

1 ZONING PLAN  
SCALE: 1"=60'-0"

DRAWING INDEX

1 OF 1 - ZONING MAP

VICINITY MAP

NOT TO SCALE



PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	COLORADO SPRINGS MAYBERRY LLC 32823 TEMECULA PKWY TEMECULA, CA 92592
<b>LEGAL DESCRIPTION:</b>	
	MAYBERRY, COLORADO SPRINGS FILING NO.2, LOT 1
<b>PARCEL NUMBER:</b>	
	34141-01-001
<b>ZONING:</b>	
	CS
<b>LOT SIZE:</b>	
	65,475 SF (1.5 ACRES)
<b>CURRENT USE:</b>	
	WAREHOUSE/STORAGE
<b>FLOODPLAIN STATEMENT:</b>	
	ZONE X (MAP NO. 0804108108, DATED DECEMBER 7, 2018)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2021
LANDSCAPING:	SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
●	PROPERTY CORNER



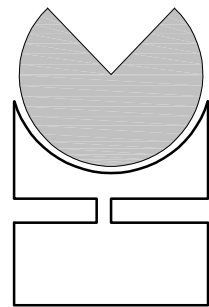
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**HAMMERS**  
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
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**INTELIFAB**  
NEW MANUFACTURING BLDG  
CATTLEMEN RUN  
ELLICOTT, CO 80808  
EL PASO COUNTY, COLORADO

DATE: MARCH 31, 2021  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1111

△	SUBMITTALS:
△	12-8-20 / COMMENTS 4-24-20
△	3-31-21 / COMMENTS 1-20-21
△	7-28-21 / COMMENTS 7-13-21
△	
△	
△	

1 of 1

ZONING MAP

## GENERAL 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.

## DRAWING INDEX

- 1 OF 11 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 11 - TYPICAL DETAILS
- 3 OF 11 - SITE UTILITY PLAN
- 4 OF 11 - SITE GRADING AND EROSION CONTROL PLAN
- 5 OF 11 - CIVIL NOTES AND DETAILS
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- 9 OF 11 - PHOTOMETRICS
- 10 OF 11 - PHOTOMETRICS
- 11 OF 11 - BUILDING ELEVATIONS

## VICINITY MAP

NOT TO SCALE



## PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	COLORADO SPRINGS MAYBERRY LLC
	32823 TEMECULA PKWY
	TEMECULA, CA 92592
LEGAL DESCRIPTION:	MAYBERRY, COLORADO SPRINGS
	FILING NO. 2, LOT 1
PARCEL NUMBER:	34141-01-001
ZONING:	CS
LOT SIZE:	65,475 SF (1.5 ACRES)
CURRENT USE:	WAREHOUSE/STORAGE
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804108108, DATED DECEMBER 1, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	20,329 SF
BUILDING FOOTPRINT AREA:	20,329 SF
BUILDING OCCUPANCY:	F-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	31%
PAVEMENT COVERAGE:	24%
NEW BUILDING STRUCTURAL HEIGHT:	33'-4 1/2" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
MANUFACTURING (1 SPACE/150 SF)	
20,329 / 150 SF	28
H.G. (1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	28
TOTAL PARKING PROVIDED:	31
NEW STANDARD SPACES PROVIDED:	35
H.G. SPACES PROVIDED:	2
COMPACT PROVIDED:	0
PARALLEL PROVIDED:	0
LOADING SPACE PROVIDED:	2 (14'x40')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2021
LANDSCAPING:	SUMMER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLORADO SPRINGS, CO 80915
	(719) 570-1549
PHONE NUMBER:	(719) 570-1008
FAX NUMBER:	
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

## SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	TRAIL EASEMENT
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
+	SIGN
○	MANHOLE
⊞	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT

