

## ACCESSIBILITY 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



## PROJECT INFORMATION

PROPERTY INFORMATION  
OWNER NAME:..... WOODMEN HILLS METROPOLITAN DIST.  
8046 EASTONVILLE RD.  
PEYTON CO, 80831

LEGAL DESCRIPTION:..... WOODMEN HILLS FILING NO. 11 TRACT  
NO. 7  
42311-14-001  
ZONING:..... FUD  
LOT SIZE:..... 224,710 SF. (5.19 ACRES)  
CURRENT USE:..... RECREATION CENTER

FLOODPLAIN STATEMENT:..... ZONE X (MAP NO. 08041C05536, DATED  
DECEMBER 1, 2018)

BUILDING INFORMATION  
NEW BUILDING AREA:..... 9,956 SF  
BUILDING OCCUPANCY:..... A-3  
TYPE OF CONSTRUCTION:..... 11-B  
FIRE SYSTEMS:..... SPRINKLER  
AREA SEPARATION WALLS:..... NONE

ZONING INFORMATION  
PROPOSED PRINCIPAL USE:..... RECREATION CENTER  
STRUCTURAL COVERAGE OF LOT:..... 11%  
PAVEMENT COVERAGE:..... 57%  
BUILDING STRUCTURAL HEIGHT:..... 30'-8" (45'-0" MAX)  
FRONT YARD SETBACK:..... 30'-0"  
SIDE YARD SETBACK:..... 10'-0"  
REAR YARD SETBACK:..... 35'-0"

REQUIRED PARKING SPACES  
GYMNASIUM- (1 SPACE/150 S.F.)  
(9,956 S.F. / 150 S.F.)  
EXISTING BUILDING - (APPROVED BY  
PLAN PFR-02-020)  
H.C.-(1 SPACE/25 REQ'D)  
BICYCLE- (4% 5% OF REQ'D PARKING)  
TOTAL PARKING SPACES REQUIRED:..... 149  
TOTAL PARKING PROVIDED:..... 153  
STANDARD SPACES PROVIDED:..... 147  
H.C. SPACES PROVIDED:..... 6  
COMPACT SPACES PROVIDED:..... 0  
BICYCLE SPACES PROVIDED:..... 12  
(SEE DETAIL 1/2 FOR FURTHER INFORMATION)

DEVELOPMENT SCHEDULE  
CONSTRUCTION:..... WINTER 2021  
LANDSCAPING:..... SPRING 2021

DEVELOPMENT APPLICANT  
COMPANY:..... HAMMERS CONSTRUCTION, INC.  
1411 WOOLSEY HEIGHTS  
COLO. SPRGS, CO 80915  
PHONE NUMBER:..... (719)-570-1544  
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  
 DRAINAGE EASEMENT  
 ACCESS EASEMENT  
 CHAINLINK OPAQUE FENCE  
 6' HIGH WROUGHT IRON FENCE  
 GAS LINE  
 WATER LINE  
 ELECTRICAL LINE  
 SANITARY SEWER LINE  
 STORM SEWER LINE  
 PHONE LINE  
 OVERHEAD ELECTRIC LINE  
 RETAINING WALL  
 NEW SIDEWALK LOCATIONS  
 W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER  
 TRAFFIC FLOW  
 WALL PACK LIGHTING  
 SIGN  
 MANHOLE  
 ELECTRICAL TRANSFORMER  
 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  
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WOODMEN HILLS

RECREATION CENTER  
9205 MERIDIAN RANCH BLVD.  
PEYTON, CO 80831  
EL PASO COUNTY, COLORADO

DATE: OCT 21, 2020  
DRAWN BY: J.CANTERBERRY  
PROJ. MNGR: E. SMITH  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1192

