

**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.

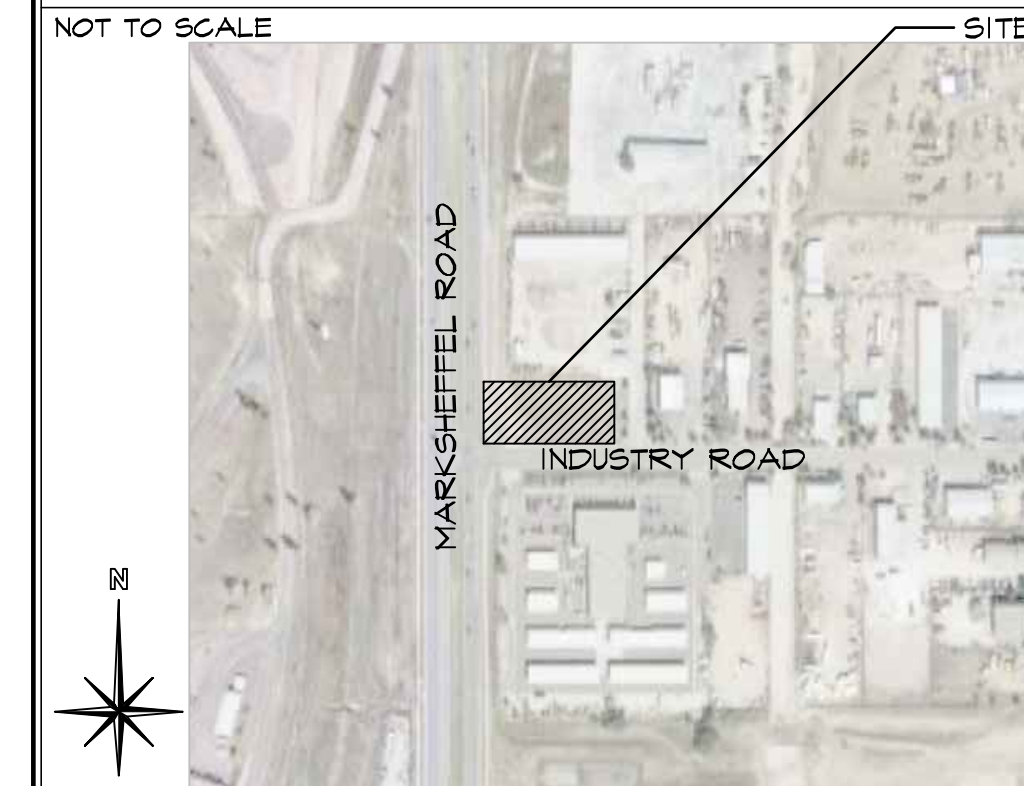
**AVIGATION EASEMENT**

THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED UNDER BOOK 3768, PAGE 1494 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.

**DRAWING INDEX**

- 1 OF 9 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 9 - SITE DETAILS
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- 4 OF 9 - SITE UTILITY PLAN
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- 9 OF 9 - 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, PUMP IT BABY SUB
PARCEL NUMBER:	53332-01-012
ZONING:	I-3 CAD-O
LOT SIZE:	43,560 SF (1.00 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804105436, DATED DEC 7, 2018)
<b>ZONING CODE STUDY</b>	
PROPOSED PRINCIPAL USE:	OFFICE, WAREHOUSE
<b>STRUCTURAL COVERAGE:</b> 22%	
<b>PAVEMENT COVERAGE:</b> 24%	
<b>STREET COVERAGE:</b> 0%	
<b>LANDSCAPE COVERAGE:</b> 11%	
<b>BUILDING STRUCTURAL HEIGHT:</b> 19'-3 1/2" (45'-0" MAX)	
<b>FRONT YARD SETBACK:</b> 24'-0"	
<b>SIDE YARD SETBACK:</b> 30'-0"	
<b>REAR YARD SETBACK:</b> 24'-0"	
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	9,750 SF
BUILDING FOOTPRINT:	9,750 SF
BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>REQUIRED PARKING SPACES</b>	
OFFICE (1 SPACE/200 S.F.)	8
(1,500 S.F. / 200 S.F.)	8
WAREHOUSE (1 SPACE/1,000 S.F.)	8
(8,250 S.F. / 1,000 S.F.)	8
H.C. (1 SPACE/25 REQ'D)	1
<b>TOTAL PARKING SPACES REQUIRED:</b>	16
<b>TOTAL PARKING PROVIDED:</b>	16
STANDARD SPACES PROVIDED:	15
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</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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THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2022 HAMMERS CONSTRUCTION

