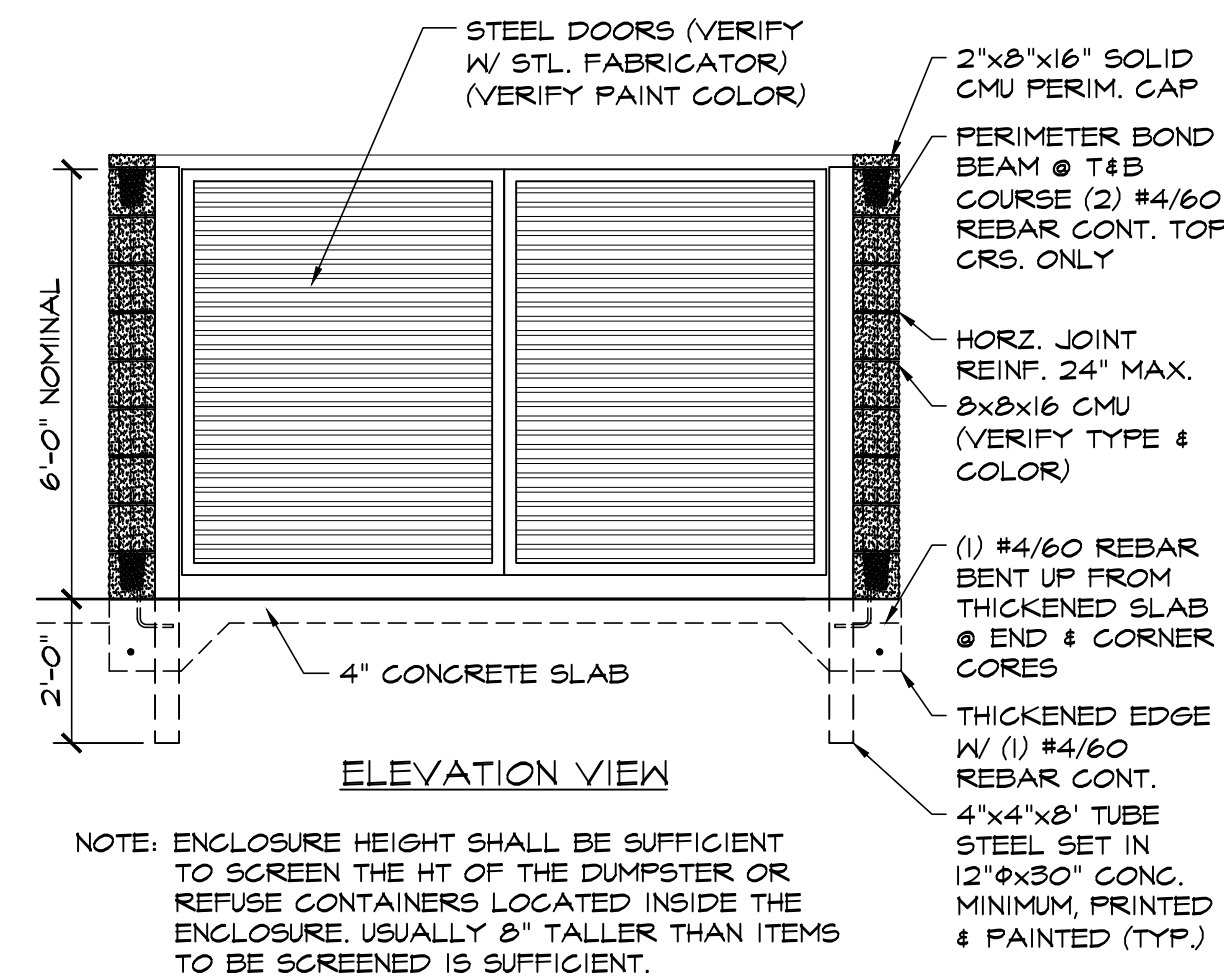


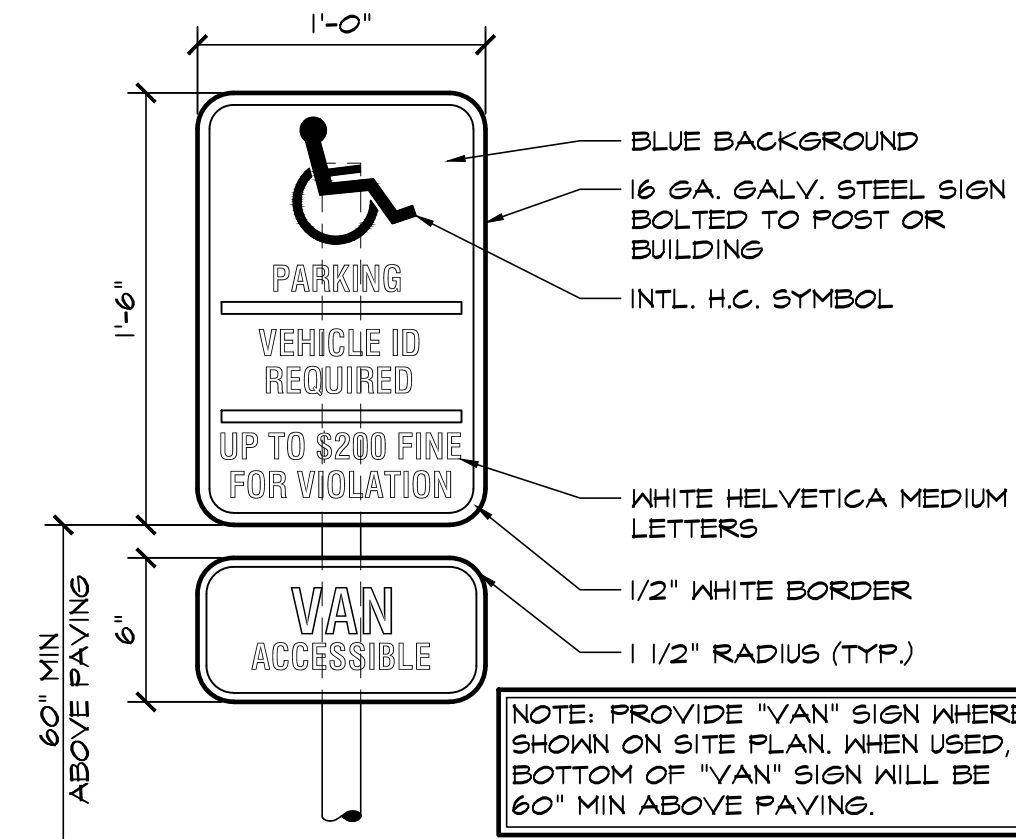
PLAN VIEW



ELEVATION VIEW

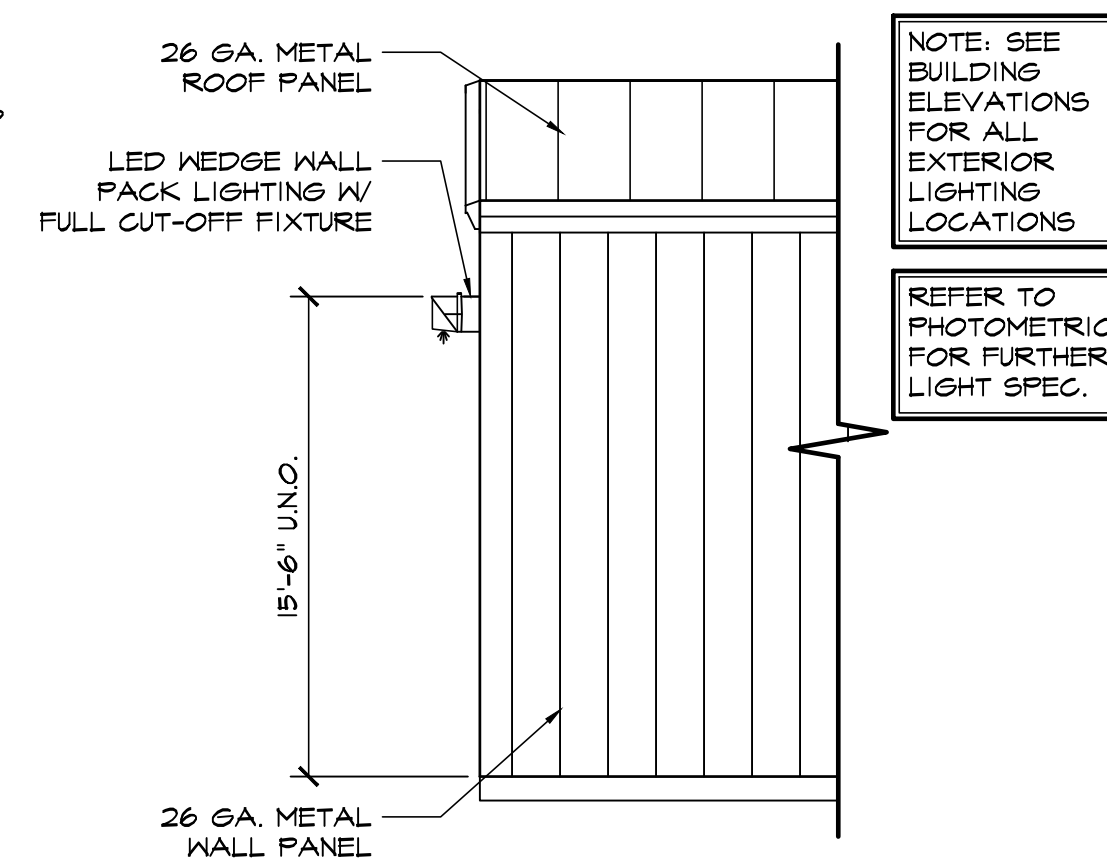
9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"

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.



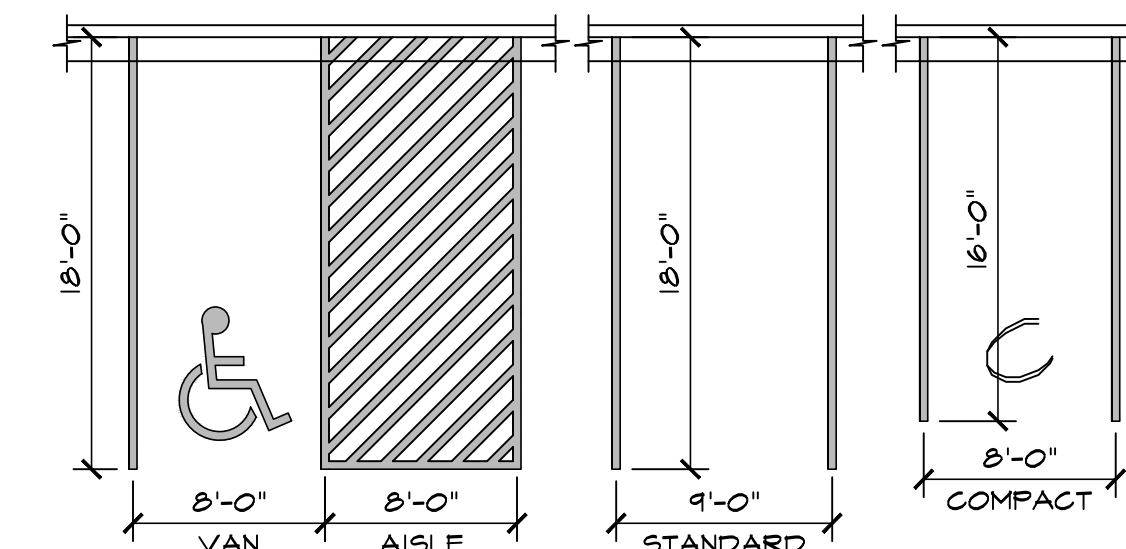
