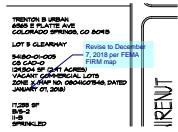


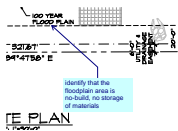
Site Development Plan_V1.pdf Markup Summary

Daniel Torres (5)



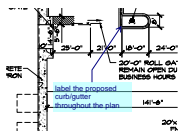
Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Daniel Torres
Date: 7/15/2022 4:45:51 PM
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Color: ■
Layer:
Space:

Revise to December 7, 2018 per FEMA FIRM map



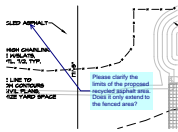
Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Daniel Torres
Date: 7/15/2022 4:51:03 PM
Status:
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Space:

identify that the floodplain area is no-build, no storage of materials



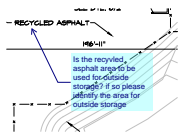
Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Daniel Torres
Date: 7/15/2022 4:56:29 PM
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Space:

label the proposed curb/gutter throughout the plan



Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Daniel Torres
Date: 7/15/2022 4:59:04 PM
Status:
Color: ■
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Space:

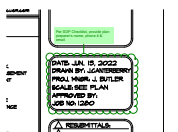
Please clarify the limits of the proposed recycled asphalt area. Does it only extend to the fenced area?



Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Daniel Torres
Date: 7/18/2022 10:20:17 AM
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Layer:
Space:

Is the recycled asphalt area to be used for outside storage? if so please identify the area for outside storage

Linda.Nguyen (15)



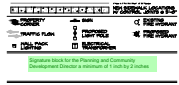
Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 11:08:38 AM
Status:
Color: ■
Layer:
Space:

Per SDP Checklist, provide plan preparer's name, phone # & email



Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 11:10:09 AM
Status:
Color: ■
Layer:
Space:

Provide breakdown of lot coverage calculaion



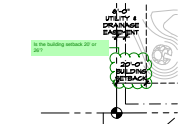
Subject: Text Box
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 11:39:15 AM
Status:
Color: ■
Layer:
Space:

Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches



Subject: Count Measurement
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 2:51:46 PM
Status:
Color: ■
Layer:
Space:

62



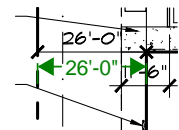
Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 2:53:36 PM
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Color: ■
Layer:
Space:

Is the building setback 20' or 26'?



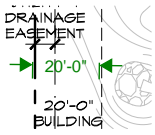
Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 2:54:53 PM
Status:
Color: ■
Layer:
Space:

Building setback? 26' or 20'?



Subject: Length Measurement
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 3:09:27 PM
Status:
Color: ■
Layer:
Space:

26'-0"



Subject: Length Measurement
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 3:10:00 PM
Status:
Color: ■
Layer:
Space:

20'-0"



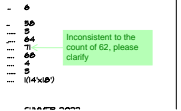
Subject: Text Box
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 3:27:53 PM
Status:
Color: ■
Layer:
Space:

Per SDP checklist show locations of all sidewalks, trails, fences and walls, retaining walls, or berms



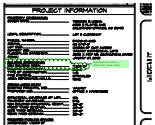
Subject: Text Box
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 3:31:46 PM
Status:
Color: ■
Layer:
Space:

Per SDP checklist show the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.



Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 4:13:25 PM
Status:
Color: ■
Layer:
Space:

Inconsistent to the count of 62, please clarify



Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/12/2022 9:35:20 AM
Status:
Color: ■
Layer:
Space:

Application form states a different SF, please clarify

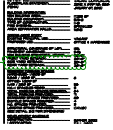


Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/21/2022 9:32:39 AM
Status:
Color: ■
Layer:
Space:

Per SDP Checklist, show all location of all existing and proposed utility lines and associated infrastructure



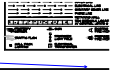
Subject: Arrow
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/21/2022 9:36:05 AM
Status:
Color: ■
Layer:
Space:



Subject: Cloud+
Page Label: [1] WN- Site6-SITE
Author: Linda.Nguyen
Date: 7/21/2022 9:37:30 AM
Status:
Color: ■
Layer:
Space:

Min. setback for CS zone is 25'

lpackman (1)



Subject: Callout
Page Label: [1] WN- Site6-SITE
Author: lpackman
Date: 7/13/2022 7:38:20 AM
Status:
Color: ■
Layer:
Space:

Add PCD File No. PPR-2234.

ACCESSIBILITY NOTES

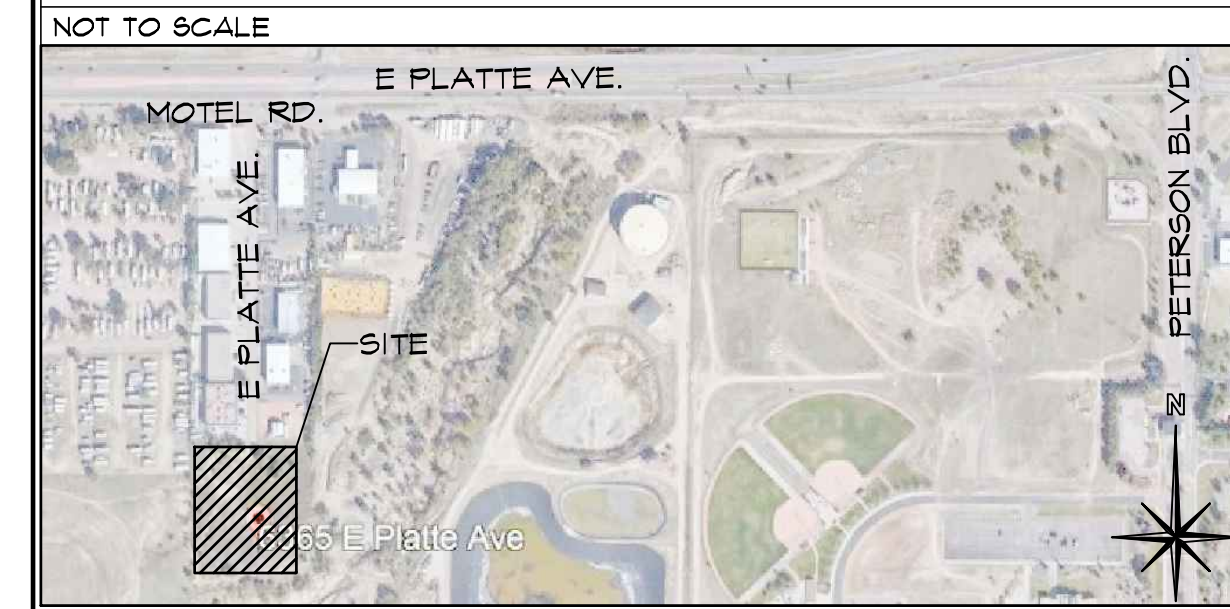
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL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

Per SDP checklist show the layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.