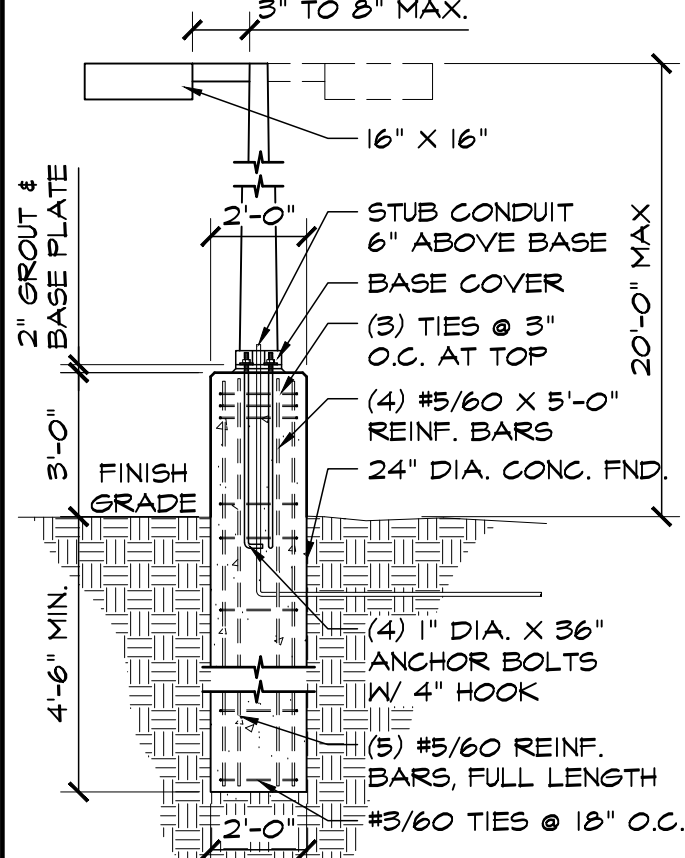
△ RESUBMITTALS:

1 of 14

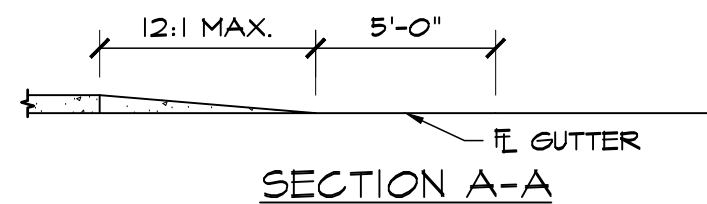
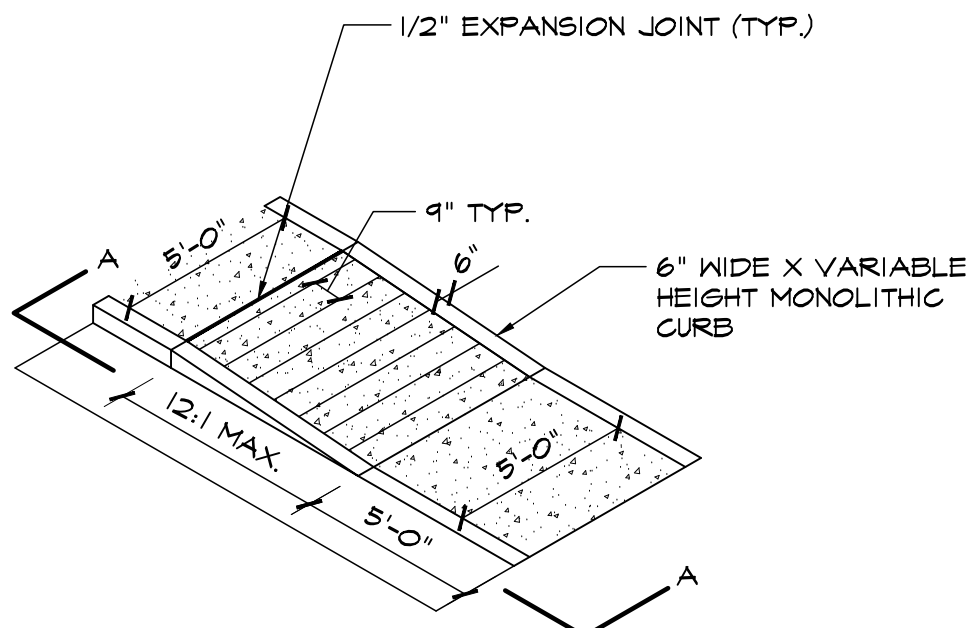
## SITE PLAN



NOTES:  
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.  
2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.  
3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)  
4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRIPT. TYP. ON ALL POLE LIGHTS.  
5. NO LIGHTING WILL SHINE OFF SITE.  
6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.