5 HANDICAPPED PARKING SIGN  
SCALE: 1/2"=1'-0"

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

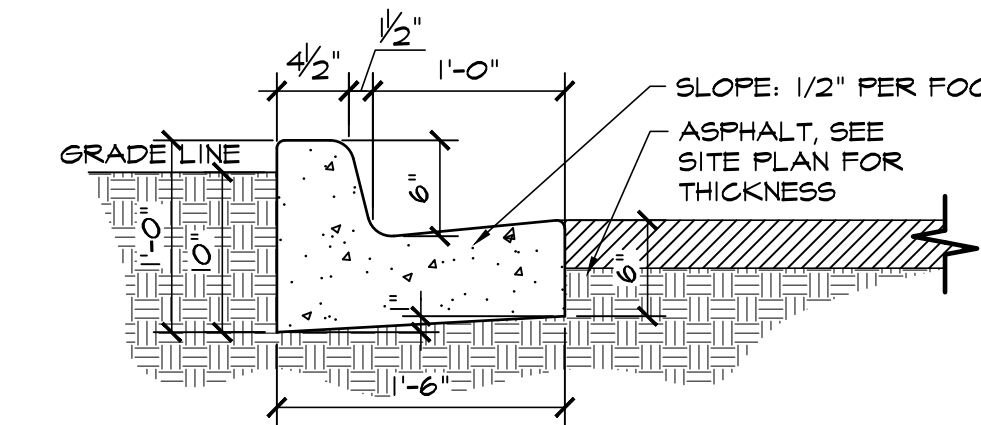


6 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"

NOTE: SEE BUILDING ELEVATIONS FOR ALL EXTERIOR LIGHTING LOCATIONS. REFER TO PHOTOMETRIC FOR FURTHER LIGHT SPEC.

