

R/A PROPERTIES
1495 PAONIA ST
PARCEL NO: 54072-06-001
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

BBP FAMILY PARTNERSHIP LLLP
1455 PAONIA ST
PARCEL NO: 54072-06-002
ZONE: I-2 CAD-O
USE: OFFICES

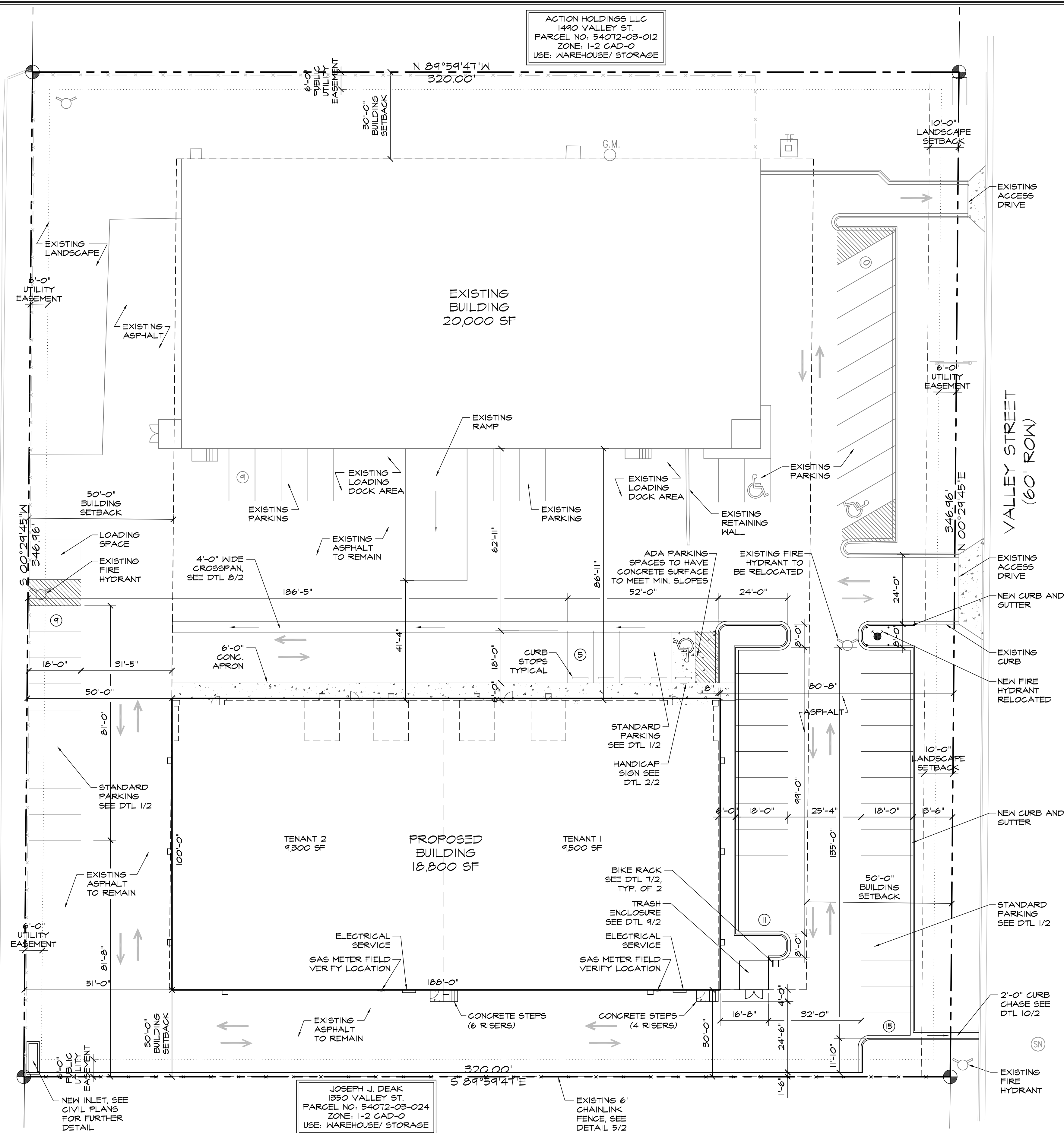
GERALD BUSSEL WHEELING LIV TRUST
1355 PAONIA ST
PARCEL NO: 54072-06-005
ZONE: I-2 CAD-O
USE: INDUSTRIAL CONDOMINIUMS

ACTION HOLDINGS LLC
1440 VALLEY ST
PARCEL NO: 54072-03-012
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

OTTER ROCK LEASING LLC
6125 OMAHA BLVD
PARCEL NO: 54072-02-085
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

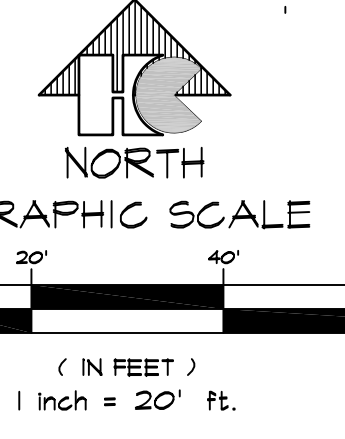
1425 VALLEY STREET LLC
1425 VALLEY ST.
PARCEL NO: 54072-02-024
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE

