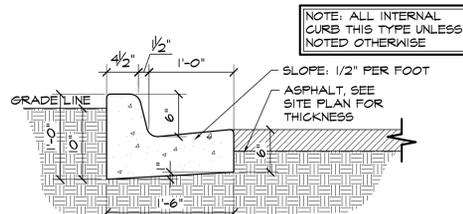


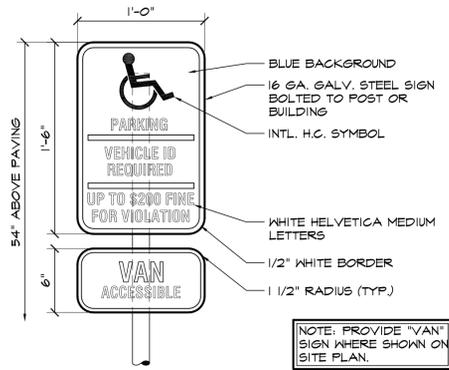
2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



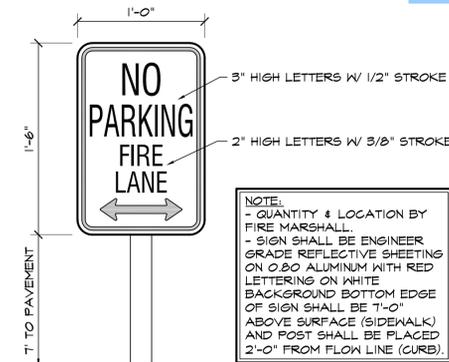
3 EPC TYPE B CURB  
SCALE: 1"=1'-0"

ADA Route to building entrance required to be shown on map from handicap parking spot.

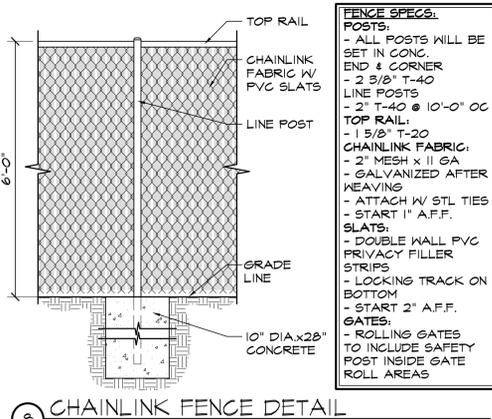
Must have this note:  
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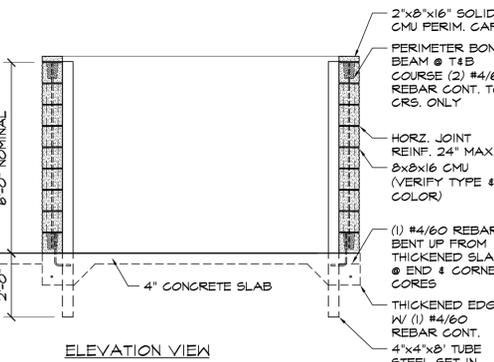
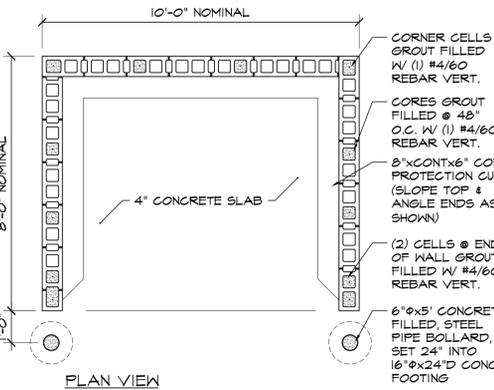
6 HANDICAPPED PARKING SIGN  
SCALE: 1 1/2"=1'-0"



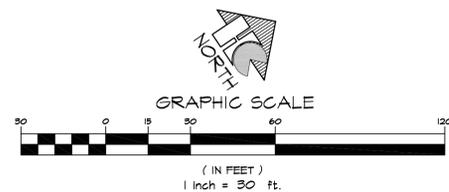
7 FIRE LANE SIGN  
SCALE: 1 1/2"=1'-0"



