

R/A PROPERTIES
1495 PAONIA ST
PARCEL NO. 54012-06-001
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

BBP FAMILY PARTNERSHIP LLLP
1455 PAONIA ST
PARCEL NO. 54012-06-002
ZONE: I-2 CAD-O
USE: OFFICES

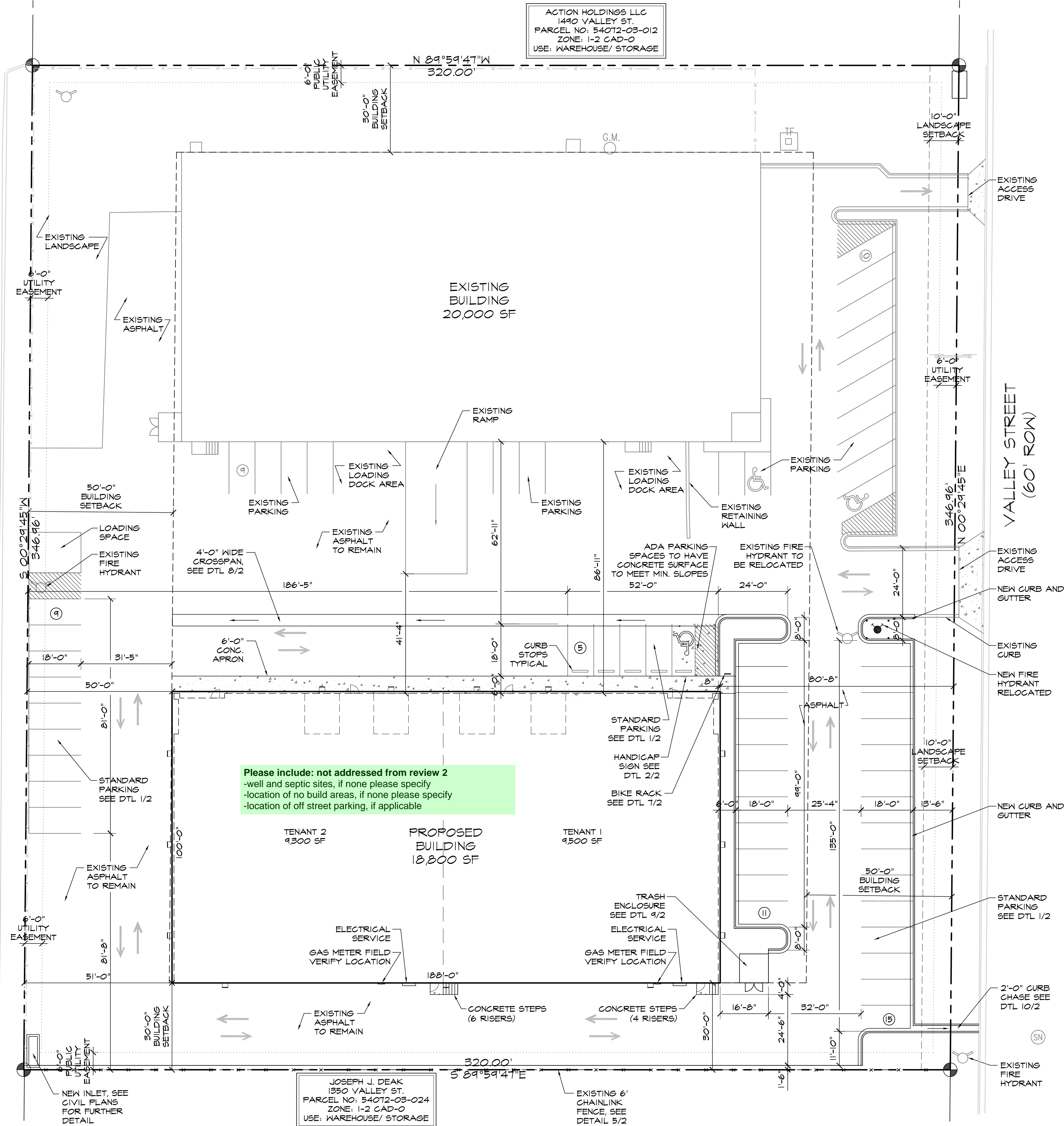
GERALD RUSSEL WHEELING LIV TRUST
1355 PAONIA ST
PARCEL NO. 54012-06-005
ZONE: I-2 CAD-O
USE: INDUSTRIAL CONDOMINIUMS

ACTION HOLDINGS LLC
1440 VALLEY ST.
PARCEL NO. 54012-03-012
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

OTTER ROCK LEASING LLC
6125 OMAHA BLVD
PARCEL NO. 54012-02-085
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

1425 VALLEY STREET LLC
1425 VALLEY ST.
PARCEL NO. 54012-02-024
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

1355 VALLEY STREET LLC
1355 VALLEY ST.
PARCEL NO. 54012-02-023
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE



Please include: not addressed from review 2
-well and septic sites, if none please specify
-location of no build areas, if none please specify
-location of off street parking, if applicable

Please include number of bike spots available.
Section 6.2.5.F.1
"Bicycle Parking. The minimum number of bicycle parking spaces shall equal 5% of the number of required parking spaces. At least 1 bicycle parking space shall be provided."