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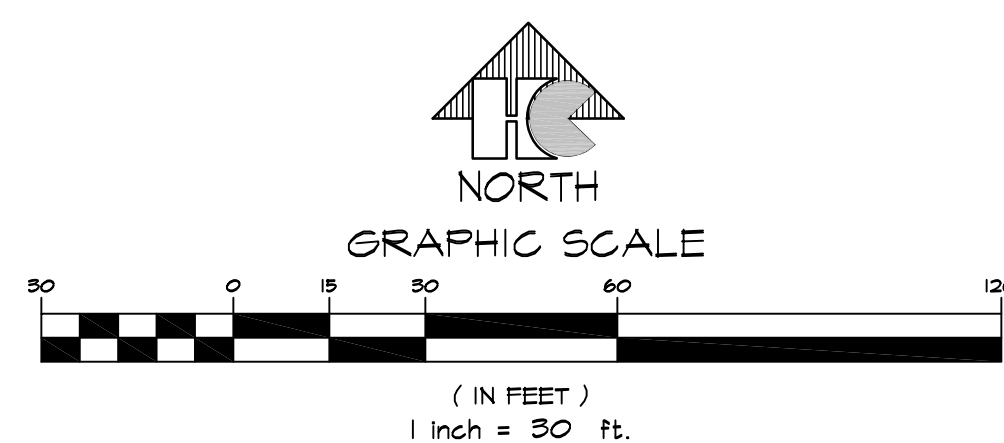
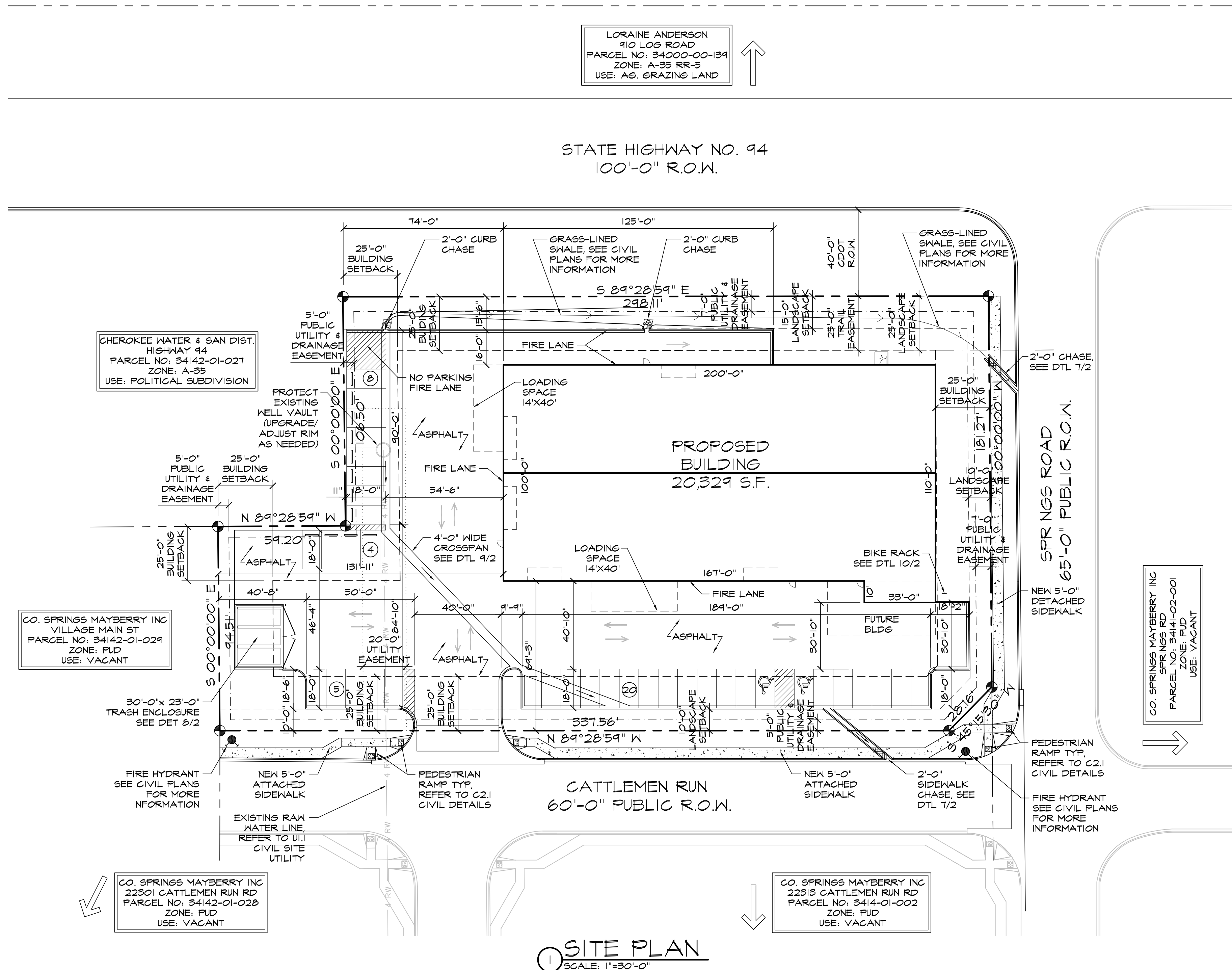