DRAWING INDEX

- 1 OF 14 - SITE PLAN & DTLS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 14 - SITE DETAILS
- GRO1 - GEC PLAN COVER & INDEX
- GRO2 - DETAILED GRADING
- GRO3 - INITIAL GEC PLAN
- GRO4 - FINAL GEC PLAN
- GRO5 - GEC PLAN DETAILS
- WTO1 - WATER PLAN & USP COVER & INDEX
- WTO2 - WATER PLAN & PROFILES
- L1.1 - LANDSCAPE PLAN & SCHEDULE
- L1.2 - LANDSCAPE PLAN & DETAILS
- ESO.1 - PHOTOMETRIC & SCHEDULES
- ESO.2 - PHOTOMETRIC LIGHTING DETAILS
- 14 OF 14 - BUILDING ELEVATIONS

VICINITY MAP

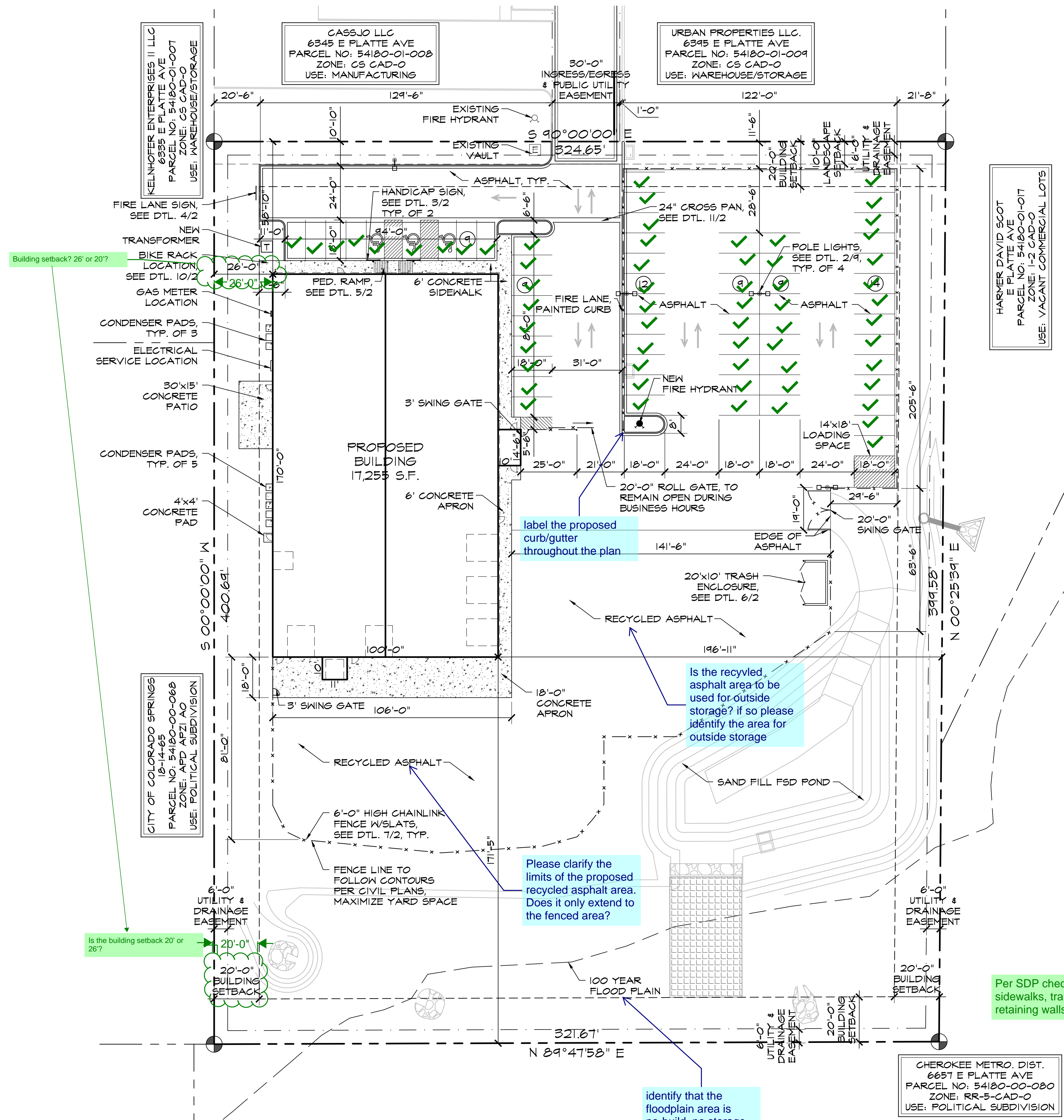


PROJECT INFORMATION

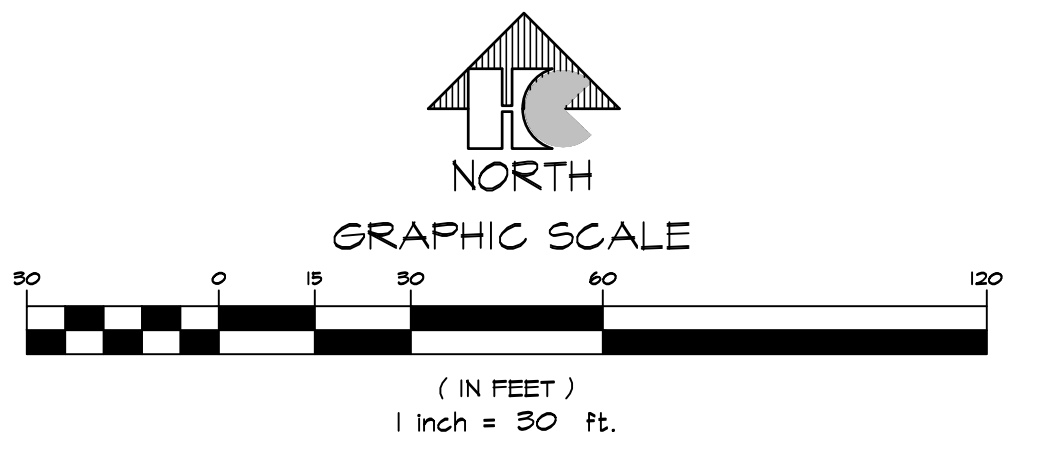
PROPERTY INFORMATION	
OWNER NAME:	TRENTON B URBAN 6365 E PLATTE AVE COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 5 CLEARWAY
PARCEL NUMBER:	54180-01-005
ZONING:	CS CAD-O
LOT SIZE:	129,304 SF (2.97 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X MAP NO. 0804C07546, DATED JANUARY 07, 2018
BUILDING INFORMATION	
NEW BUILDING AREA:	17,255 SF
BUILDING OCCUPANCY:	3/2-2
TYPE OF CONSTRUCTION:	11-E
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
EXISTING PRINCIPAL USE:	VACANT
PROPOSED USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE OF LOT: 13%	
PAVEMENT COVERAGE: 34%	
NEW BUILDING STRUCTURAL HEIGHT: 20'-2"	
FRONT YARD SETBACK: 20'-0"	
SIDE YARD SETBACK: 20'-0"	
REAR YARD SETBACK: 20'-0"	
REQUIRED PARKING SPACES	
WAREHOUSE - 1/1000 SF	6
5,840 / 1,000 SF	6
OFFICE - 1/200 SF	58
11,415 / 200 SF	58
H.C.-1 SPACE/25 REQ'D	3
TOTAL PARKING SPACES REQUIRED:	64
TOTAL PARKING PROVIDED:	71
STANDARD SPACES PROVIDED	68
BICYCLE SPACES REQUIRED:	4
H.C. SPACES PROVIDED:	3
LOADING SPACE PROVIDED (SEE DETAIL 2/2 FOR DIMENSIONS)	1(14'x18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2022