1355 VALLEY STREET LLC
1355 VALLEY ST.
PARCEL NO: 54072-02-023
ZONE: I-2 CAD-O
USE: WAREHOUSE/ STORAGE



40' DRAINAGE WAY

VALLEY STREET (60' ROW)



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

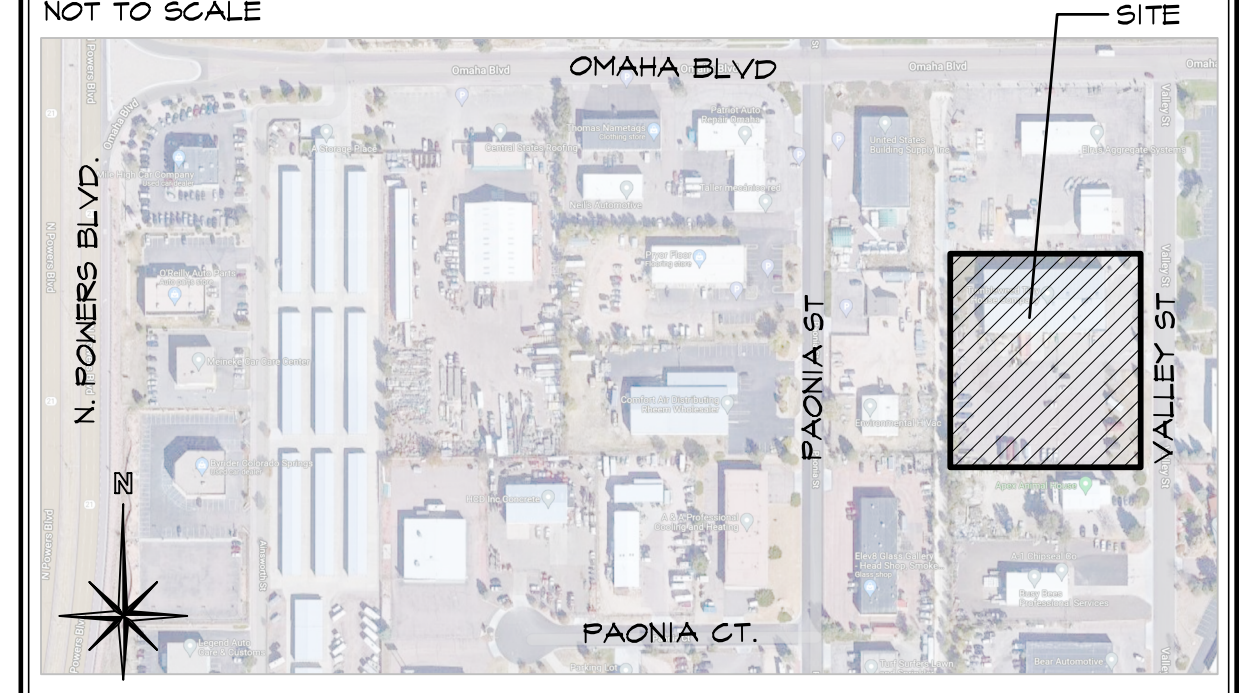
ADA NOTES
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.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

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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
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- SP0.1 - 8 OF 10 - PHOTOMETRICS SITE PLAN
- SP0.2 - 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 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. 08041C0753G, 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.) (3,500 S.F. / 200 S.F.):	17
WAREHOUSE - (1 SPACE/1,000 S.F.) (35,300 / 1,000 S.F.):	35
H.C. - (1 SPACE/25 REQ'D):	3
TOTAL PARKING SPACES REQUIRED:	55
STANDARD SPACES PROVIDED:	54
H.C. SPACES PROVIDED:	3
(SEE DETAIL 1/2 FOR DIMENSIONS)	
LOADING SPACE PROVIDED:	14'x18' AREA PROVIDED
BIKE PARKING REQUIRED: (TOTAL PARKING REQ'D X 5%):	3
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2023
LANDSCAPING:	SUMMER 2023
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1599
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

