

ADA NOTES

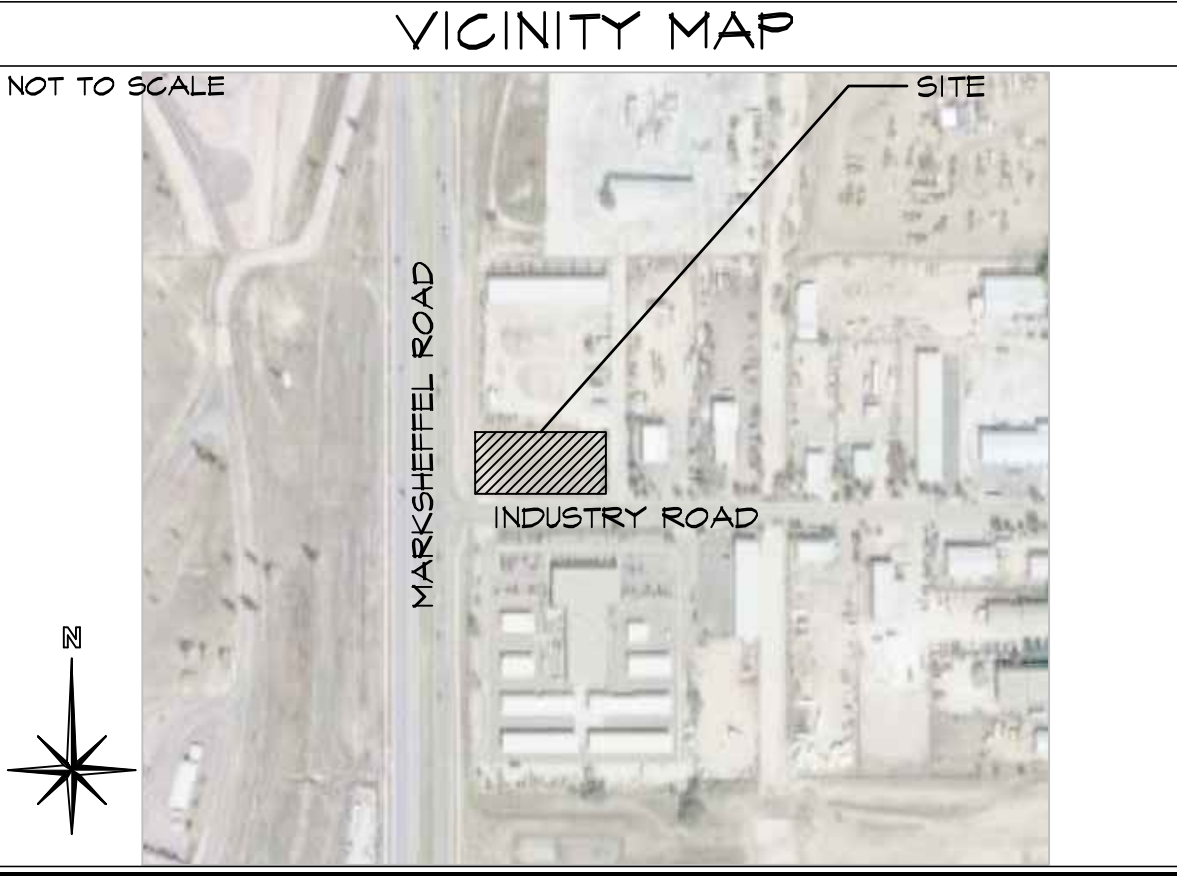
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.

AVIGATION EASEMENT

THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT RECORDED UNDER BOOK 5107, PAGE 10719 OF THE RECORDS OF EL PASO COUNTY, COLORADO. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN & OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY & RAMIFICATIONS THEREOF.

DRAWING INDEX

1 OF 6 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
2 OF 6 - SITE DETAILS
3 OF 6 - SITE UTILITY PLAN
4 OF 6 - SITE PHOTOMETRIC PLAN
5 OF 6 - LIGHTING CUT SHEETS
6 OF 6 - BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION: LOT 2, PUMP IT BABY SUB	
PARCEL NUMBER:	53332-01-012
ZONING:	I-3 CAD-O
LOT SIZE:	43,560 SF (1.00 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C05436, DATED DEC 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE, WAREHOUSE
STRUCTURAL COVERAGE: 22%	
PAVEMENT COVERAGE: 30%	
STREET COVERAGE: 0%	
LANDSCAPE COVERAGE: 17%	
OPEN SPACE COVERAGE: 31%	
BUILDING STRUCTURAL HEIGHT:	19'-2 1/2" (40'-0" MAX)
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	24'-0" (ADMIN. RELIEF REQUESTED)
BUILDING INFORMATION	
GROSS BUILDING AREA:	4,750 SF
BUILDING FOOTPRINT:	4,750 SF
BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEM:	NONE
AREA SEPARATION WALLS:	NONE
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.)	8
(1,500 S.F. / 1,200 S.F.)	8
WAREHOUSE-(1 SPACE/1,000 S.F.)	8
(8,250 S.F. / 1,000 S.F.)	8
H.C.-(1 SPACE/25 REQ'D)	17
TOTAL PARKING SPACES REQUIRED:	17
TOTAL PARKING PROVIDED:	16
STANDARD SPACES PROVIDED:	16
H.C. SPACES PROVIDED:	1
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2022
LANDSCAPING:	SPRING 2023
DEVELOPMENT APPLICANT/PREPARER	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

HAMMERS CONSTRUCTION INC.

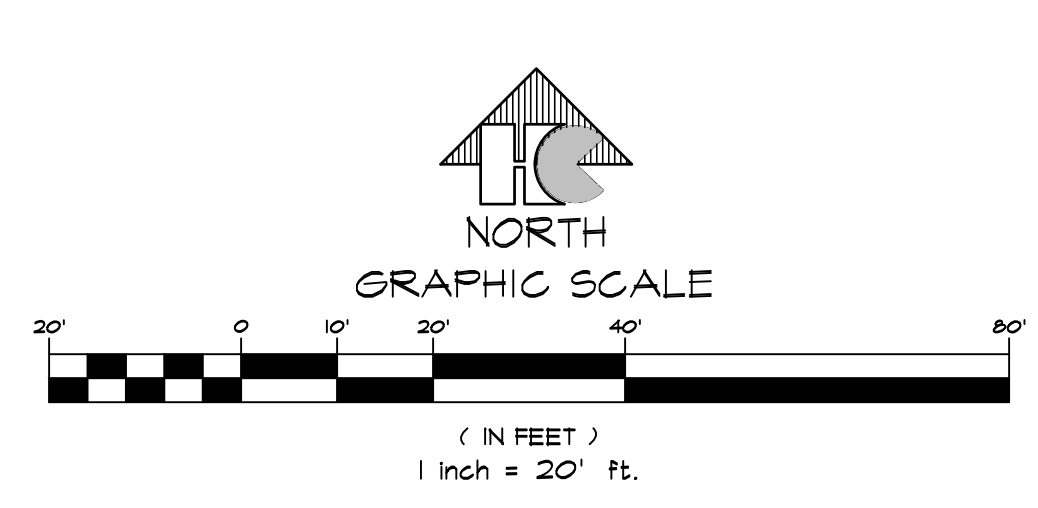
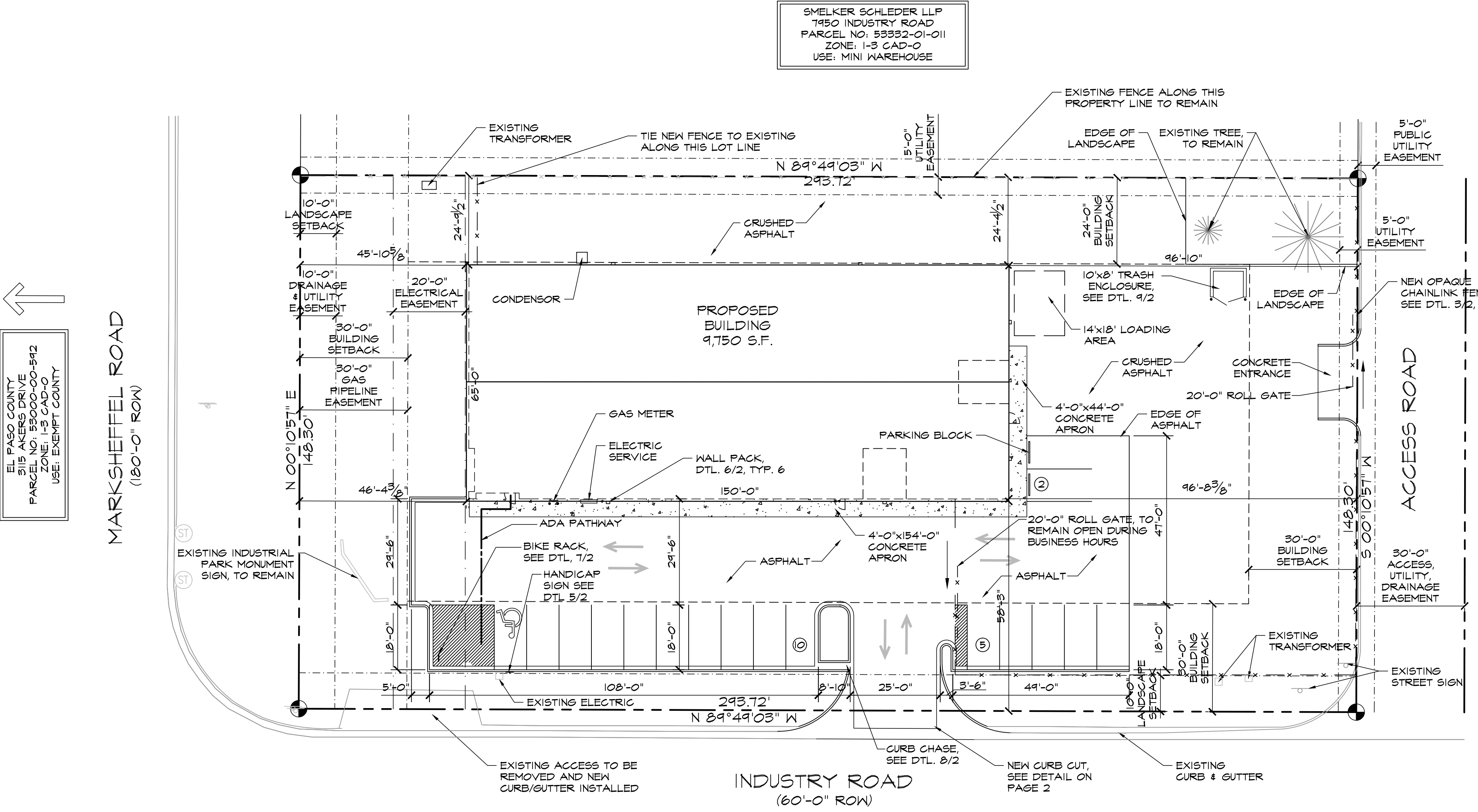
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