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

ADA NOTES

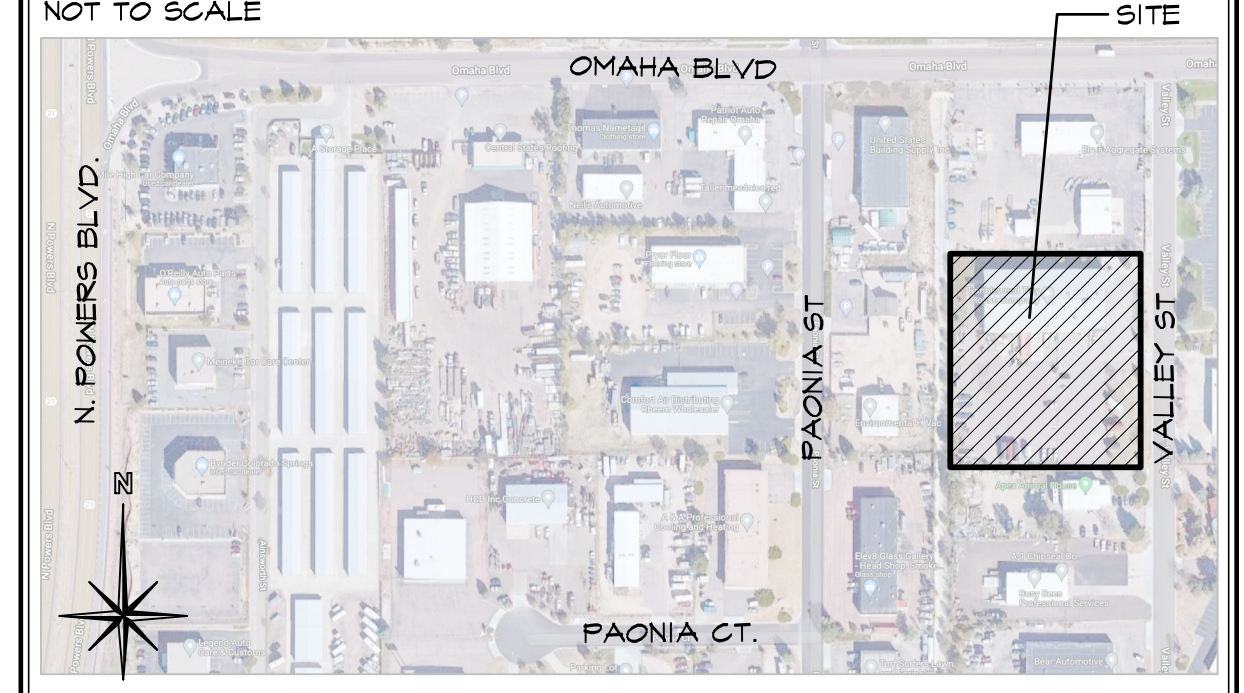
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL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

PCD DIRECTOR APPROVAL

DRAWING INDEX

- 1 OF 10 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
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- C1.2 - 4 OF 10 - CIVIL NOTES AND DETAILS
- U1 - 5 OF 10 - SITE UTILITY PLAN
- L1.1 - 6 OF 10 - LANDSCAPE PLAN
- L1.2 - 7 OF 10 - LANDSCAPE DETAILS AND NOTES
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- SFO.2 - 4 OF 10 - PHOTOMETRICS CUT SHEETS
- 10 OF 10 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	OWNER NAME: CARSON INVESTMENT PROPERTIES LLC PO BOX 123 BEULAH, CO 81023-0123
LEGAL DESCRIPTION:	LOT 2 BLK 1 CIMARRON INDUSTRIAL NO 2 54012-03-013
ZONING:	I-2 CAD-O
LOT SIZE:	111,024 SF. (2.55 ACRES)
CURRENT USE:	WAREHOUSE/ STORAGE
FLOODPLAIN STATEMENT:	ZONE X (FEMA FIRM NO. 08041601535, DATED DECEMBER 1, 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.) (8,800 S.F. / 200 S.F.) 44 WAREHOUSE - (1 SPACE/1,000 S.F.) (35,300 / 1,000 S.F.) 35 H.C. - (1 SPACE/25 REQ'D) 11-B 3 TOTAL PARKING SPACES REQUIRED: 55 TOTAL PARKING PROVIDED: 54 STANDARD SPACES PROVIDED: 56 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 (714)-570-1599 FAX NUMBER: (714)-570-1008 AFFILIANT NAME: LISA PETERSON AFFILIANT 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