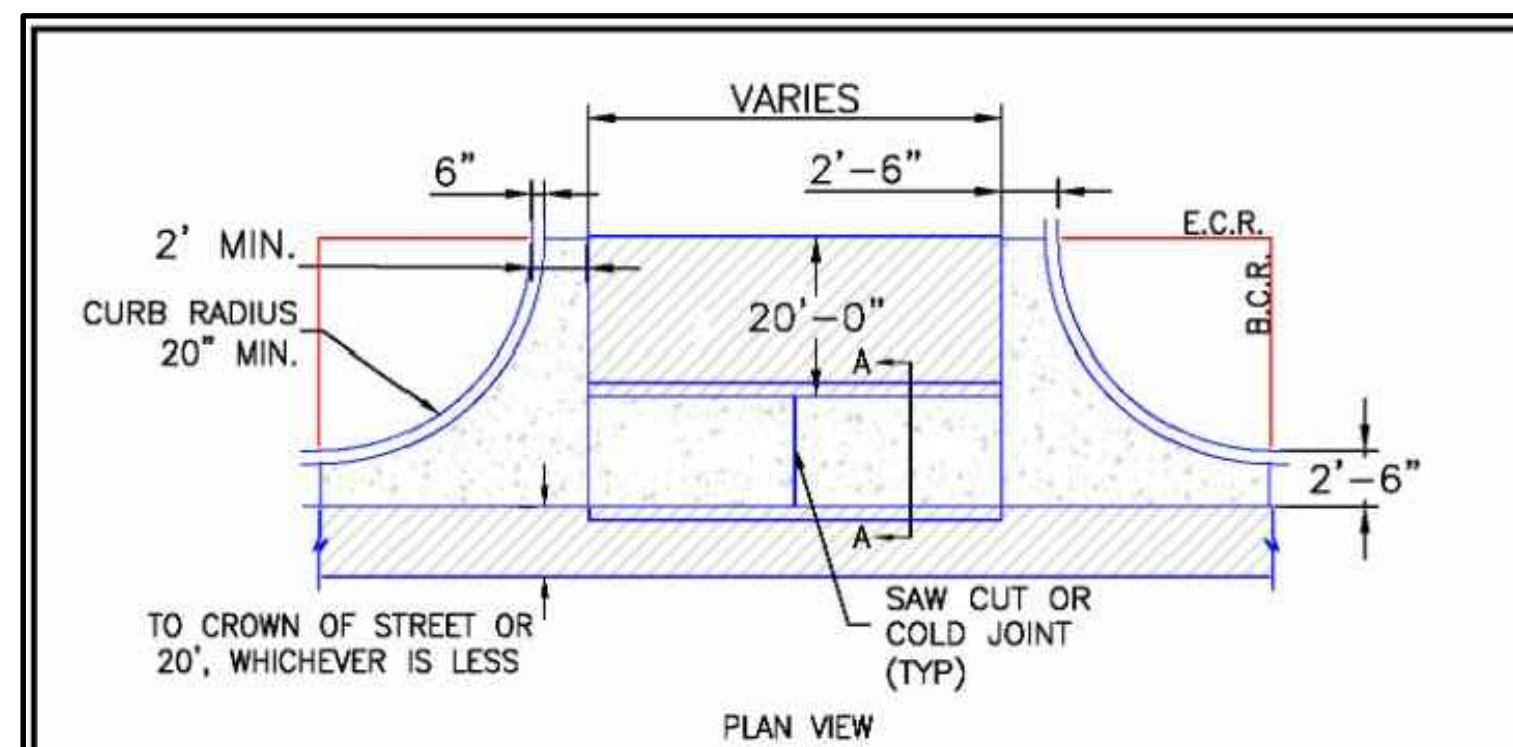


1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"