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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SMELKER-HCI NEW BUILDING

7920 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
EL PASO COUNTY, COLORADO



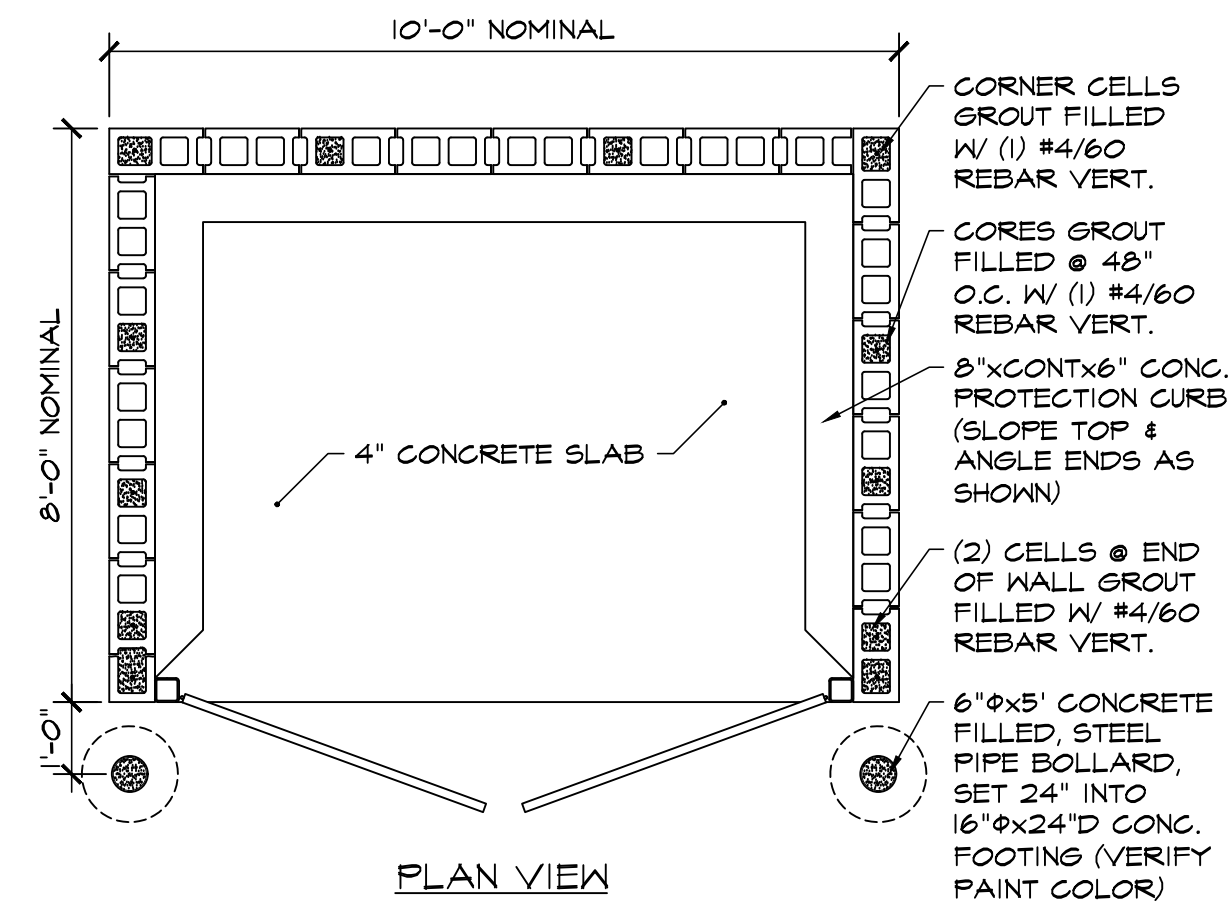
SITE LEGEND

---	PROPERTY LINE
- - - -	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
x x x x x x x x	6' OPAQUE CHAINLINK FENCE
o o o o o o o o	6' HIGH WROUGHT IRON FENCE
---	RETAINING WALL
---	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
---	WALK DOOR OR OVERHEAD DOOR LOCATIONS

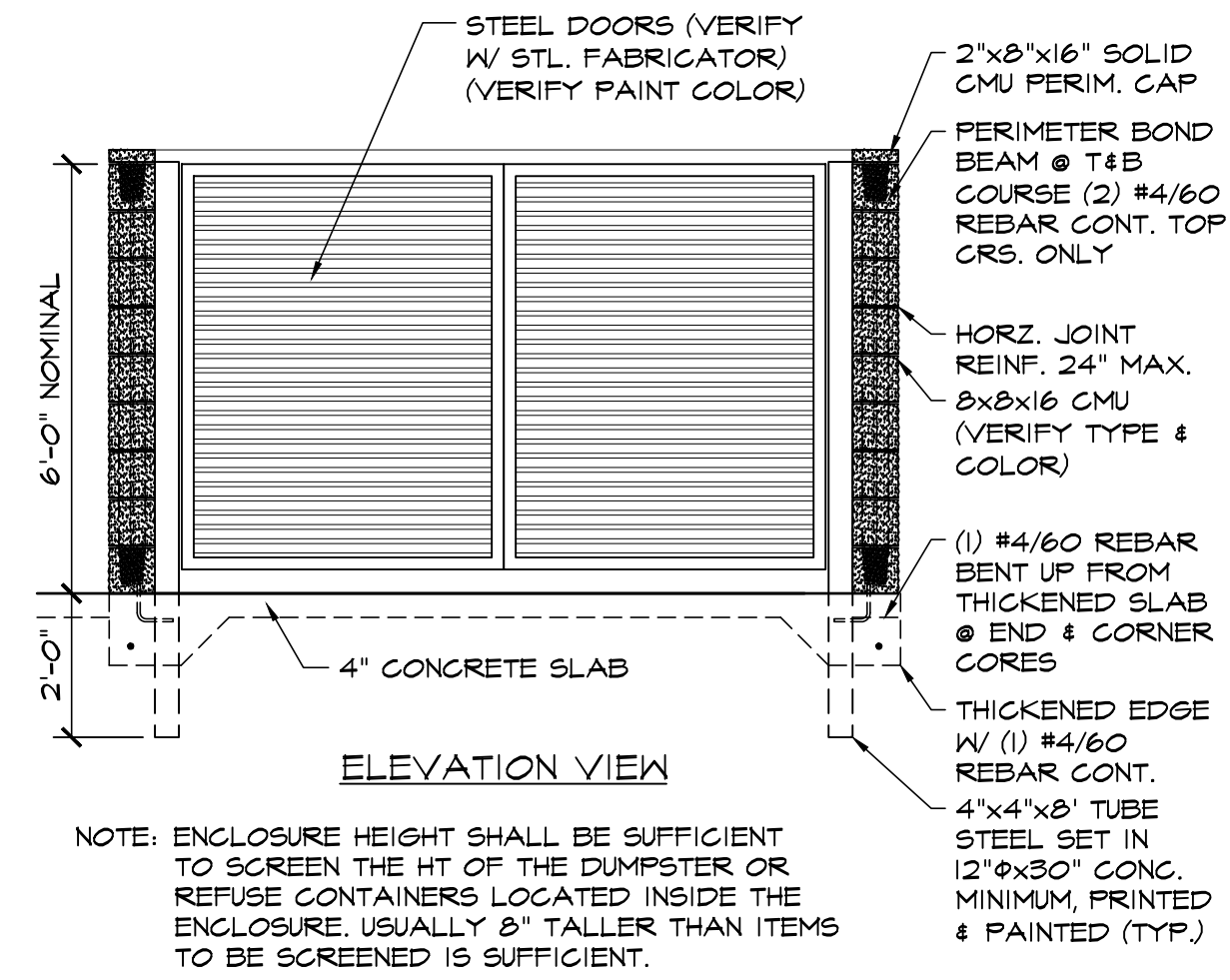
DATE: JUNE 24, 2022
DRAWN BY: J. LATHAM
PROJ. MGR: E. SMITH
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1291