LANDSCAPING:	FALL 2022
DEVELOPMENT APPLICANT COMPANY:	
HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915	
PHONE NUMBER:	(719)-570-1599
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
---	ELECTRICAL EASEMENT
---	PHONE EASEMENT
---	ACCESS EASEMENT
---	NEW CHAINLINK FENCE
---	6" HIGH CONCRETE FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	PHONE LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
—	SIGN
○	PROPOSED LIGHT POLE
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT
□	ELECTRICAL TRANSFORMER



SITE PLAN
SCALE: 1"=30'-0"



Provide breakdown of lot coverage calculation

Min. setback for CS zone is 25'

Per SDP Checklist, show all location of all existing and proposed utility lines and associated infrastructure

Per SDP checklist show locations of all sidewalks, trails, fences and walls, retaining walls, or berms

Add PCD File No. PPR-2234

label the proposed curb/gutter throughout the plan

Is the recycled asphalt area to be used for outside storage? if so please identify the area for outside storage

Please clarify the limits of the proposed recycled asphalt area. Does it only extend to the fenced area?

identify that the floodplain area is no-build, no storage of materials

Revise to December 7, 2018 per FEMA FIRM map

Application form states a different SF, please clarify

Inconsistent to the count of 62, please clarify

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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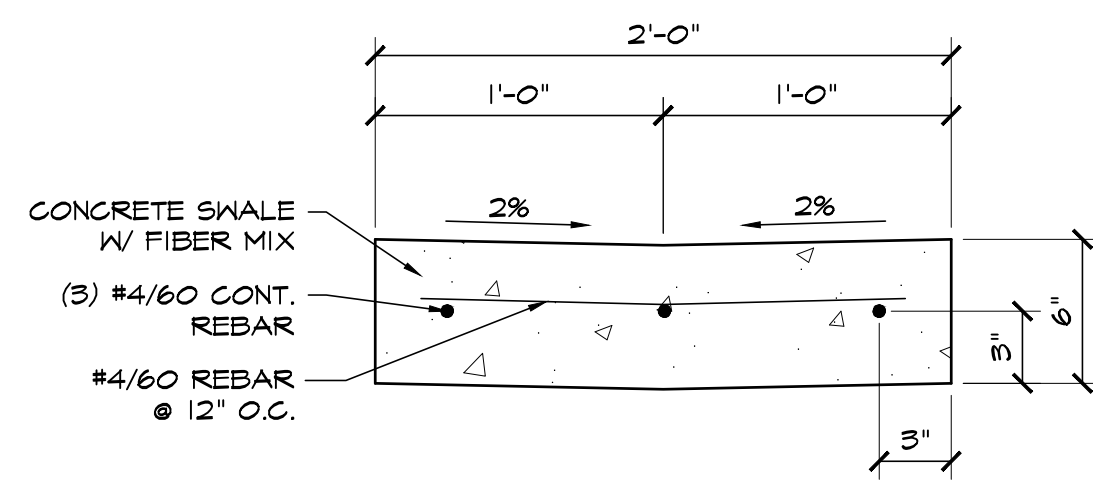
WIRENUT HOME SERVICES
6365 E PLATTE AVE.
COLORADO SPRINGS, CO 80915
EL PASO, COLORADO