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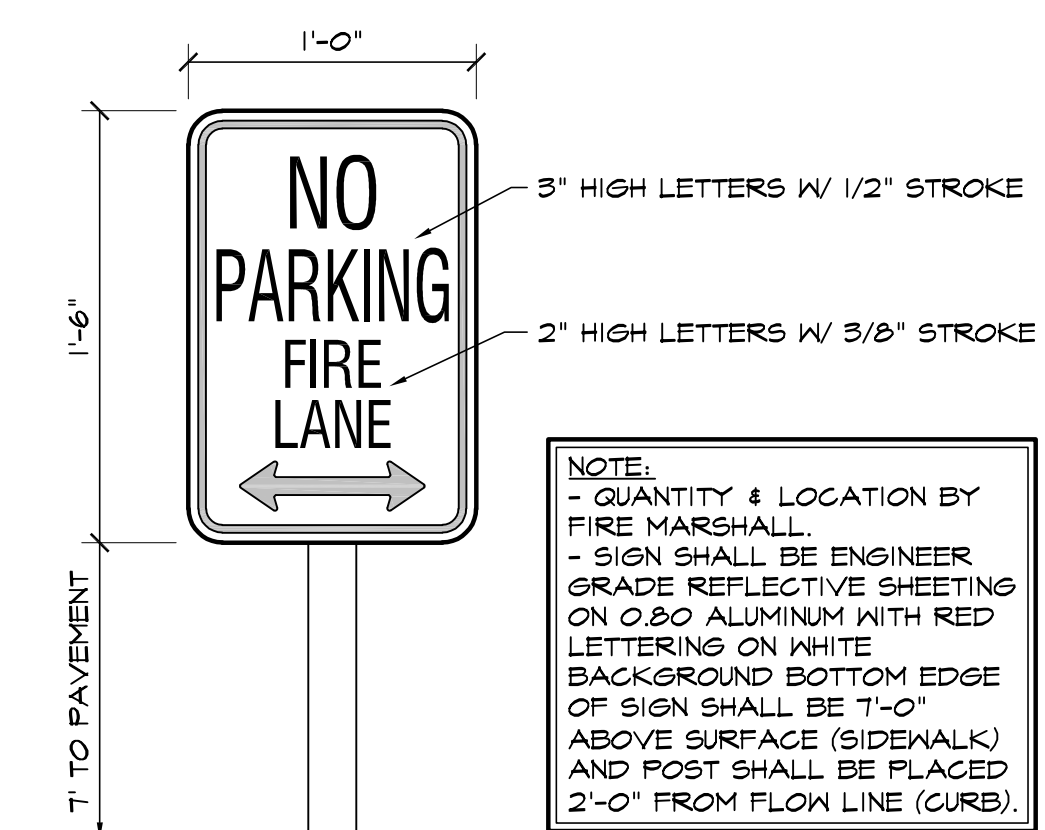
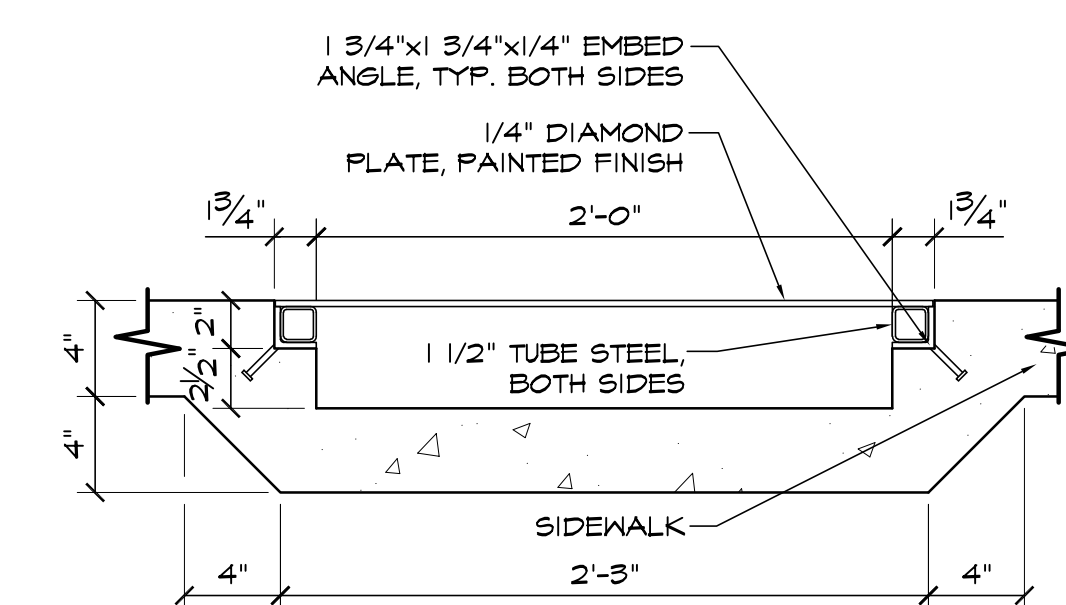