RESUBMITTALS:

▲	10-20-22/COMMENTS 10-18-22
▲	
▲	
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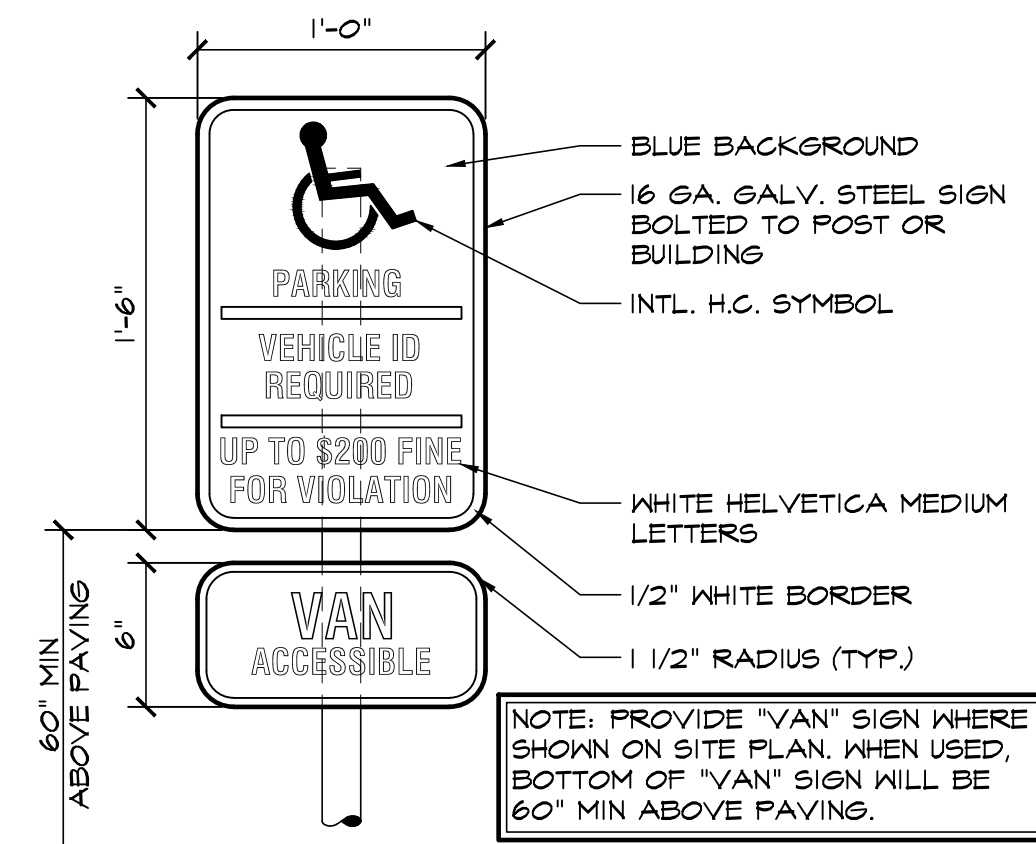
PLAN VIEW



ELEVATION VIEW

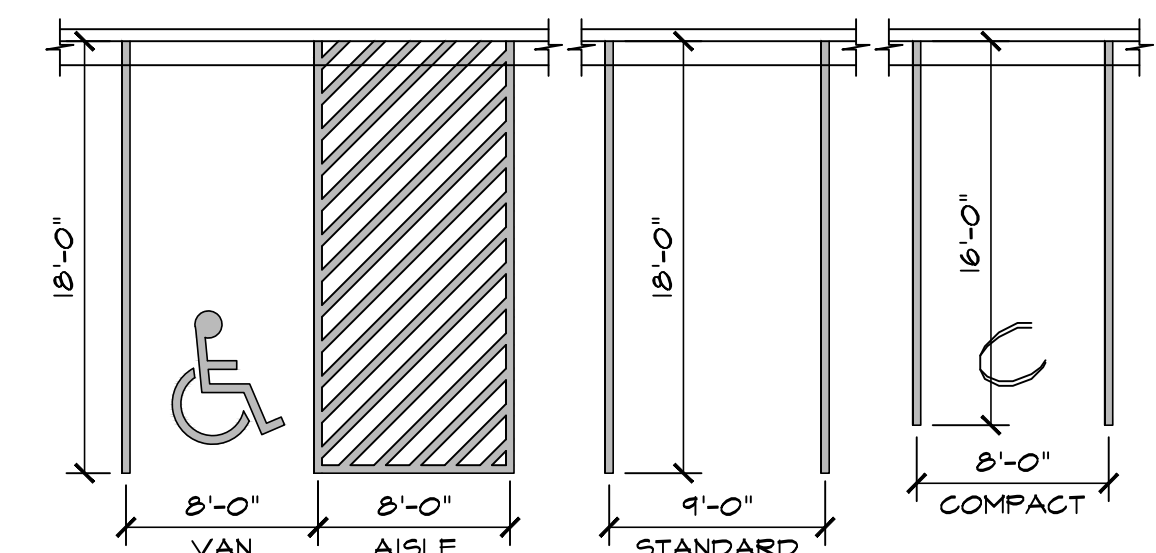
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE. USUALLY 8' TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.

