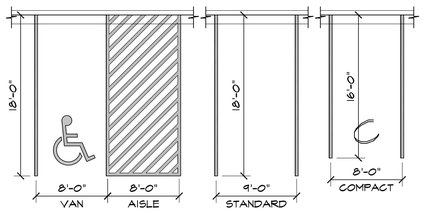
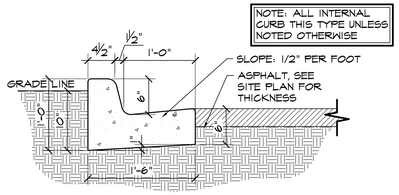
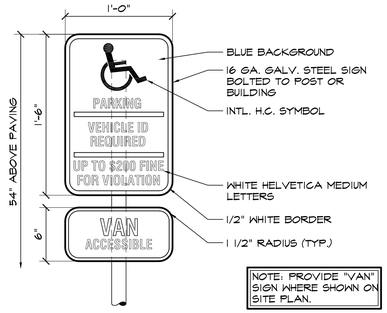


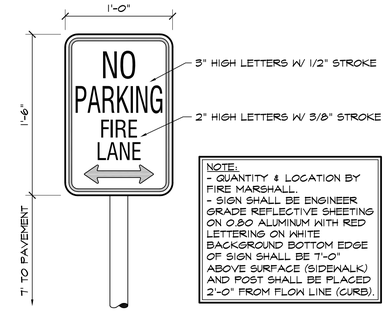
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



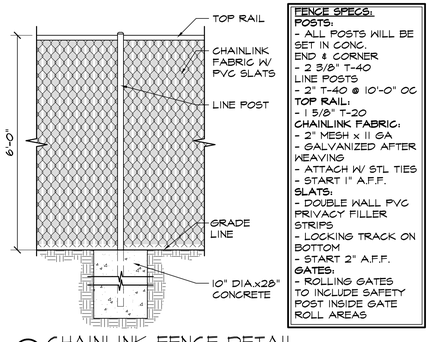
3 EPC TYPE B CURB
SCALE: 1"=1'-0"



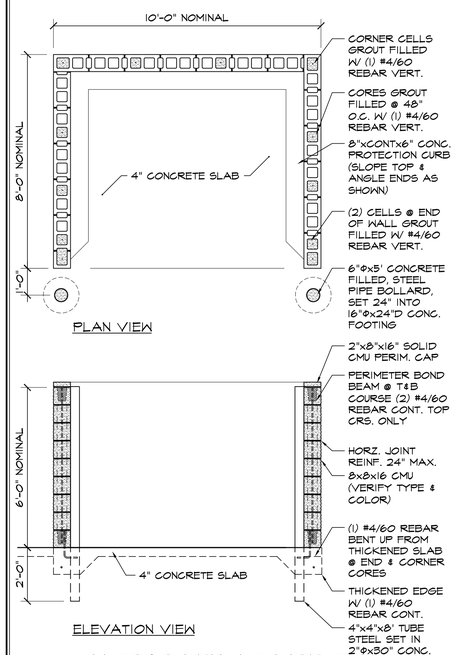
5 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