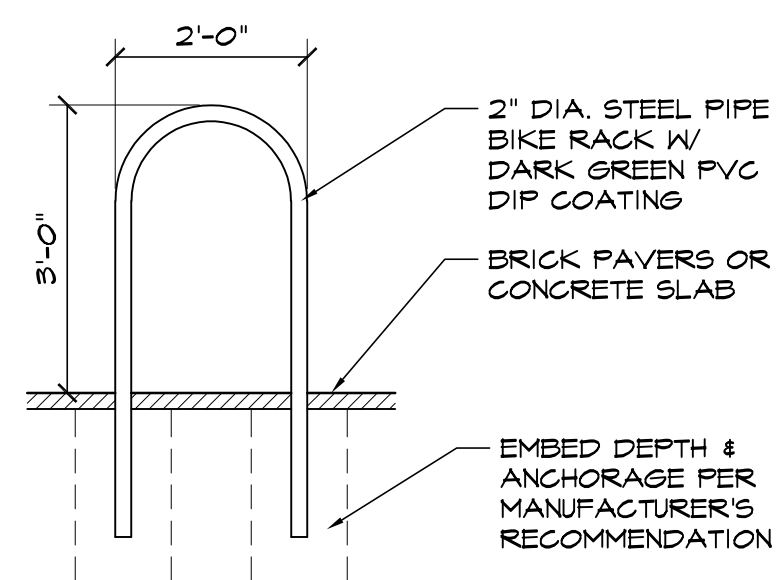
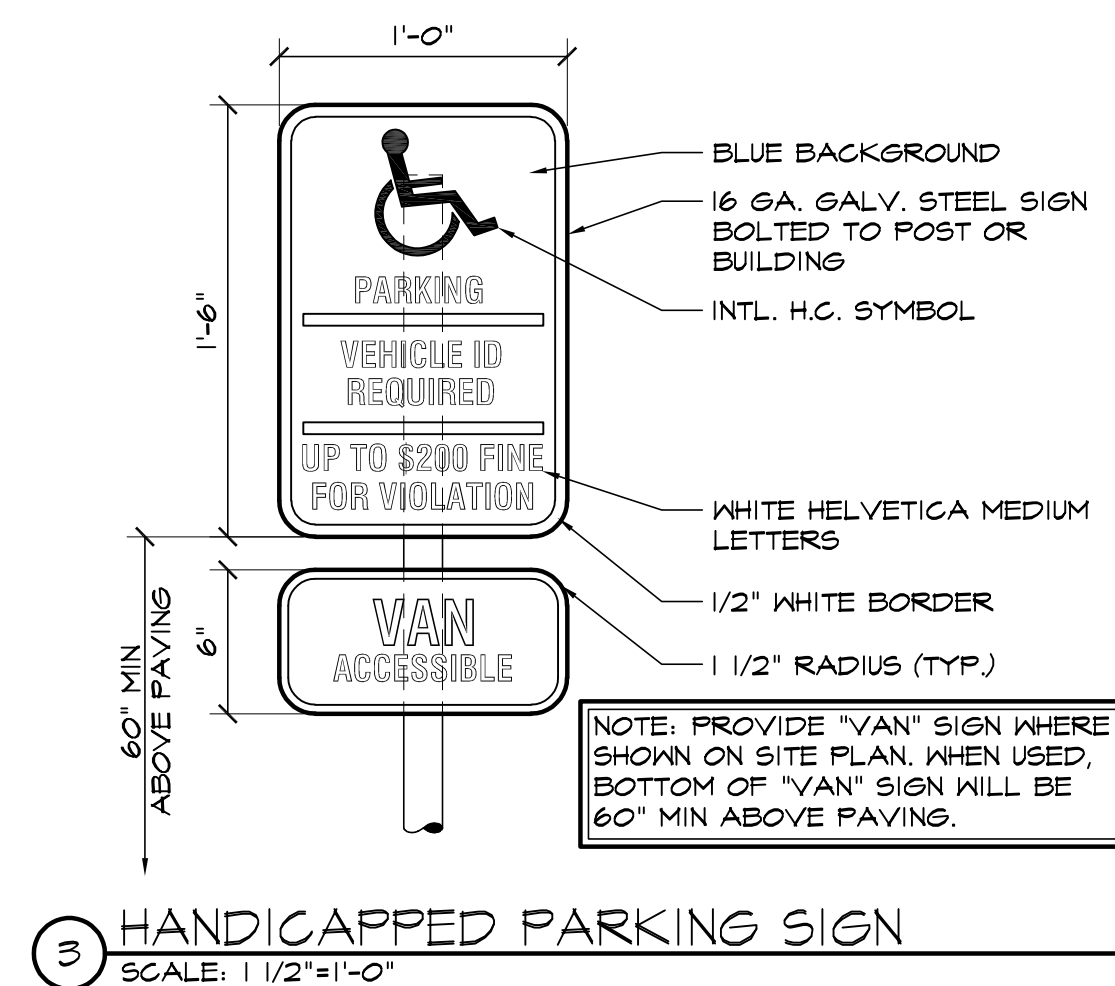
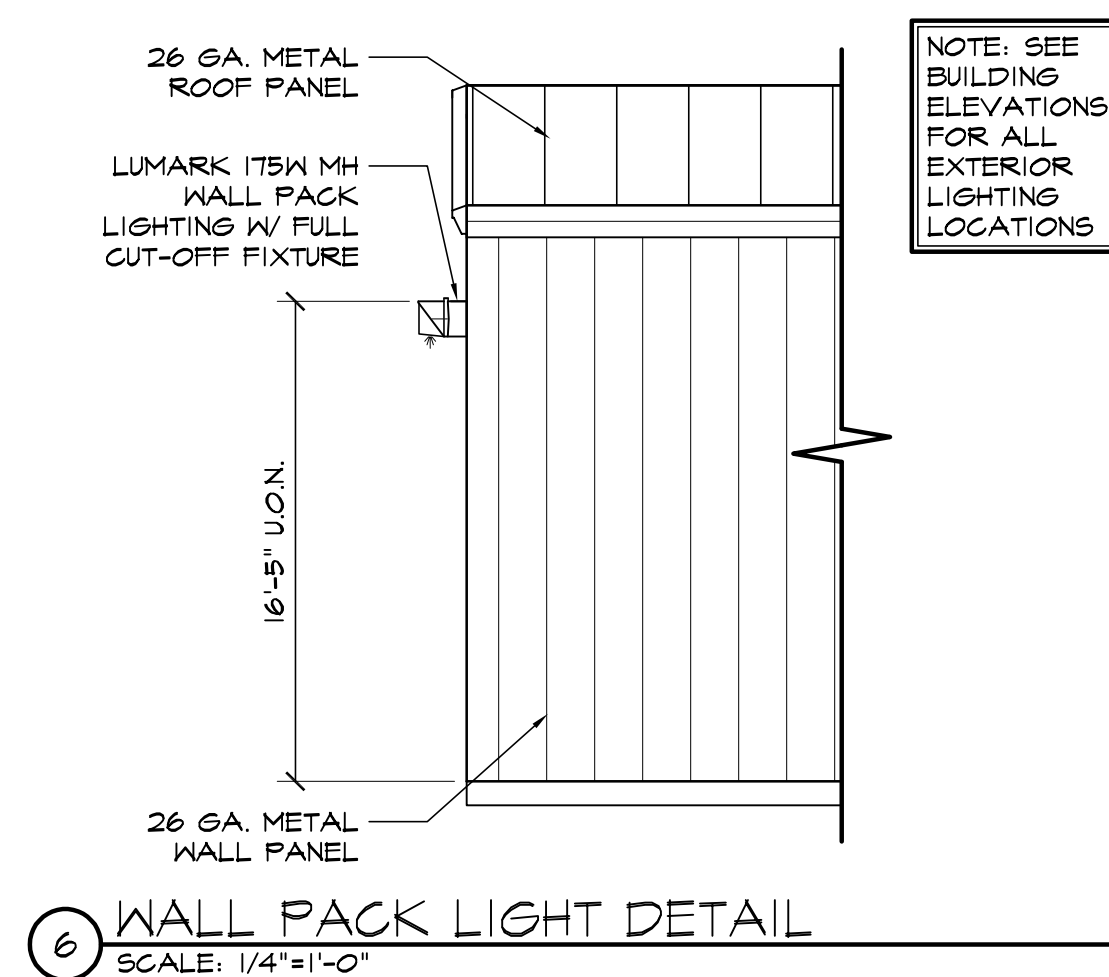