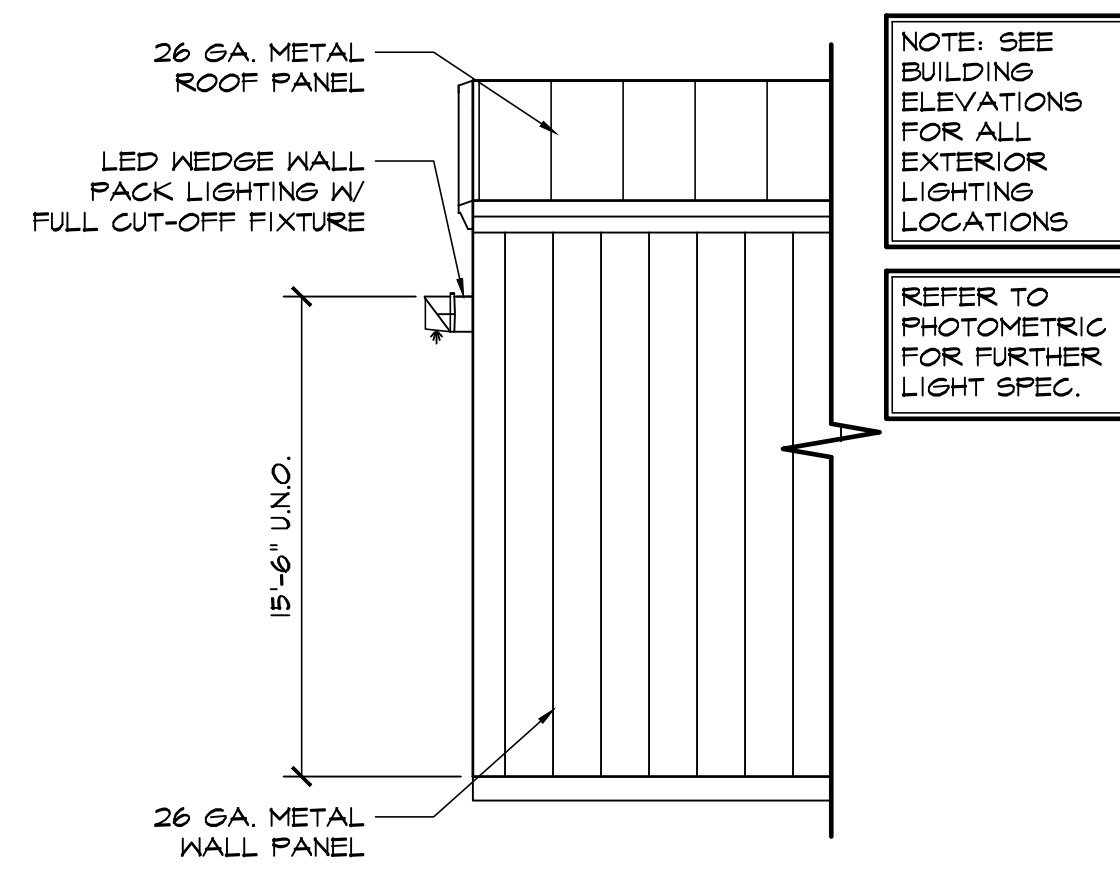


5 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"

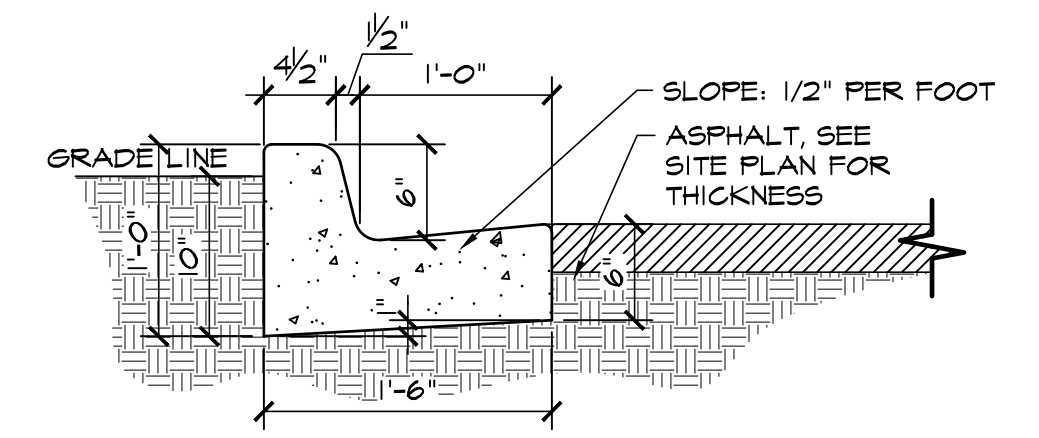
NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MIN ABOVE PAVING.



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

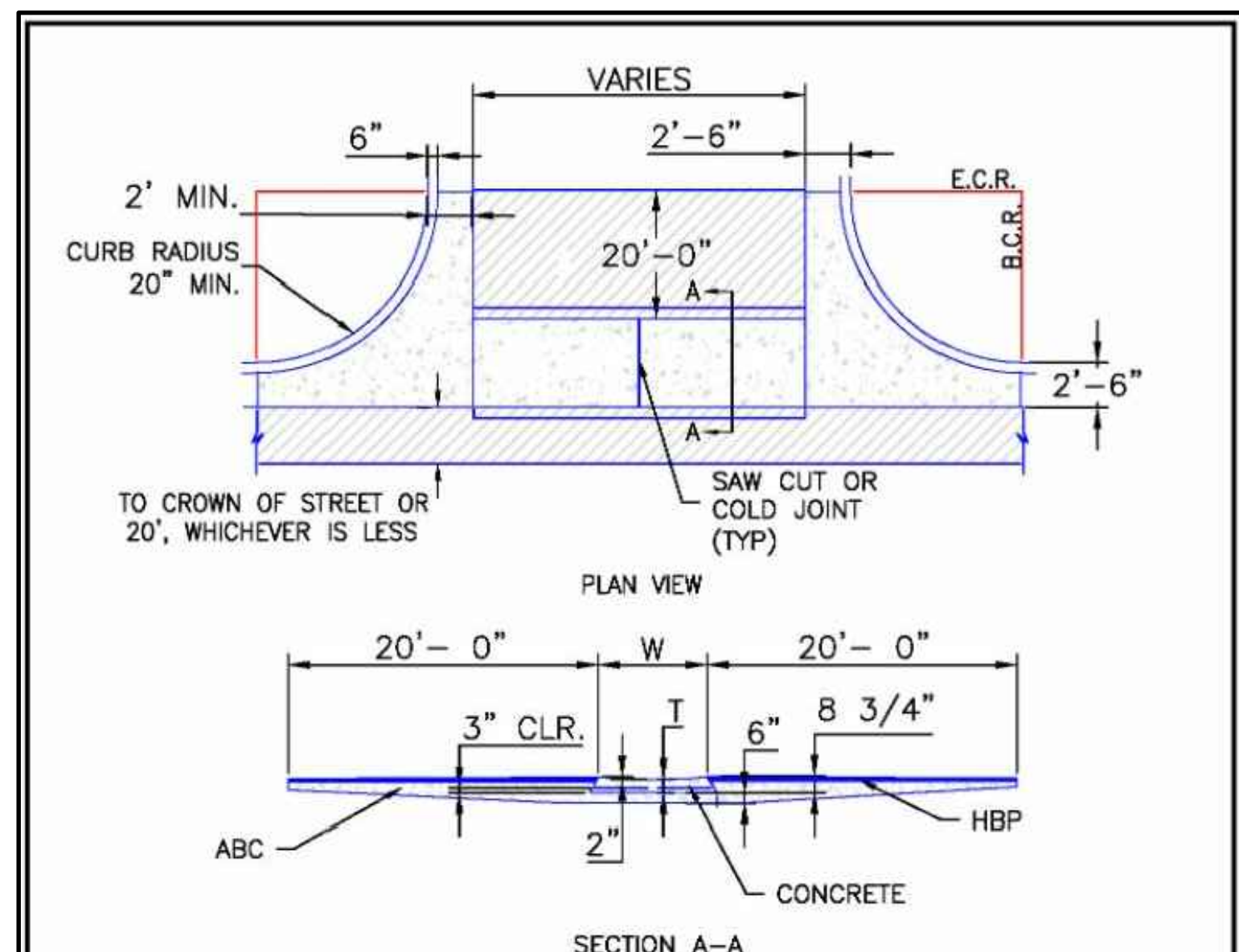


6 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



2 EPC TYPE B CURB
SCALE: 1"=1'-0"

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE. SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS