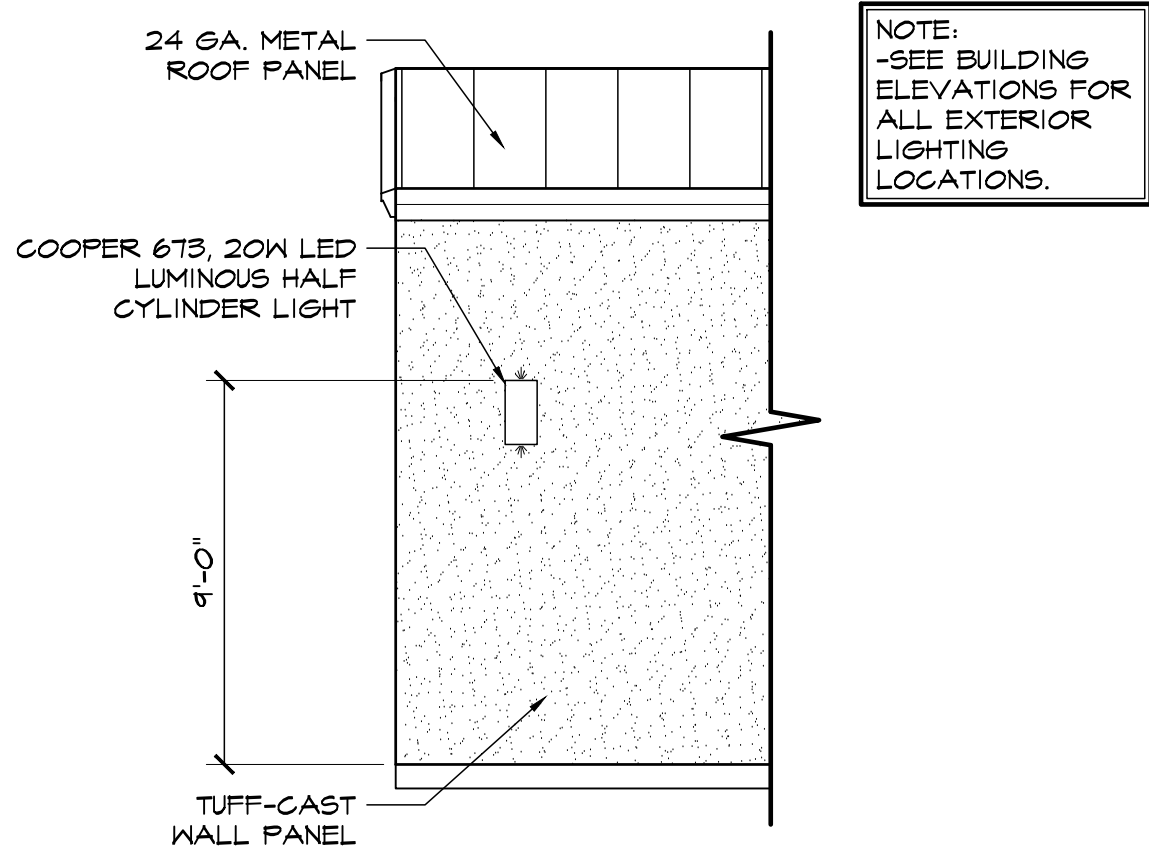


5 LIGHT POLE BASE DETAIL  
SCALE: 1/4"=1'-0"

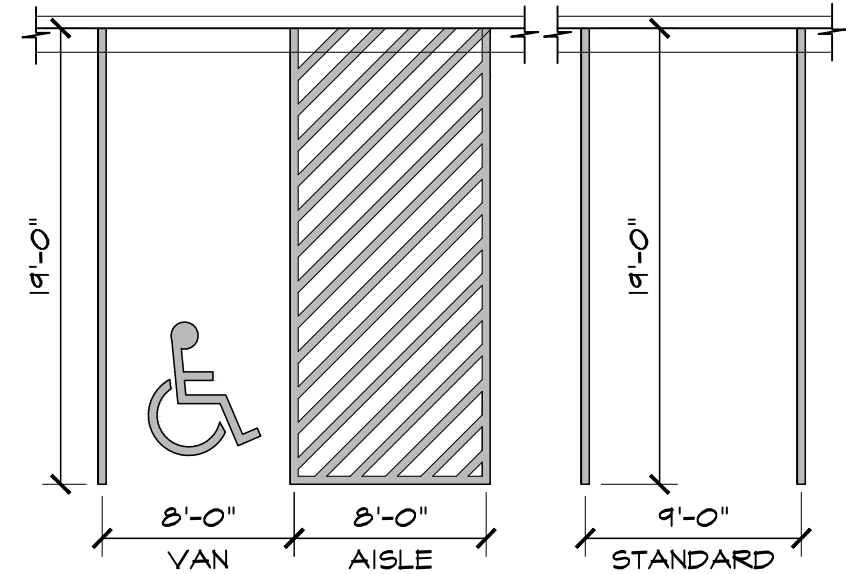


GENERAL NOTES:  
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT (EL PASO COUNTY) ENGINEERING DIVISION STANDARD SPECIFICATIONS.  