Per SDP Checklist, provide plan preparer's name, phone # & email

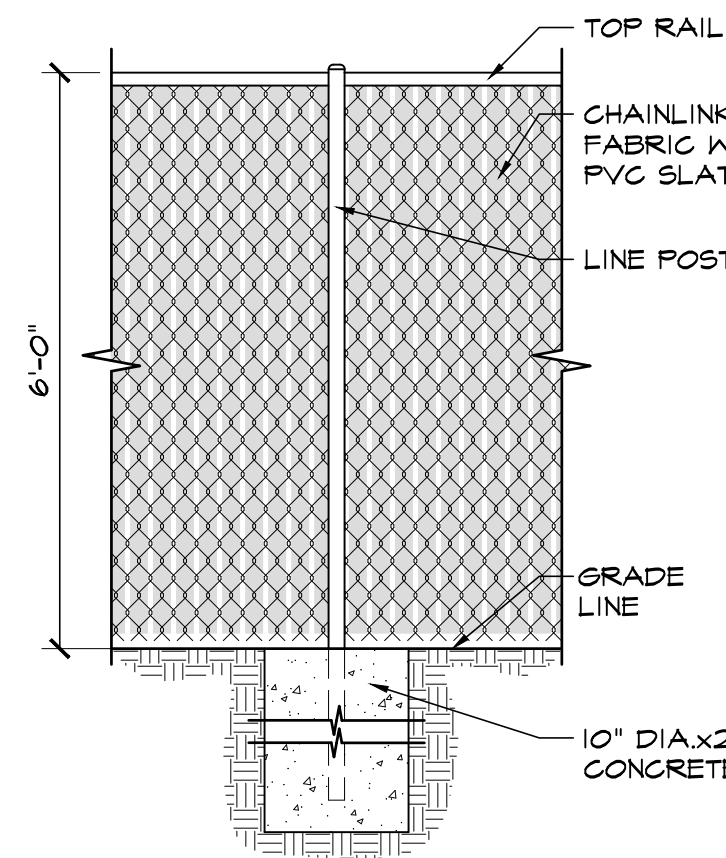
DATE: JUN. 13, 2022
DRAWN BY: J.CANTERBERRY
PROJ. MGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1280

RESUBMITTALS:

Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

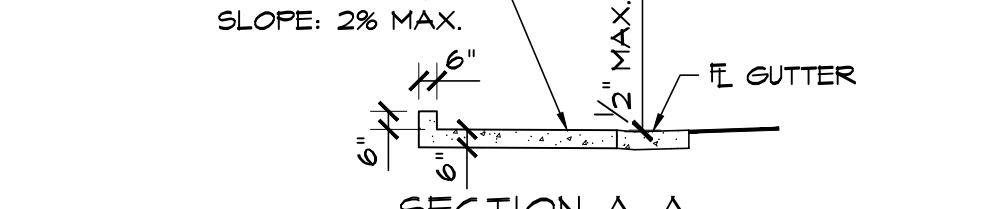
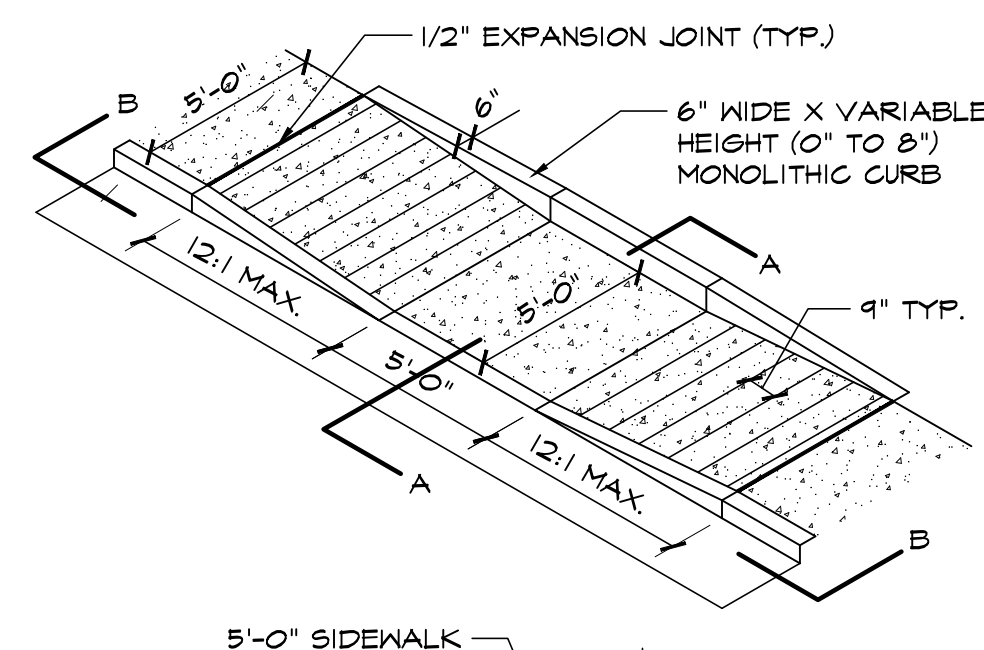


11 2'-0" CROSSSPAN DETAIL
SCALE: 1/2"=1'-0"

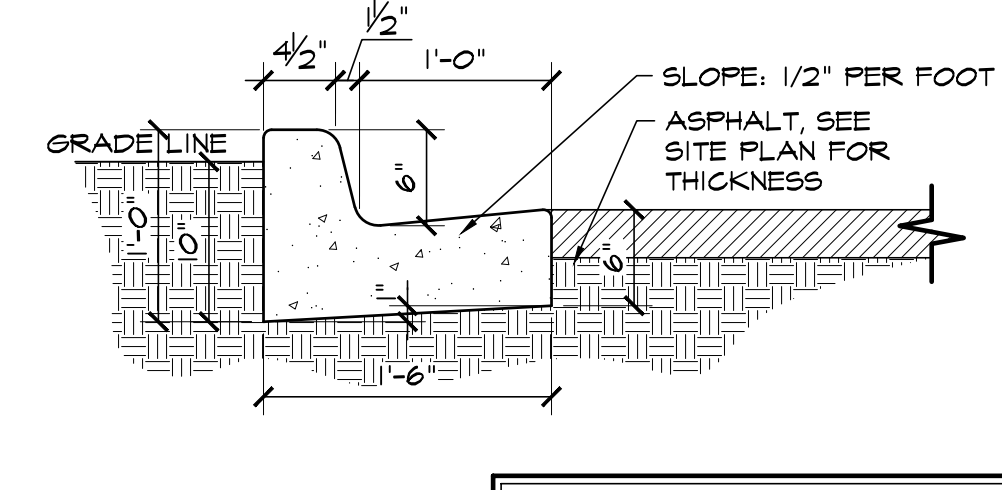


7 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

FENCE SPECS:
POSTS:
 - ALL POSTS WILL BE SET IN CONC.
 - END & CORNER - 2 3/8" T-40
 - LINE POSTS - 2" T-40 @ 10'-0" O.C.
TOP RAIL:
 - 1 5/8" T-20
CHAINLINK FABRIC:
 - 2" MESH x 11 GA - GALVANIZED AFTER WEAVING
 - 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