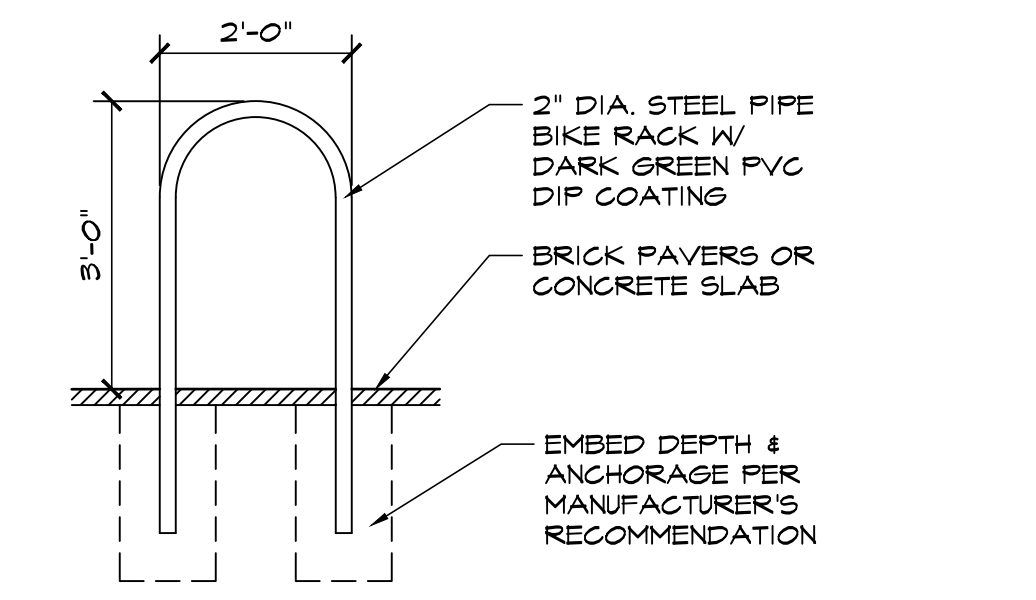


SECTION A-A

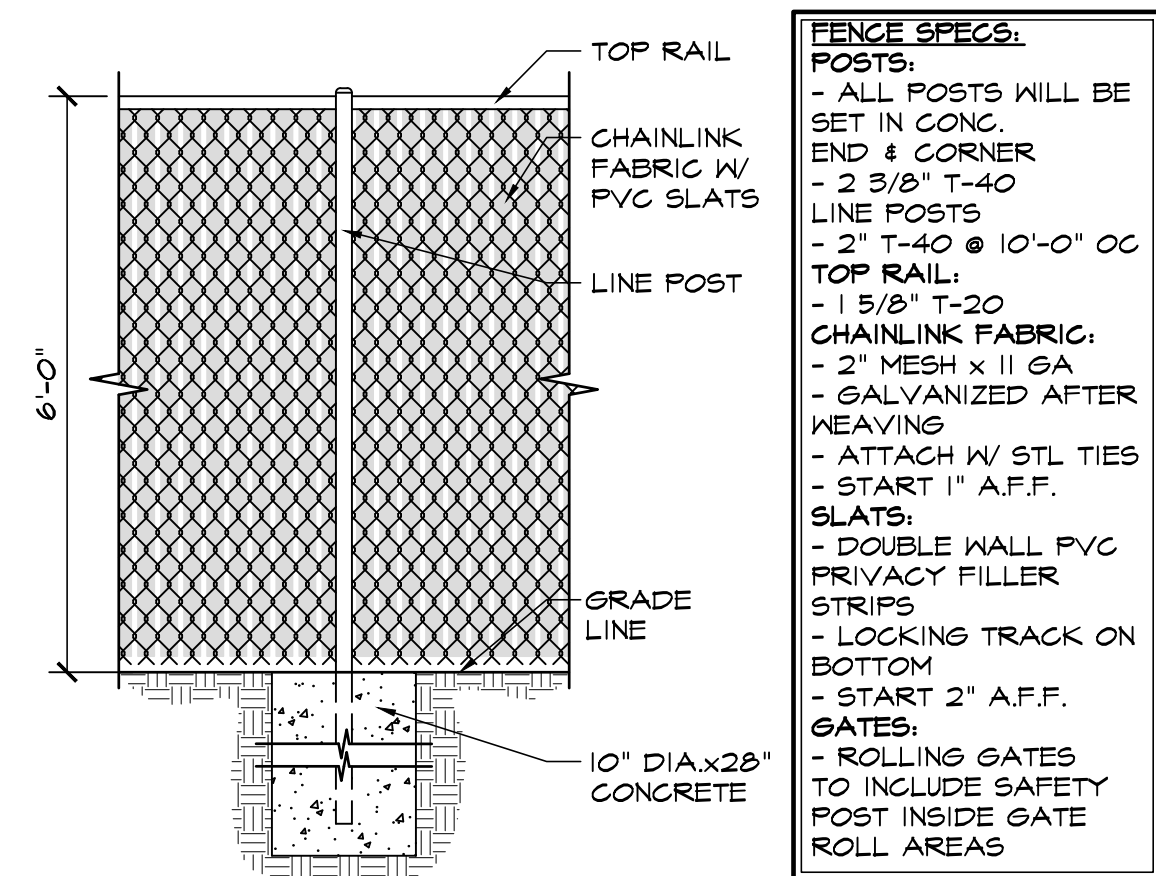
- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 3. [Symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Plan Layout Detail	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	Standard Drawing	
André P. Brackin	FILE NAME: SD_2-26	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	

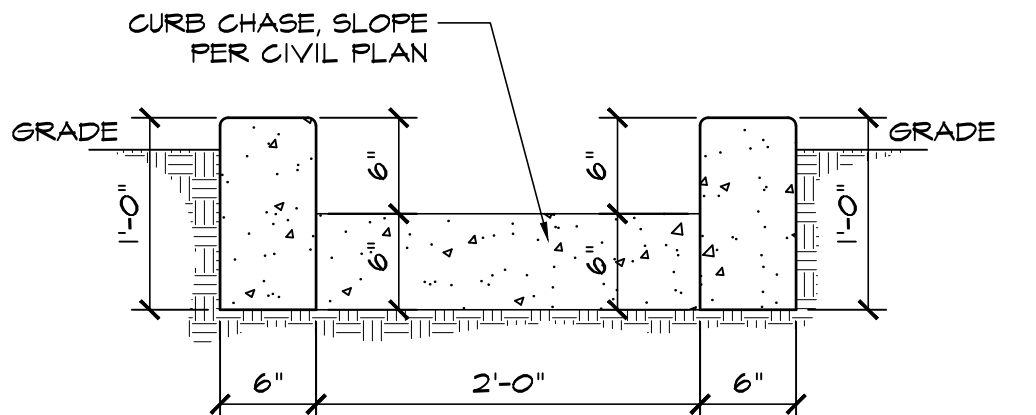


7 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"

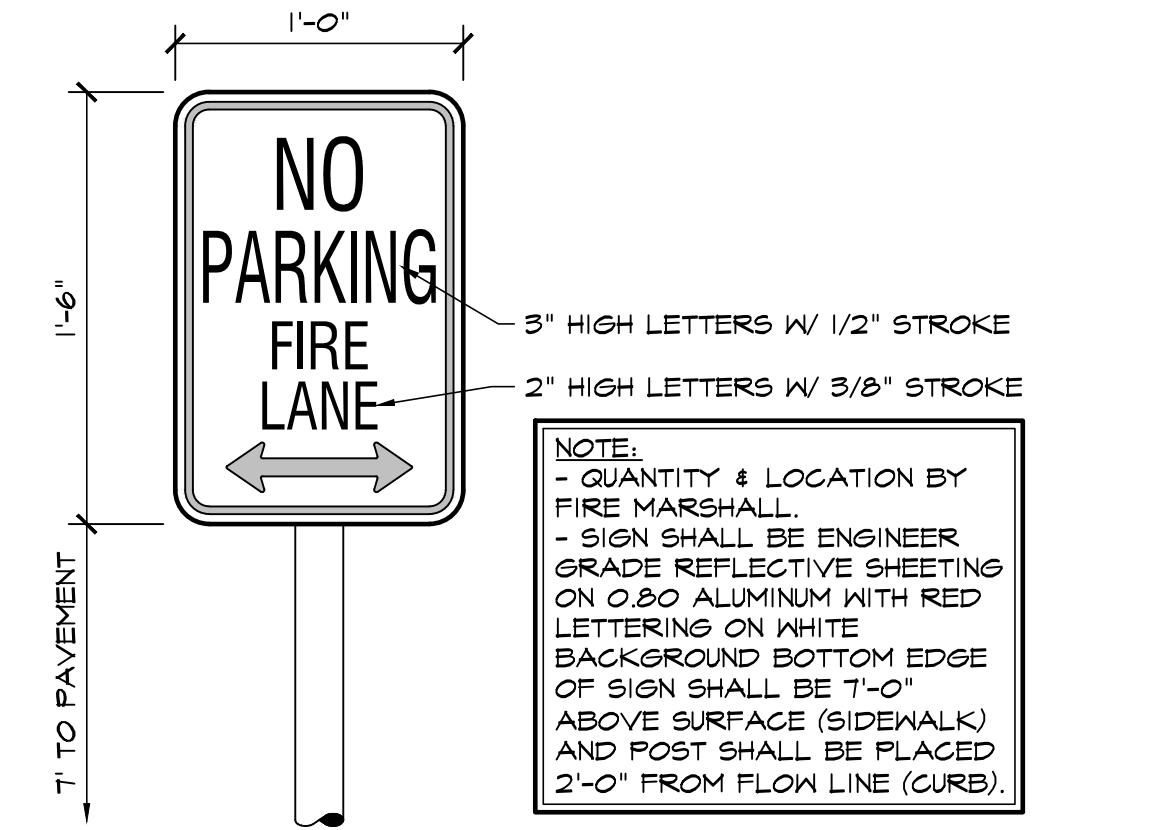


3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

- FENCE SPECS:
- POSTS:
 - ALL POSTS WILL BE SET IN CONG.
 - END & CORNER
 - 2 3/8" T-40 LINE POSTS
 - 2" T-40 @ 10'-0" OC
 - TOP RAIL:
 - 1 5/8" T-20 CHAINLINK FABRIC
 - 2" MESH x 11 GA
 - GALVANIZED AFTER HEAVING
 - ATTACH W/ STL TIES
 - START 1" A.F.F. SLATS
 - SLATS:
 - DOUBLE WALL PVC PRIVACY FILLER STRIPS
 - LOCKING TRACK ON BOTTOM
 - START 2" A.F.F. GATES
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