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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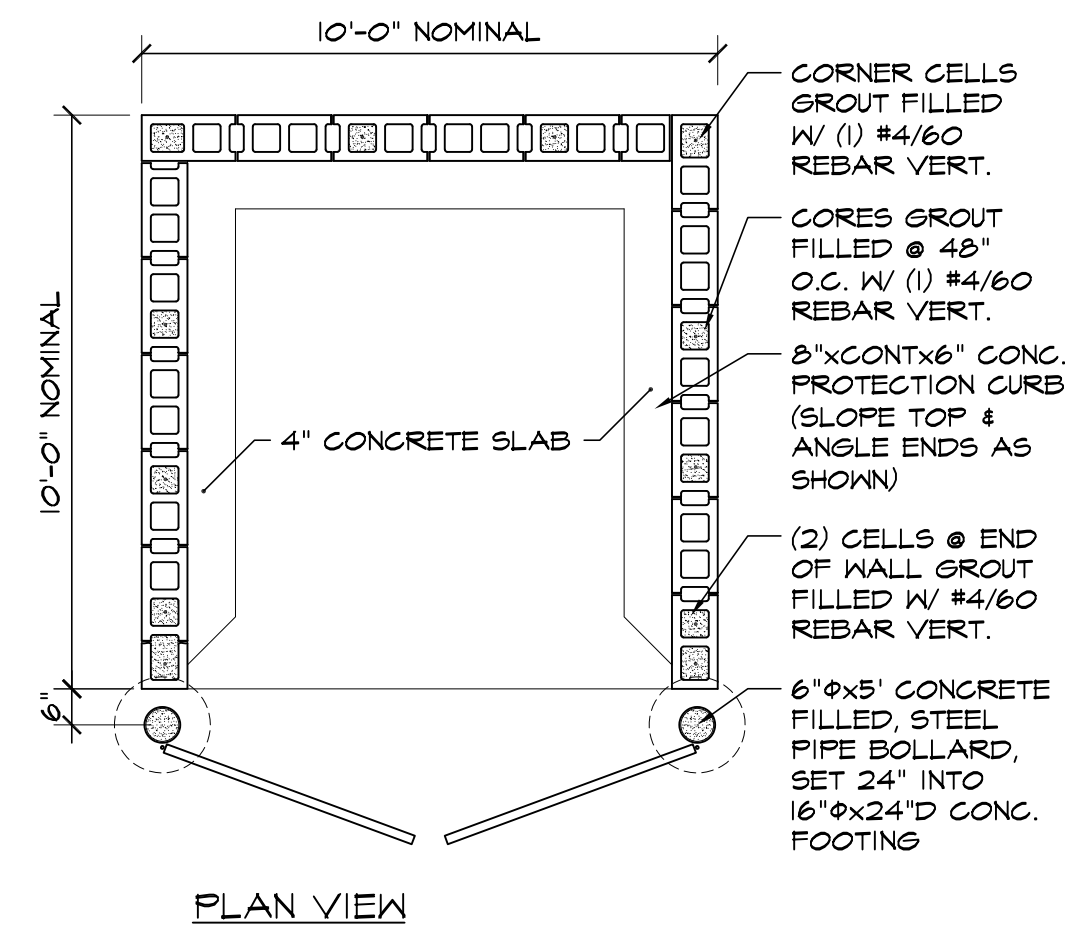
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VALLEY STREET
NEW BUILDING
1450 VALLEY STREET
COLORADO SPRINGS, CO 80939
EL PASO COUNTY, COLORADO

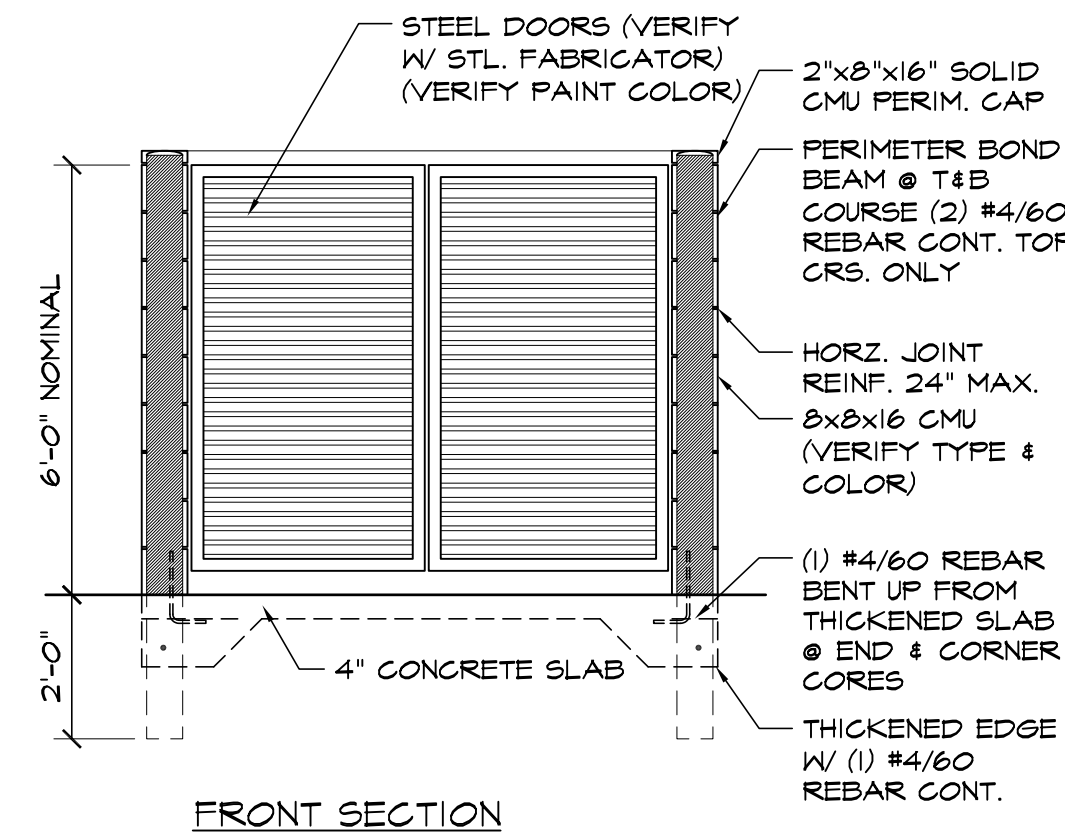
DATE: NOV. 7, 2022
DRAWN BY: W. VENEROS
PROJ. MGR: P. HOLLI-ARCUS
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1304