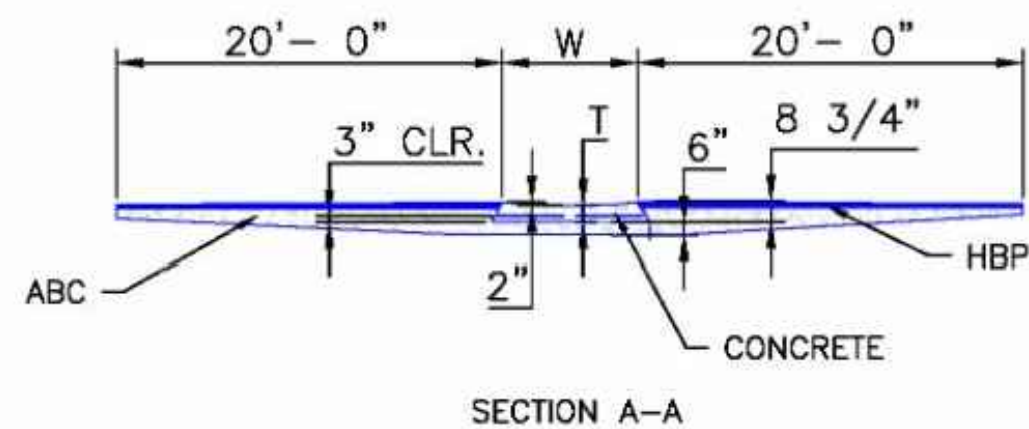


2 EPC TYPE B CURB  
SCALE: 1"=1'-0"

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



PLAN VIEW



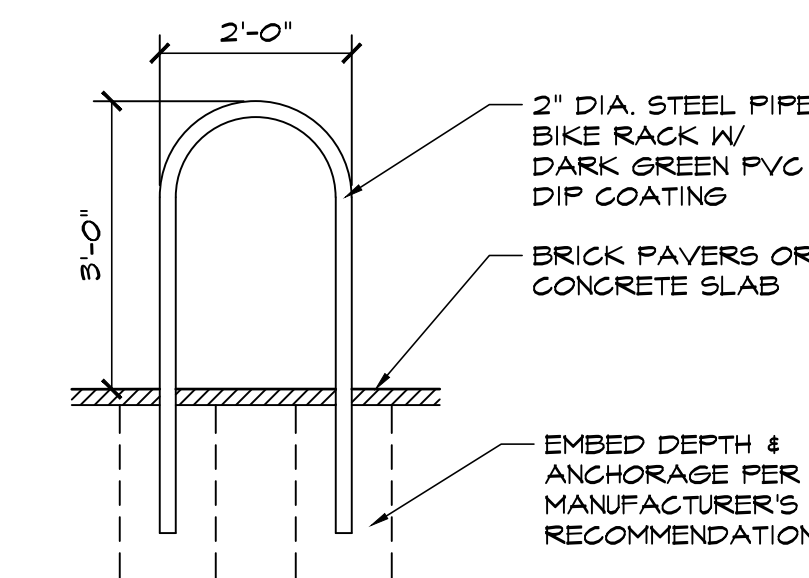
SECTION A-A

NOTES

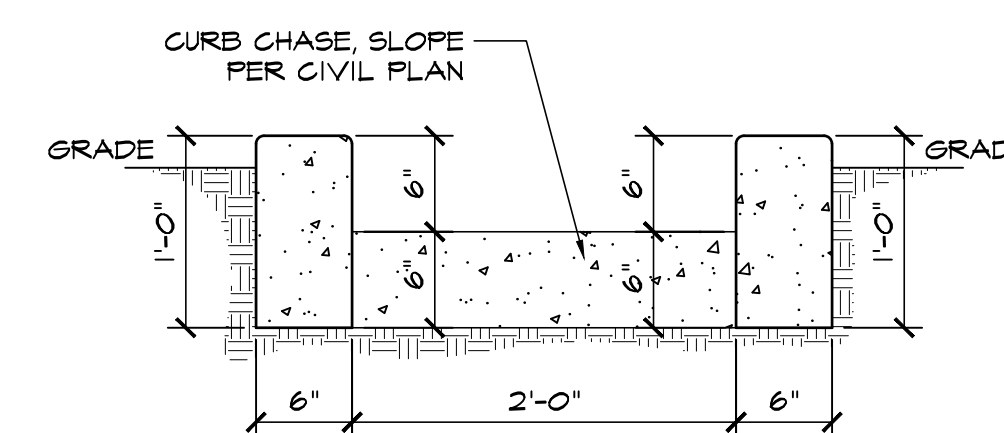
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. [Symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO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

SCALE: NOT TO SCALE

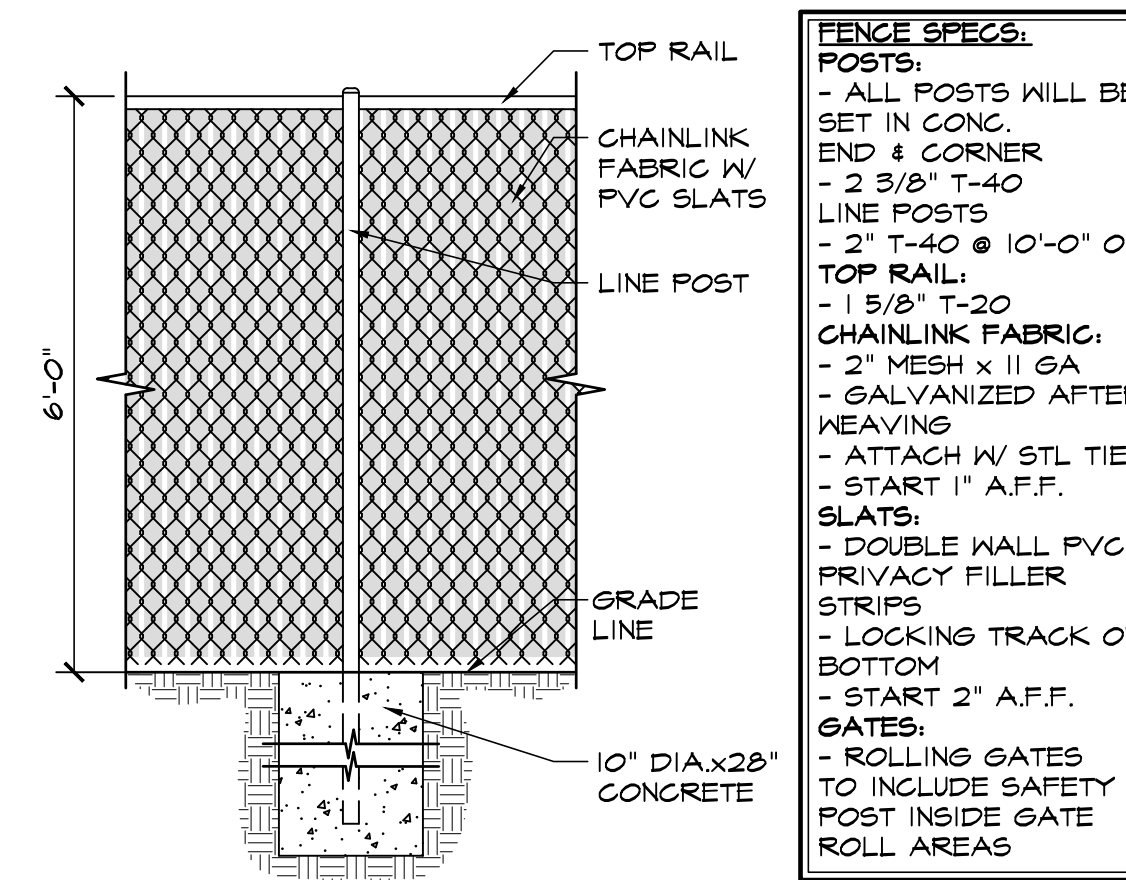
8/11/11	Typical Cross Pan Layout Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	



