

### ADA NOTES

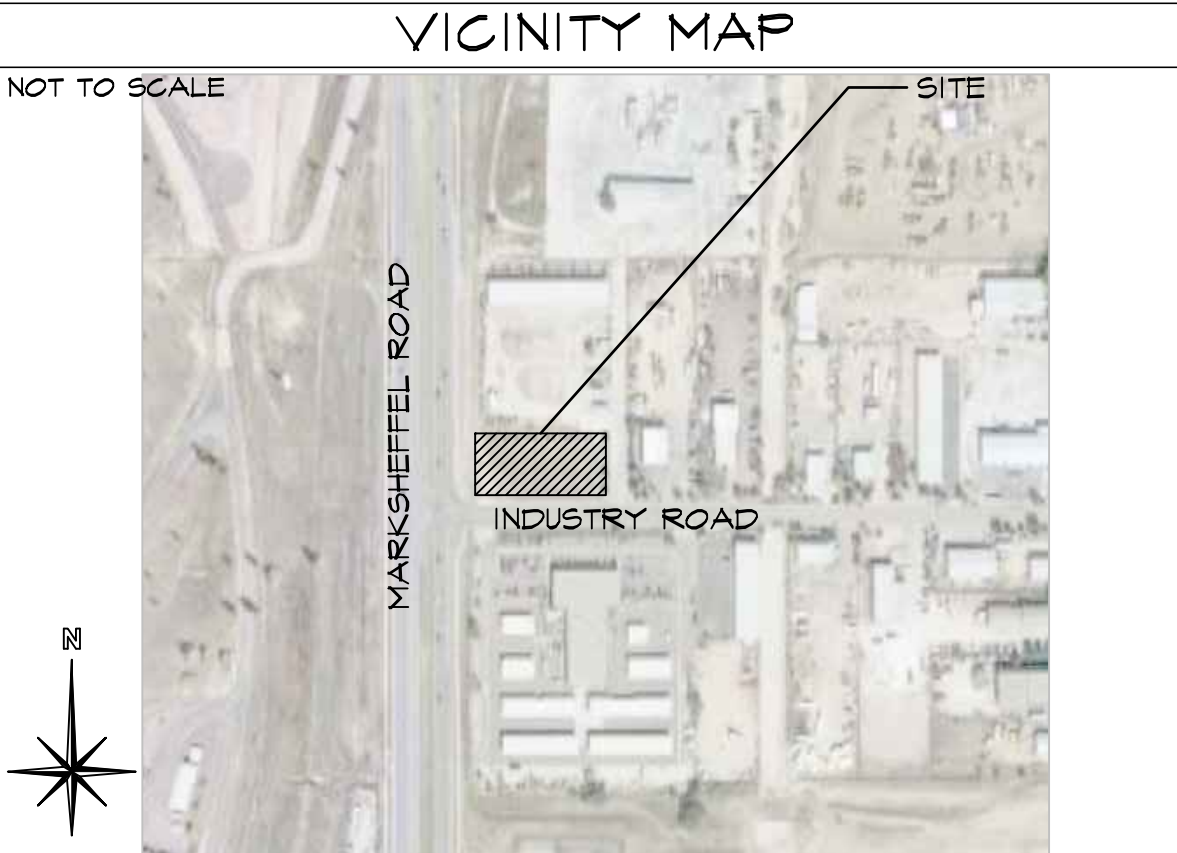
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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 RECORDED UNDER BOOK 5107, PAGE 1074 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.

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### 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. 08041C05436, DATED DEC 7, 2018)
<b>ZONING CODE STUDY</b>	
PROPOSED PRINCIPAL USE:	OFFICE, WAREHOUSE
STRUCTURAL COVERAGE:	22%
PAVEMENT COVERAGE:	24%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	1%
BUILDING STRUCTURAL HEIGHT:	19'-2 1/2" (40'-0" MAX)
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	24'-0" (ADMIN. RELIEF REQUESTED)
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	1,750 SF
BUILDING FOOTPRINT:	1,750 SF
BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	1/5
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>REQUIRED PARKING SPACES</b>	
OFFICE-(1 SPACE/200 S.F.)	8
WAREHOUSE-(1 SPACE/1,000 S.F.)	2
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	11
TOTAL PARKING SPACES PROVIDED:	16
STANDARD SPACES PROVIDED:	16
H.C. SPACES PROVIDED:	1 (14'X18')
LOADING SPACE PROVIDED:	(SEE DETAIL 1/2 FOR DIMENSIONS)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	FALL 2022
LANDSCAPING:	SPRING 2023
<b>DEVELOPMENT APPLICANT/PREPARER</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, 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/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	6' OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	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