RESUBMITTALS:
1-21-23 / 12-8-22 COMMENTS

1 of 10
SITE PLAN

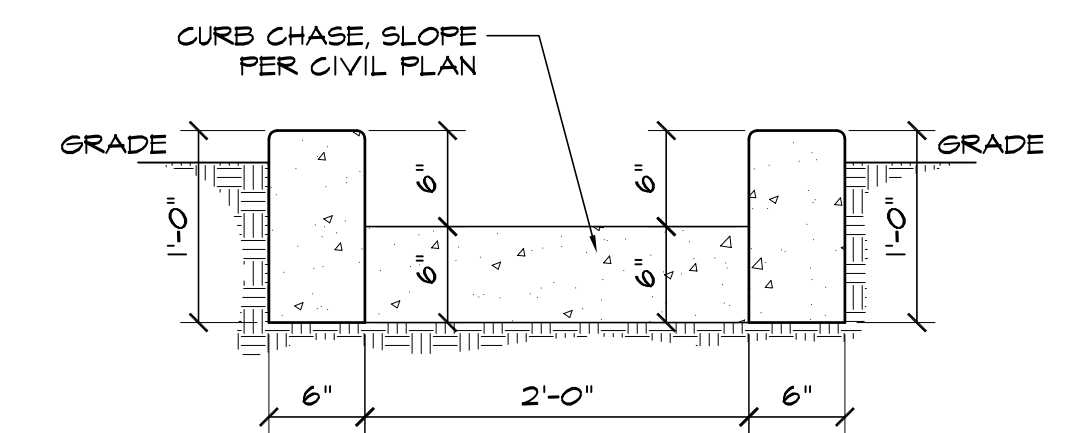


PLAN VIEW

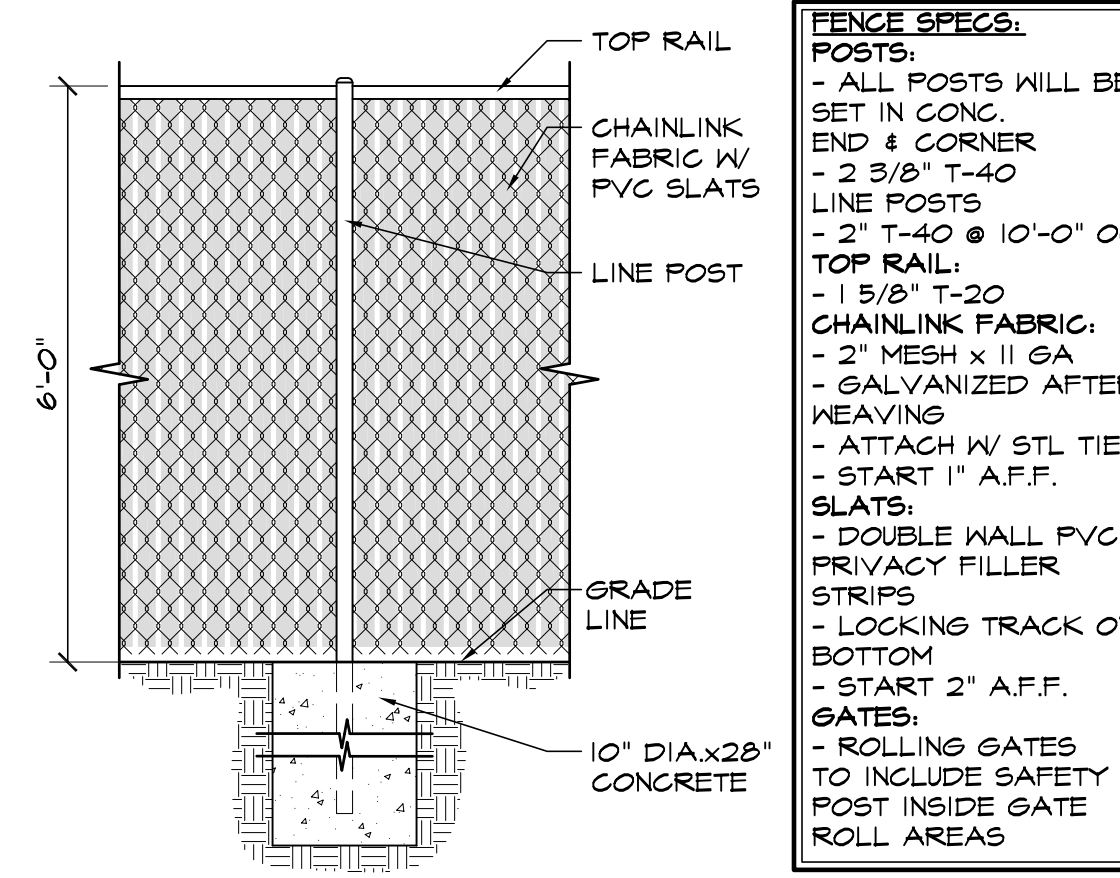