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

Provide plan preparer name, telephone # and email

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

RESUBMITTALS:

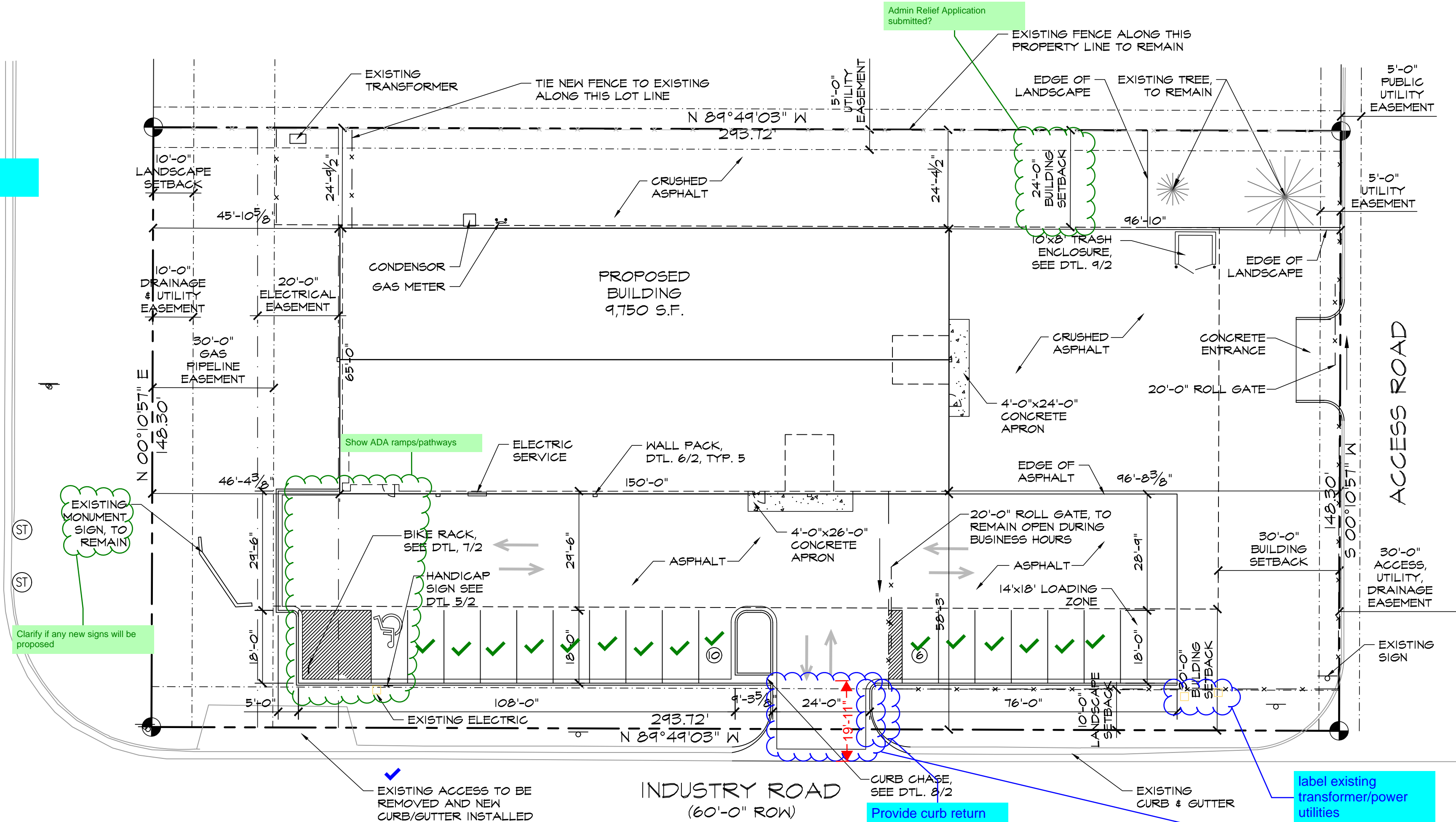
1 of 9  
SITE PLAN

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

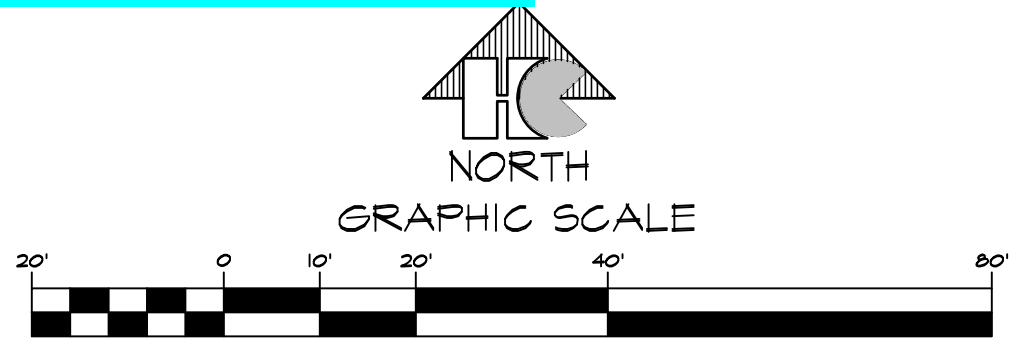
INDUSTRY ROAD LLC  
7980 INDUSTRY ROAD  
PARCEL NO: 53332-01-002  
ZONE: I-3 CAD-O  
USE: DISTRIBUTION WAREHOUSE

OQUIRRH USW LC  
7925 INDUSTRY ROAD  
PARCEL NO: 53332-02-001  
ZONE: I-3 CAD-O  
USE: DISTRIBUTION WAREHOUSE

OQUIRRH USW LC  
7985 INDUSTRY ROAD  
PARCEL NO: 53332-02-002  
ZONE: I-3 CAD-O  
USE: VACANT



**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 BRIGHT 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
○	PROPOSED FIRE HYDRANT
○	MANHOLE
○	WALK DOOR OR OVERHEAD DOOR LOCATIONS
□	WALL PACK LIGHTING
□	ELECTRICAL TRANSFORMER

Per SDP Checklist, provide signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

Gate Location and Dimensions. Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way.

