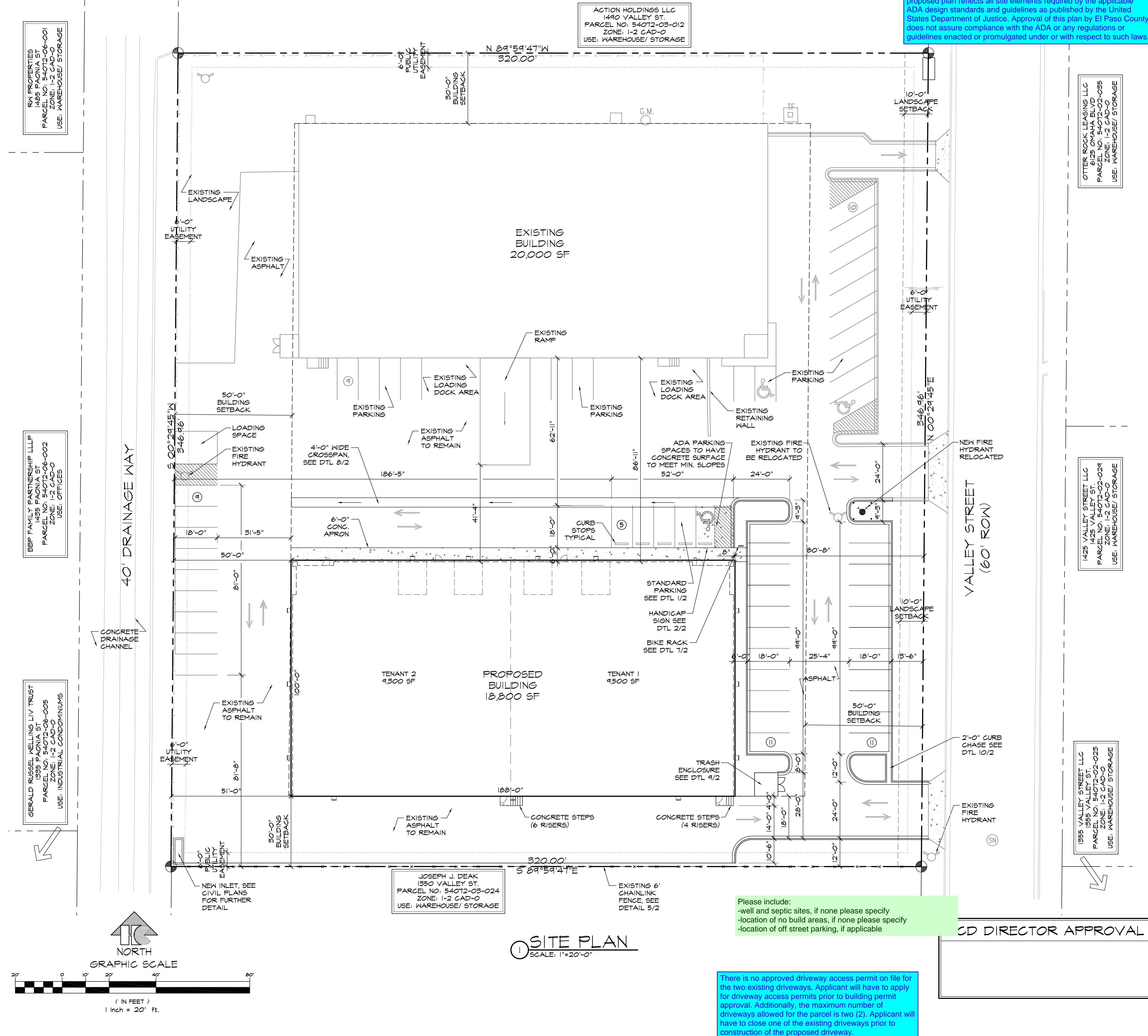
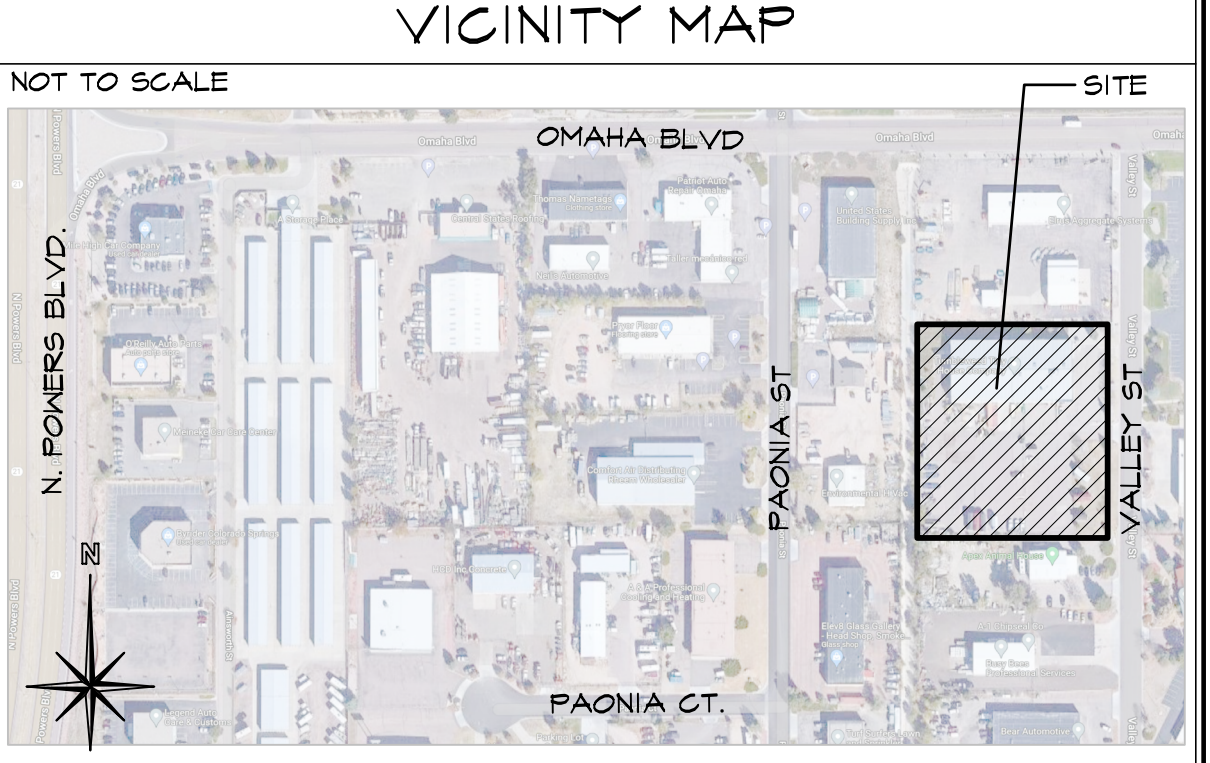