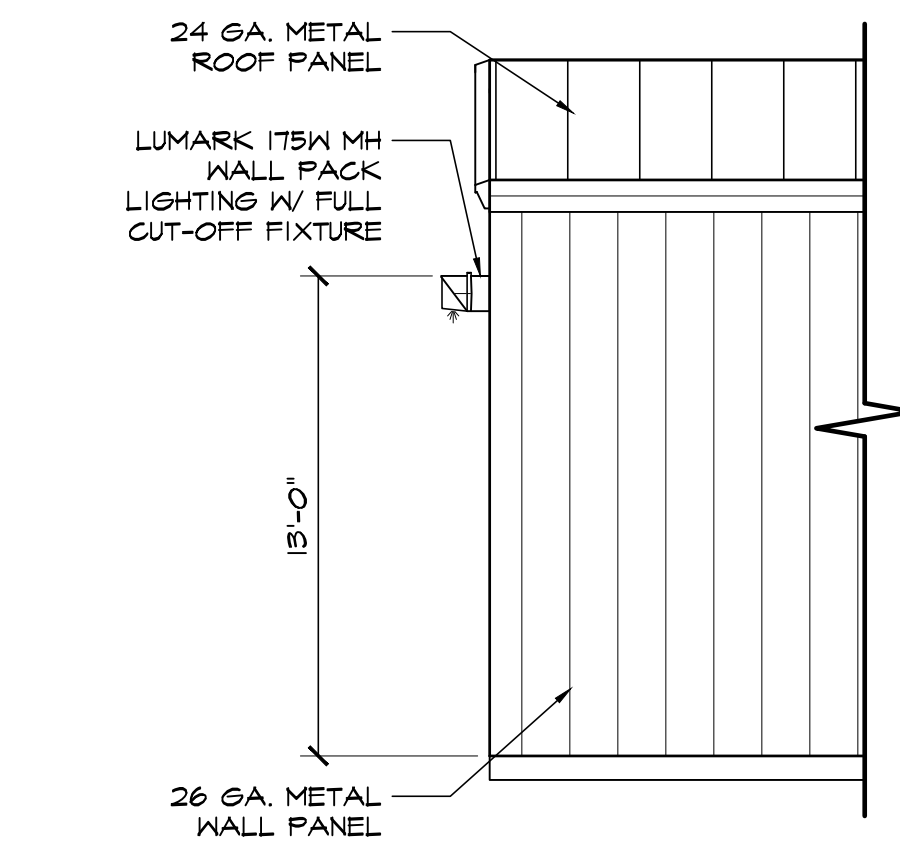


1 EPC TYPE B CURB
SCALE: 1"=1'-0"



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

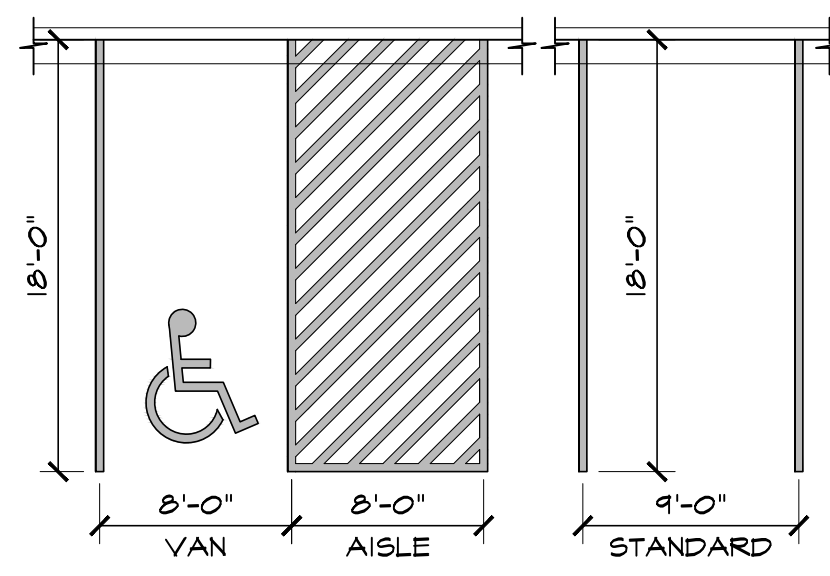
1 EPC TYPE B CURB
SCALE: 1"=1'-0"