Provide curb return detail

Label existing transformer/power utilities

Clarify if any new signs will be proposed

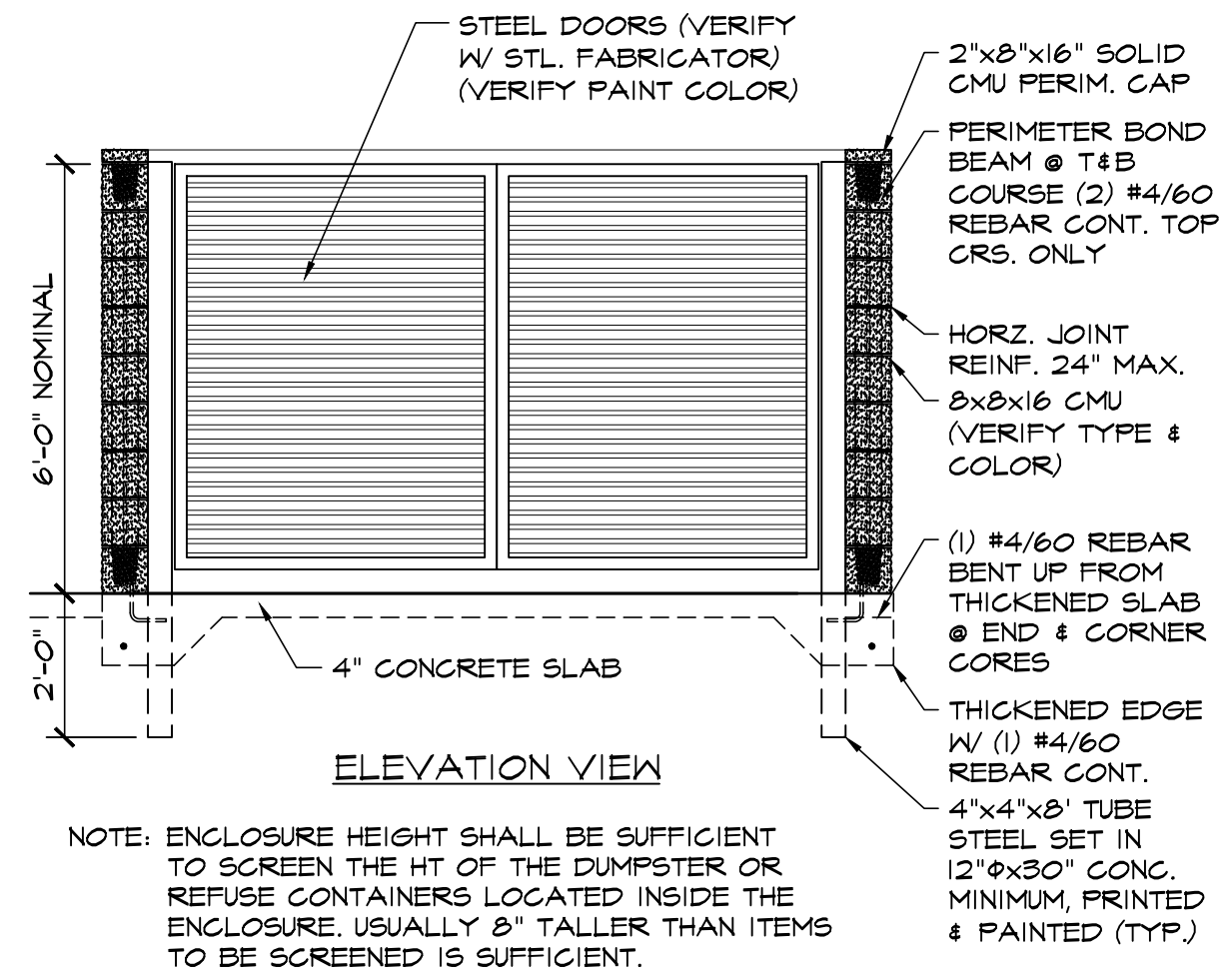
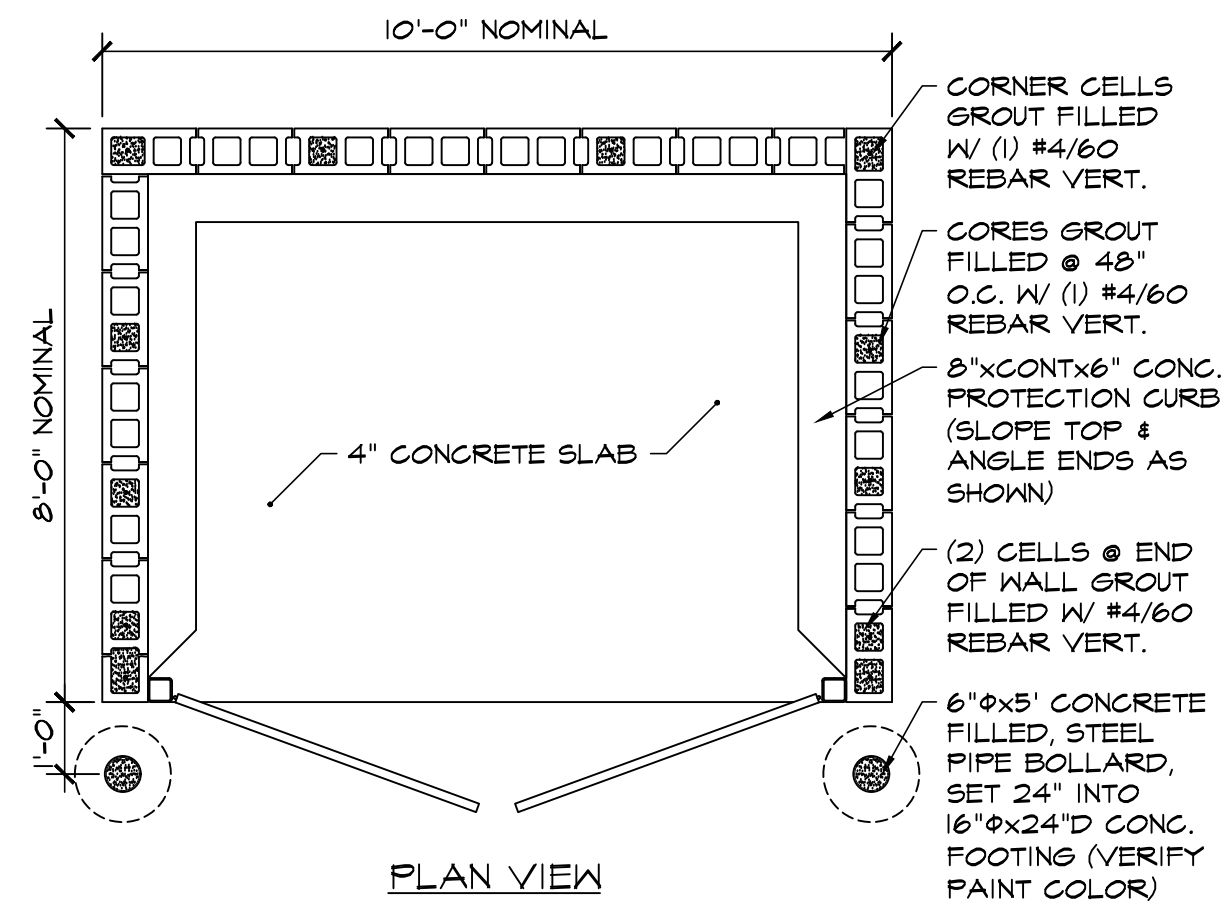
EXISTING ACCESS TO BE REMOVED AND NEW CURB/GUTTER INSTALLED