Please add the following note to the site plan:
 - The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published 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 10 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
2	OF 10 - SITE DETAILS
C.1.1 - 3	OF 10 - SITE GRADING AND EROSION CONTROL PLAN
C.1.2 - 4	OF 10 - CIVIL NOTES AND DETAILS
U.1 - 5	OF 10 - SITE UTILITY PLAN
L.1.1 - 6	OF 10 - LANDSCAPE PLAN
L.1.2 - 7	OF 10 - LANDSCAPE DETAILS AND NOTES
SPO.1 - 8	OF 10 - PHOTOMETRICS SITE PLAN
SPO.2 - 4	OF 10 - PHOTOMETRICS CUT SHEETS
10	OF 10 - BUILDING ELEVATIONS

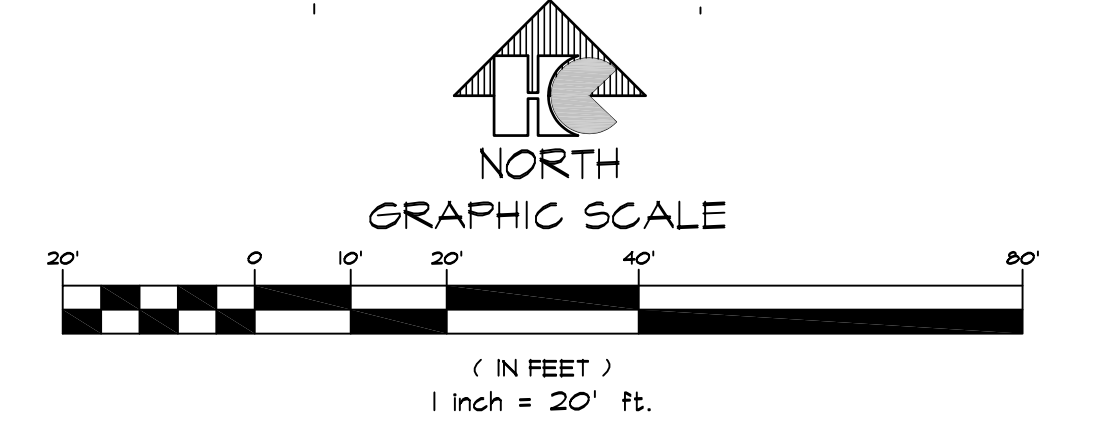


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	CARSON INVESTMENT PROPERTIES LLC PO BOX 125 BEULAH, CO 81023-0125
LEGAL DESCRIPTION:	LOT 2 BLK 1 CIMARRON INDUSTRIAL NO 2 54072-03-013
ZONING:	I-2 CAD-O
LOT SIZE:	111,024 SF. (2.55 ACRES)
CURRENT USE:	WAREHOUSE/ STORAGE
FLOODPLAIN STATEMENT: ZONE X (FEMA FIRM NO. 08041C07536, DATED DECEMBER 7, 2018)	
BUILDING INFORMATION	
EXISTING BUILDING AREA:	20,000 SF
NEW BUILDING AREA:	18,800 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	I-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING INFORMATION	
PROPOSED USE:	OFFICE/ WAREHOUSE
STRUCT. COVERAGE OF LOT:	34% (35% MAX)
PAVEMENT COVERAGE:	45%
LANDSCAPE COVERAGE:	21%
BUILDING STRUCTURAL HEIGHT:	20'-10 1/2" (45'-0" MAX)
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	50'-0"
REQUIRED PARKING SPACES	
OFFICE - (1 SPACE/200 S.F.)	93