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.  
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.  
4. 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 509.03E 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.

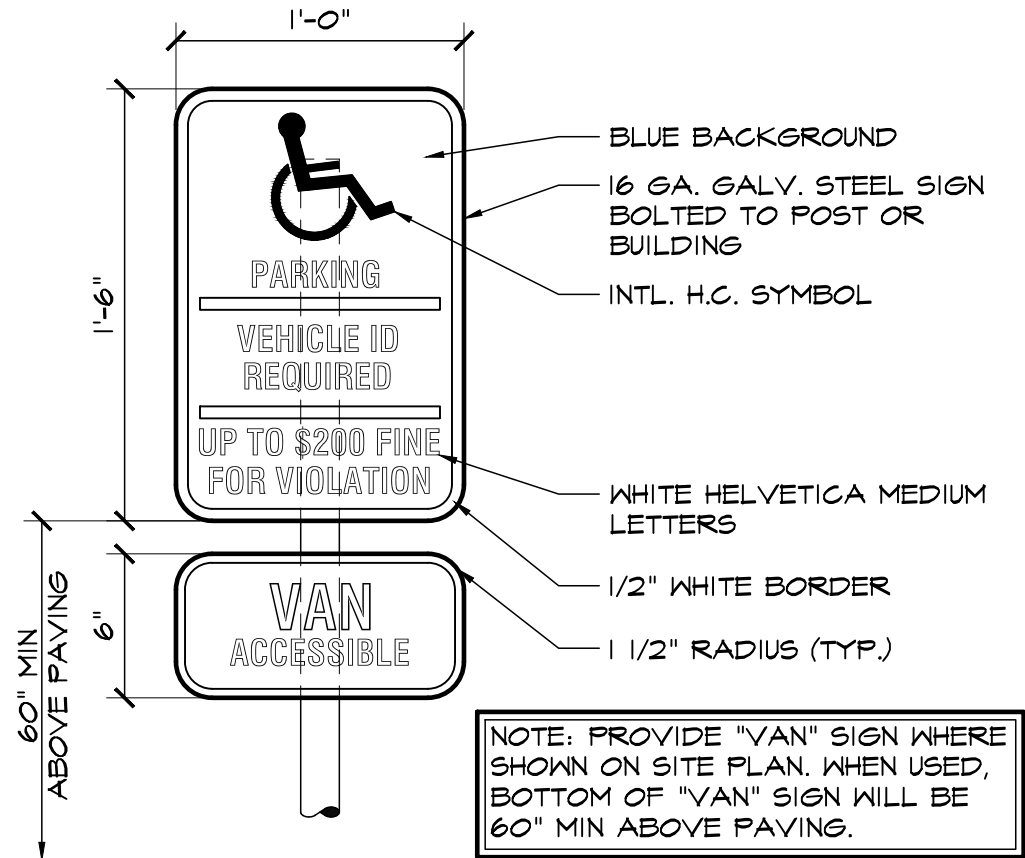
6 PEDESTRIAN RAMP DETAIL  
SCALE: 3/16"=1'-0"