Change to 180ft ROW

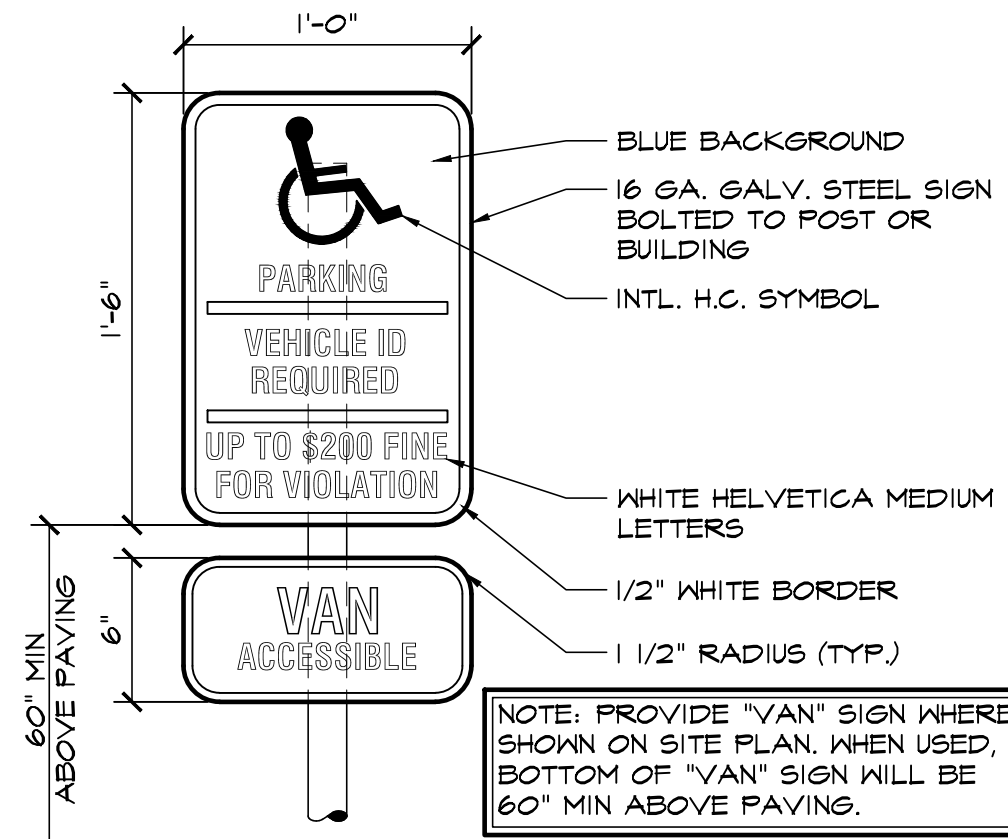
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EL PASO COUNTY FILE NO. #####

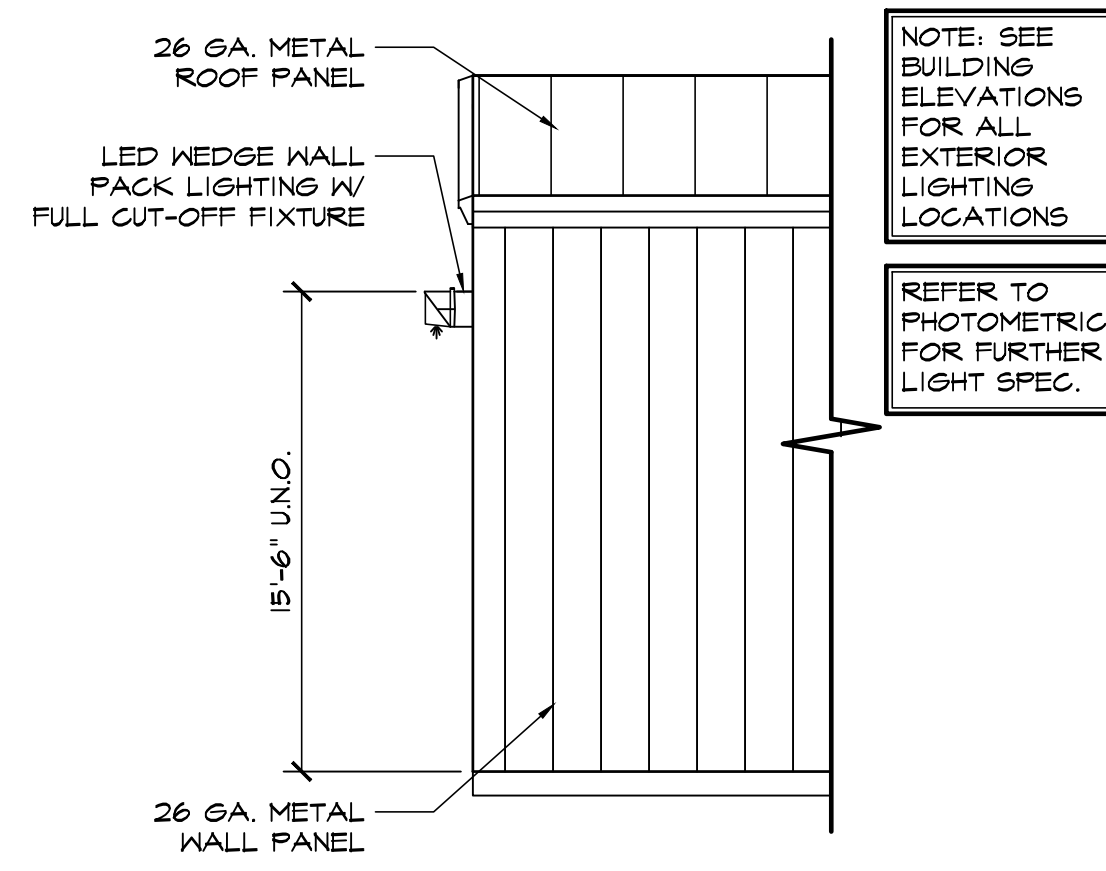
Add Standard Drawing SD\_2-26 Typical Cross Pan Layout Detail.