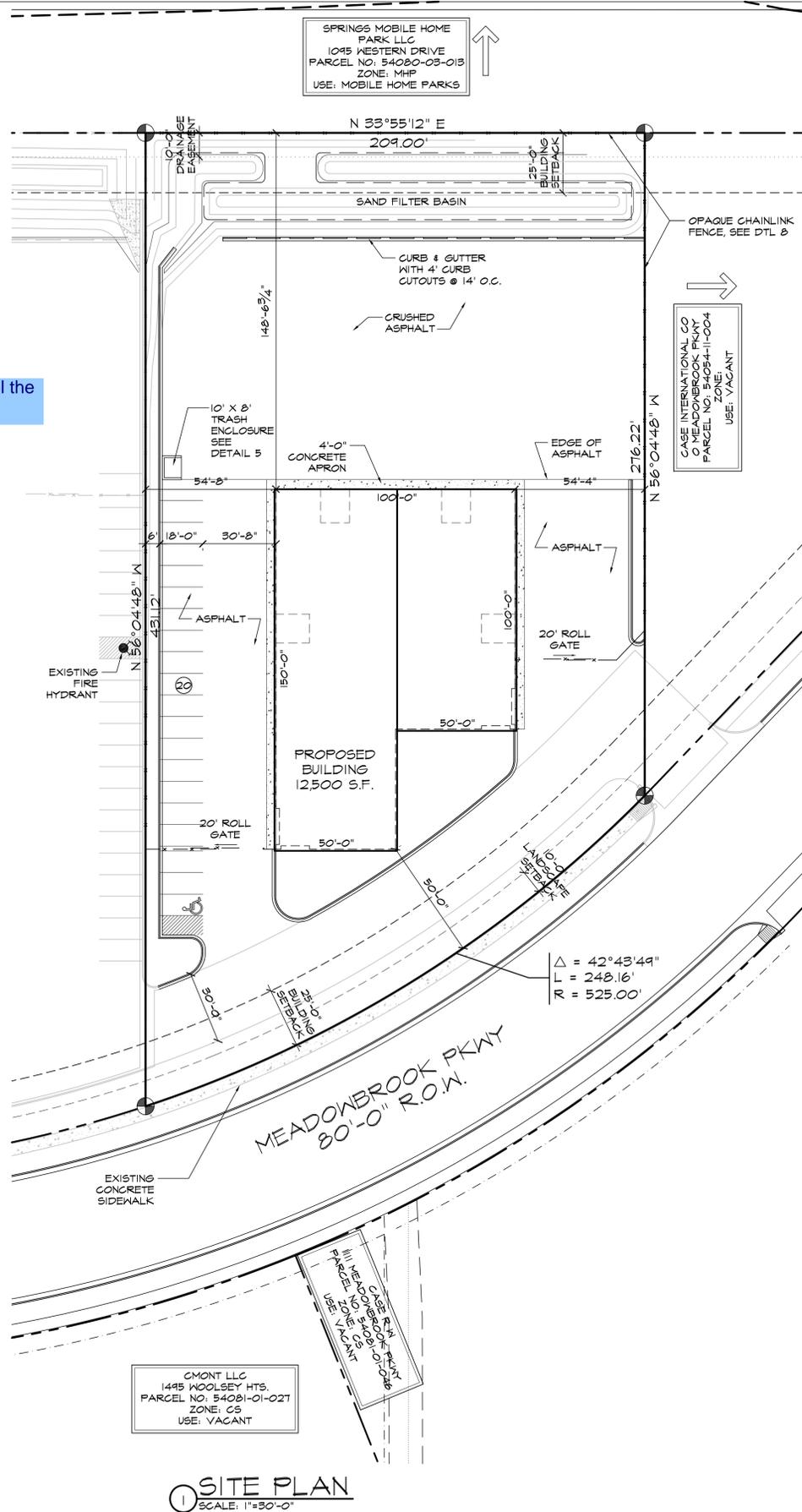
8 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"