EL PASO COUNTY: PPR 2258

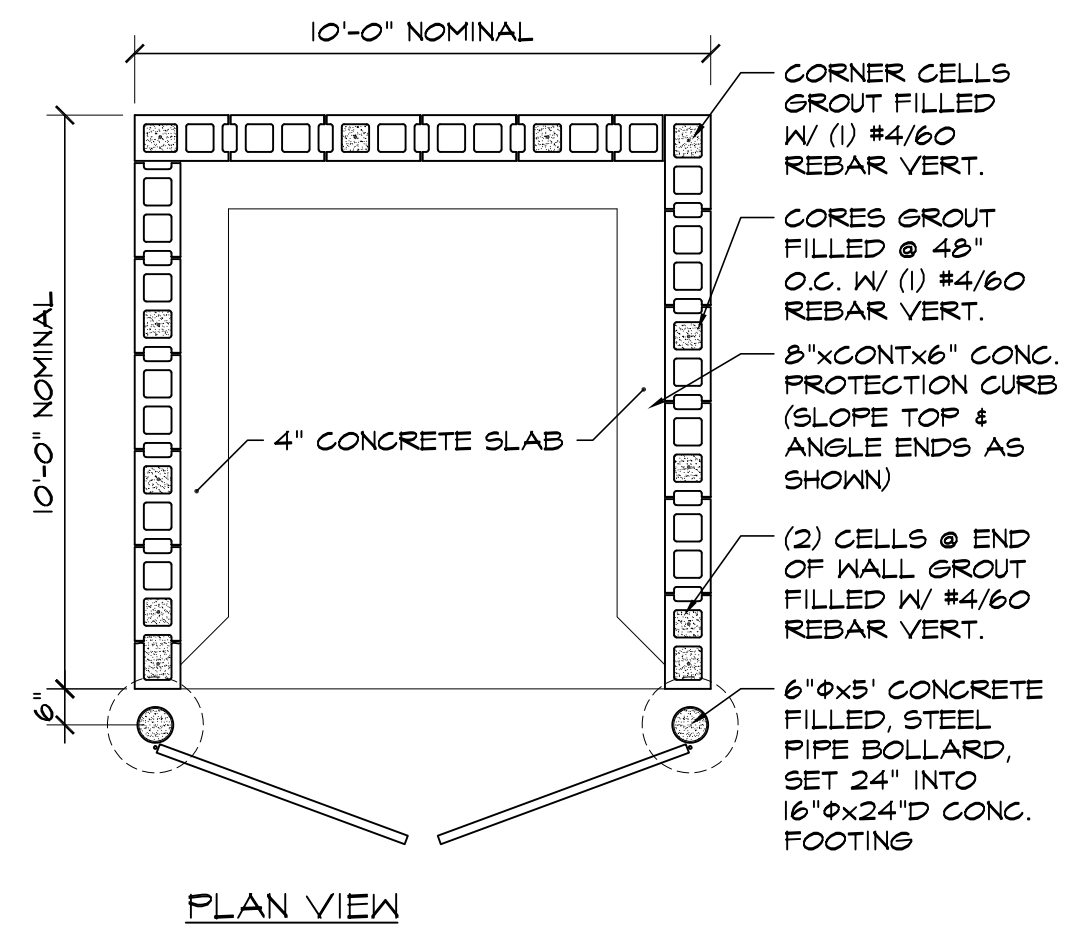
HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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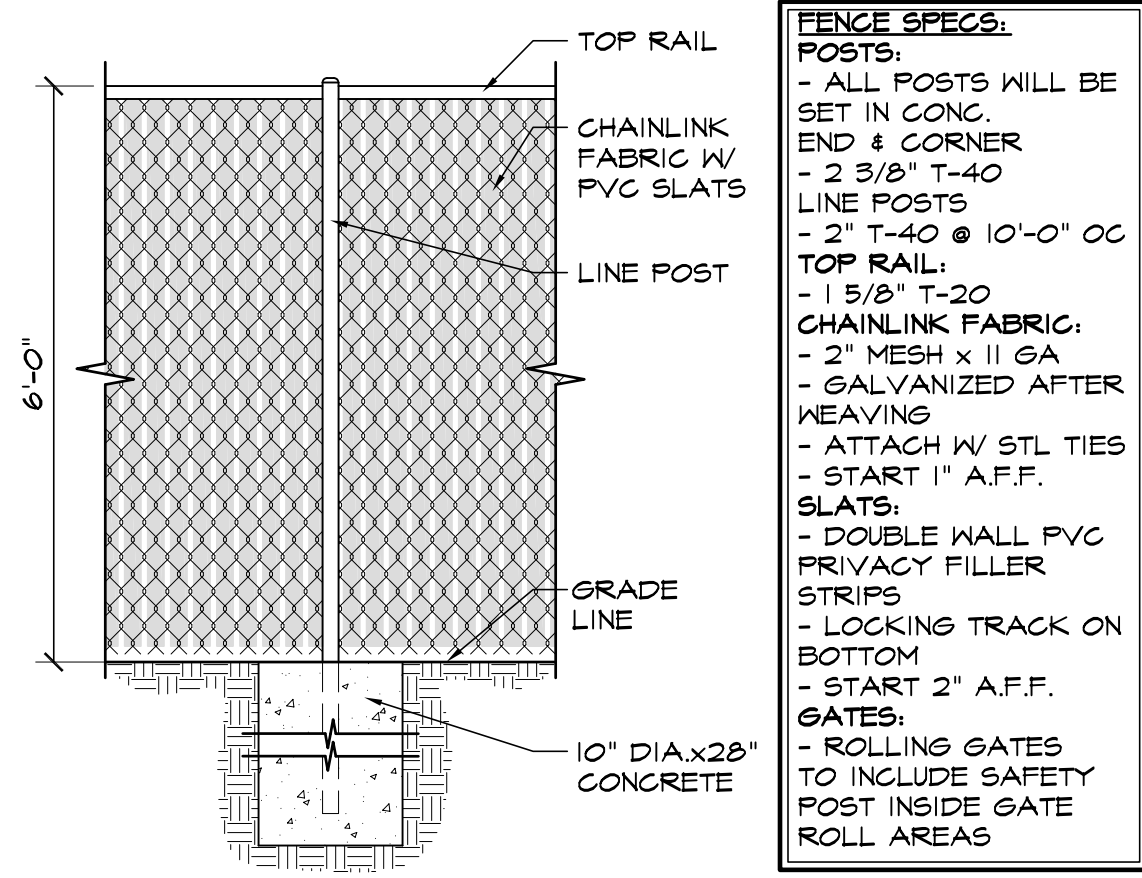
VALLEY STREET
NEW BUILDING
1450 VALLEY STREET
COLORADO SPRINGS, CO 80939
EL PASO COUNTY, COLORADO