STRUCT. COVERAGE (1 SPACE/1,000 S.F.)	17
WAREHOUSE - (1 SPACE/1,000 S.F.)	17
H.C. (1 SPACE/25 REQ'D)	3
TOTAL PARKING SPACES REQUIRED:	55
TOTAL PARKING PROVIDED:	55
STANDARD SPACES PROVIDED:	52
H.C. SPACES PROVIDED:	3
(SEE DETAIL 1/2 FOR DIMENSIONS)	
LOADING SPACE PROVIDED:	14x18' AREA PROVIDED
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2023
LANDSCAPING:	SUMMER 2023
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	RETAINING WALL
---	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
□	WALK DOOR OR OVERHEAD DOOR LOCATIONS



SITE PLAN
 SCALE: 1"=20'-0"

Please include:
 -well and septic sites, if none please specify
 -location of no build areas, if none please specify
 -location of off street parking, if applicable

There is no approved driveway access permit on file for the two existing driveways. Applicant will have to apply for driveway access permits prior to building permit approval. Additionally, the maximum number of driveways allowed for the parcel is two (2). Applicant will have to close one of the existing driveways prior to construction of the proposed driveway.

CD DIRECTOR APPROVAL

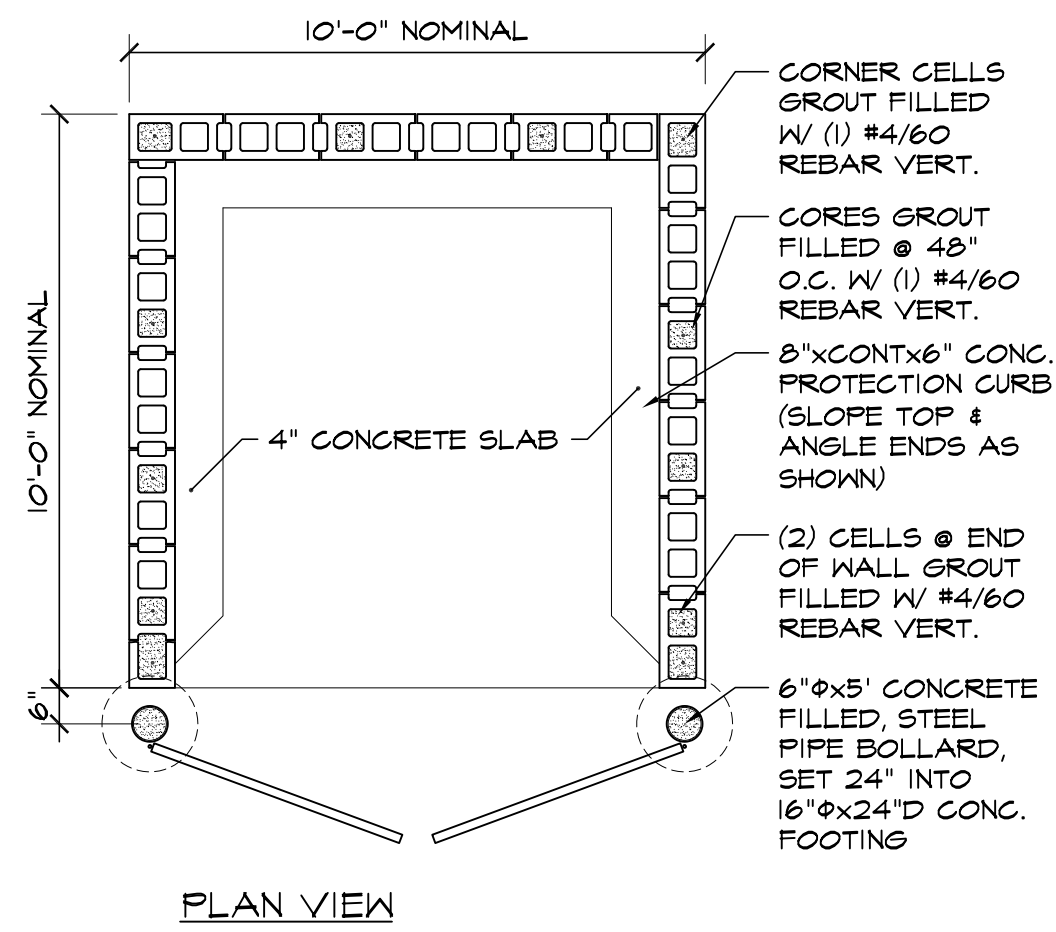
HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES. DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1599 FAX (719) 570-7008
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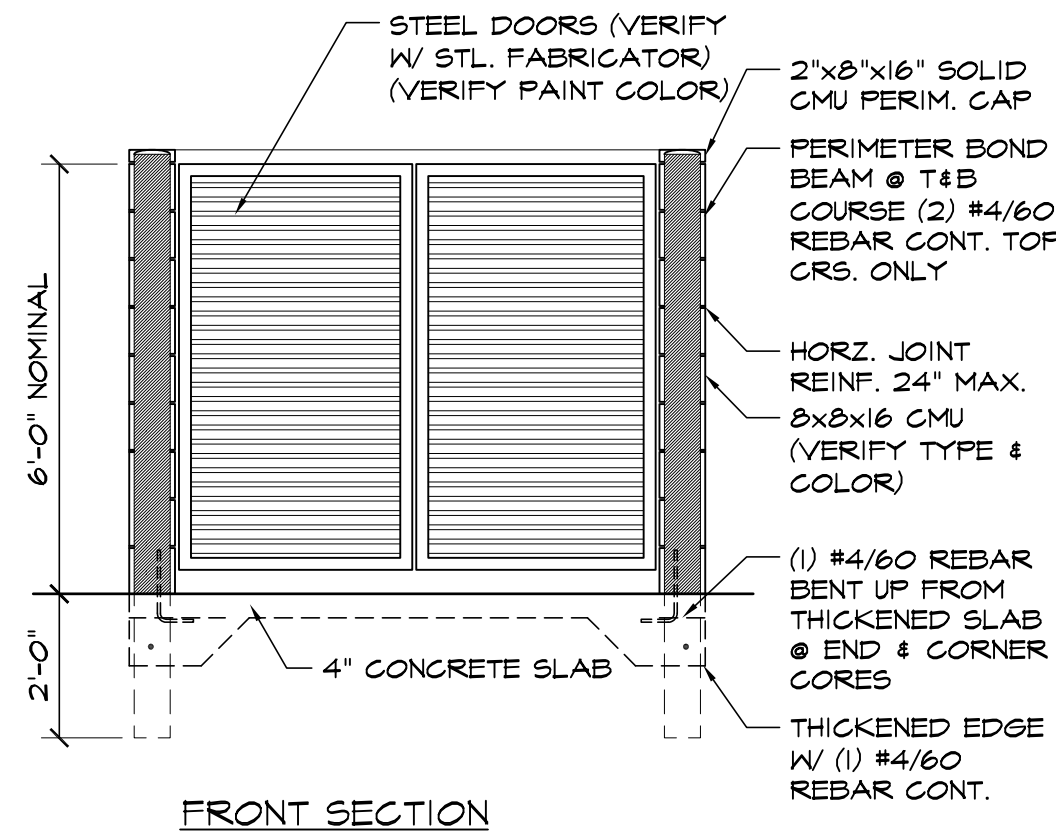
VALLEY STREET
 NEW BUILDING
 1450 VALLEY STREET
 COLORADO SPRINGS, CO 80939
 EL PASO COUNTY, COLORADO