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

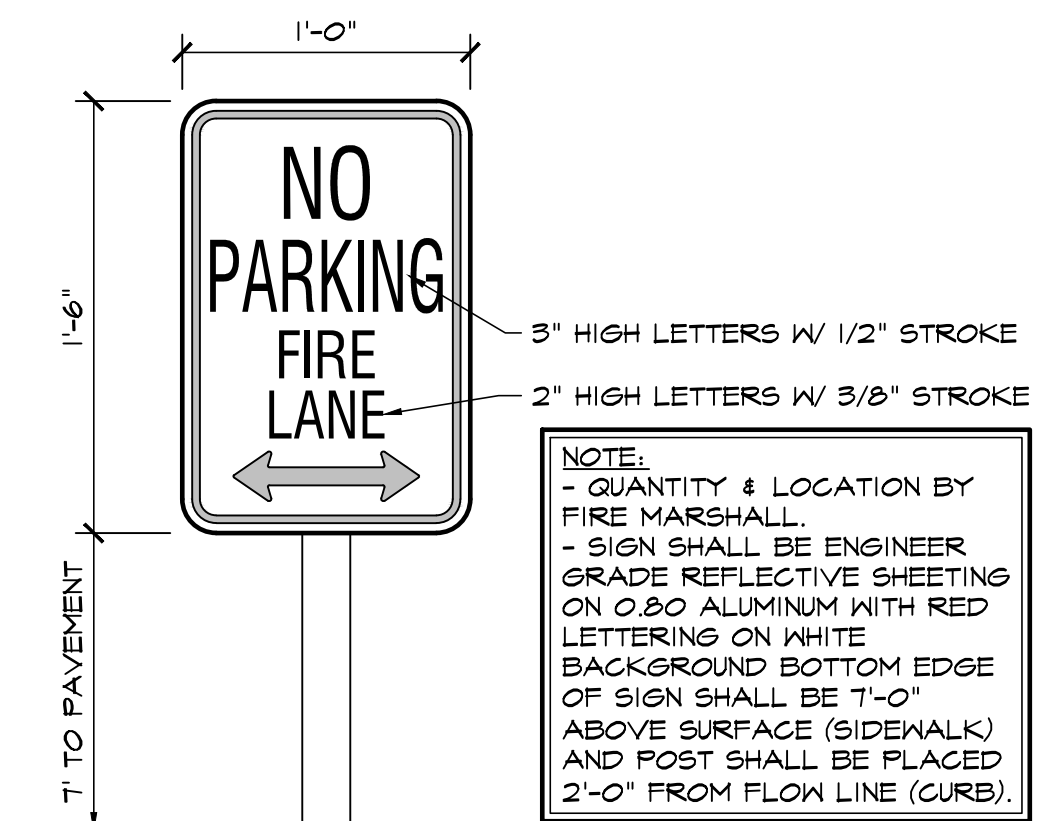


8 CURB CHASE DETAIL  
SCALE: 1"=1'-0"



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

FENCE SPECS:  
POSTS:  
- ALL POSTS WILL BE SET IN CONC.  
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  
- 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



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

NOTE:  
- QUANTITY & LOCATION BY FIRE MARSHALL.  
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE T-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

EL PASO COUNTY FILE NO. PPR-22-037

**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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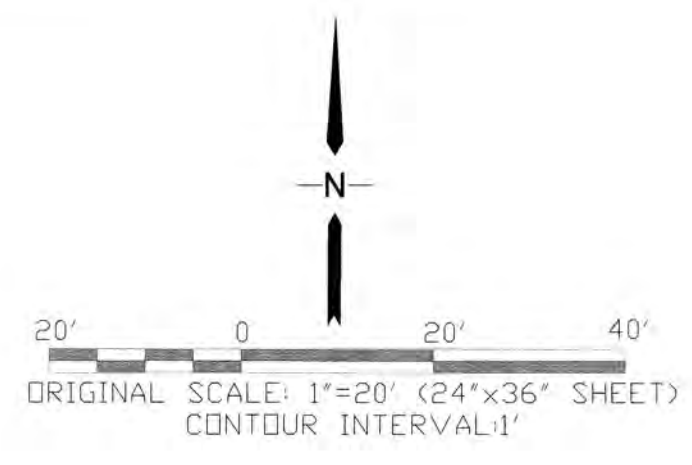
**SMELKER-HCI**  
NEW BUILDING  
7920 INDUSTRY ROAD  
COLORADO SPRINGS, CO 80939  
EL PASO COUNTY, COLORADO

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

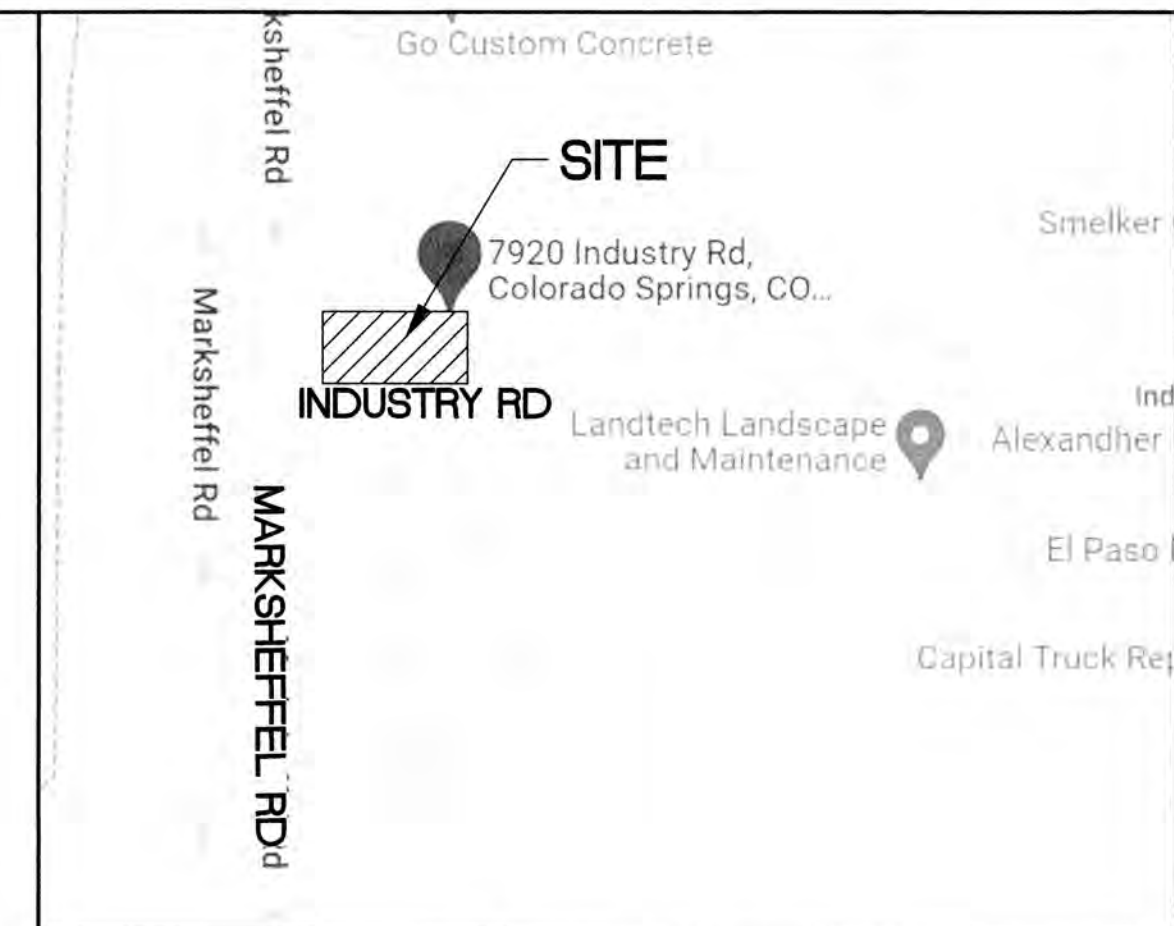
DATE: JUNE 24, 2022  
DRAWN BY: J. LATHAM  
PROJ. MGR: E. SMITH  
SCALE: SEE PLAN  
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JOB NO: 1291