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

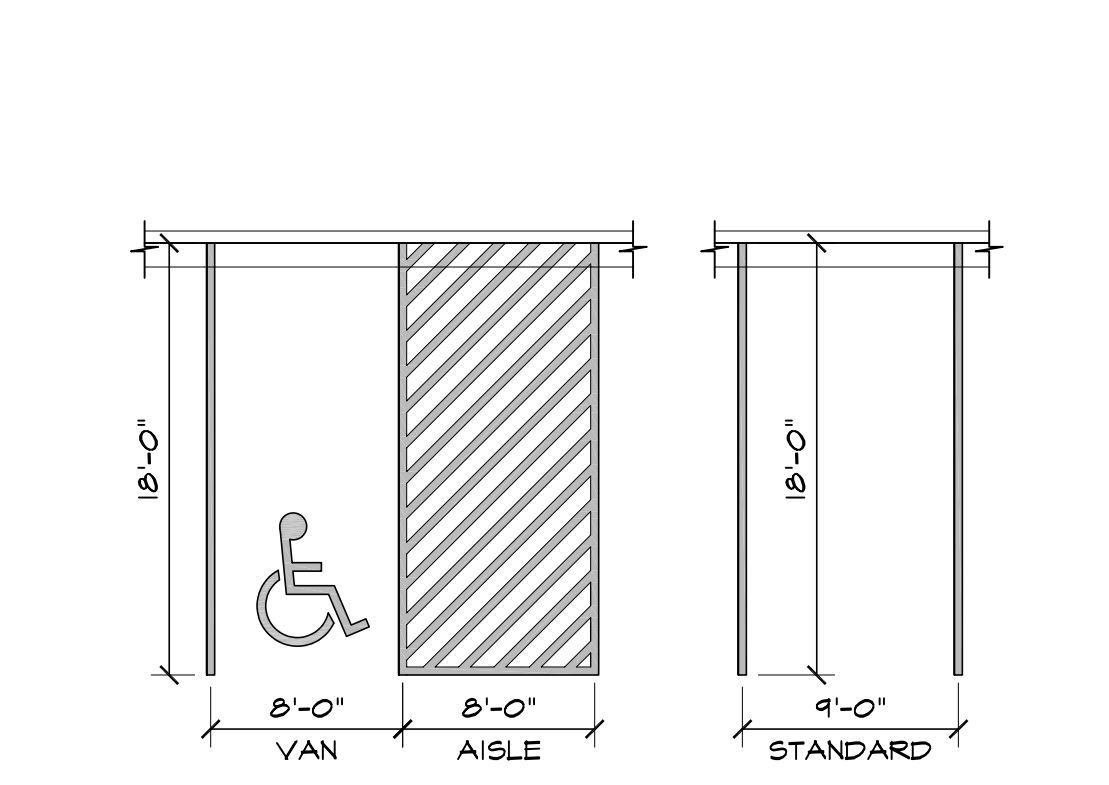
RESUBMITTALS:
A 1-21-23 / COMMENTS 12-8-22
B 3-8-23 / COMMENTS 2-24-23