## HAMMERS CONSTRUCTION INC.

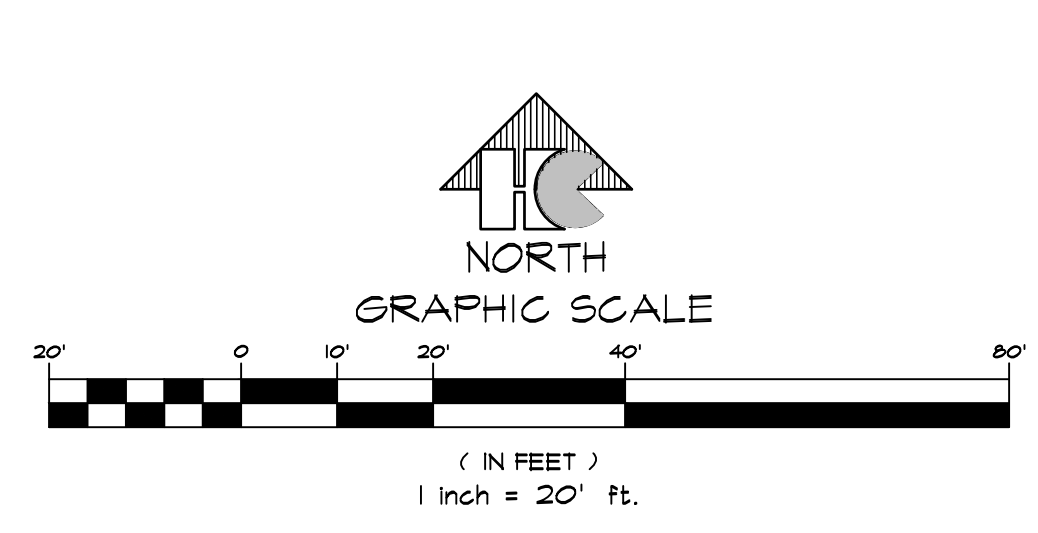
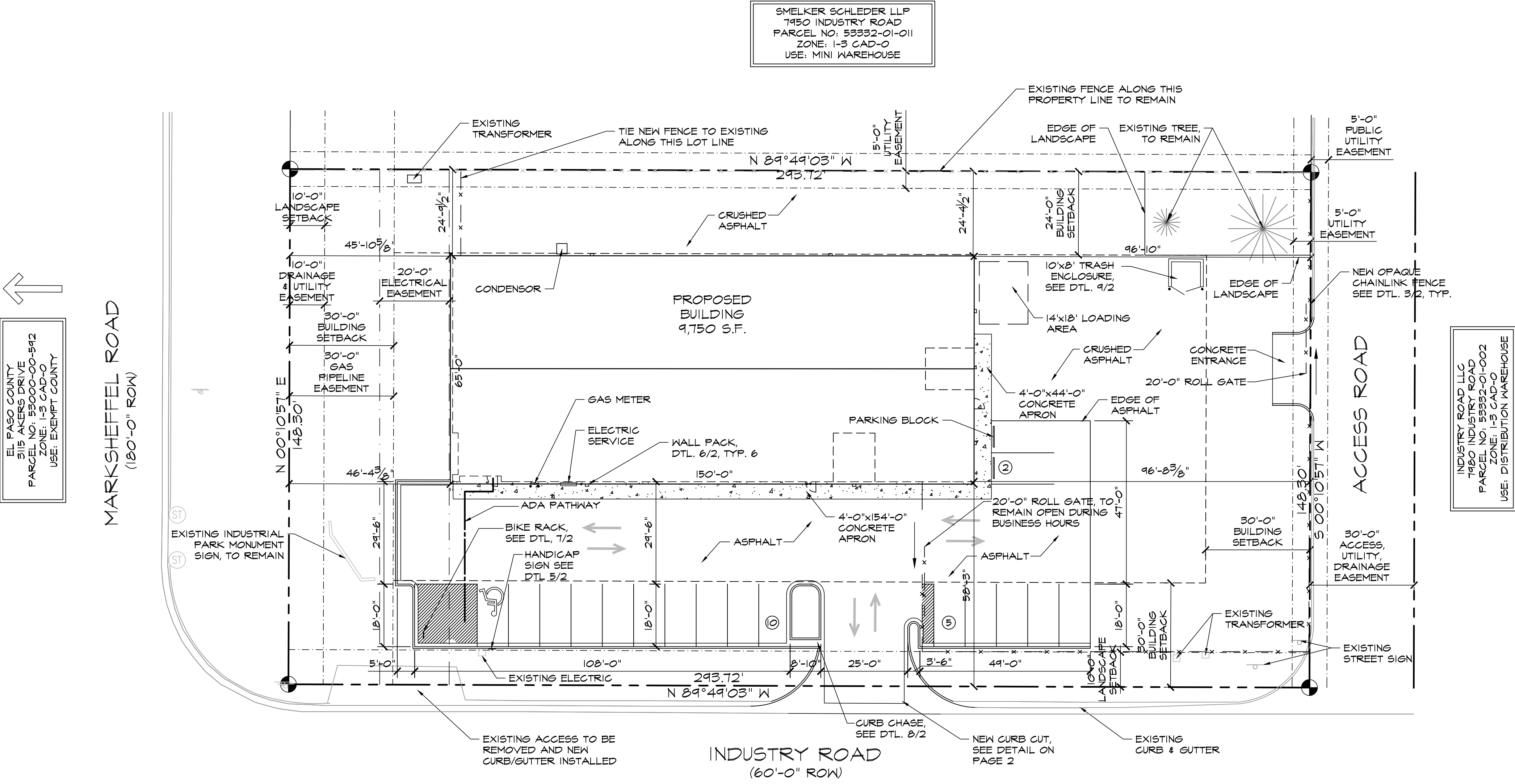
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
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## SMELKER-HCI NEW BUILDING