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10-20-22/COMMENTS 10-18-22

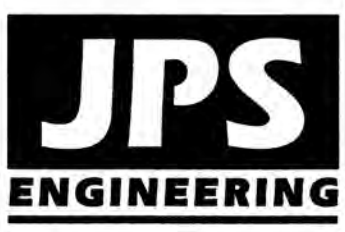


SMELKER SCHLEDER LLP  
7950 INDUSTRY ROAD  
PARCEL NO: 53332-01-011  
ZONE: I-3 CAD-0  
USE: MINI WAREHOUSE

LOT 1  
2.763 ACRE



VICINITY MAP



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

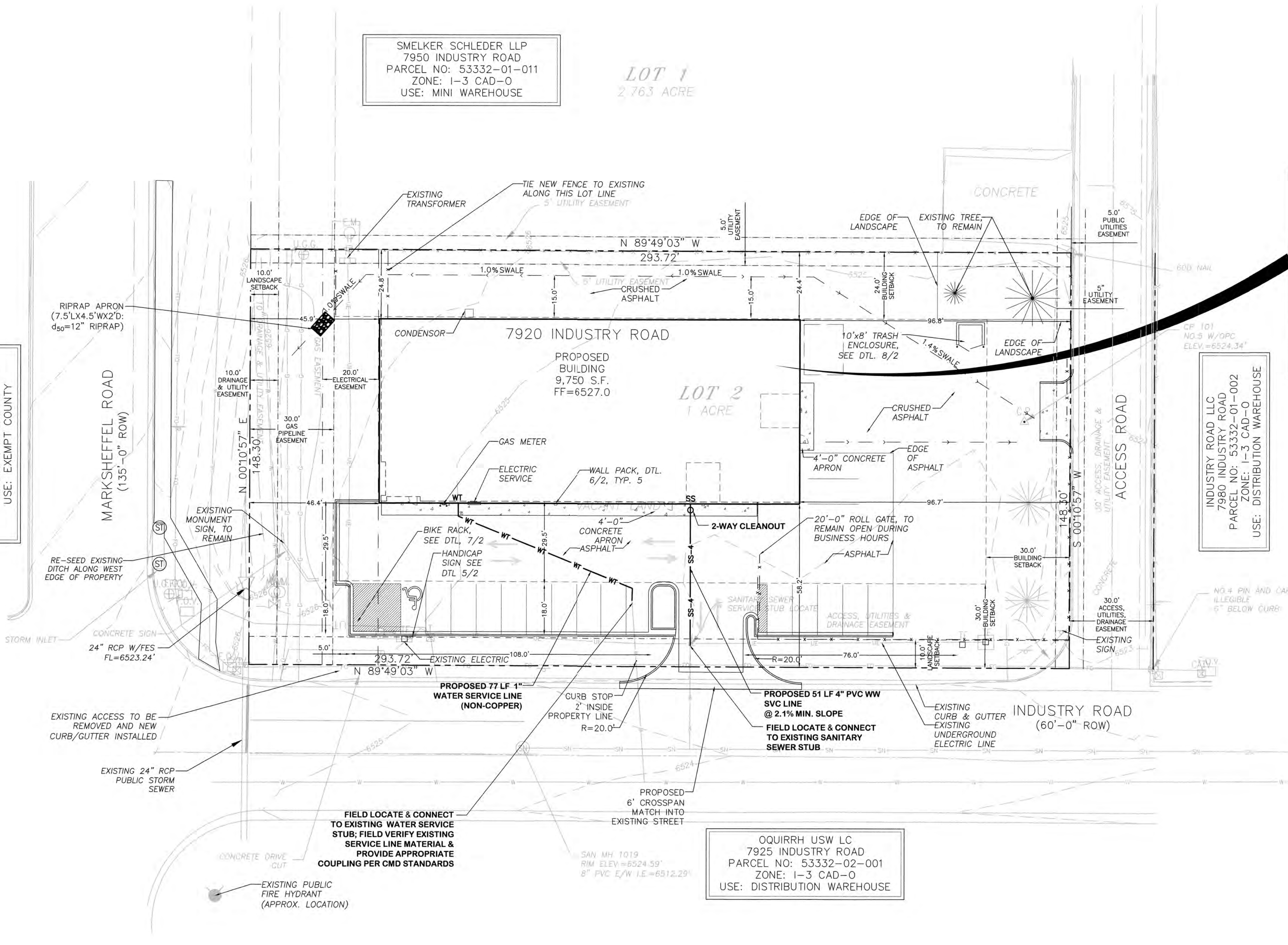


CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MEMBER UTILITIES.