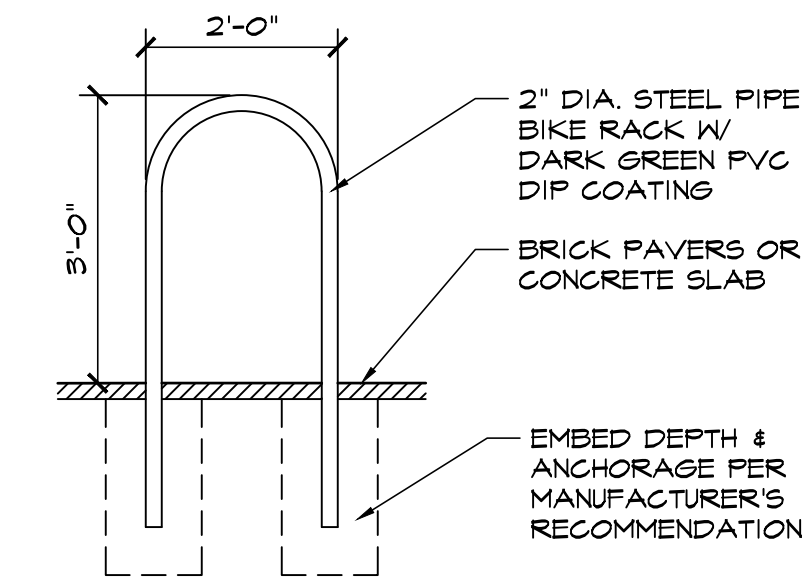
9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"



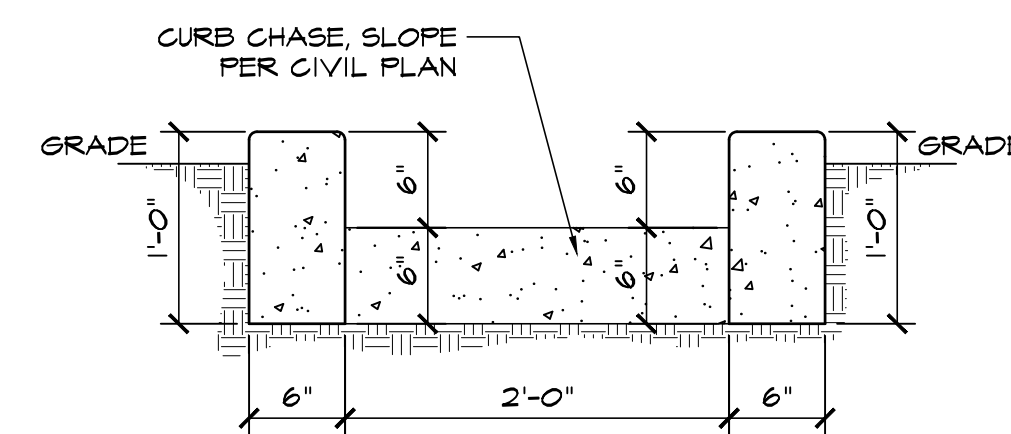
5 HANDICAPPED PARKING SIGN  
SCALE: 1/2"=1'-0"