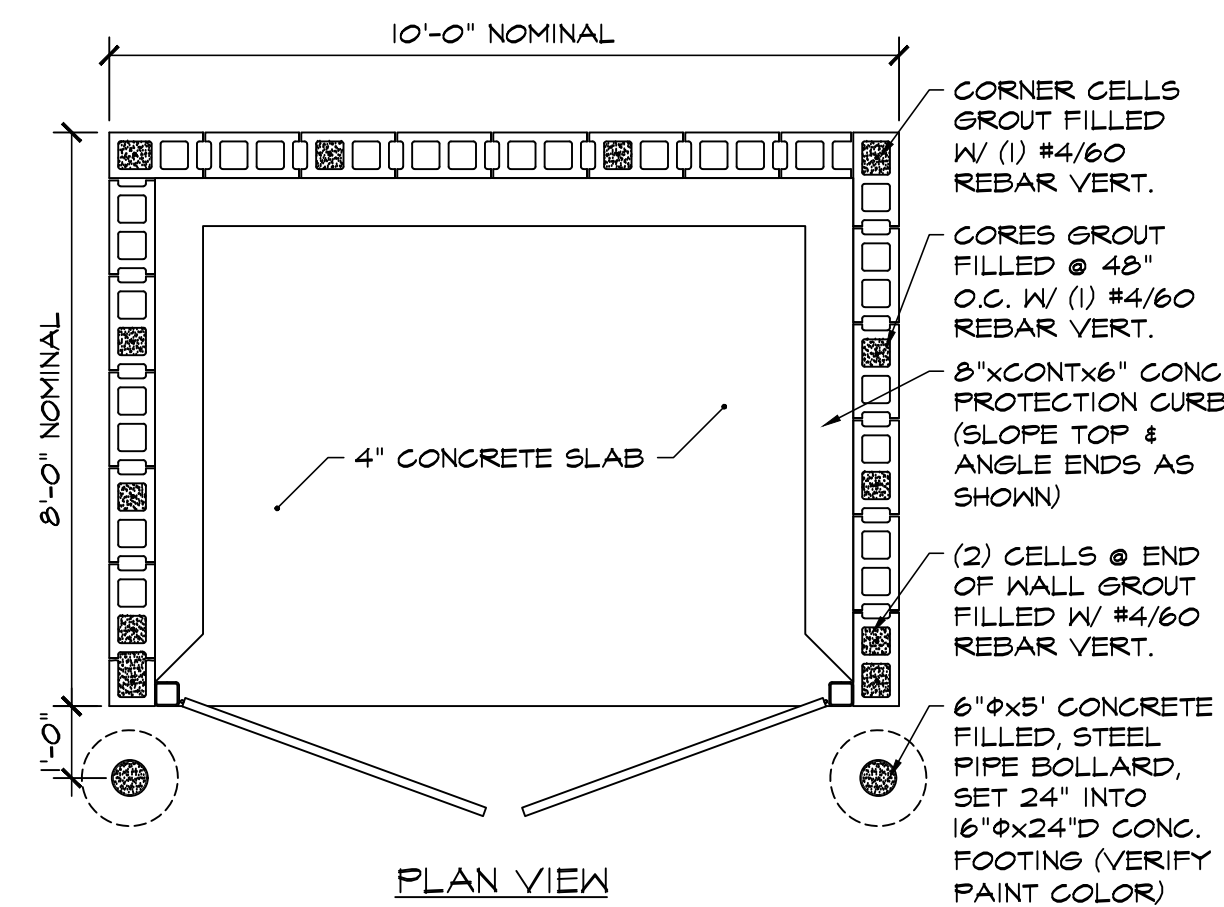
7920 INDUSTRY ROAD  
COLORADO SPRINGS, CO 80939  
EL PASO COUNTY, COLORADO



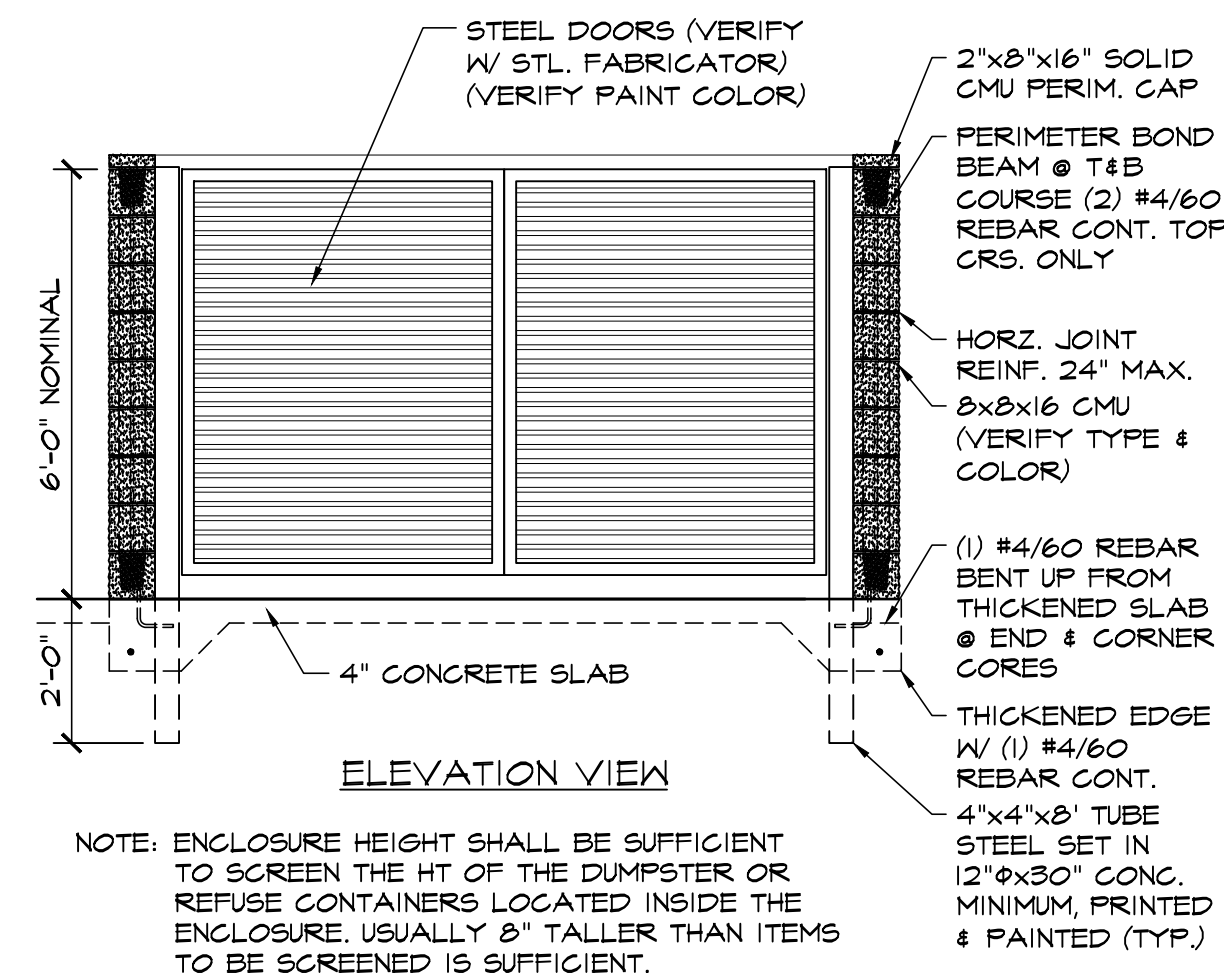
PCD DIRECTOR APPROVAL

