

### ADA NOTES

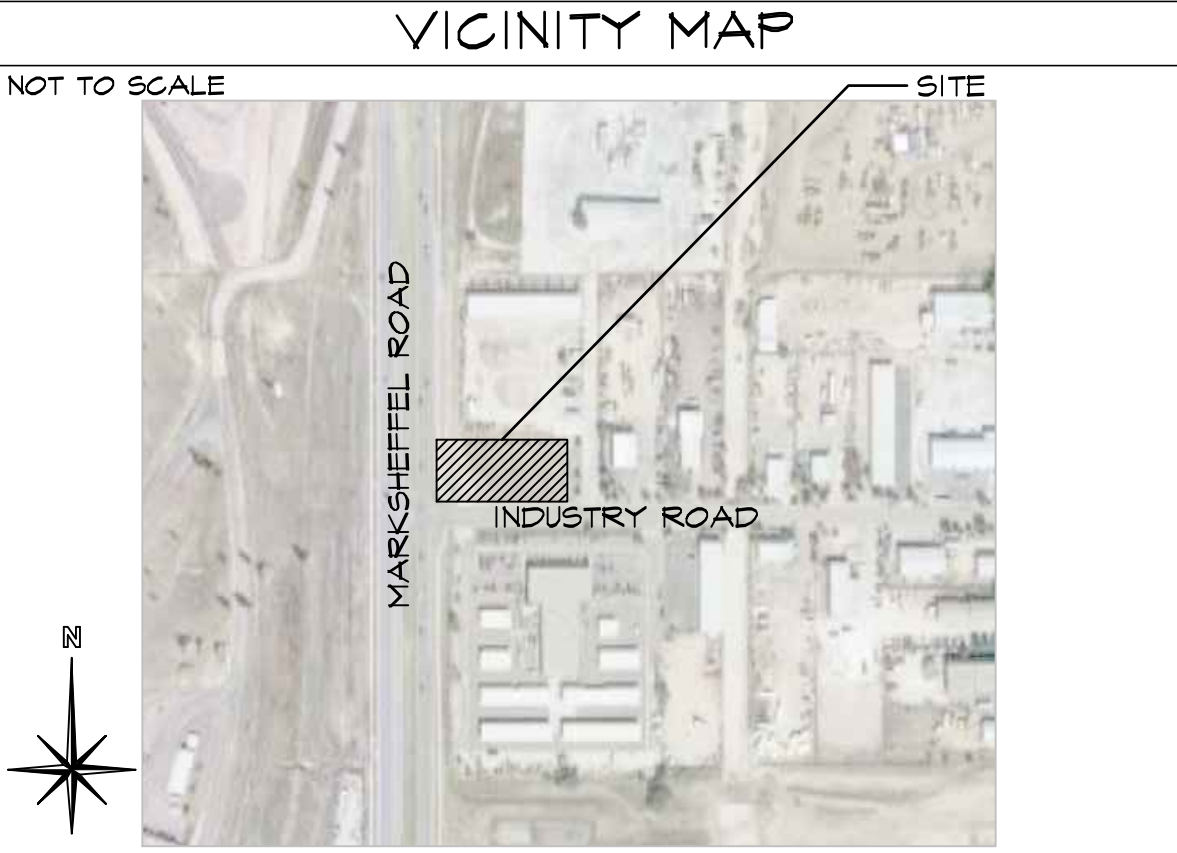
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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 1074 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.

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### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
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:	43,550 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
STREET COVERAGE:	22%
PAVEMENT COVERAGE:	24%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	11%
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)
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	4,750 SF
BUILDING FOOTPRINT:	4,750 SF
BUILDING OCCUPANCY:	515-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>REQUIRED PARKING SPACES</b>	
OFFICE-(1 SPACE/200 S.F.)	0
(1,500 S.F. / 200 S.F.)	0
WAREHOUSE-(1 SPACE/1,000 S.F.)	0
(8,250 S.F. / 1,000 S.F.)	0
H.C.-(1 SPACE/25 REQ'D)	17
TOTAL PARKING SPACES REQUIRED:	17
TOTAL PARKING PROVIDED:	17
STANDARD SPACES PROVIDED:	16
H.C. SPACES PROVIDED:	1
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2022
LANDSCAPING:	SPRING 2023
<b>DEVELOPMENT APPLICANT/PREPARER</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