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

C:\Users\Owner\Desktop\paprojects\042203\hammers-smelker.dwg (incoming)\11.dwg - 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: I-3 CAD-0  
USE: DISTRIBUTION WAREHOUSE

OQUIRRH USW LC  
7925 INDUSTRY ROAD  
PARCEL NO: 53332-02-001  
ZONE: I-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.



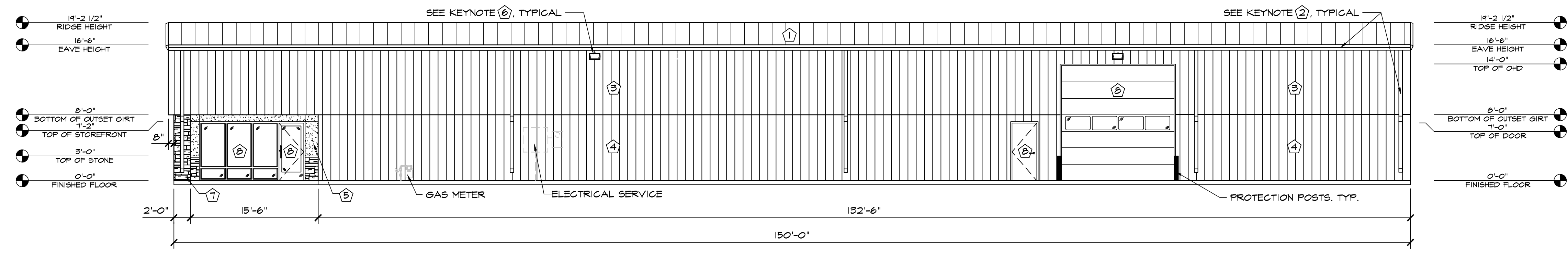
**SMELKER - HCI BUILDING  
LOT 2, PUMP IT BABY SUBDIVISION**

**SITE UTILITY PLAN**

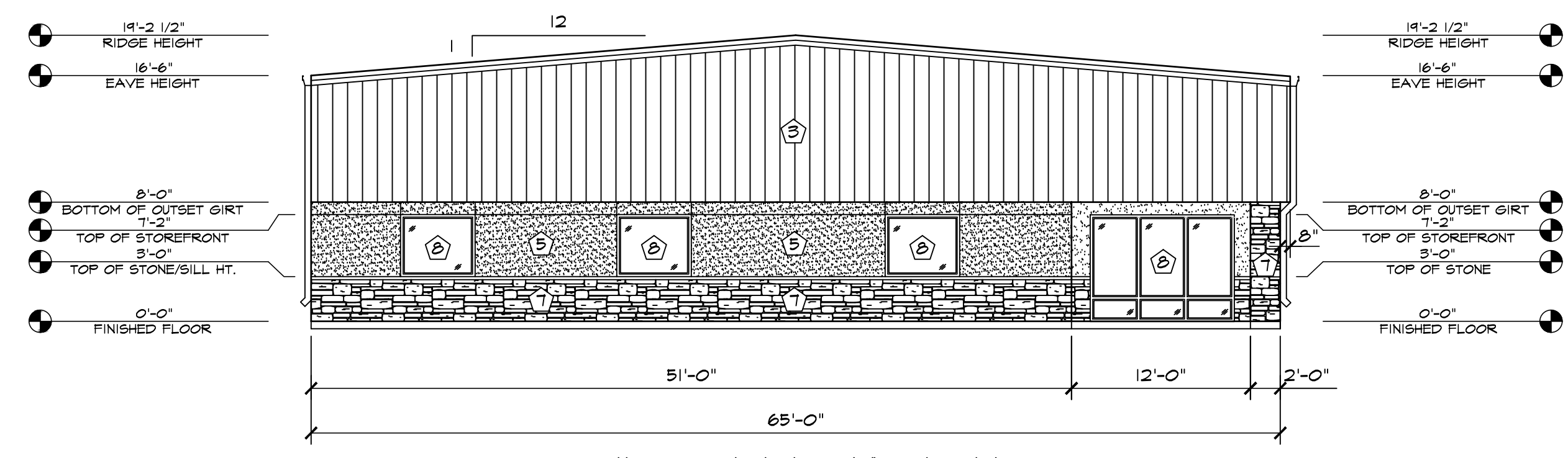
HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 05/27/20	LAST MODIFIED: 10/18/22
PROJECT NO: 042203	MODIFIED BY: PV
SHEET:	