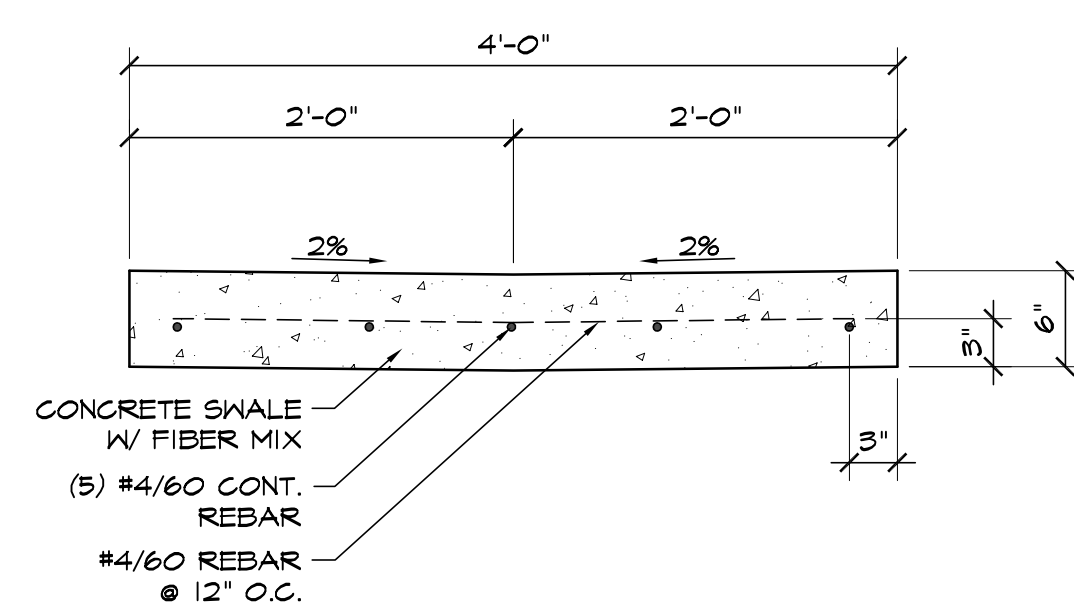
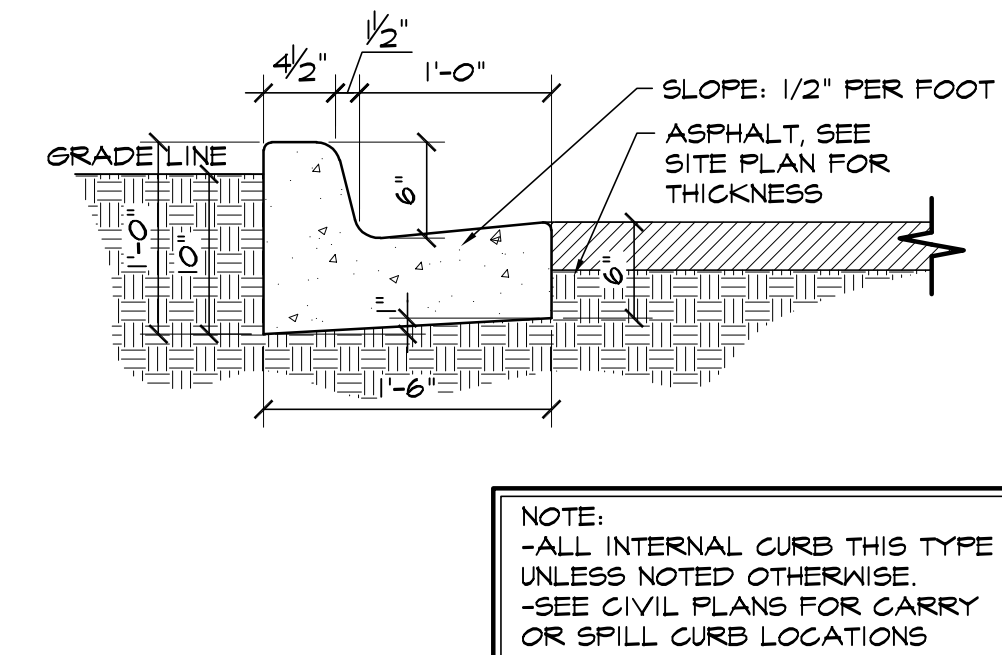
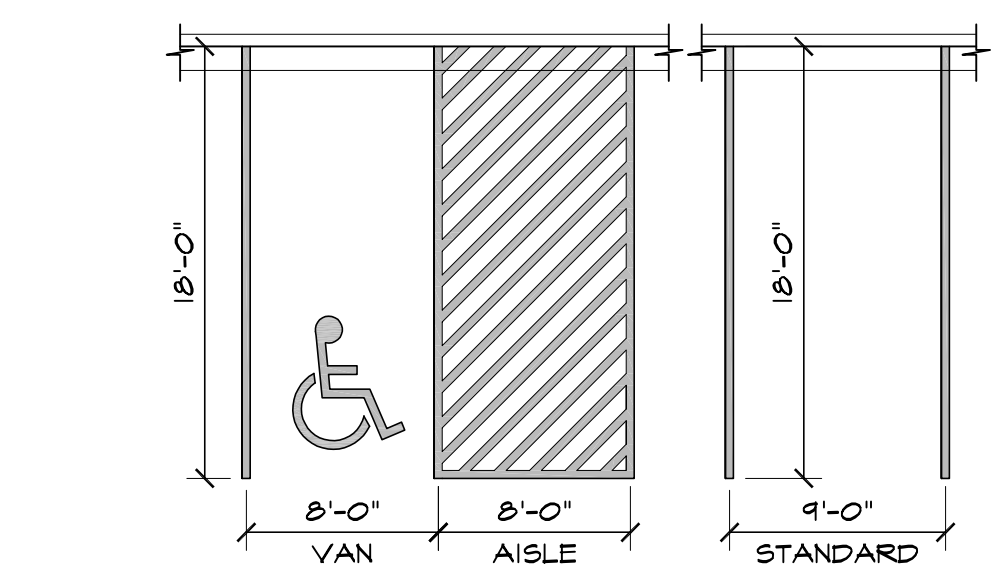