DATE: NOV. 7, 2022
 DRAWN BY: W. VENEROS
 PROJ. MGR: P. HOLLI-ARCUS
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1304

RESUBMITTALS:
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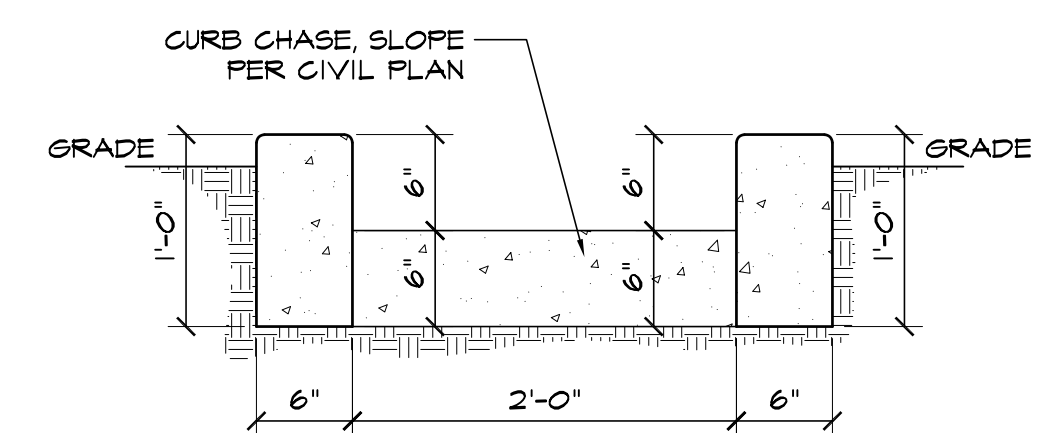