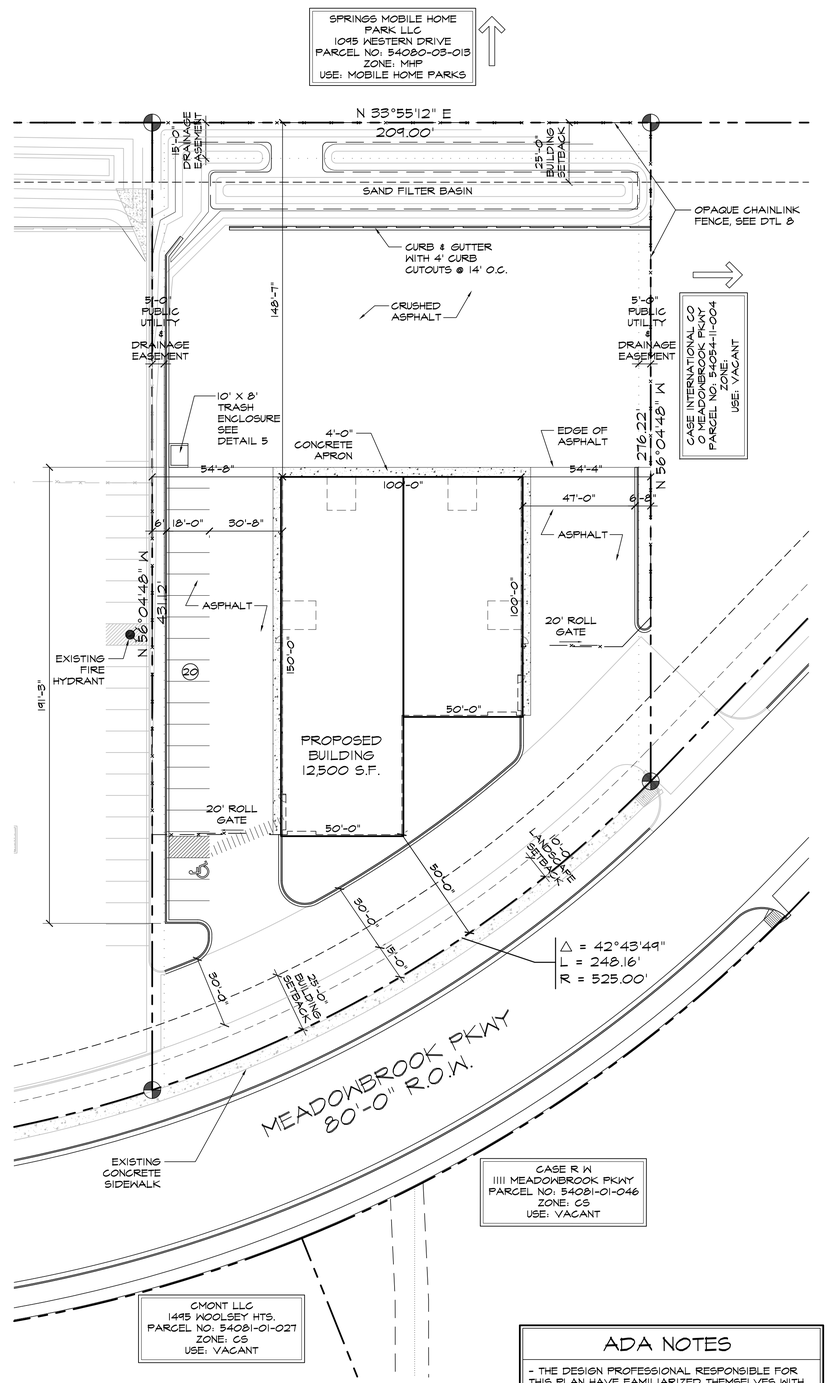
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



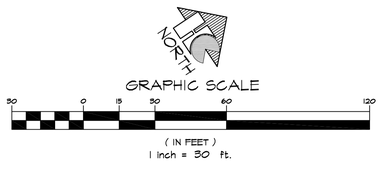
7 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



4 CMU TRASH ENCLOSURE D
SCALE: 3/8"=1'-0"



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



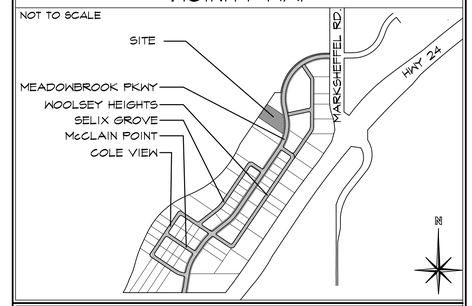
ADA NOTES

- THE DESIGN PROFESSIONAL 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

DRAWING INDEX

1 OF 10 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
U1: 2 OF 10 - UTILITY SERVICE PLAN
C1: 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

PROPERTY INFORMATION

OWNER NAME:	HAMMERS CONSTRUCTION, INC 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 2 PADMARK BUSINESS PARK, FIL NO 1
PARCEL NUMBER:	54081-02-057
ZONING:	CS
LOT SIZE:	73,657 SF (1.69 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041C0756F, DATED MARCH 17, 1997)

BUILDING INFORMATION

NEW BUILDING AREA:	12,500 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NOT SPRINKLED
AREA SEPARATION WALLS:	NONE

ZONING CODE STUDY

PROPOSED PRINCIPAL USE:	OFFICE WAREHOUSE
STRUCTURAL COVERAGE OF LOT:	17%
PAVEMENT COVERAGE:	12%
NEW BUILDING STRUCTURAL HEIGHT:	20'-8 5/8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"

REQUIRED PARKING SPACES

OFFICE-(1 SPACE/200 SF) 1,500 / 200 SF	8
WAREHOUSE-(1 SPACE/1,000 SF). 11,000 / 1000 SF	11
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	20
NEW STANDARD SPACES PROVIDED	19
H.C. SPACES PROVIDED	1
LOADING SPACE PROVIDED (SEE DETAIL 2 FOR DIMENSIONS)	14'X18' AREA PROVIDED

DEVELOPMENT SCHEDULE

CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018

DEVELOPMENT APPLICANT

COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COL.O. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
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 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
SIGN
EXISTING FIRE HYDRANT
TRAFFIC FLOW
MANHOLE
PROPOSED FIRE HYDRANT
WALL PACK LIGHTING
ELECTRICAL TRANSFORMER

EL PASO COUNTY FILE NO. PPR-18-020

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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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. MNGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

RESUBMITTALS:
2 6/13/18 COMMENTS 6/6/18