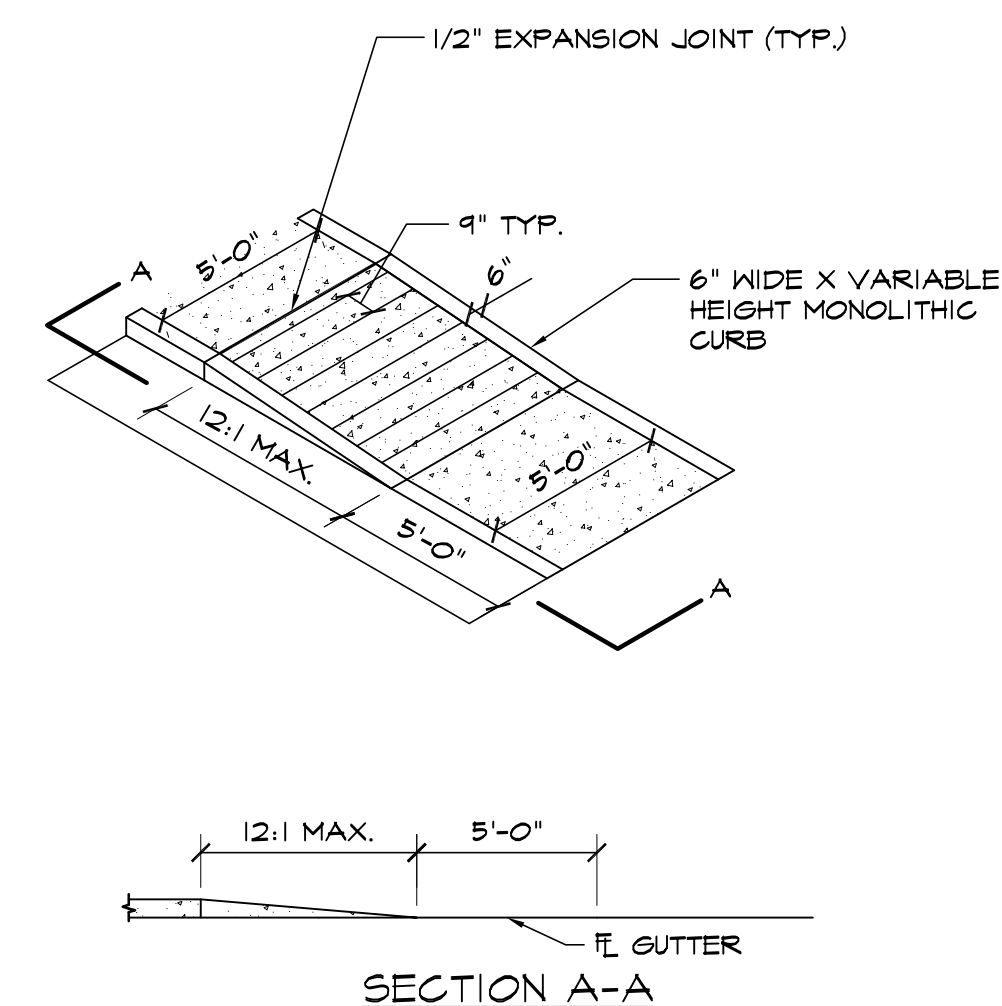
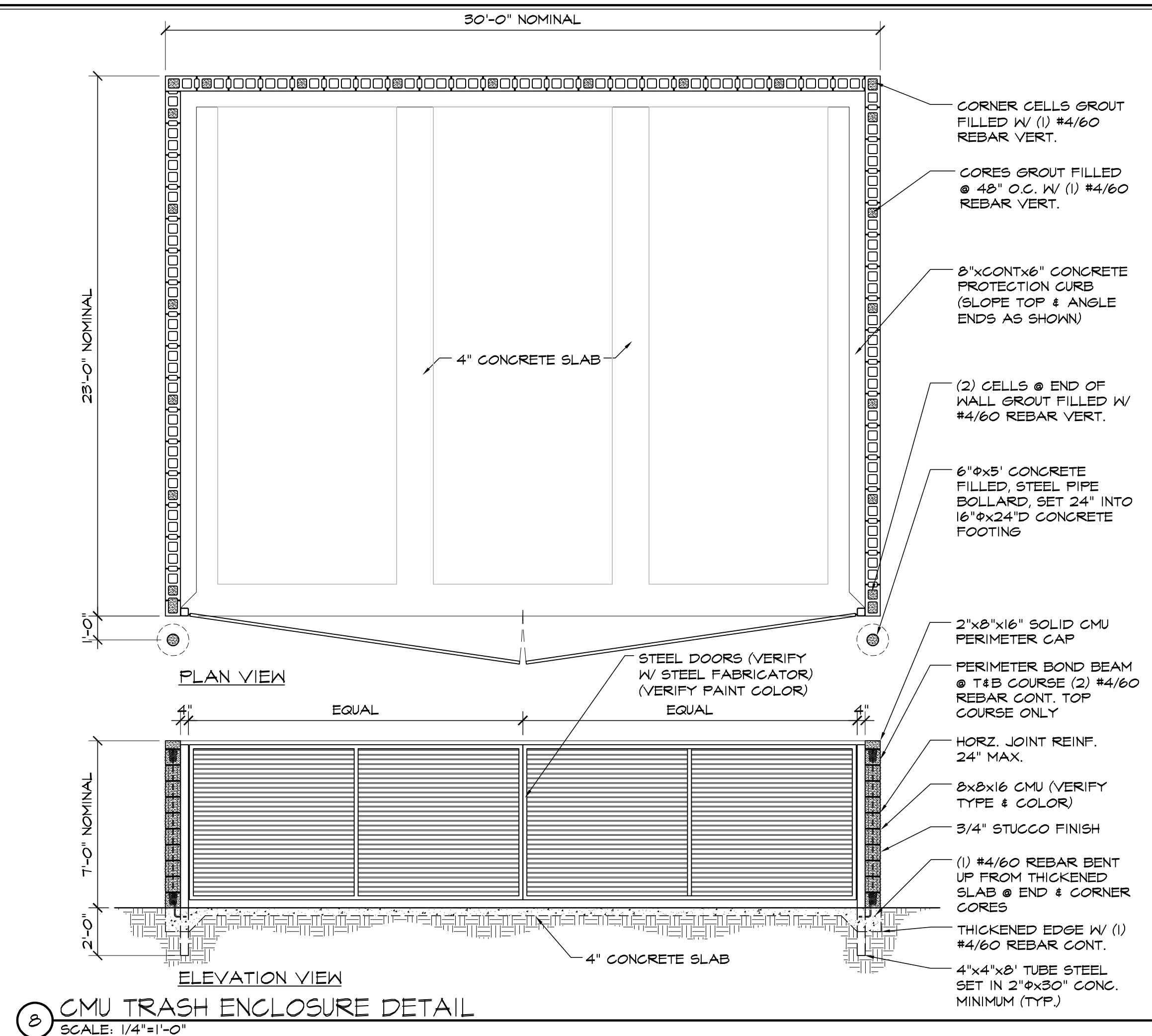
DATE: MAR. 31, 2020  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
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JOB NO: 1111

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**1 of 11**  
SITE PLAN



EL PASO COUNTY FILE NO. PPR-20-012



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