PLAN VIEW

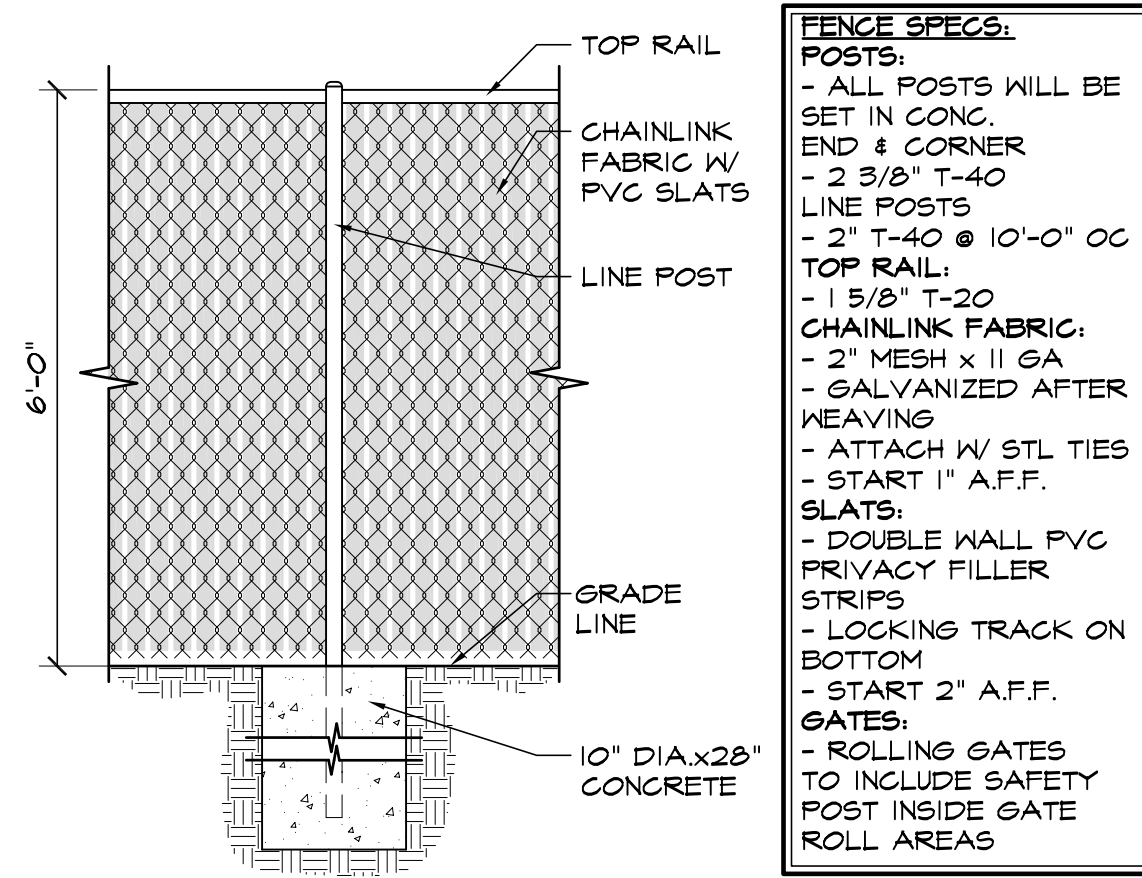


FRONT SECTION

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

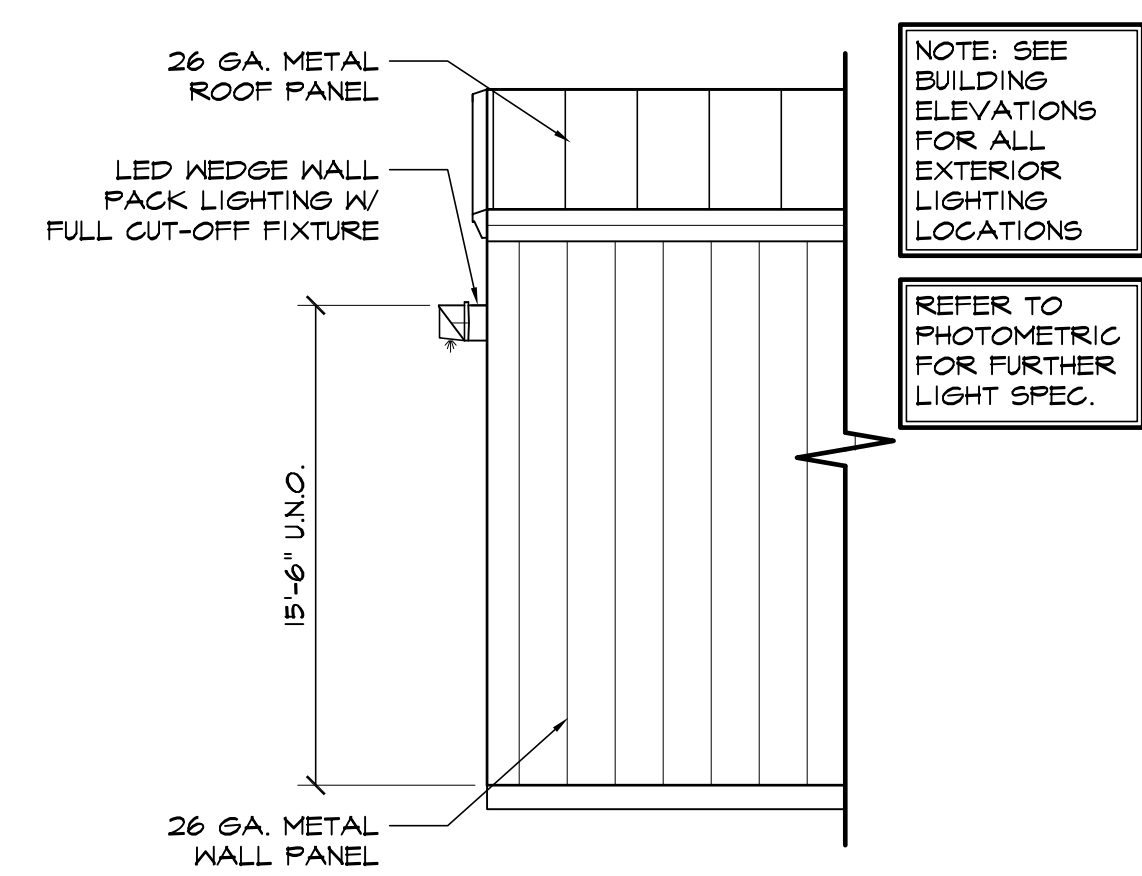


10 CURB CHASE DETAIL SCALE: 1"=1'-0"

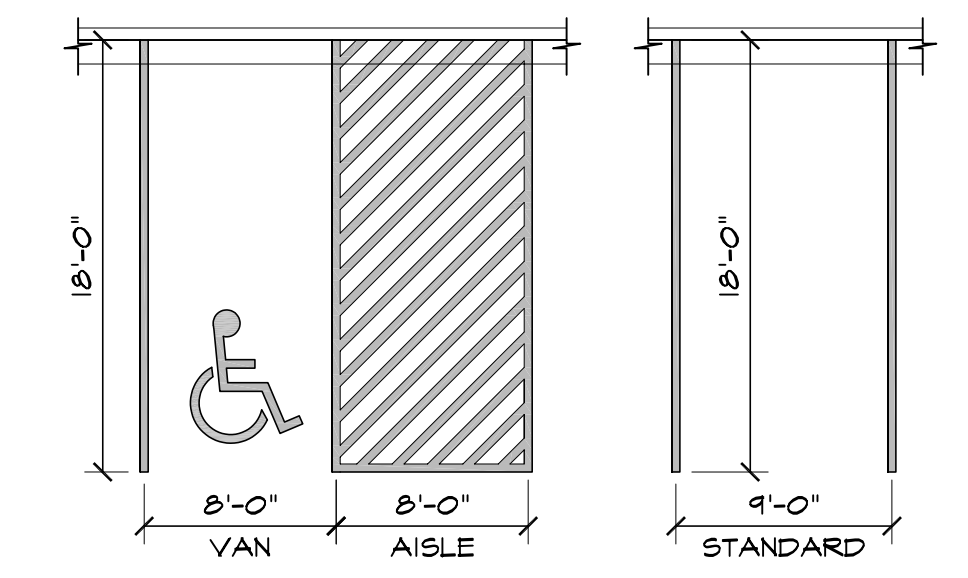


FENCE SPECS:
POSTS:
 - ALL POSTS WILL BE SET IN CONG. END & CORNER
 - 2 3/8" T-40 LINE POSTS
 - 2" T-40 @ 10'-0" OC
TOP RAIL:
 - 1 5/8" T-30 CHAINLINK FABRIC
 - 2" GALVANIZED AFTER WEAVING
 - ATTACH W/ STL TIES
 - START 1" A.F.F. SLATS
 - DOUBLE WALL PVC PRIVACY FILLER STRIPS
 - LOCKING TRACK ON BOTTOM
 - START 2" A.F.F. GATES
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