FRONT SECTION

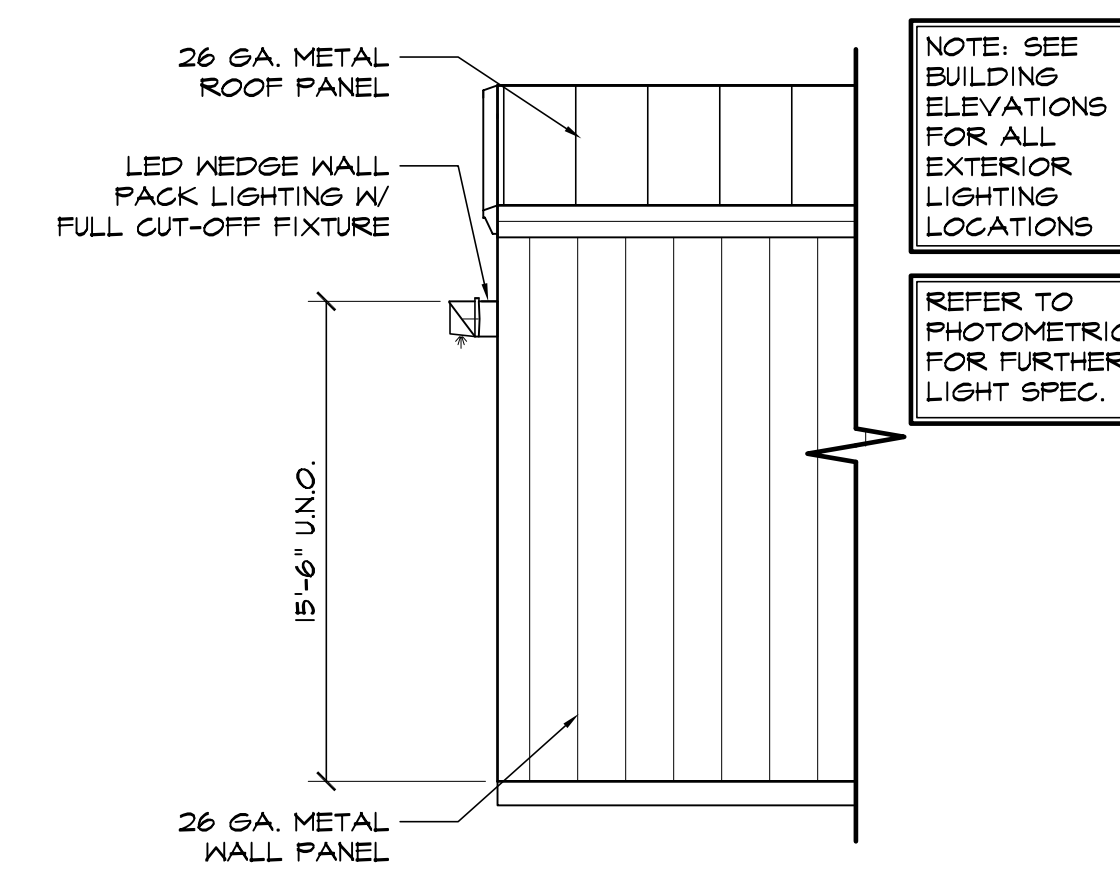
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