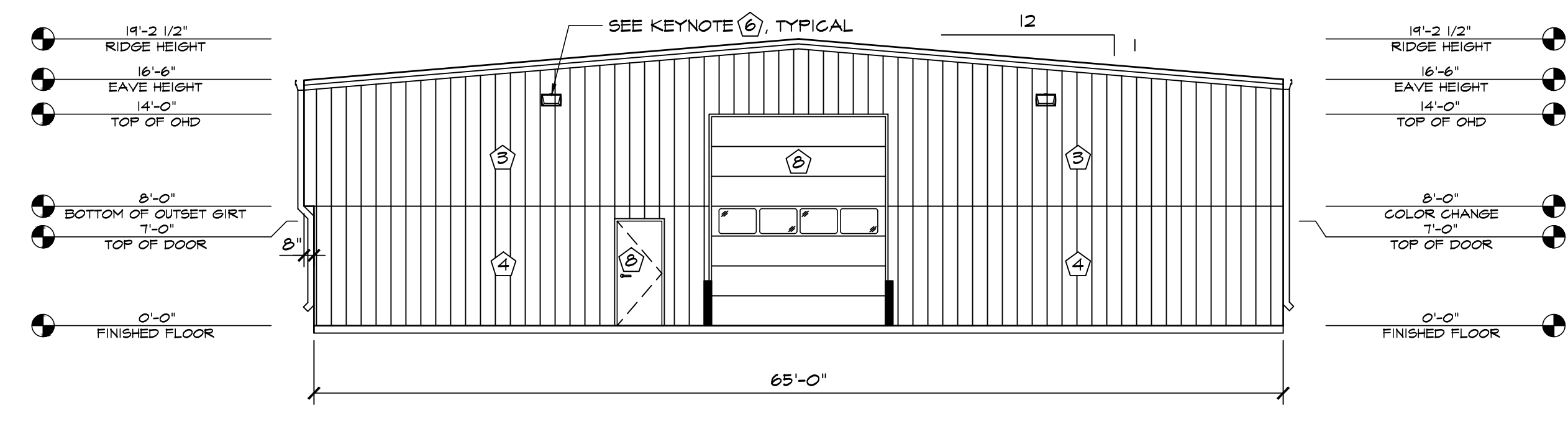




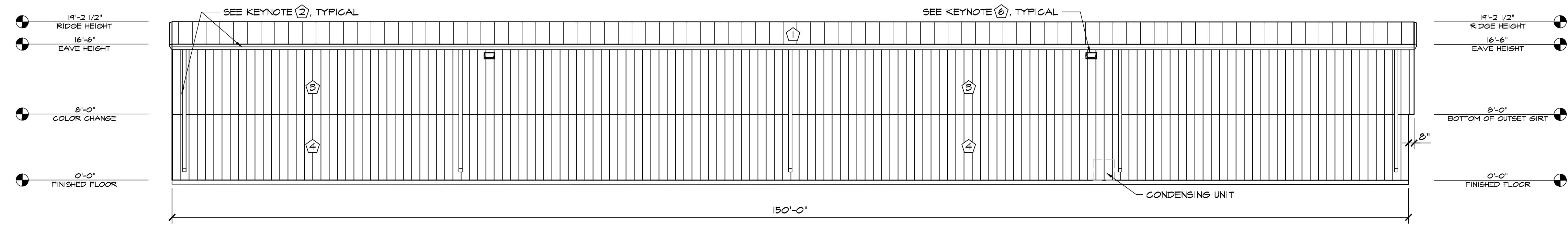
1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



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



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



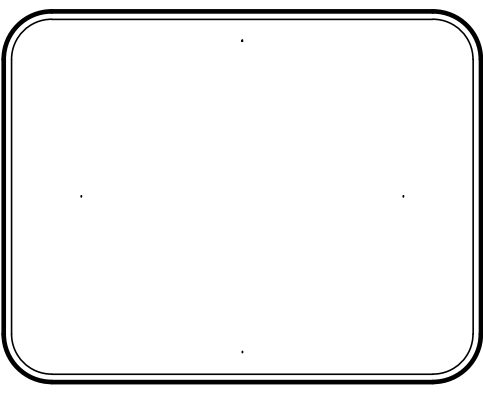
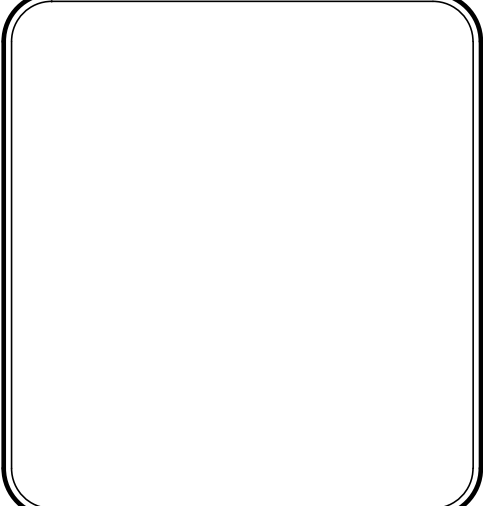
4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

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

**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



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
▲	
▲	
▲	
▲	



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## Letter of Intent

### Administrative Relief

#### Owner Information

Hammers Construction, Inc.  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
Project Name: Smelker-HCI  
([shammers@hammersconstruction.com](mailto:shammers@hammersconstruction.com))

#### Owner Representatives

Hammers Construction, Inc.  
Elliot Smith – Project Manager  
([esmith@hammersconstruction.com](mailto:esmith@hammersconstruction.com))  
Lisa Peterson – Design (Applicant)  
([lpeterson@hammersconstruction.com](mailto:lpeterson@hammersconstruction.com))  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
(719) 570-1599

#### Site:

Legal: Lot 2, Pump it Baby Sub.  
Address: 7920 Industry Road  
Colorado Springs, CO 80939  
Lot Size: 1.00 acres  
Zoned – I-3, CAD-O  
Parcel number: 53332-01-012

#### Request and Justification

Requesting for administrative relief for the building setback on the North side of the property. We are requesting a 24'-0" setback (20%) in lieu of the standard 30'-0" setback requirement. All other setbacks to remain per code. We are proposing the new construction of a 9,750-sf building built on the property above (see map) used for Warehouse and accessory office space.

#### Summary

Our site is (1) acre in size with lot dimensions of 293'-0" x 148'-0" we are only requesting a reduction of the setback to the North. With required building and landscape setbacks, it only allows us 92'-0" wide to fit all the requirements of the building, drive aisles, parking & landscaping. Since this property is so narrow, it can only be laid out one way to get good sized building onsite to make this property to appraise. With allowing this 6'-0" reduction we are able to keep drive aisles at 29'-6" which is needed to get a fire truck apparatus on the property if ever needed. In addition, as we are meeting the required parking and landscaping which we would not be able to if we were not granted this relief. We feel this is not a big request to develop this last lot (which has remained vacant for over 20+ years since the last development). Developing this lot will add a more aesthetically pleasing site since it will be developed and fully landscaped. Not to mention add more revenue to the County via taxes than a vacant property.



### Criteria for Approval

- This property is one of the last undeveloped lots within this subdivision. It is only a one-acre piece and fairly narrow. We have two street frontages which limits our buildable area as well as 50'-0" wide of multiple utility easements along Marksheffel Road. All adjacent properties are zoned I-3 and we are proposing approved uses within this zone. The North property line is the owner we purchased this property from, and they have no objections to this proposal. Due to these issues, we feel we do have extraordinary physical conditions to overcome to make this proposal work, which makes us feel that this request is not unwarranted.
  - We do feel we are still meeting the intent of the code. The uses proposed are approved within this zone district and we are meeting all parking and landscaping requirements per El Paso County zoning code.
  - The granting of this administrative relief will not result in an adverse impact on surrounding properties. We are only requesting this relief on the North property and as mentioned above the Northern property owner is in favor of this proposal. Furthermore, the building moves further to the north which moves it further away from Industrial Drive. This allows for better safety and maneuverability for emergency vehicles as well as general traffic in and out of the site.
  - This is a commercial building and therefore will not increase number of dwelling units since no residential is proposed.
  - The granting of this administrative relief will reduce site disturbance along Marksheffel Road. A large portion of the native grass is to remain and undisturbed. Also, by leaving this undisturbed, site triangles at this intersection will remain as is which is important for traffic merging onto these roads.
-