8 CURB CHASE DETAIL
SCALE: 1"=1'-0"



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

EL PASO COUNTY FILE NO. PPR-22-037

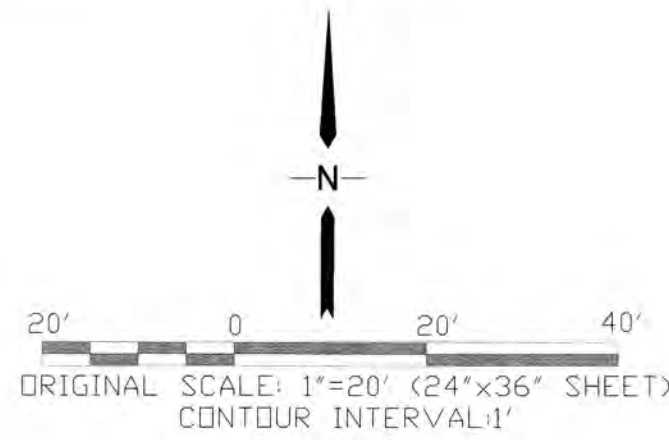
HAMMERS CONSTRUCTION INC.
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SMELKER-HCI
NEW BUILDING
7920 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
EL PASO COUNTY, COLORADO

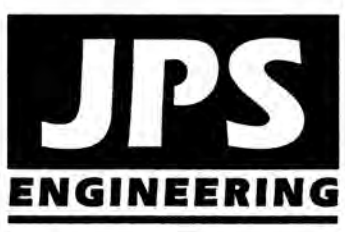
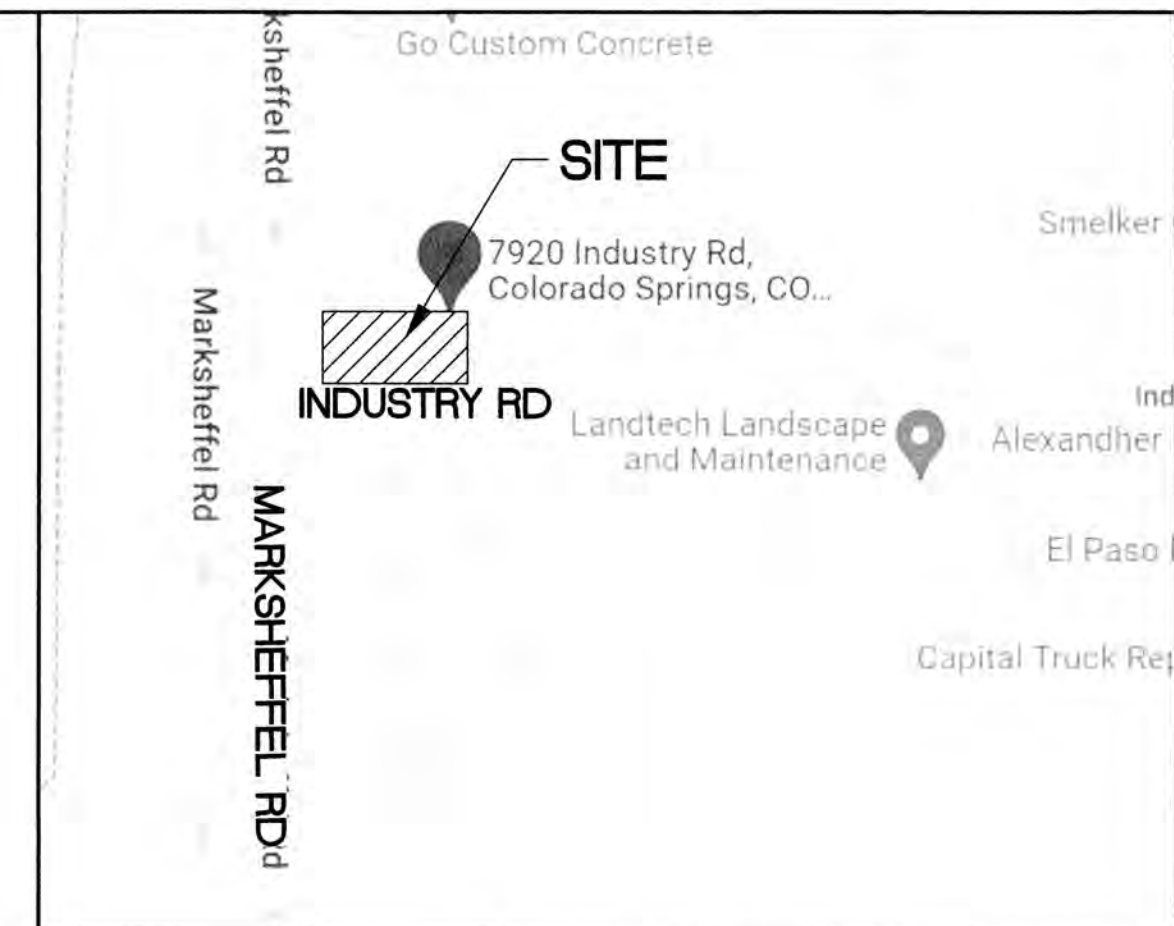
DATE: JUNE 24, 2022
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- RESUBMITTALS:
- 10-20-22/COMMENTS 10-18-22
 -
 -
 -
 -



SMELKER SCHLEDER LLP
7950 INDUSTRY ROAD
PARCEL NO: 53332-01-011
ZONE: 1-3 CAD-0
USE: MINI WAREHOUSE

LOT 1
2.763 ACRE



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

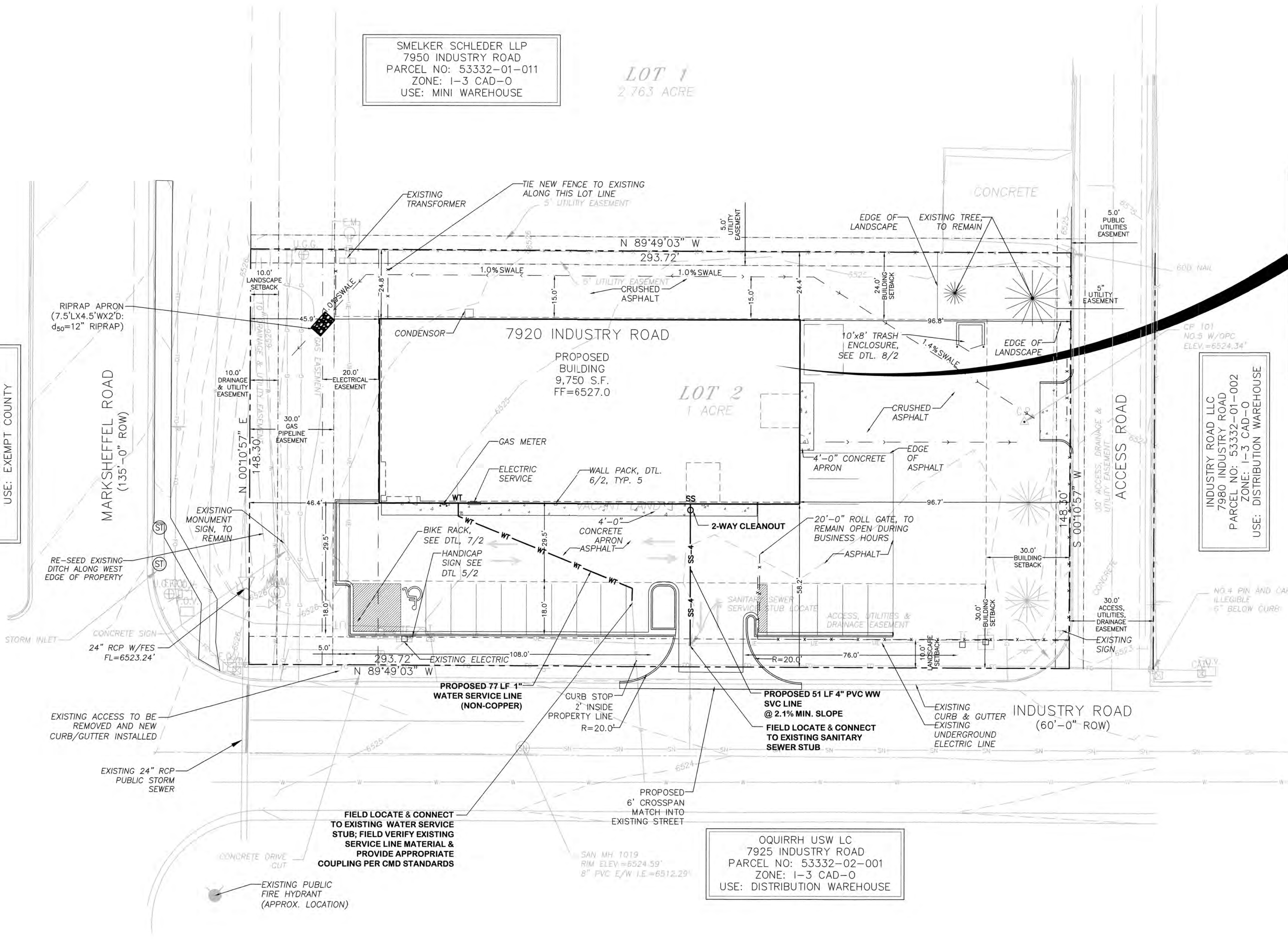


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES.