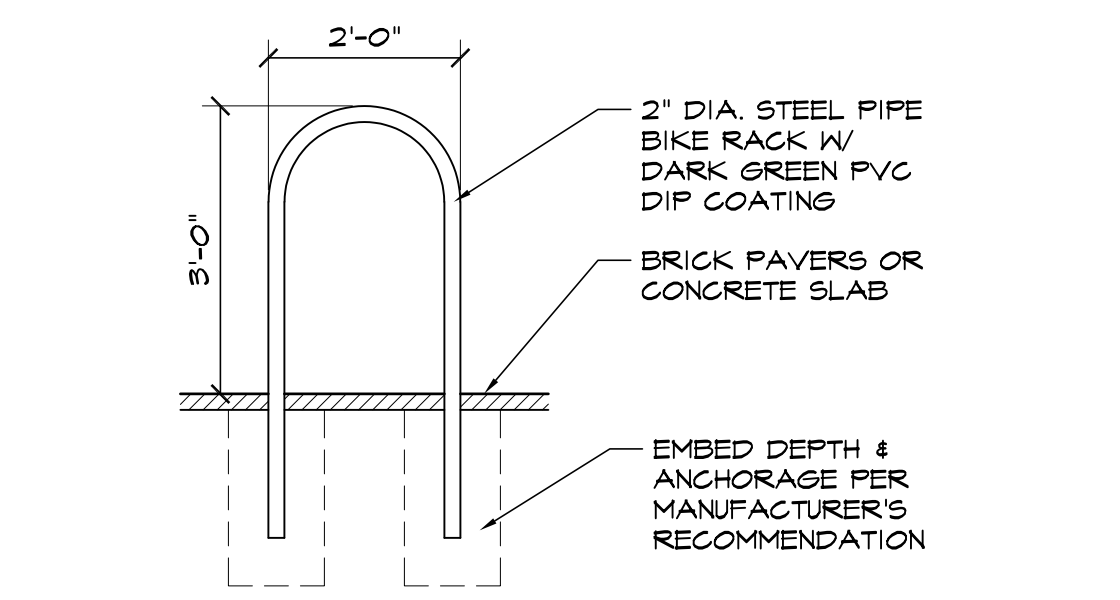
10 CURB CHASE DETAIL
SCALE: 1"=1'-0"



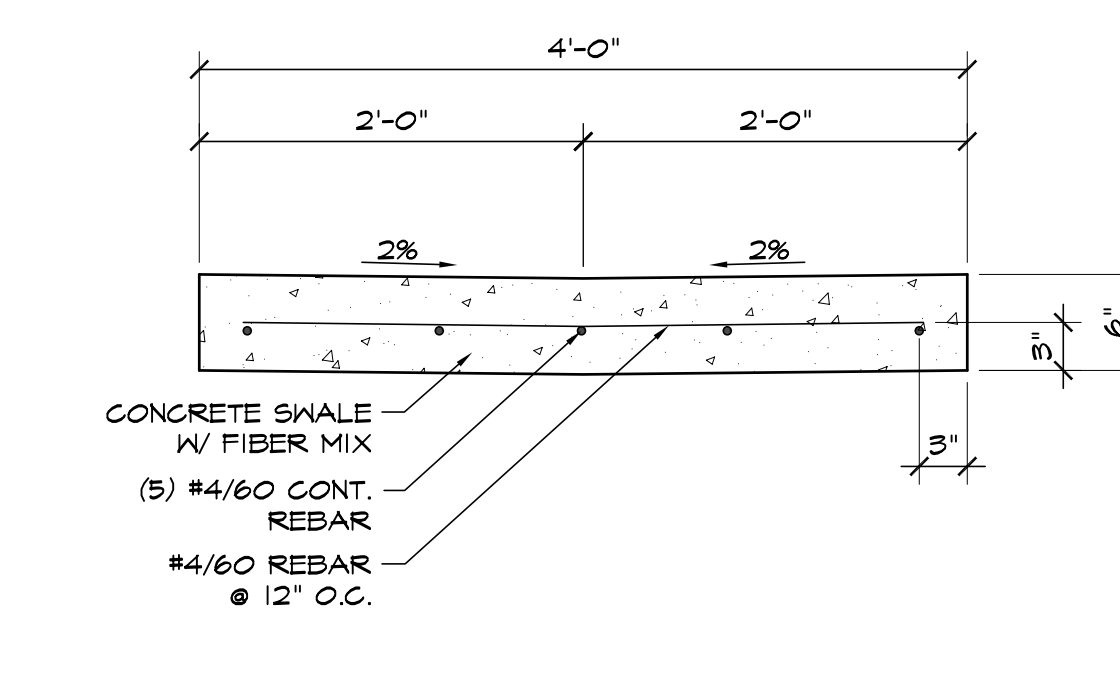
5 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