## HAMMERS CONSTRUCTION INC.

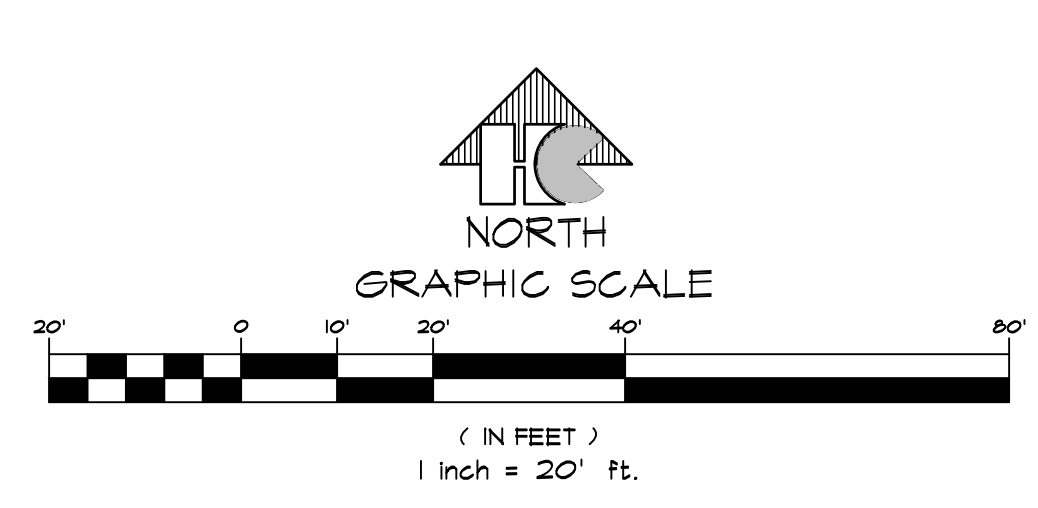
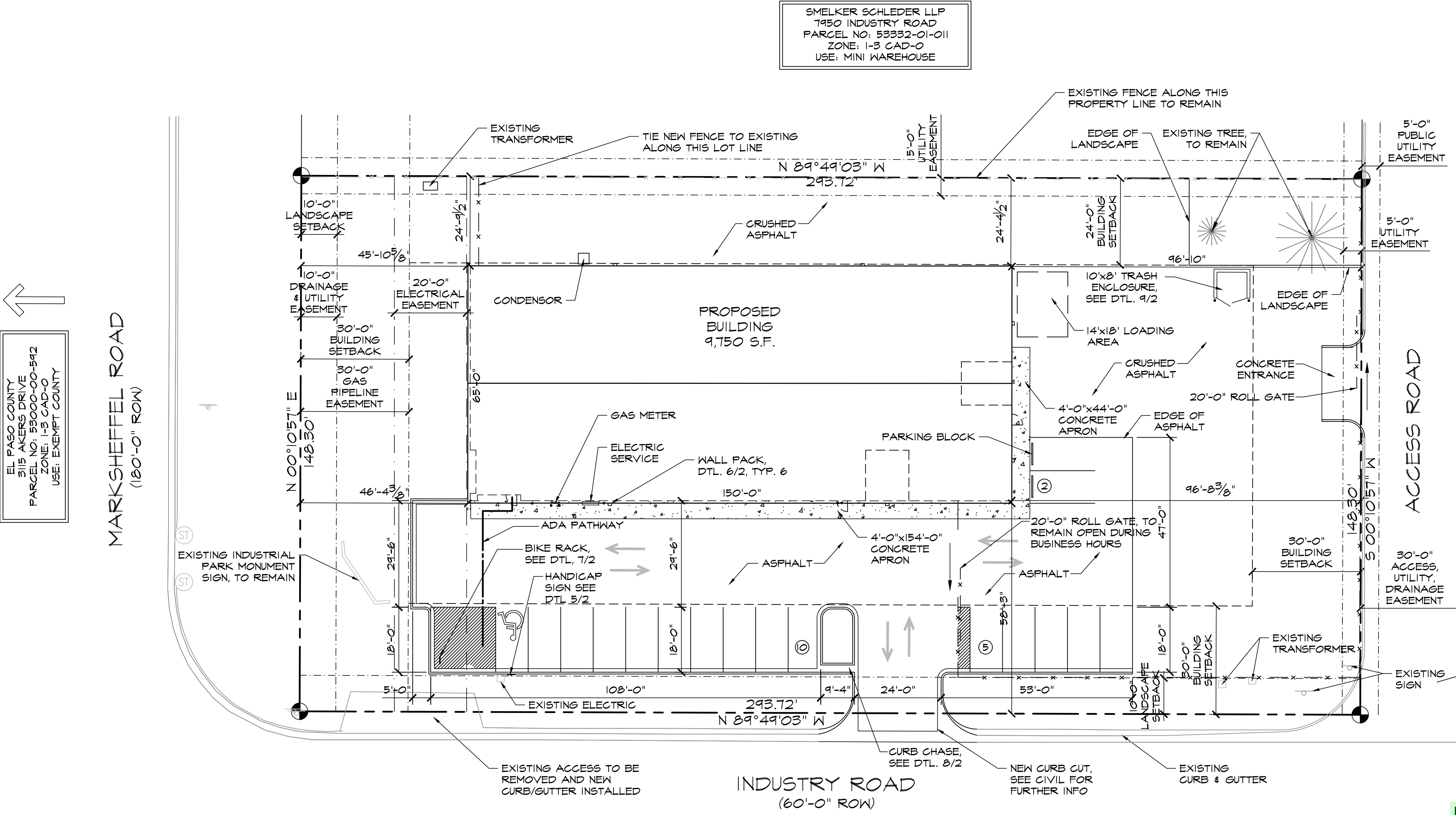
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
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## SMELKER-HCI

NEW BUILDING  
7920 INDUSTRY ROAD  
COLORADO SPRINGS, CO 80934  
EL PASO COUNTY, COLORADO



OGUIRRE USM LC  
7925 INDUSTRY ROAD  
PARCEL NO. 53332-02-001  
ZONE: I-3 CAD-O  
USE: DISTRIBUTION WAREHOUSE

OGUIRRE USM LC  
7925 INDUSTRY ROAD  
PARCEL NO. 53332-02-002  
ZONE: I-3 CAD-O  
USE: DISTRIBUTION WAREHOUSE

**1 SITE PLAN**  
SCALE: 1"=20'-0"

### SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER 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
○	WALK DOOR OR OVERHEAD DOOR LOCATIONS

Please include:  
-location of existing and proposed water/waste water infrastructure, if none please specify  
-location of no build areas, flood plans, or drainage facilities, if none please specify

Please provide LxWxH of all signage

Please provide height of all fencing/gates shown in the site plan

Please include high and intensity of lighting

DATE: SEPT 15, 2022  
DRAWN BY: J. LATHAM  
PROJ. MGR: E. SMITH  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1291

RESUBMITTALS:

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