EL PASO COUNTY
3115 AKERS DRIVE
PARCEL NO: 53000-00-592
ZONE: 1-3 CAD-0
USE: EXEMPT COUNTY

C:\Users\Owner\Desktop\pastro\projects\042203\hammers-smelker.dwg (incoming)\11.dwg Oct 18, 2022 11:48am

BENCHMARK:
SAN MH 1019
RIM ELEV.=6524.59'



COMMERCIAL BUILDING
7920 INDUSTRY ROAD
COLORADO SPRINGS, CO
9,750 SQ. FT.
TYPE II-B
2,000 GPM REQUIRED
2 HYDRANTS REQUIRED
450' MAX. SPACING
BETWEEN HYDRANTS
225' MAX. HOSE LAY
SPRINKLED BUILDING (N)
AREA SEPARATION WALLS (N)

INDUSTRY ROAD LLC
7980 INDUSTRY ROAD
PARCEL NO: 53332-01-002
ZONE: 1-3 CAD-0
USE: DISTRIBUTION WAREHOUSE

OQUIRRH USW LC
7925 INDUSTRY ROAD
PARCEL NO: 53332-02-001
ZONE: 1-3 CAD-0
USE: DISTRIBUTION WAREHOUSE



GENERAL UTILITY NOTES:

- ALL UTILITY CONSTRUCTION SHALL CONFORM TO CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WEATHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM 03034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SERVICE LINES, TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER SACWSD STANDARDS. DISINFECTION AND TESTING SHALL BE COMPLETED PER SACWSD SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY DISTRICT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- REFER TO THE PROJECT GEOTECHNICAL REPORT & DISTRICT STANDARDS FOR BACKFILL AND COMPACTION SPECIFICATIONS.
- ALL ELECTRICAL AND OTHER DRY UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
- COORDINATE WITH LOCAL UTILITIES FOR ELECTRIC, GAS & TELEPHONE SERVICE CONNECTIONS.

FIRE HYDRANT NOTE:

ADDITIONAL SITE FIRE HYDRANT IS LOCATED APPROXIMATELY 180' EAST OF SE PROPERTY CORNER OF THIS SITE

WATER SERVICE NOTES:

- WATER SERVICE LINE TO BE NON-COPPER. ACCEPTABLE MATERIALS INCLUDE HDPE AND CTS (BLUE).
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER & METER SET, WHICH SHALL CONFORM TO CMD STANDARDS.

**SMELKER - HCI BUILDING
LOT 2, PUMP IT BABY SUBDIVISION**

SITE UTILITY PLAN

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 10/18/22
PROJECT NO: 042203	MODIFIED BY: PV
SHEET:	

U1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
WP1	WP1		6	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VF	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	5996	0.92	48.44	
D	D		4	Lithonia Lighting	LDN6 40/15 L06AR LSS	6IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	1516	0.9	17.52	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.8 fc	8.6 fc	0.0 fc	N/A	N/A

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PHOTOMETRICS
 7920 INDUSTRY ROAD
 COLORADO SPRINGS, CO 80939

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE

ISSUANCE:
ISSUED FOR REVIEW

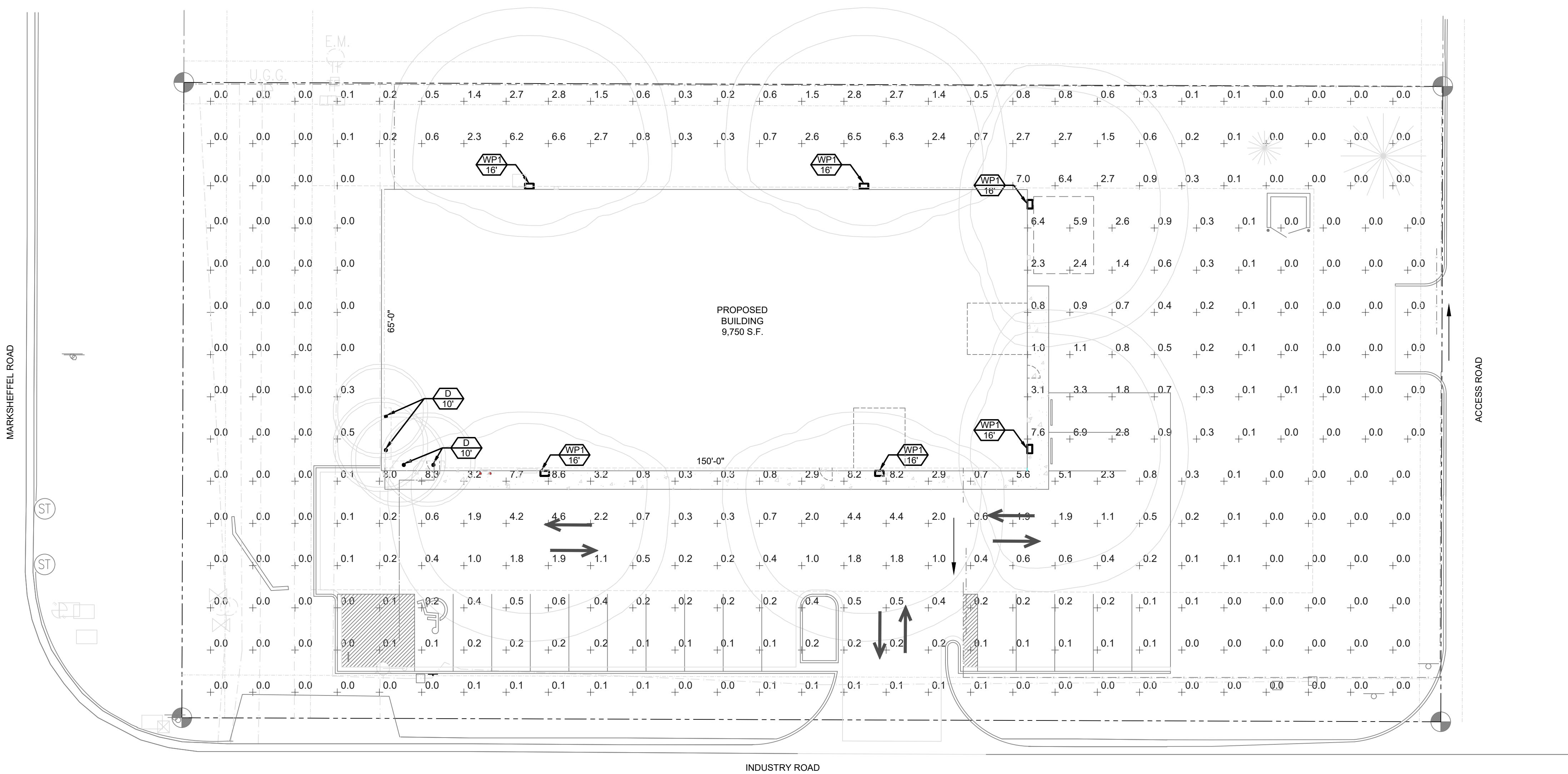
CLIENT:
 HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