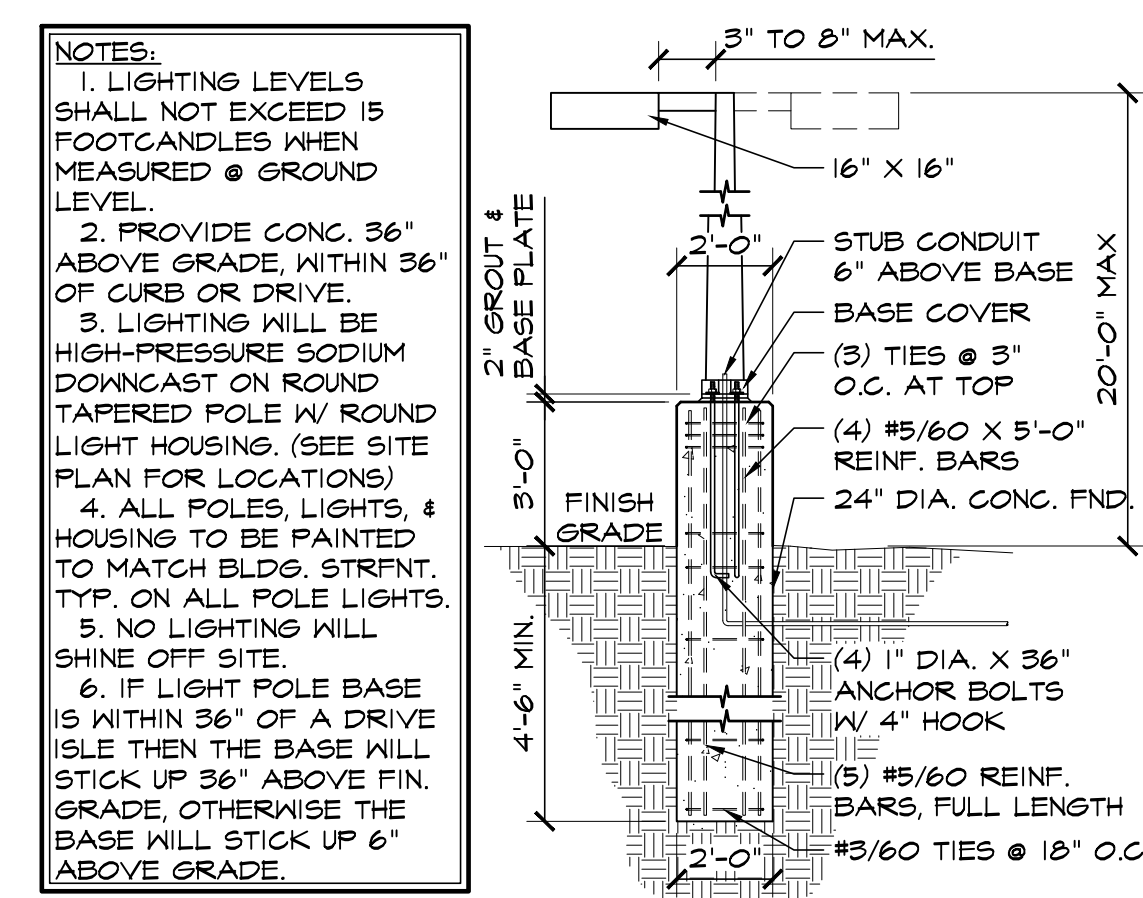
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"

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 509.02 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.
 8. SHADED AREA: 6" THICK CONCRETE

5 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"