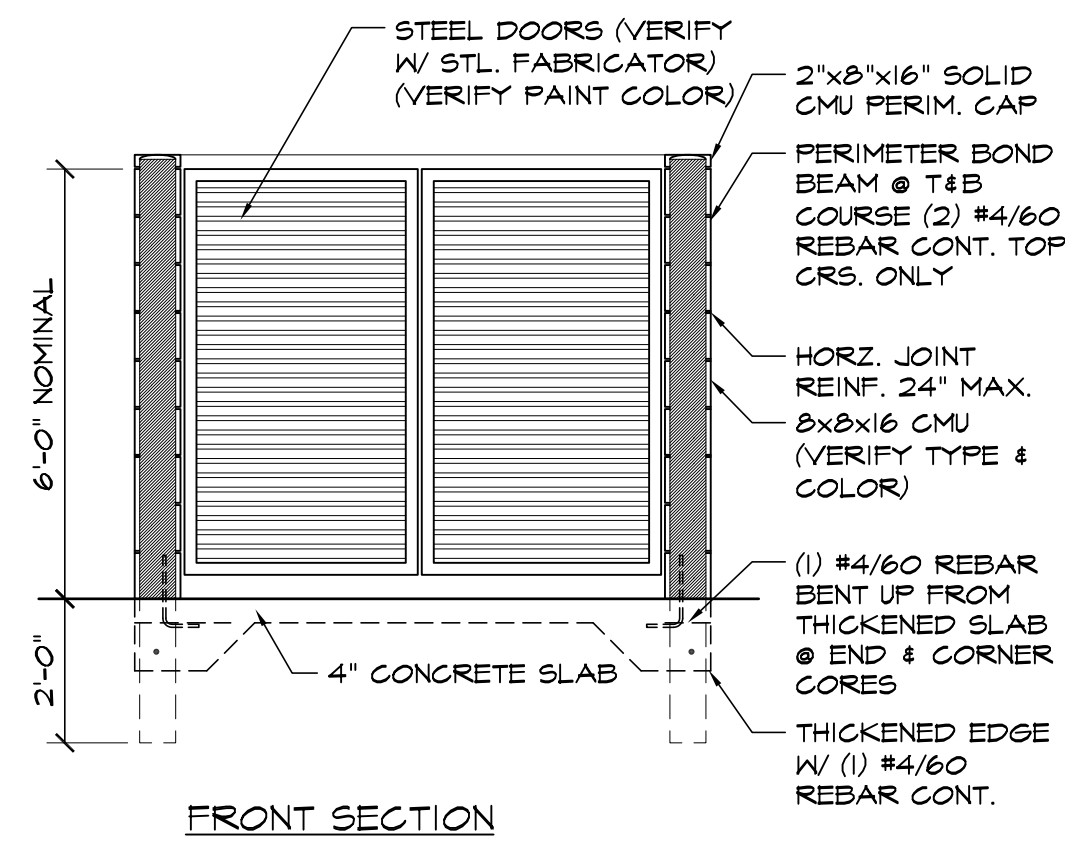
PLAN VIEW



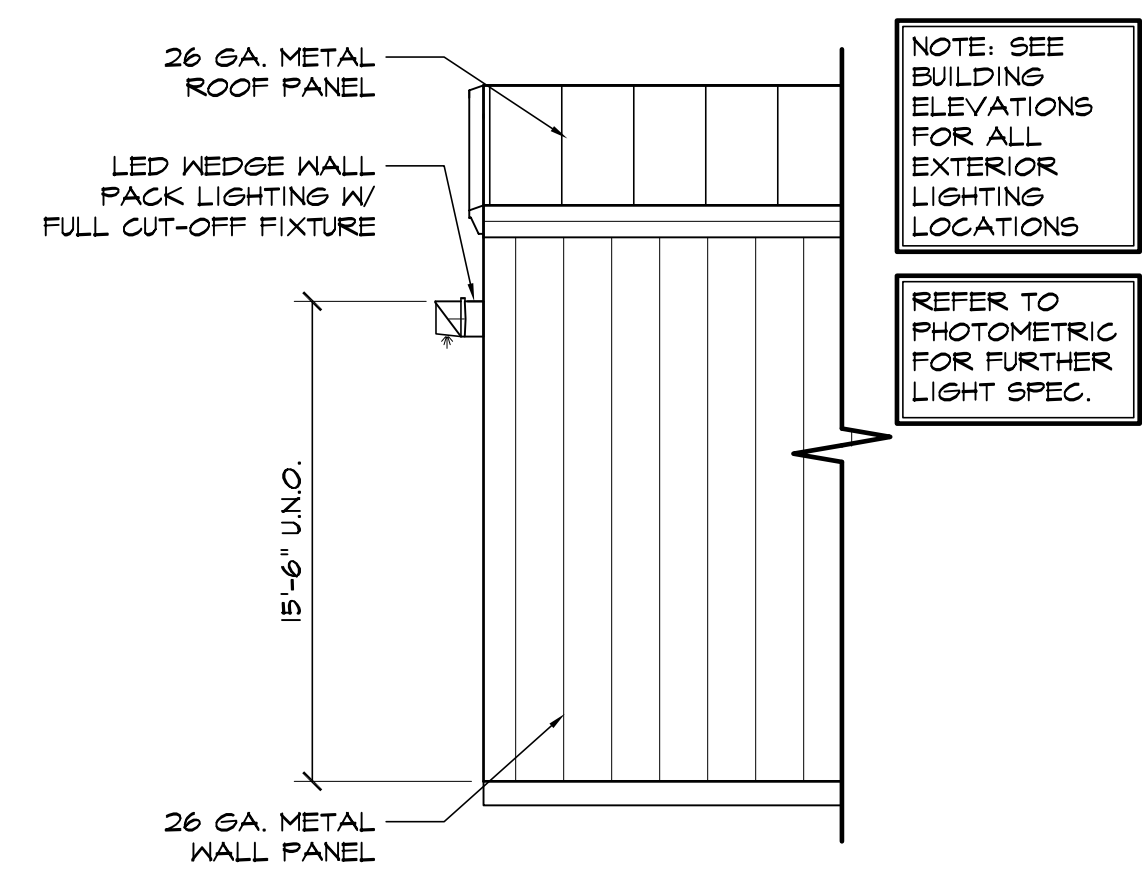
5 CHAINLINK FENCE DETAIL



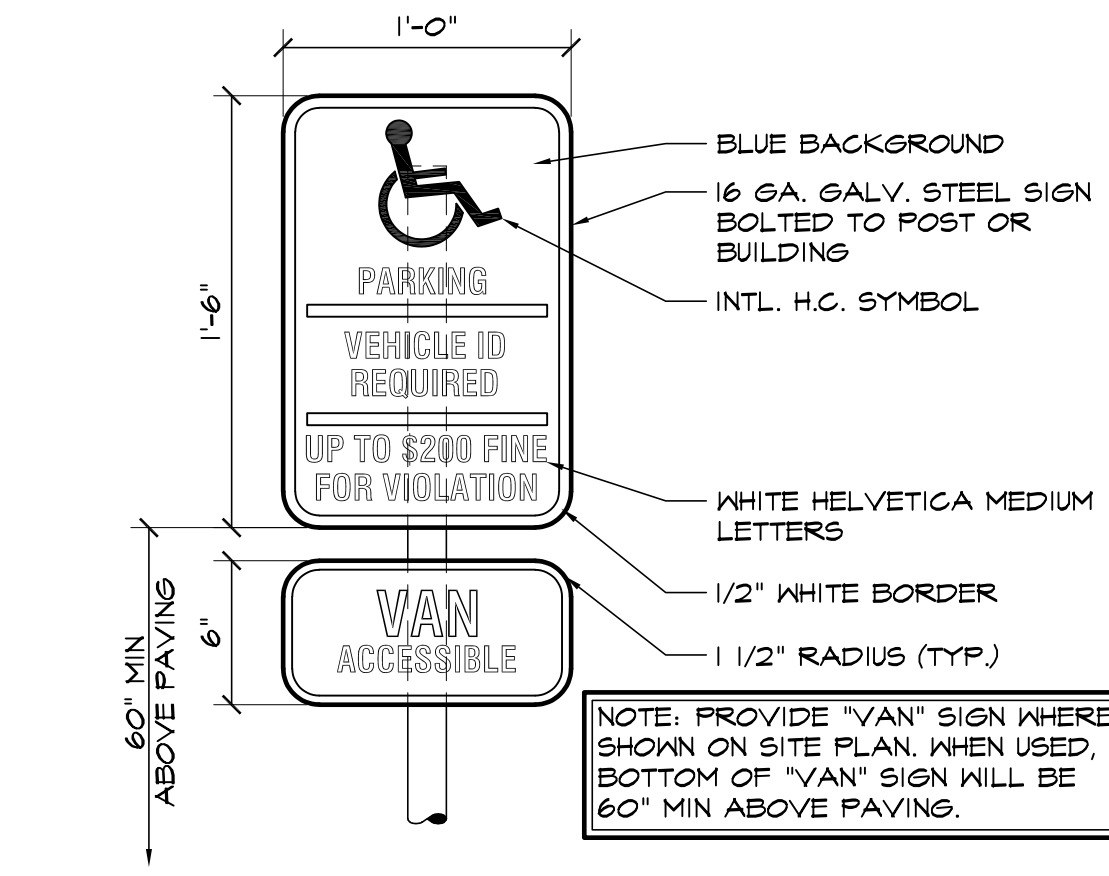