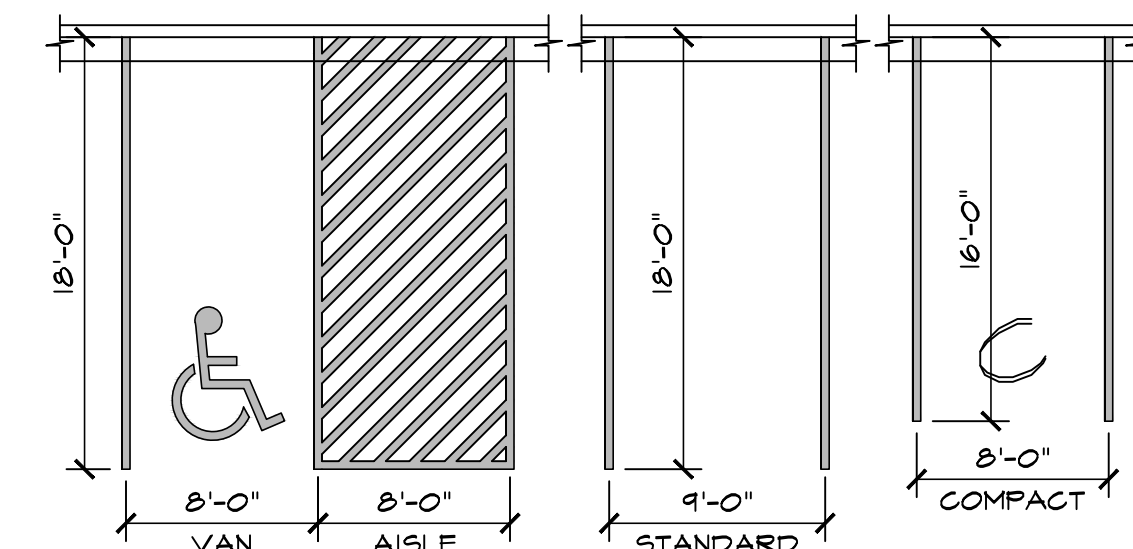
6 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



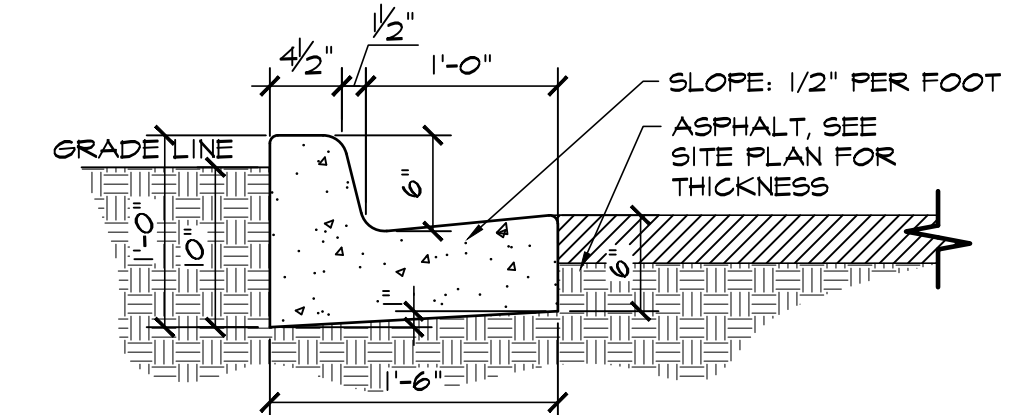
7 BIKE RACK DETAIL  
SCALE: 1/2"=1'-0"