ARCHITECT:
 HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

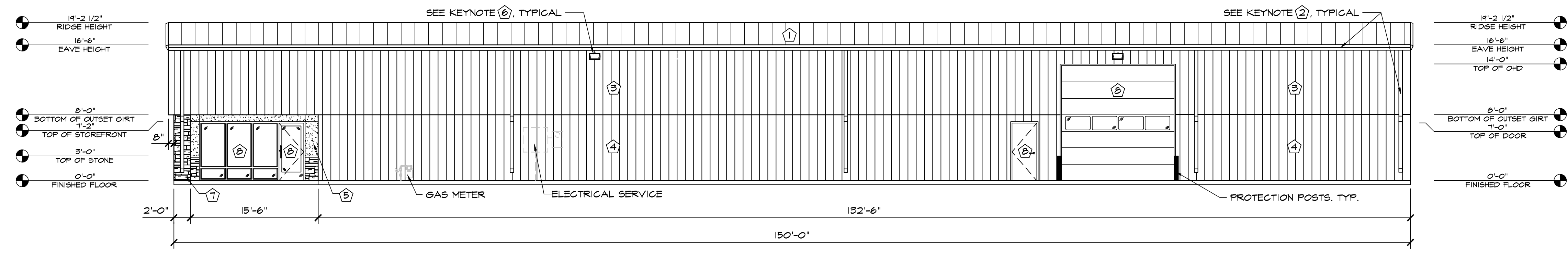
PROJECT NO:
 5151-22-03

TITLE:
 SITE
 PHOTOMETRICS
 PLAN

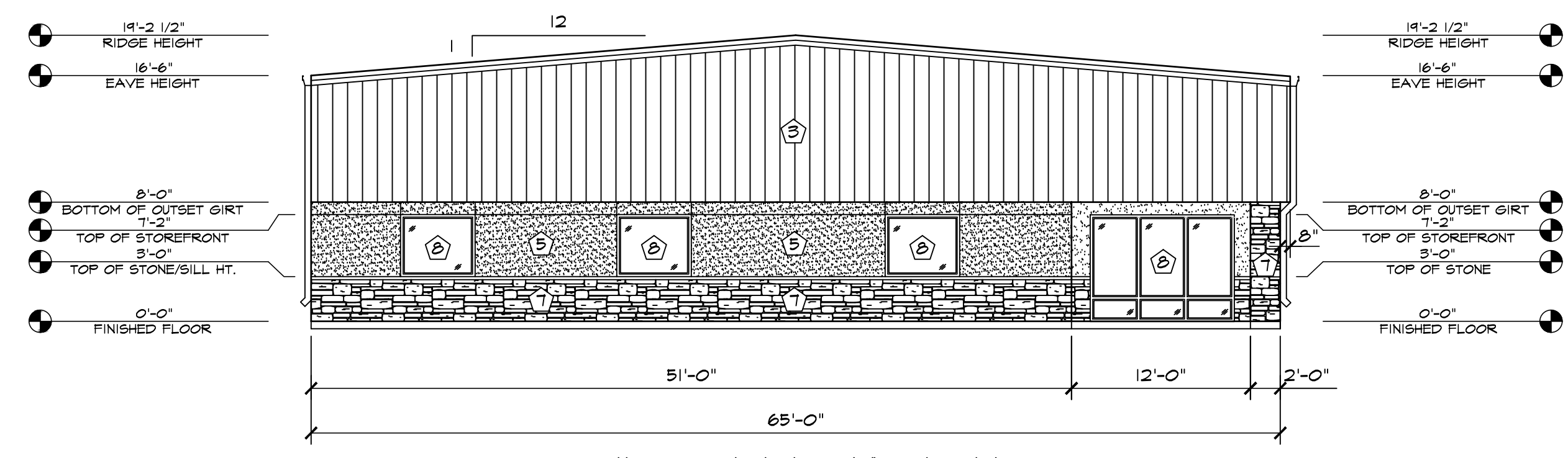
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E-100



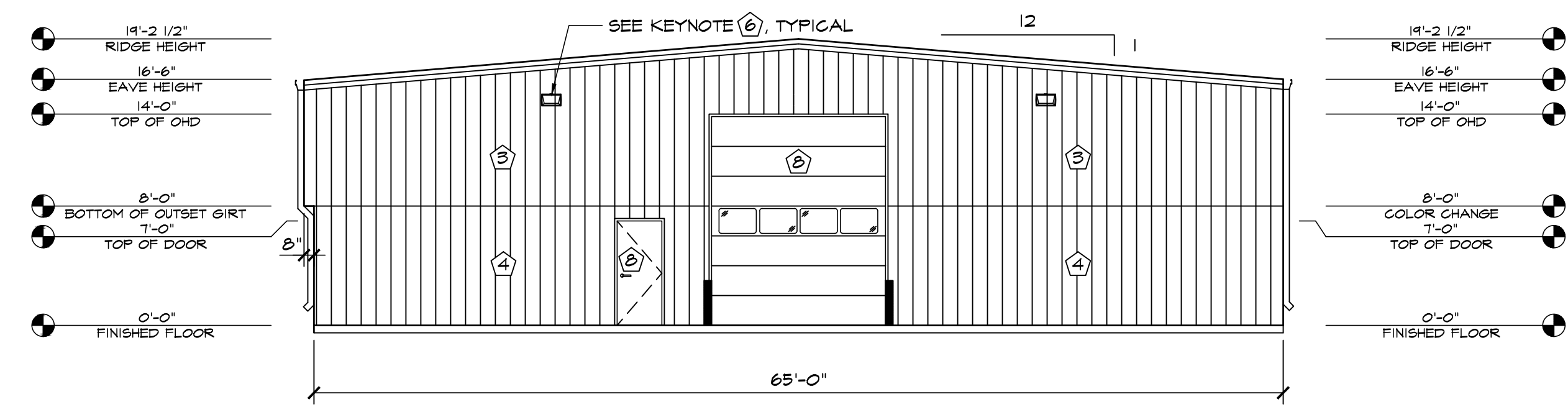
SITE PHOTOMETRICS PLAN
 SCALE: 1/16" = 1'-0"



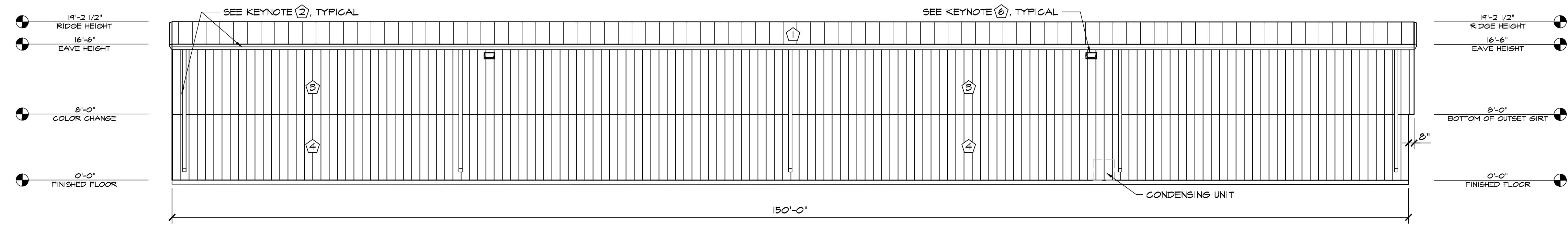
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



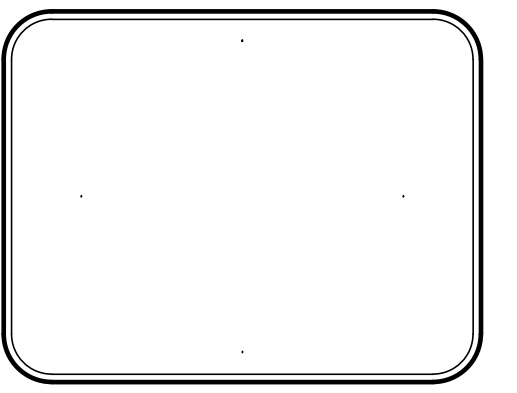
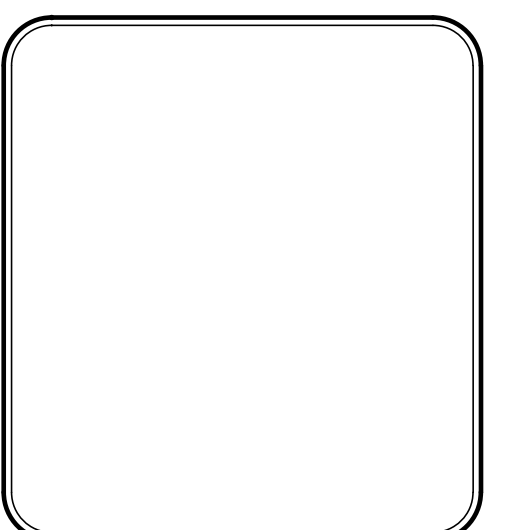
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER - COLOR: ASH GRAY
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR: ASH GRAY
4	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER - COLOR: SOLAR WHITE
5	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
7	STONE VENEER WITH 2" CAP INSTALLED W/ SCHLUTER TRIM
8	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR AND WINDOW INFORMATION

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