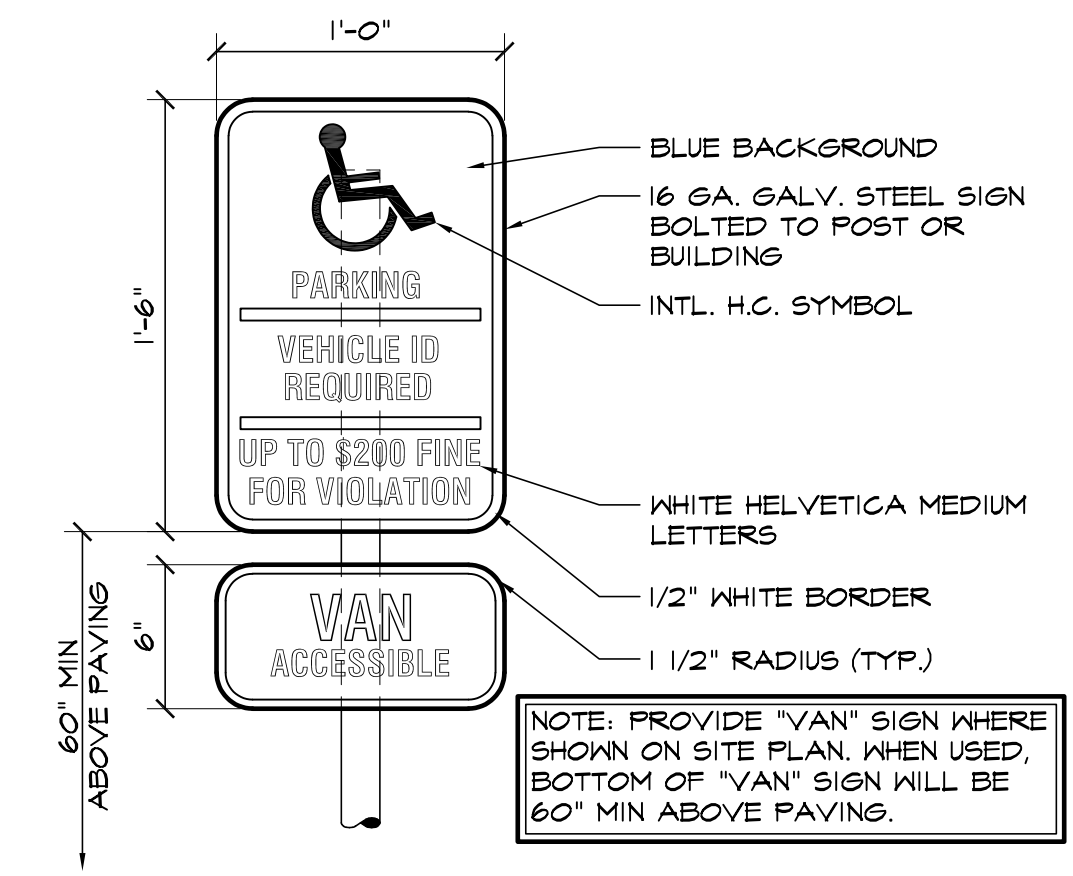
5 CHAINLINK FENCE DETAIL SCALE: 1/2"=1'-0"



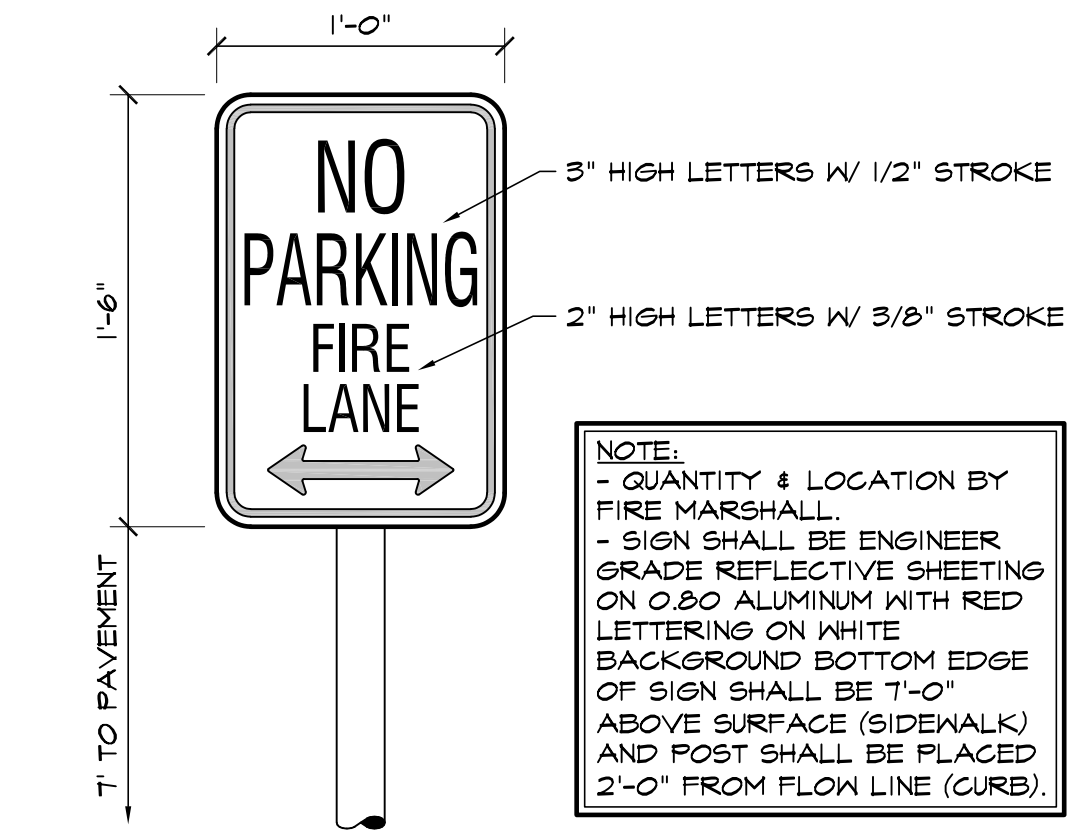
6 WALL PACK LIGHT DETAIL SCALE: 1/4"=1'-0"