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

RESUBMITTALS:  
▲ 9-1-22 COMMENTS 8-2-22  
▲ 10-18-22 COMMENTS 10-17-22



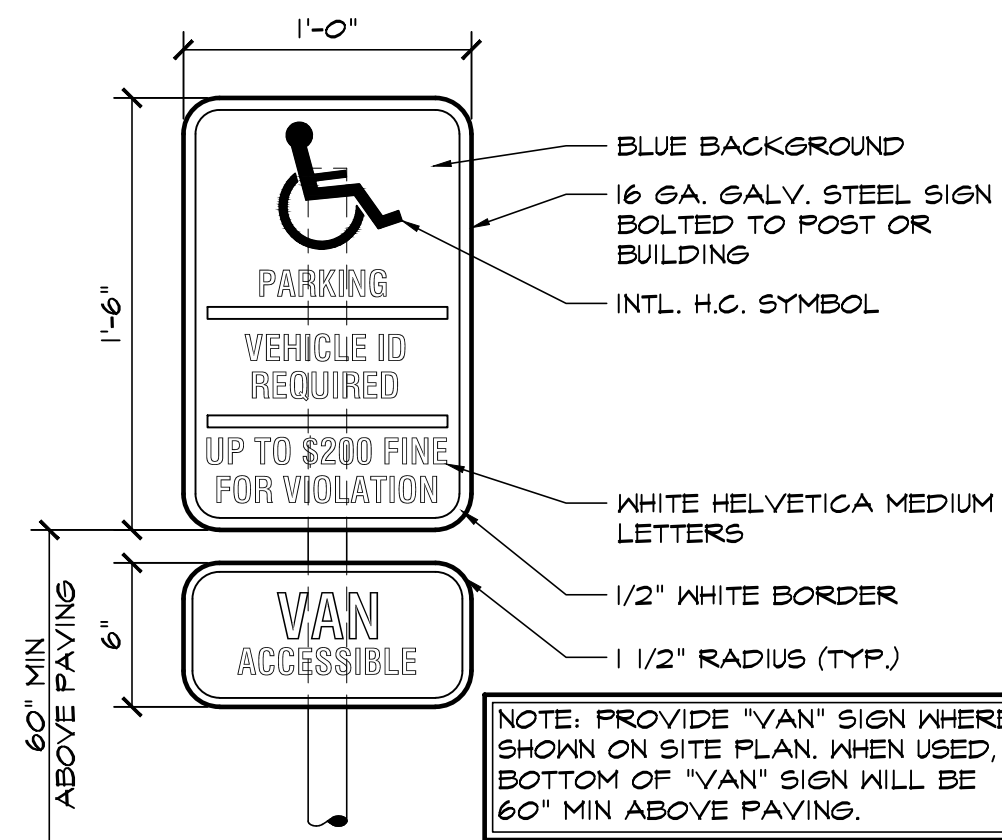
