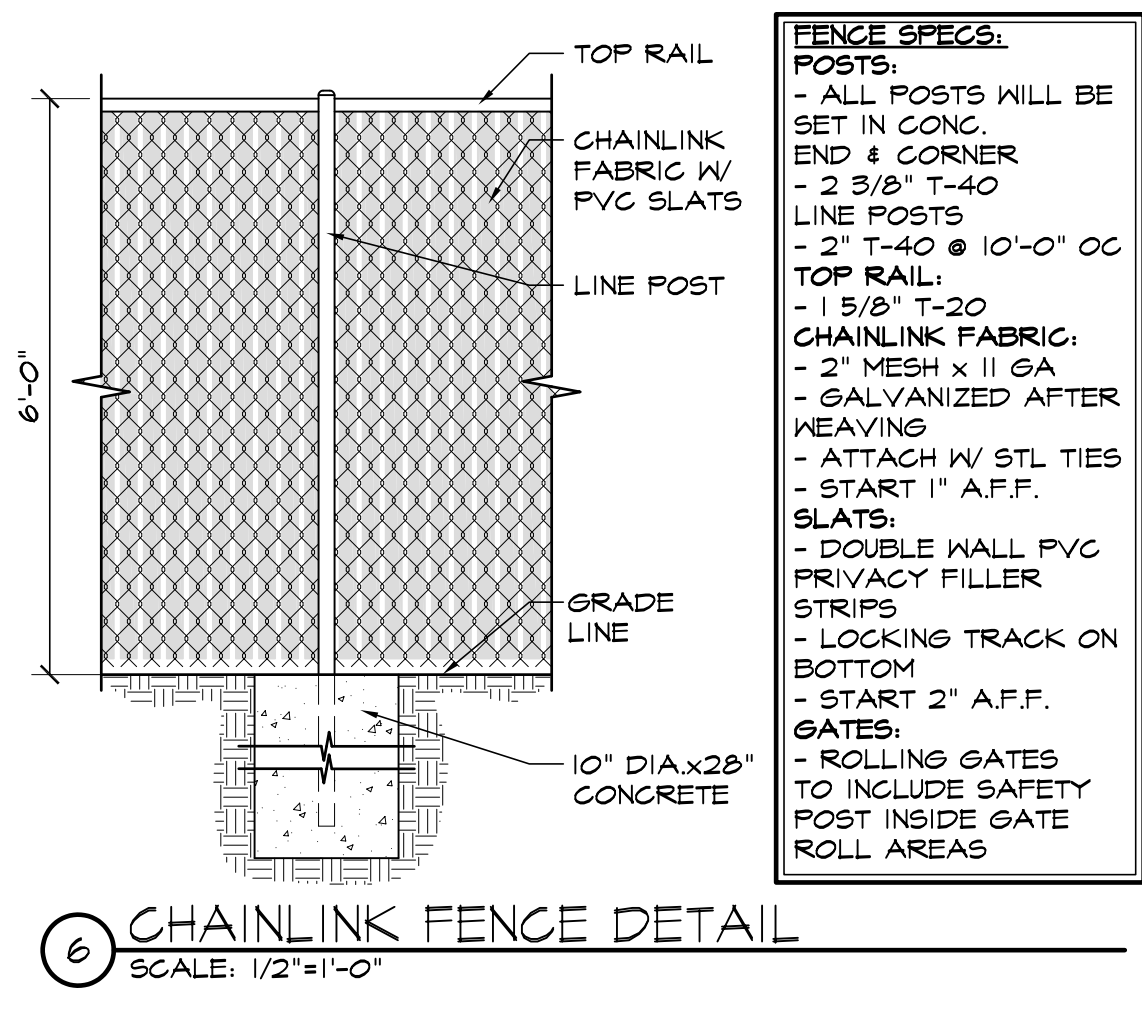
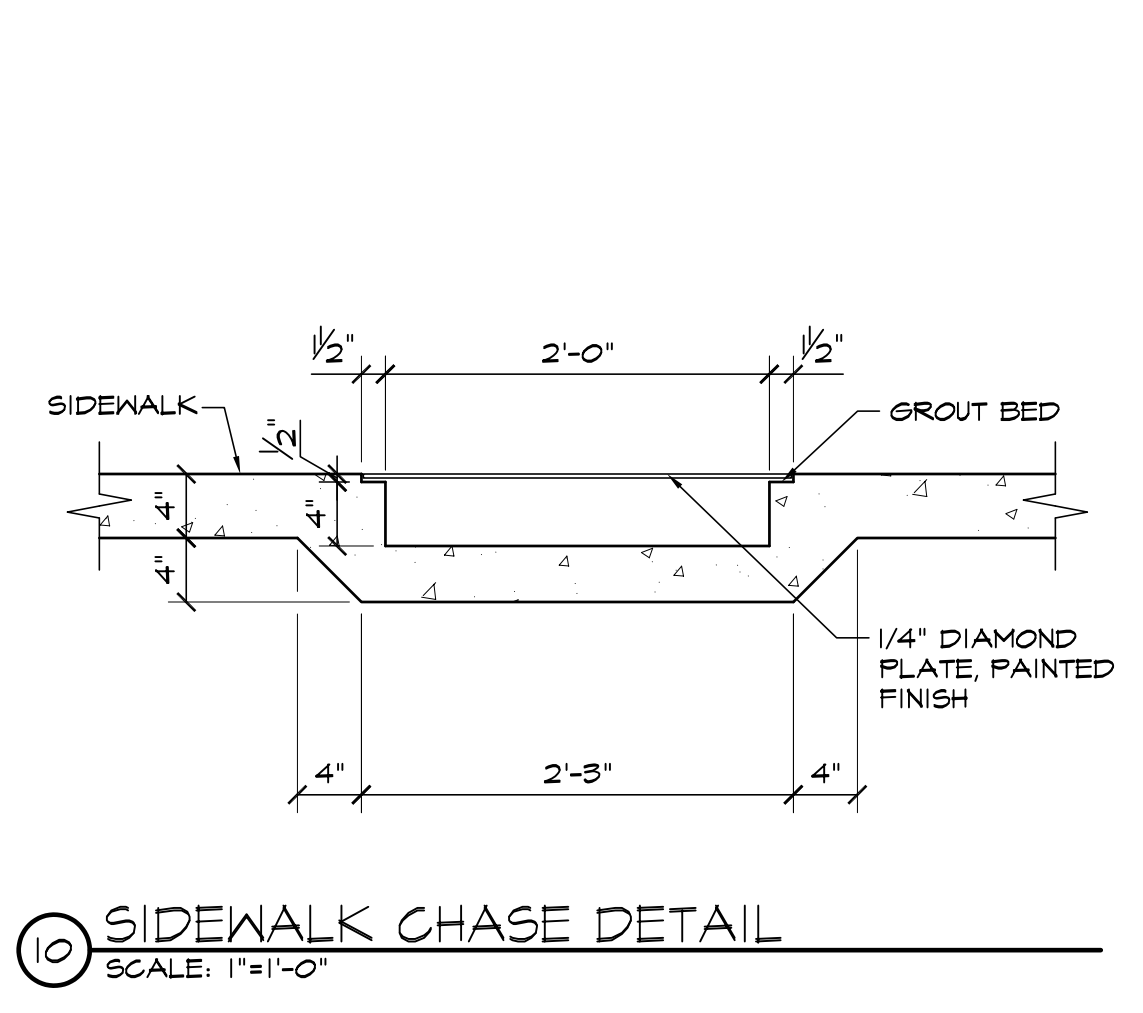
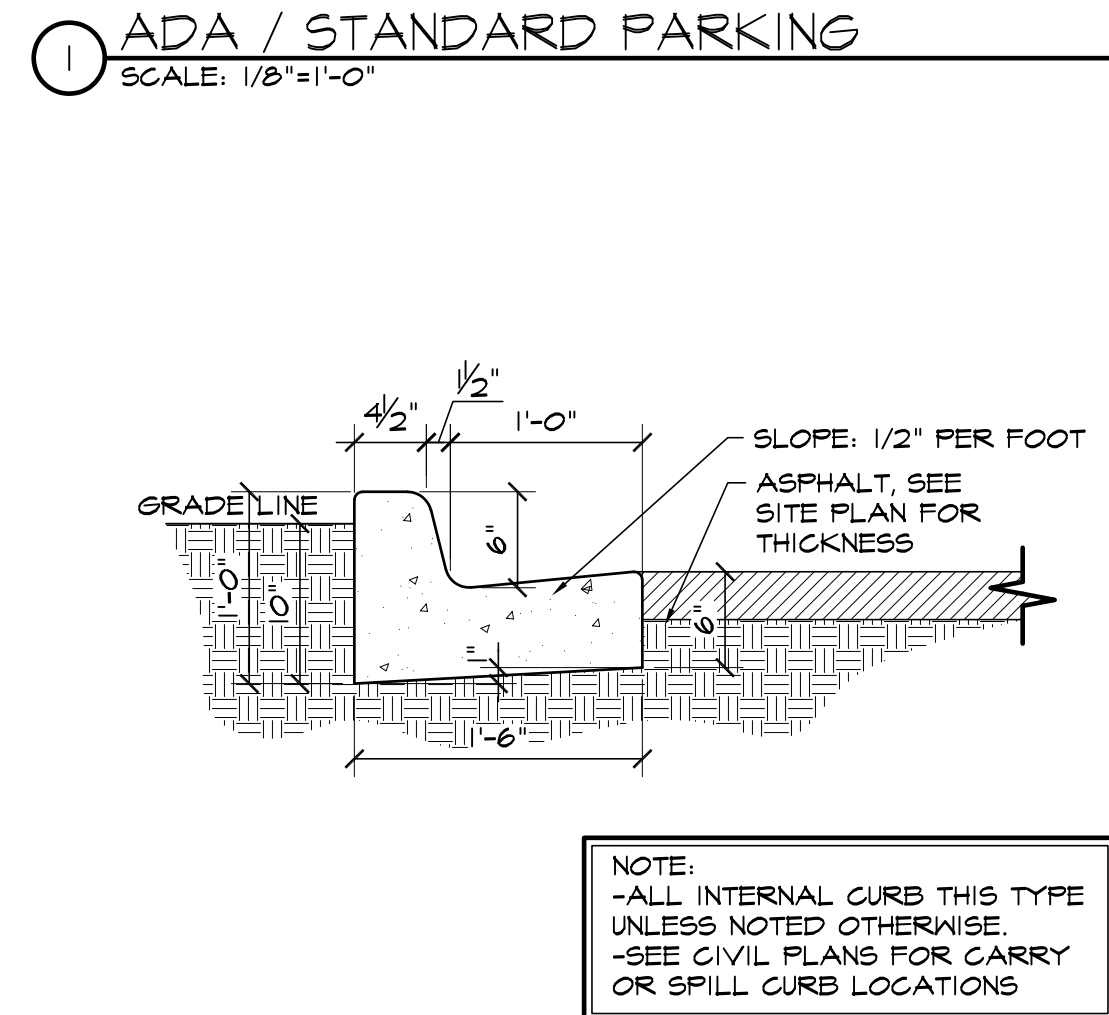
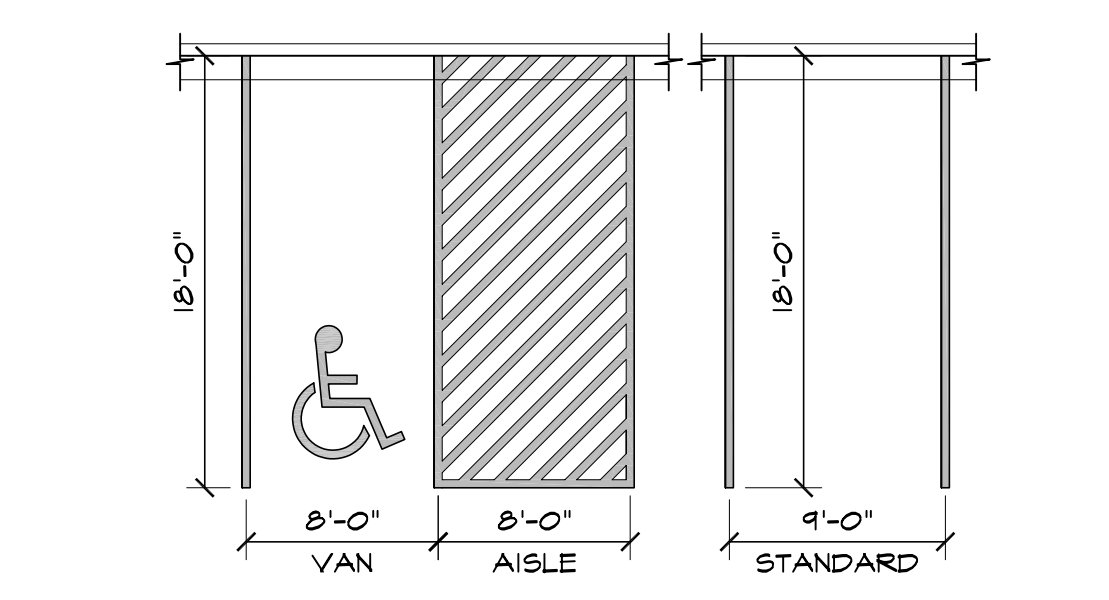
△ SUBMITTALS:
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1 of 11
 SITE PLAN



GENERAL NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT (EL PASO COUNTY) ENGINEERING DIVISION STANDARD SPECIFICATIONS.
- SIDEWALK CROSS-SLOPE: 1/4" FT.
- CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
- THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.05B OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
- 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.



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SPRINGS ROAD
ELLCOTT, CO
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