1 ADA / STANDARD PARKING



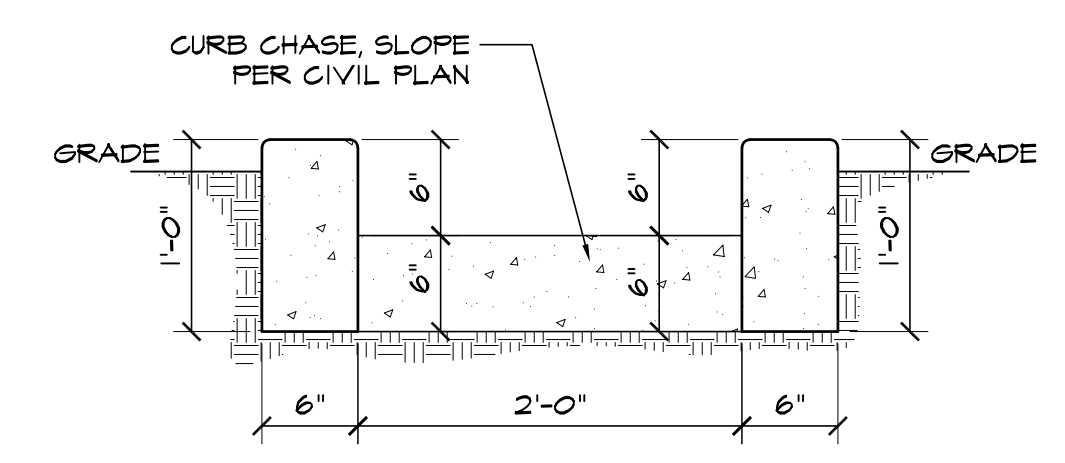
9 CMU TRASH ENCLOSURE DTL



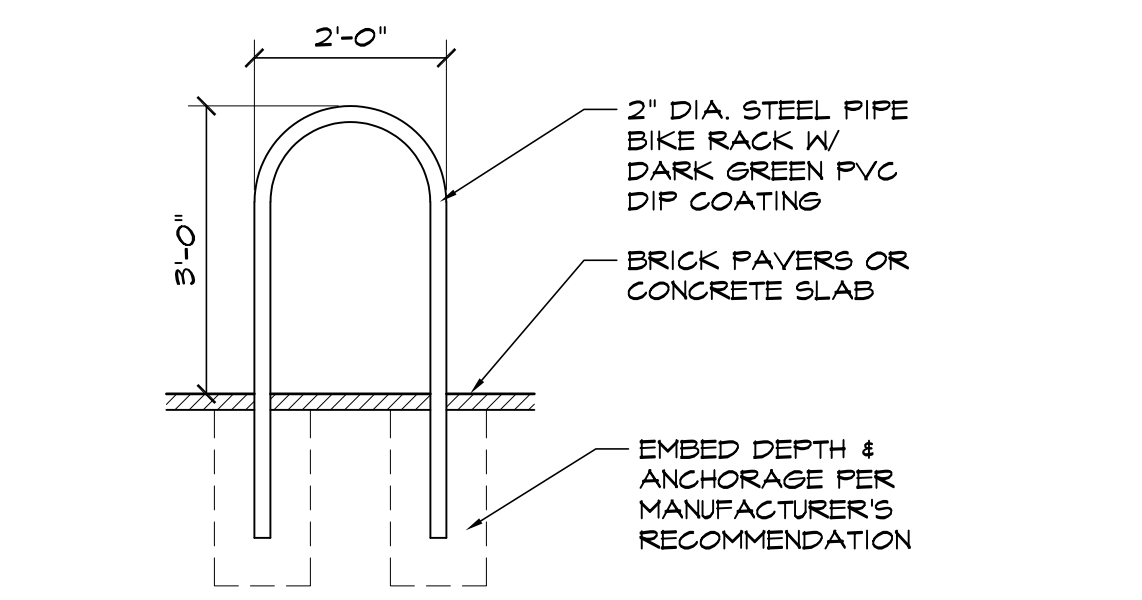
6 WALL PACK LIGHT DETAIL