5 CMU TRASH ENCLOSURE DETAIL  
SCALE: 3/8"=1'-0"



Show and label the easements

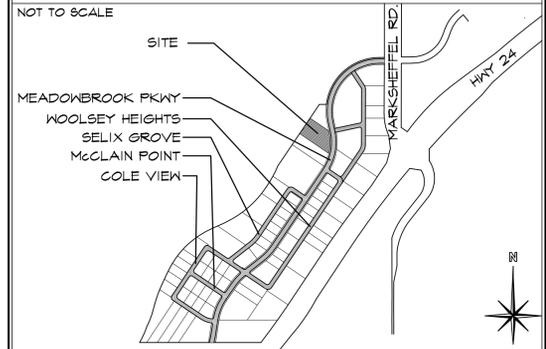


1 SITE PLAN  
SCALE: 1"=30'-0"

DRAWING INDEX

- 1 OF 10 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- UI: 2 OF 10 - UTILITY SERVICE PLAN
- CI: 3 OF 10 - GRADING & EROSION CONTROL PLAN
- C2: 4 OF 10 - EROSION CONTROL PLAN DETAILS
- C3: 5 OF 10 - EROSION CONTROL PLAN DETAILS
- LP-01: 6 OF 10 - LANDSCAPE PLAN
- LP-02: 7 OF 10 - LANDSCAPE DETAILS
- ES-1: 8 OF 10 - PHOTOMETRIC PLAN
- ES-2: 9 OF 10 - PHOTOMETRIC DETAILS
- 10 OF 10 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	HAMMERS CONSTRUCTION, INC 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 2 PADMARK BUSINESS PARK, FIL NO 1
PARCEL NUMBER:	54081-02-051
ZONING:	C5
LOT SIZE:	73,657 SF (1.69 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 0804COT56F, DATED MARCH 17, 1997)
<b>BUILDING INFORMATION</b>	
NEW BUILDING AREA:	12,500 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NOT SPRINKLED
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
PROPOSED PRINCIPAL USE:	OFFICE WAREHOUSE
STRUCTURAL COVERAGE OF LOT:	17%
PAVEMENT COVERAGE:	12%
NEW BUILDING STRUCTURAL HEIGHT:	19'-0" 3/8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"
<b>REQUIRED PARKING SPACES</b>	
OFFICE-(1 SPACE/200 SF)	6
1,500 / 200 SF	8
WAREHOUSE-(1 SPACE/1,000 SF)	12
11,000 / 1,000 SF	11
H.C.-(1 SPACE/25 REOP)	1
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	20
NEW STANDARD SPACES PROVIDED:	19
H.C. SPACES PROVIDED:	1
LOADING SPACE PROVIDED:	14'x18' AREA PROVIDED
(SEE DETAIL 2 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915 (719)-510-1549
PHONE NUMBER:	(719)-510-1549
FAX NUMBER:	(719)-510-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH AROUGHT 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
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
□	ELECTRICAL TRANSFORMER

**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) 510-1599 FAX (719) 510-7008  
www.hammersconstruction.com

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**PAD-2**  
PADMARK BUSINESS PARK-LOT 2-1  
1150 MEADOWBROOK PKWY  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: MAY 8, 2018  
DRAWN BY: L. PETERSON  
PROJ. MGR: Z. GRABTREE  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1059

RESUBMITTALS:  
▲  
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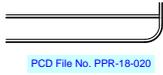
1 of 10  
SITE PLAN

# Markup Summary

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## dsdlaforce (1)

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**Author:** dsdlaforce  
**Date:** 6/5/2018 4:08:19 PM  
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PCD File No. PPR-18-020

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## dsdkendall (1)

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ADA Route to building entrance required to be shown on map from handicap parking spot,.

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## dsdgrimm (1)

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**Date:** 6/5/2018 4:24:35 PM  
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Show and label the easements