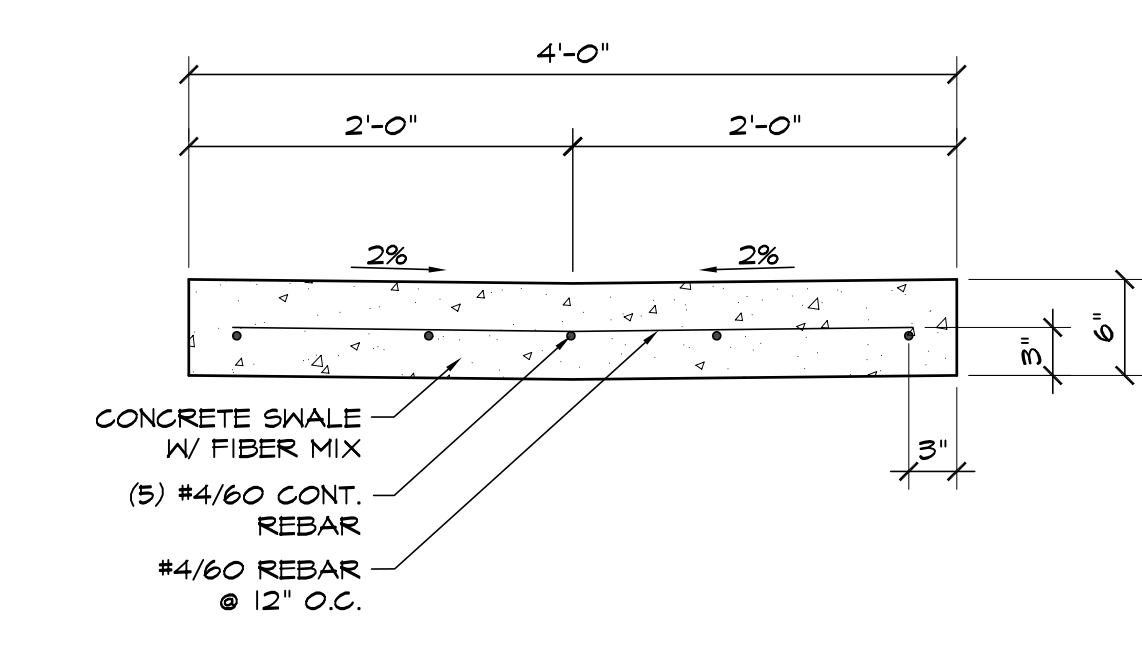
1 ADA / STANDARD PARKING SCALE: 1/8"=1'-0"



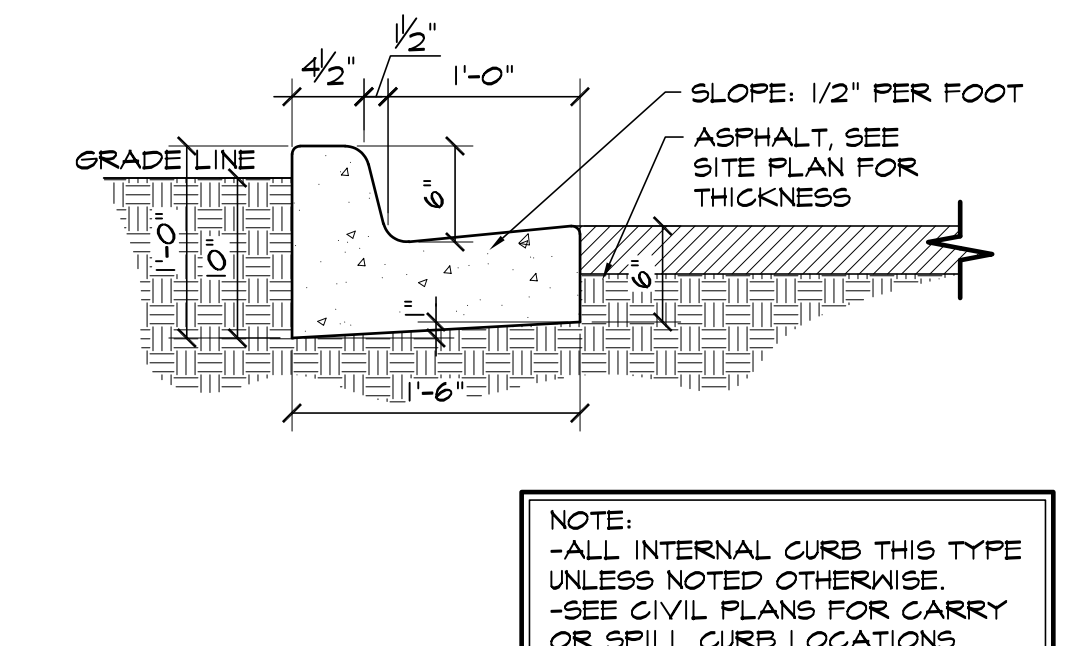
2 HANDICAPPED PARKING SIGN SCALE: 1 1/2"=1'-0"



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



8 4'-0" CROSSSPAN DETAIL SCALE: 1"=1'-0"



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

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