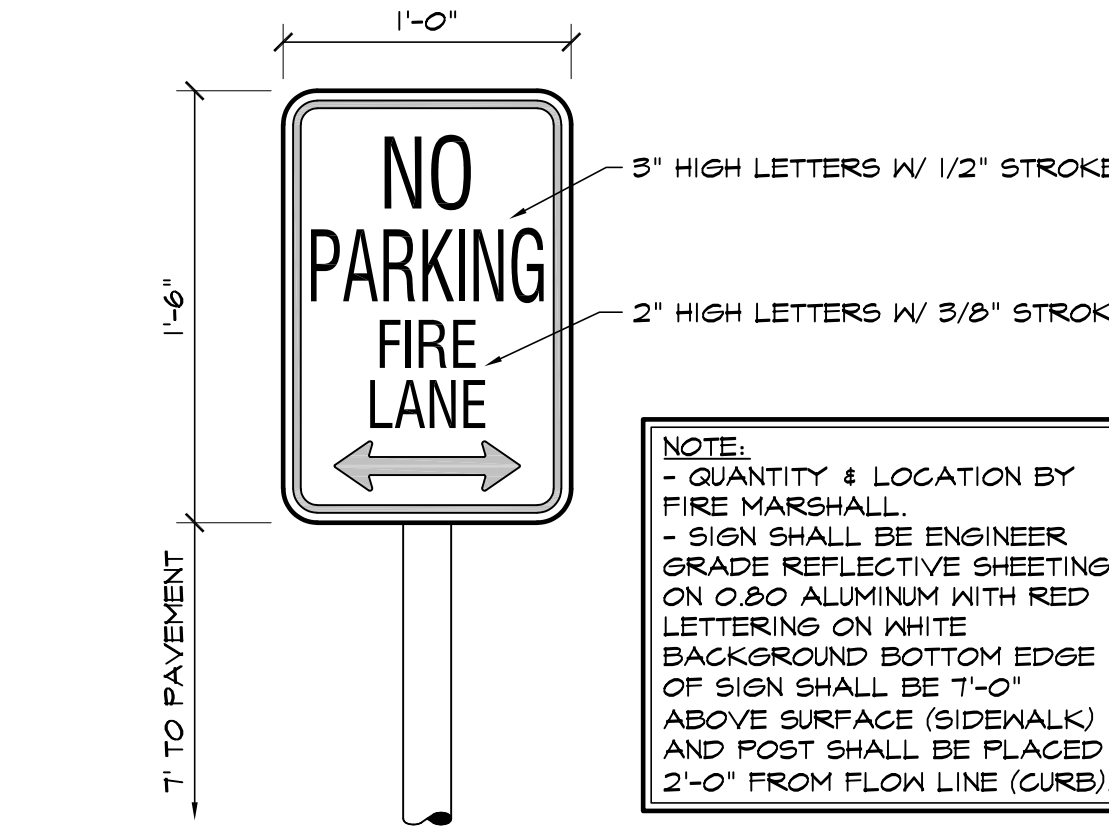
2 HANDICAPPED PARKING SIGN



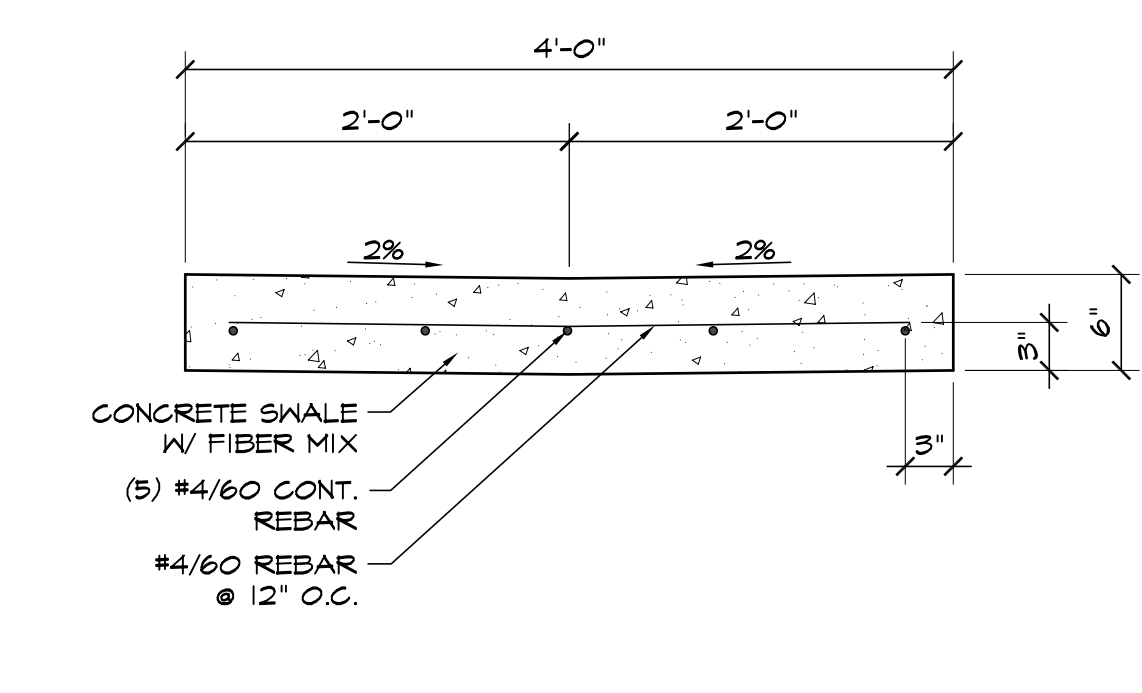
10 CURB CHASE DETAIL