PLAN VIEW



ELEVATION VIEW

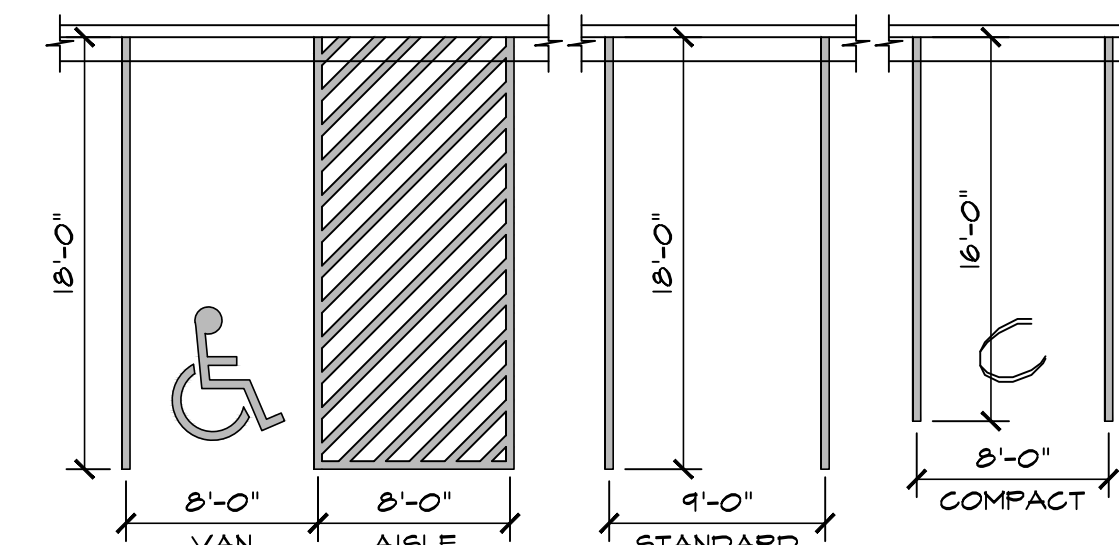
9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"

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.