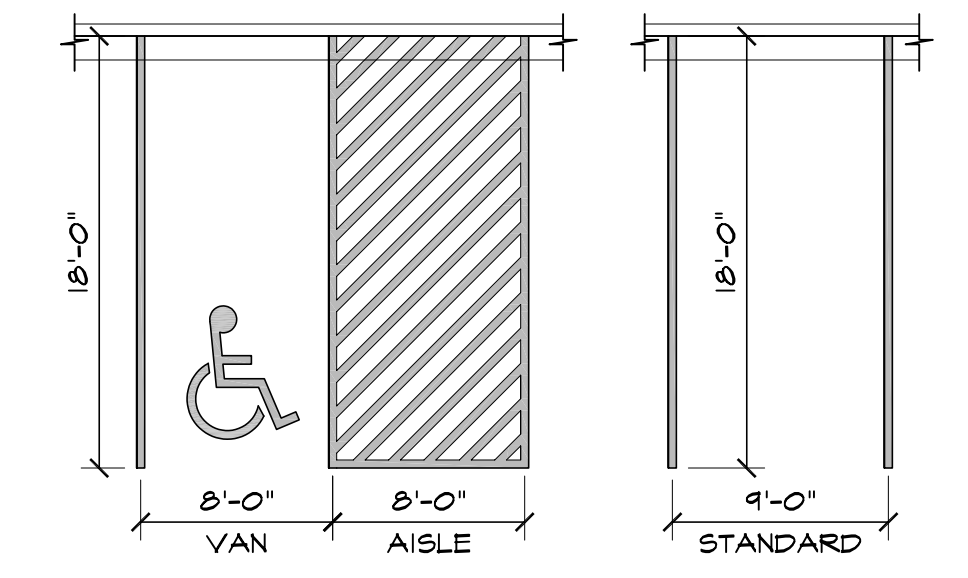
6 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



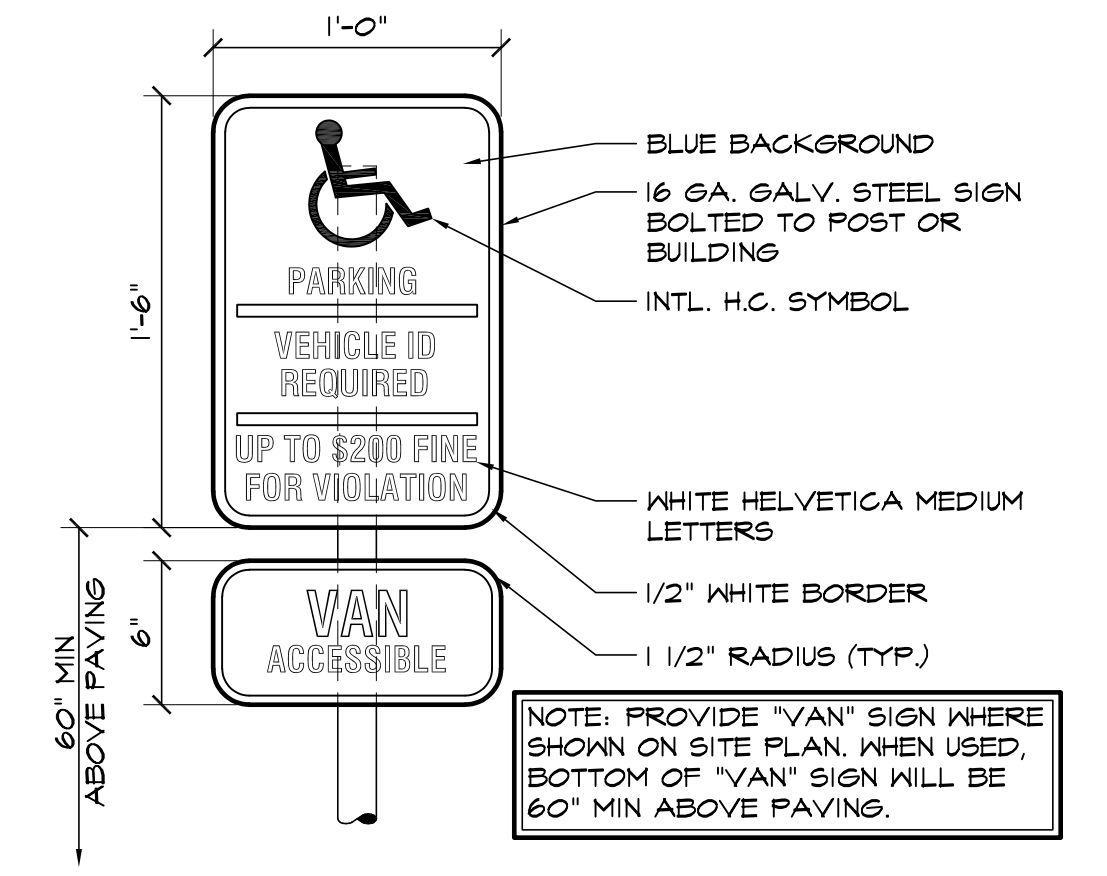
7 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