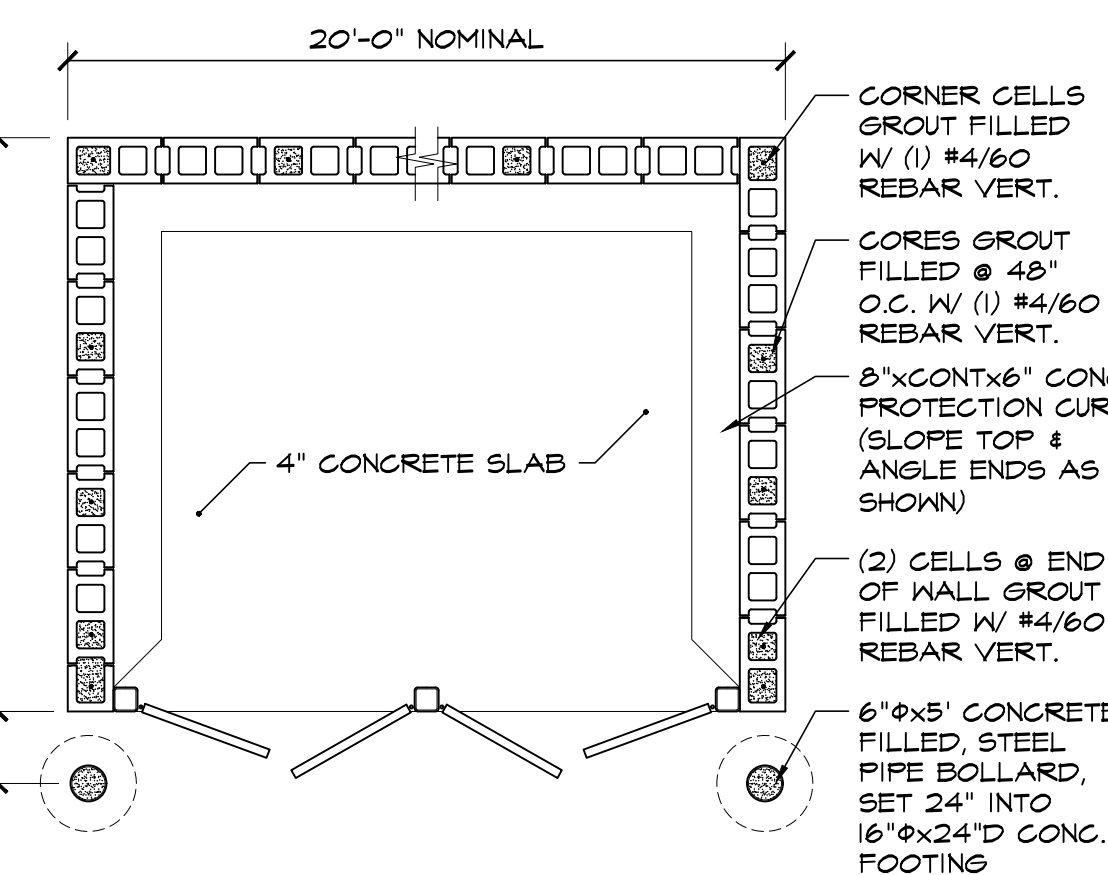


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

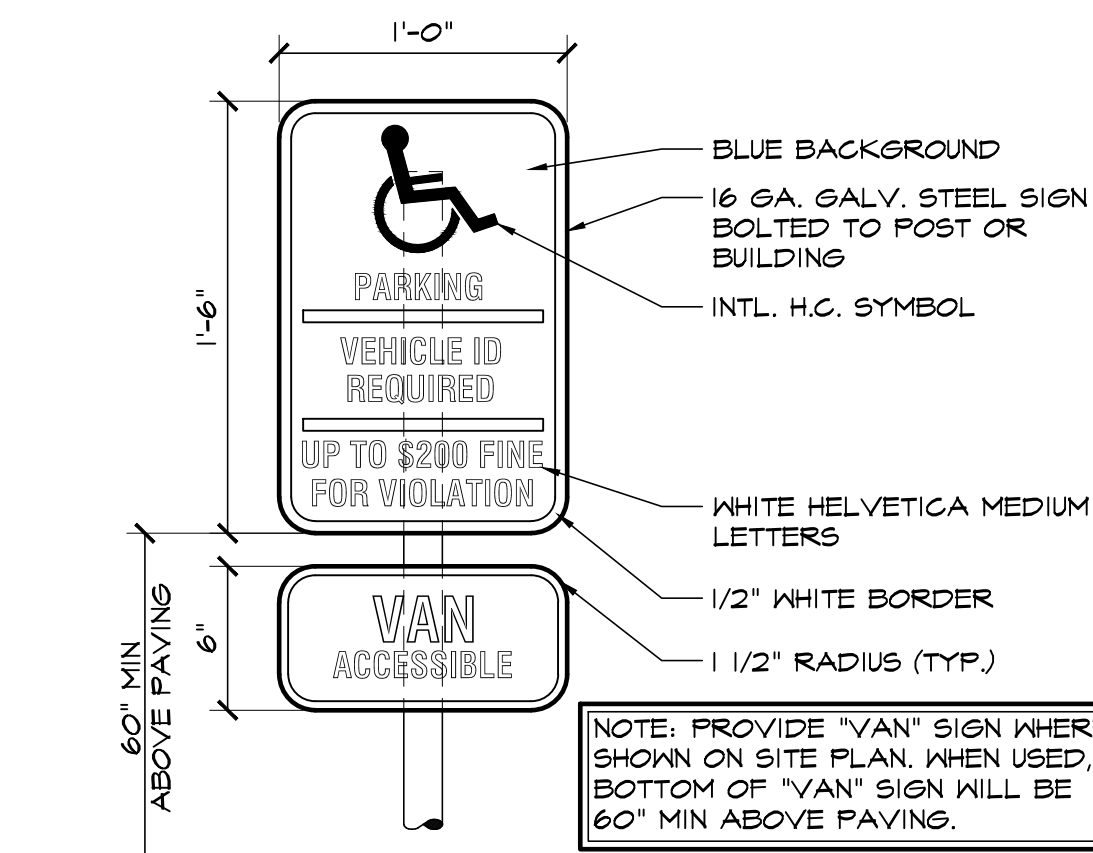


9 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

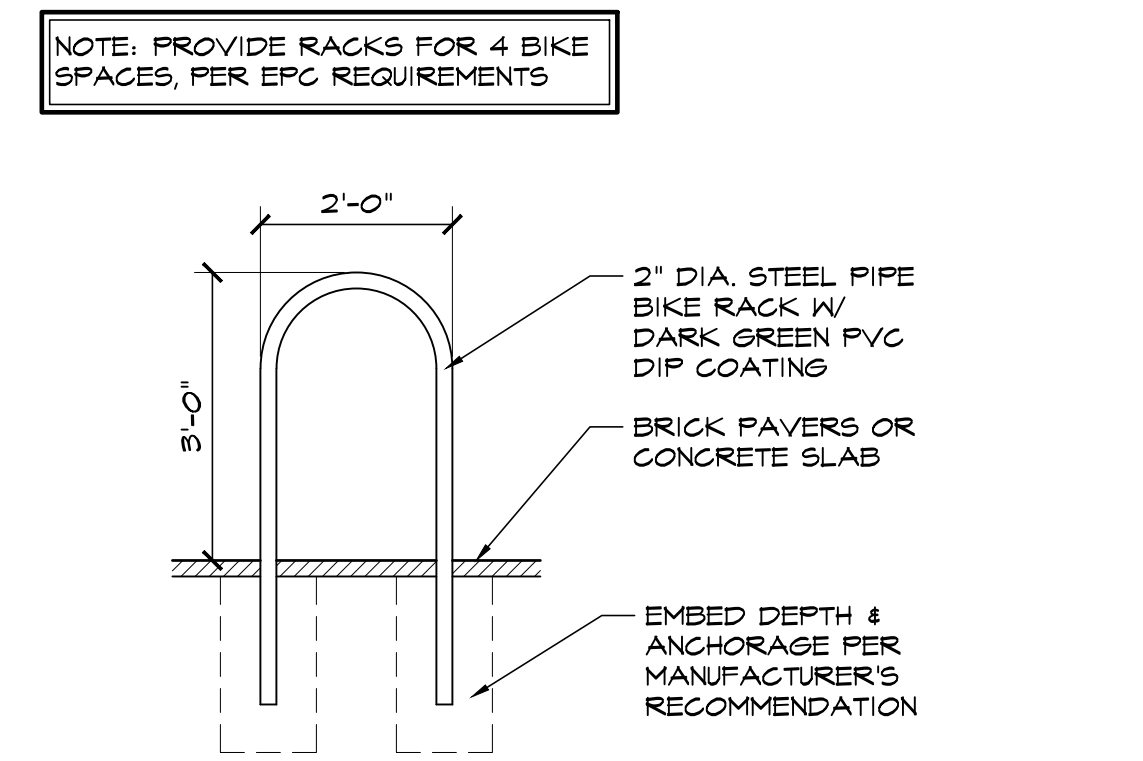
NOTES:
 1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
 2. PROVIDE CONC. 36" ABOVE GRADE WITHIN 36" OF CURB OR DRIVE.
 3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
 4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRFT. 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.