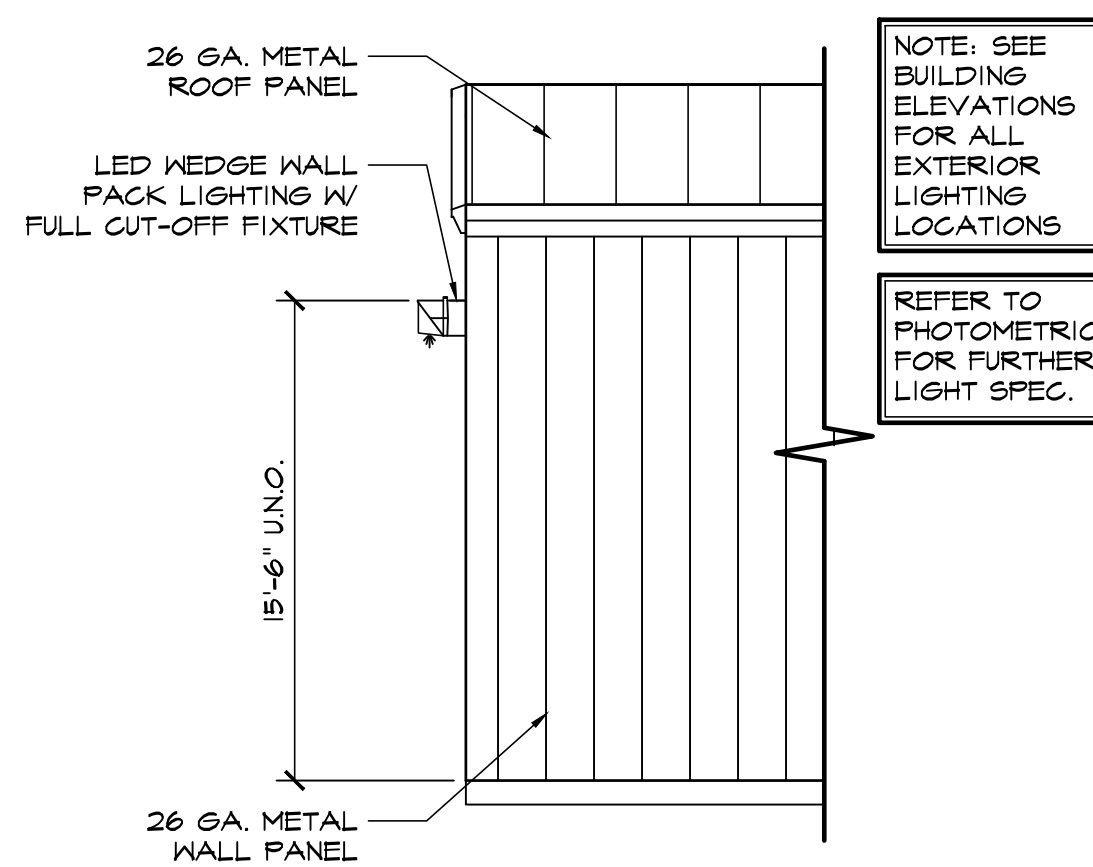


5 HANDICAPPED PARKING SIGN  
SCALE: 1/2"=1'-0"

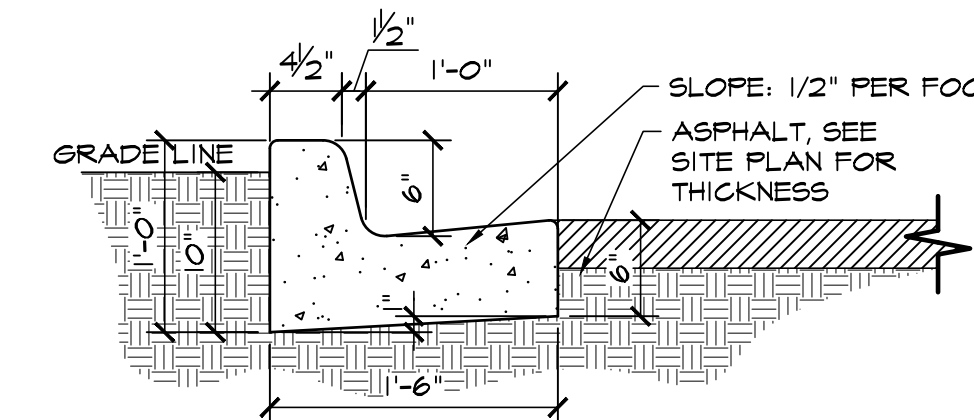
NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MIN ABOVE PAVING.