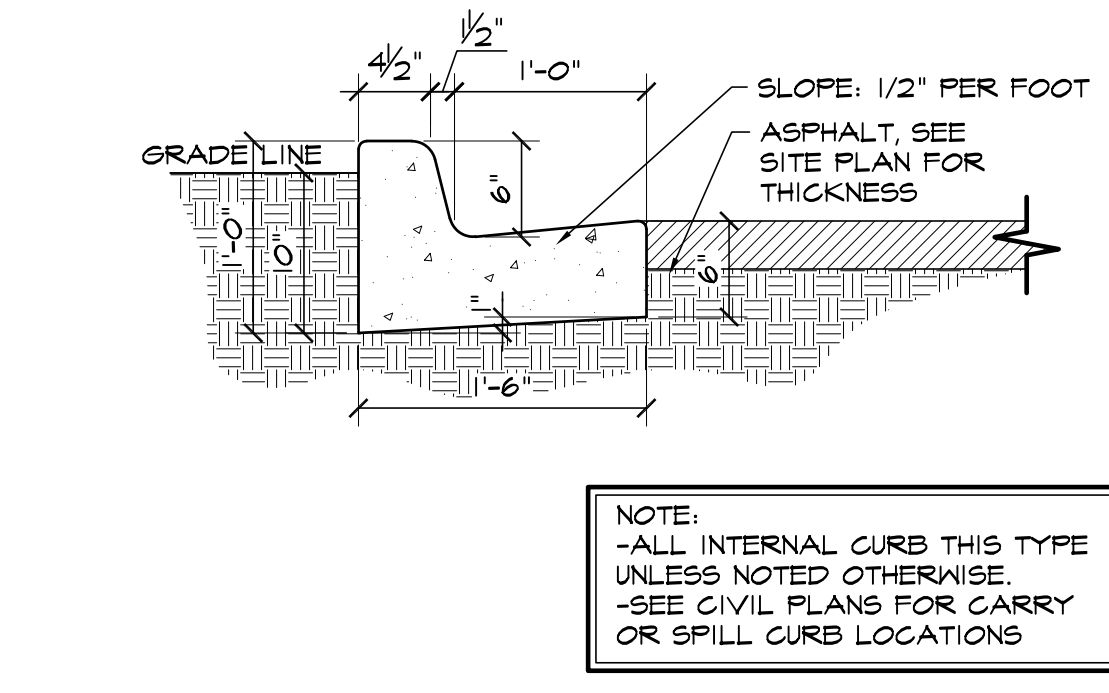
7 BIKE RACK DETAIL



3 FIRE LANE SIGN



8 4'-0" CROSSSPAN DETAIL



4 EPC TYPE B CURB

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