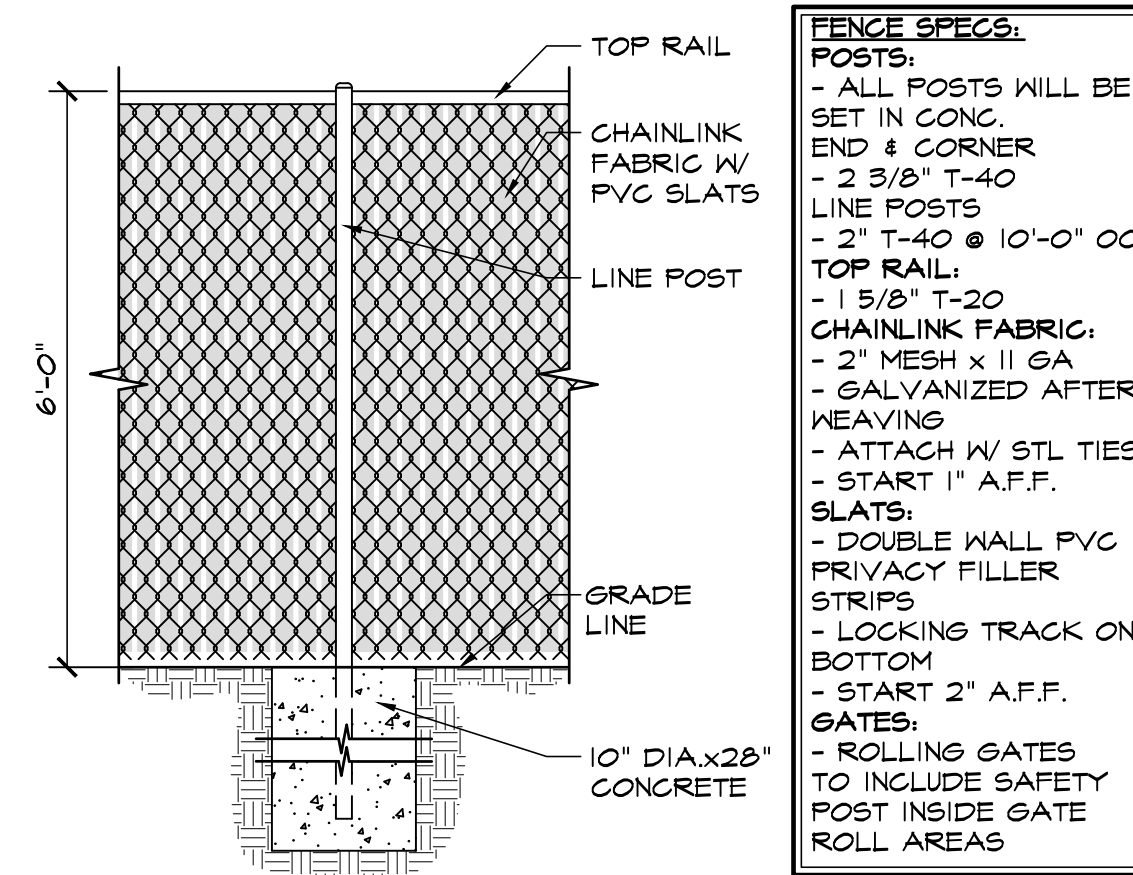
8 CURB CHASE DETAIL  
SCALE: 1"=1'-0"



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



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



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



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

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VICE PRES: DAVID J. HAMMERS  
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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:  
▲  
▲  
▲  
▲  
▲

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RESUBMITTALS:  
▲  
▲  
▲  
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▲

# Site Development Plan\_V1.pdf Markup Summary

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7/13/2022 3:23:04 PM (1)

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EXISTING

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7/13/2022 3:23:15 PM (1)

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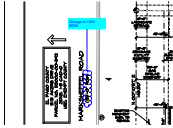
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7/14/2022 5:58:25 AM (1)

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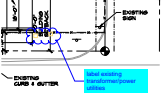


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7/14/2022 6:00:25 AM (1)

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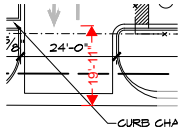
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7/14/2022 8:20:07 AM (1)



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19'-11"

7/20/2022 3:57:34 PM (1)



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Add Standard Drawing SD\_2-26 Typical Cross Pan Layout Detail.

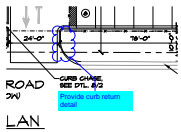
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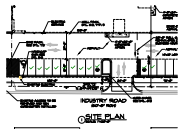
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Provide curb return detail

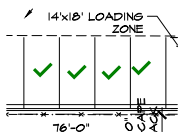
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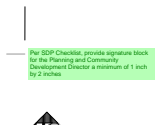


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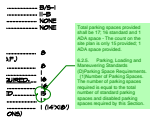
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Per SDP Checklist, provide signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches

7/25/2022 3:00:43 PM (1)



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**Author:** Linda.Nguyen  
**Date:** 7/25/2022 3:00:43 PM  
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Total parking spaces provided shall be 17; 16 standard and 1 ADA space - The count on the site plan is only 15 provided; 1 ADA space provided.

6.2.5. Parking, Loading and Maneuvering Standards  
(D)Parking Space Requirements. (1)Number of Parking Spaces. The number of parking spaces required is equal to the total number of standard parking spaces and disabled parking spaces required by this Section.

7/26/2022 9:36:39 AM (1)



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**Author:** Linda.Nguyen  
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Clarify if any new signs will be proposed