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

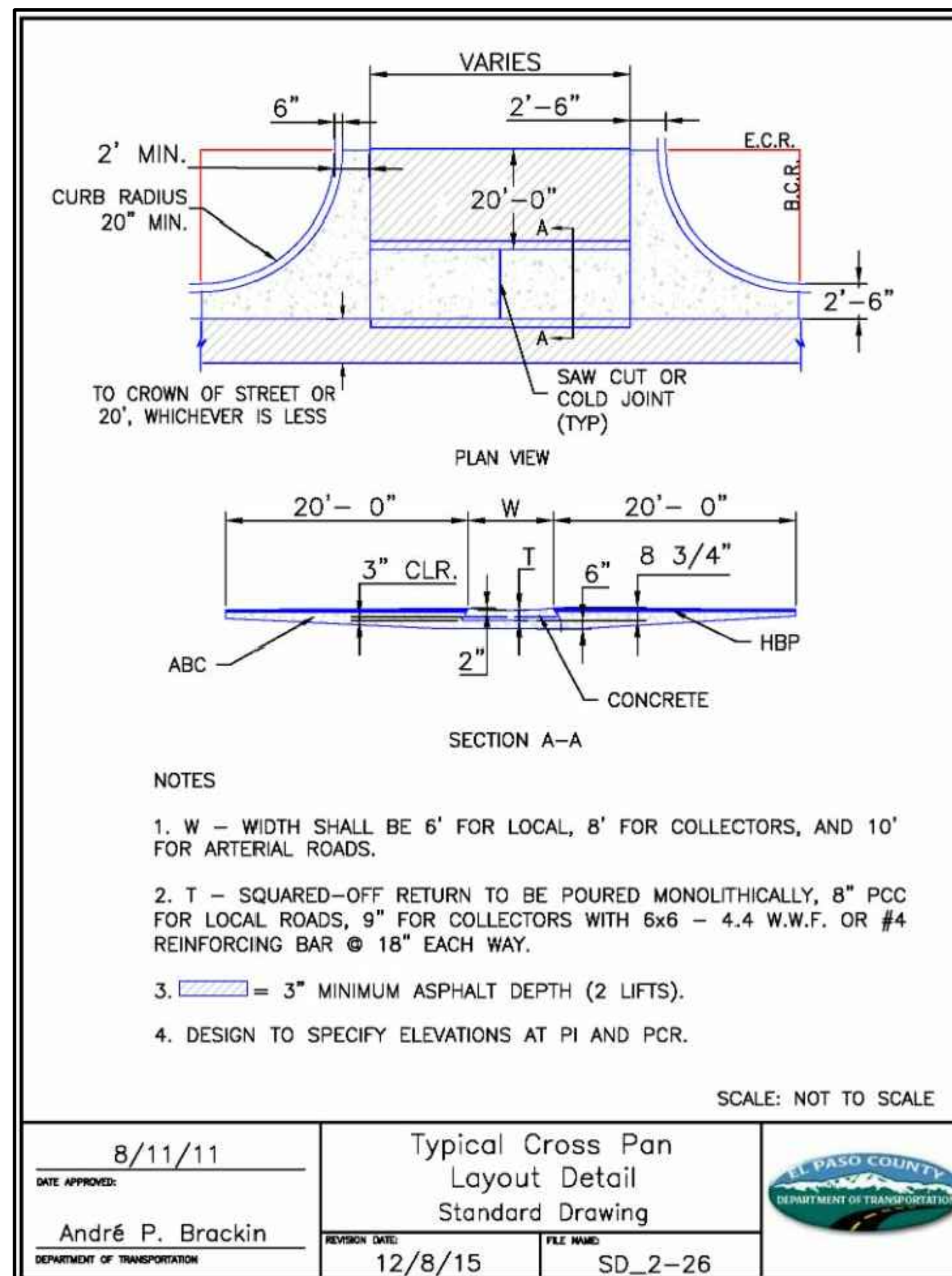


6 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



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.