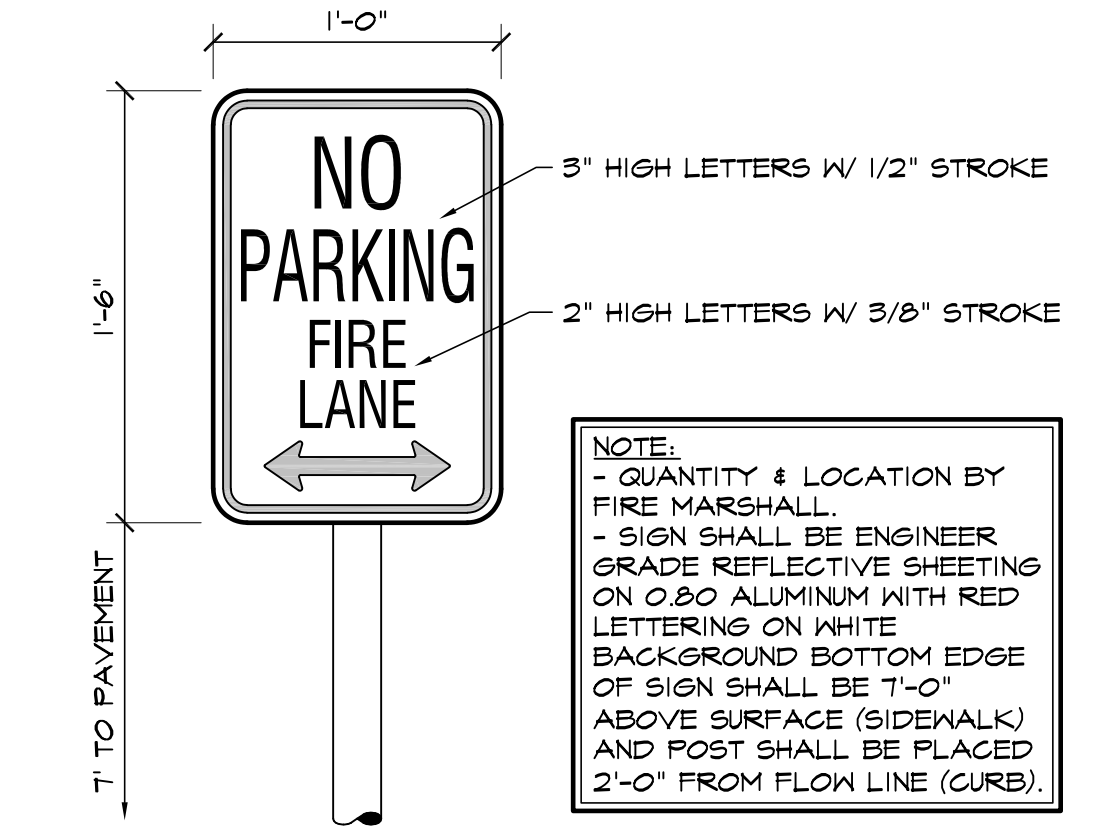
8 4'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



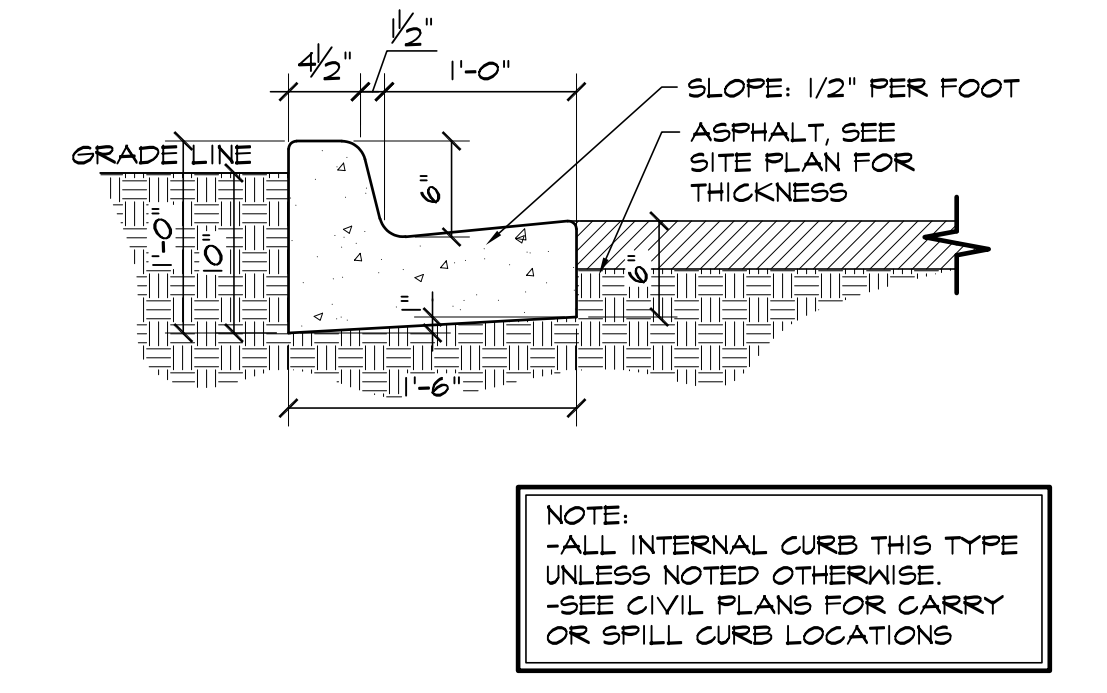
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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



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



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

EL PASO COUNTY: PPR 2258

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PROJ. MNGR: P. HOLLI-ARCUS
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1304

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