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

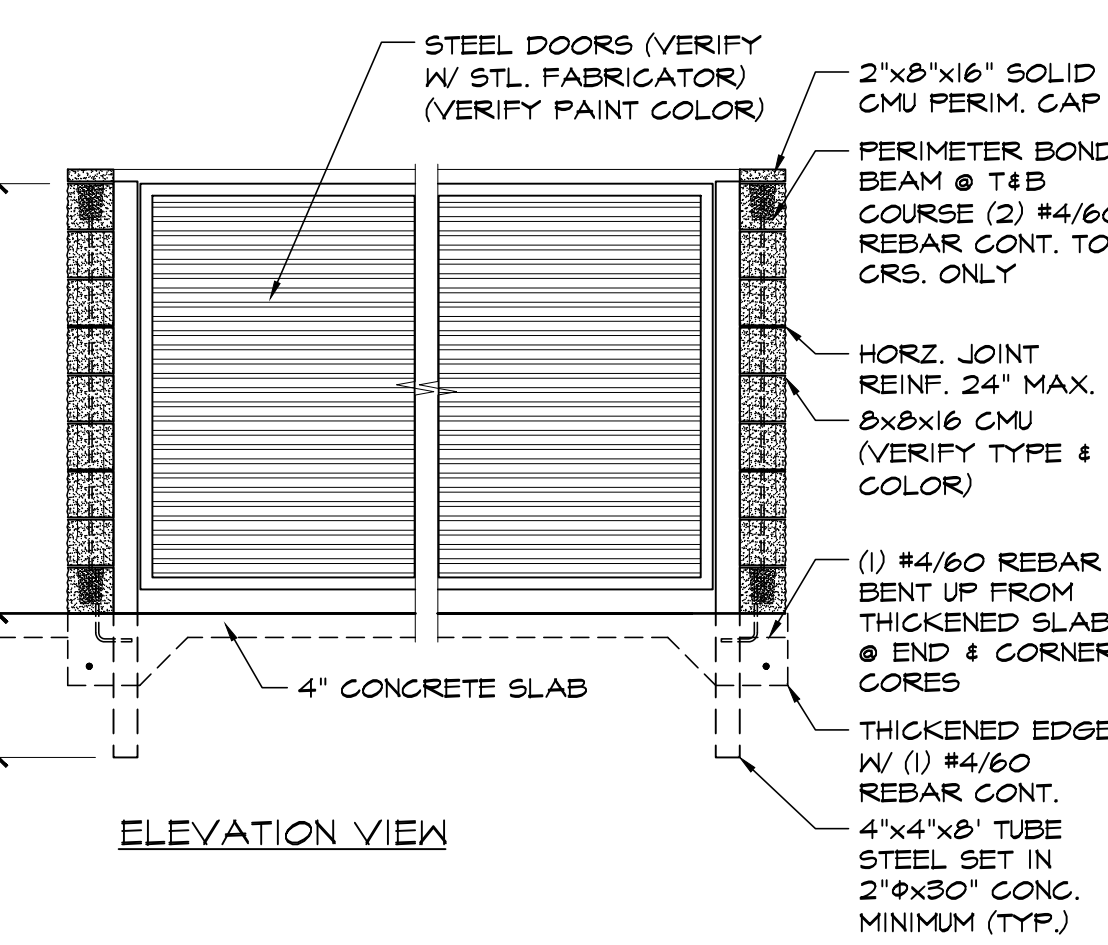


3 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"

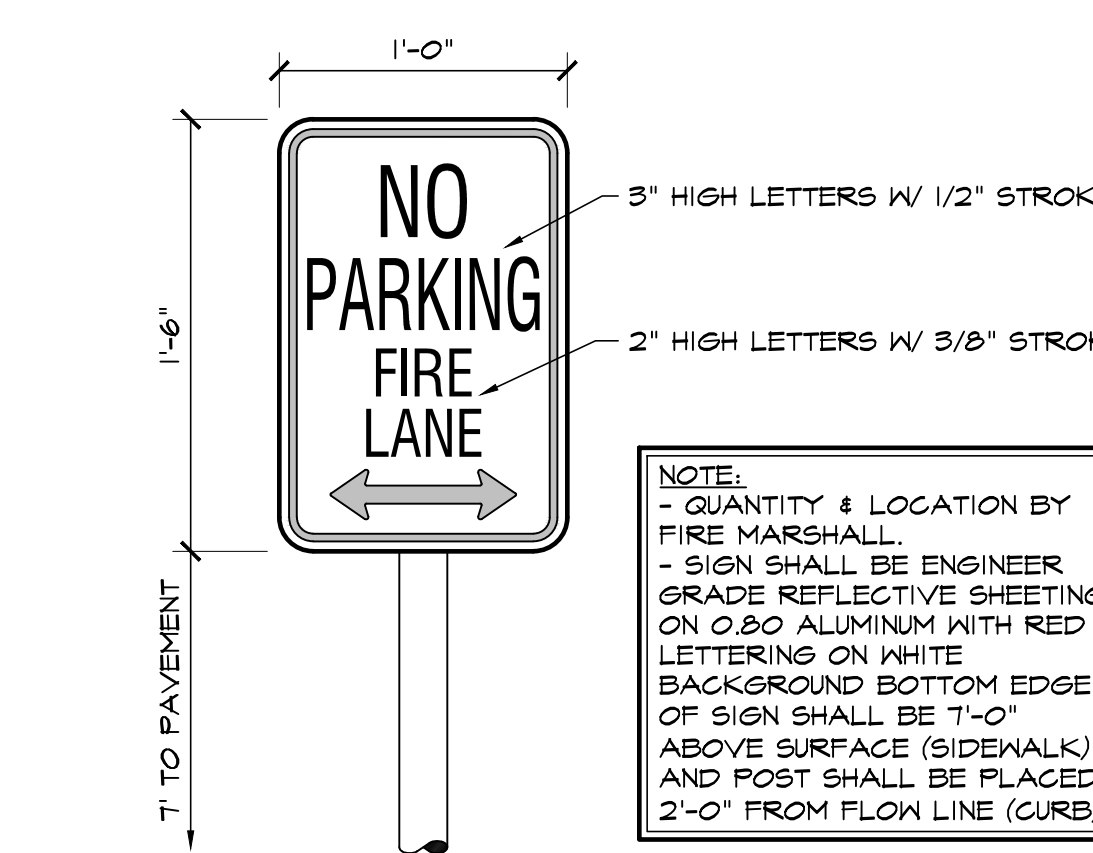


10 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"

NOTE: PROVIDE RACKS FOR 4 BIKE SPACES, PER EPC REQUIREMENTS



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



4 FIRE LANE SIGN
SCALE: 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 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

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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WIRENUT HOME SERVICES
 6365 E PLATTE AVE.
 COLORADO SPRINGS, CO 80915
 EL PASO, COLORADO

DATE: JUN. 13, 2022
 DRAWN BY: J.CANTERBERRY
 PROJ. MGR: J. BUTLER
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1280

- RESUBMITTALS:**
- ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