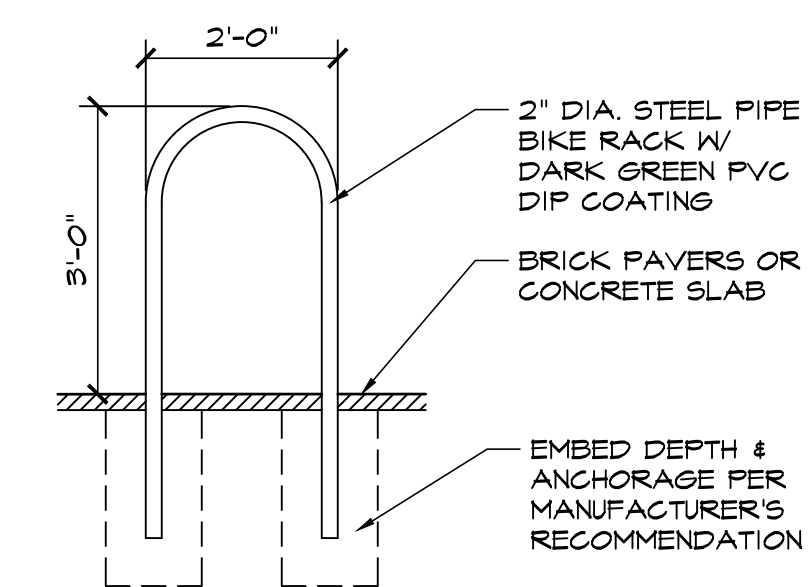


NOTES

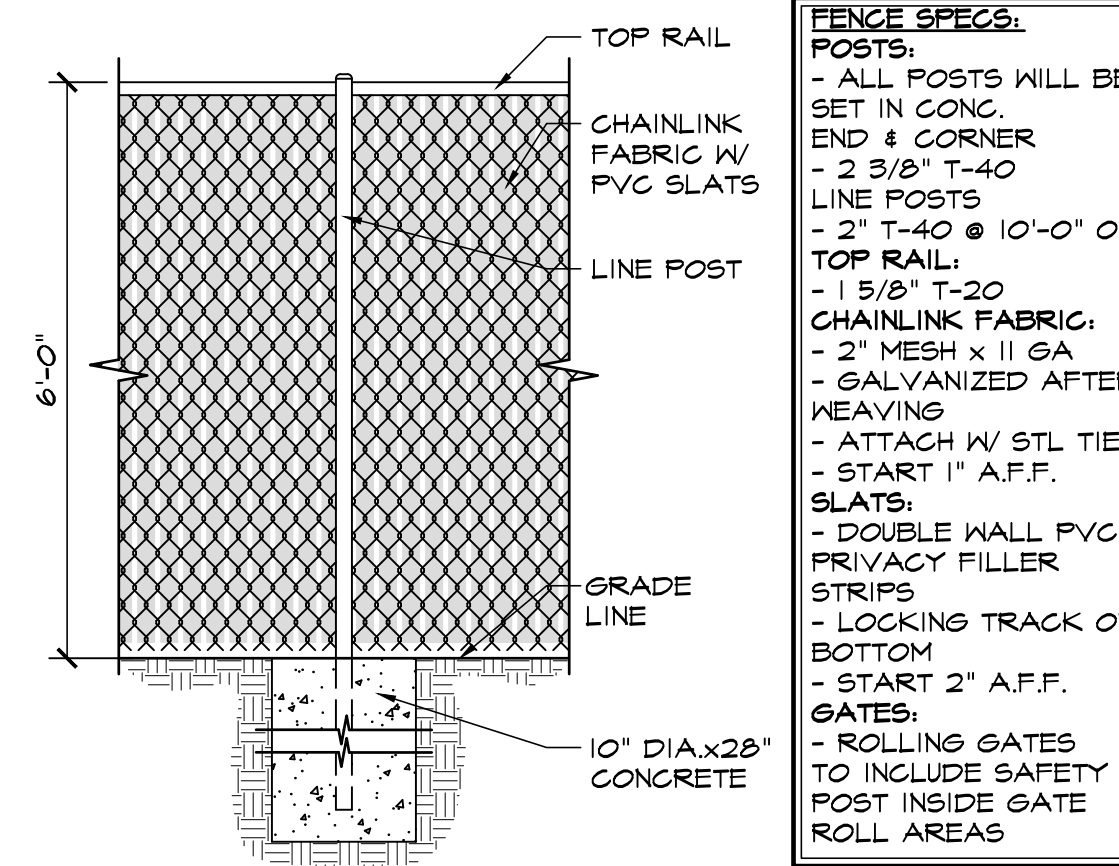
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. [Symbol] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO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

SCALE: NOT TO SCALE

8/11/11	Typical Cross Plan Layout Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_2-26

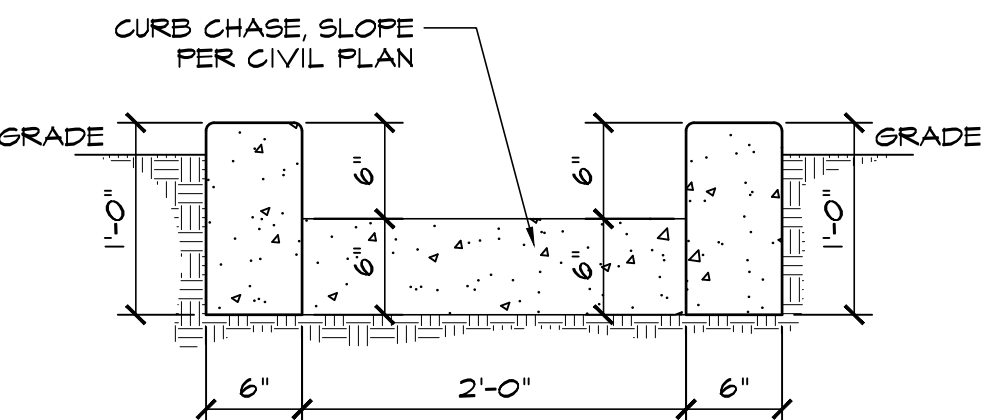


7 BIKE RACK DETAIL  
SCALE: 1/2"=1'-0"



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



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



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

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**SMELKER-HCI**  
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