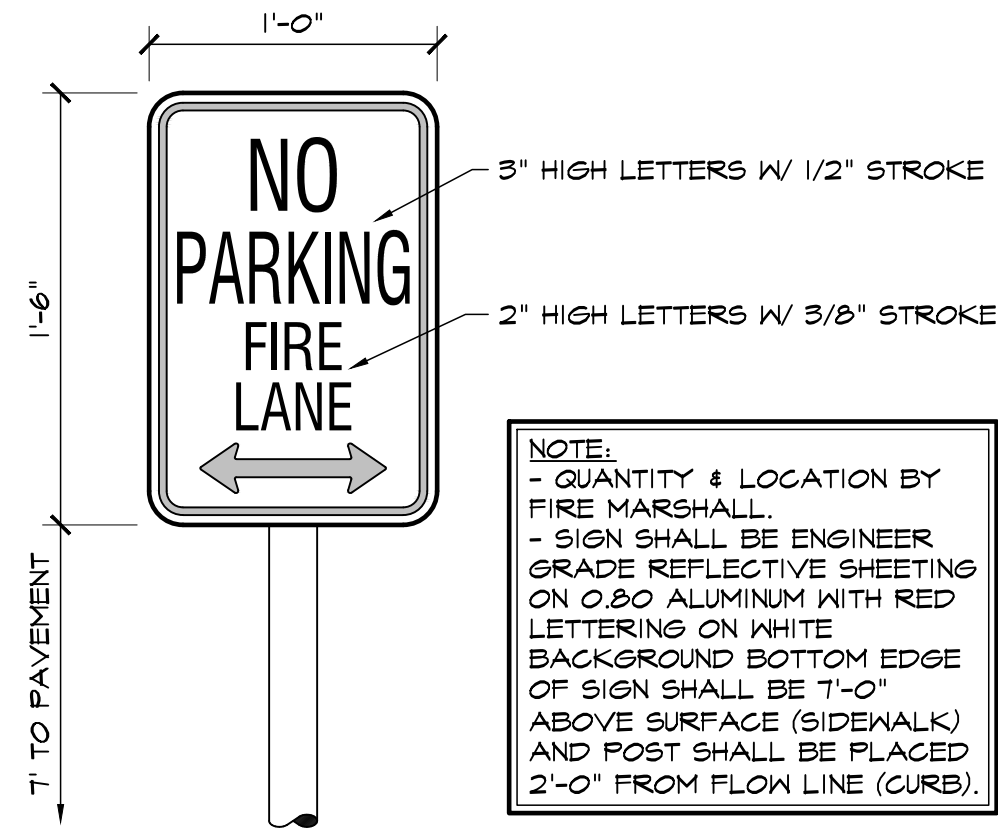
7 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



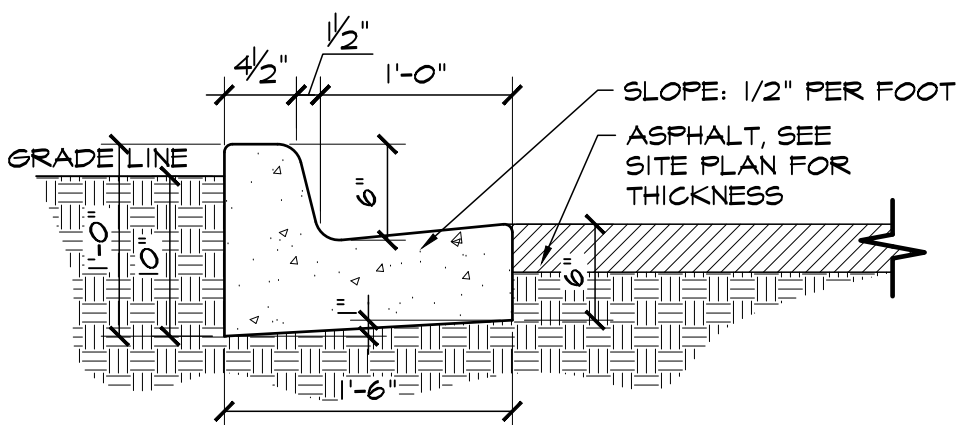
1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



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



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



4 TYPE B CURB  
SCALE: 1"=1'-0"

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