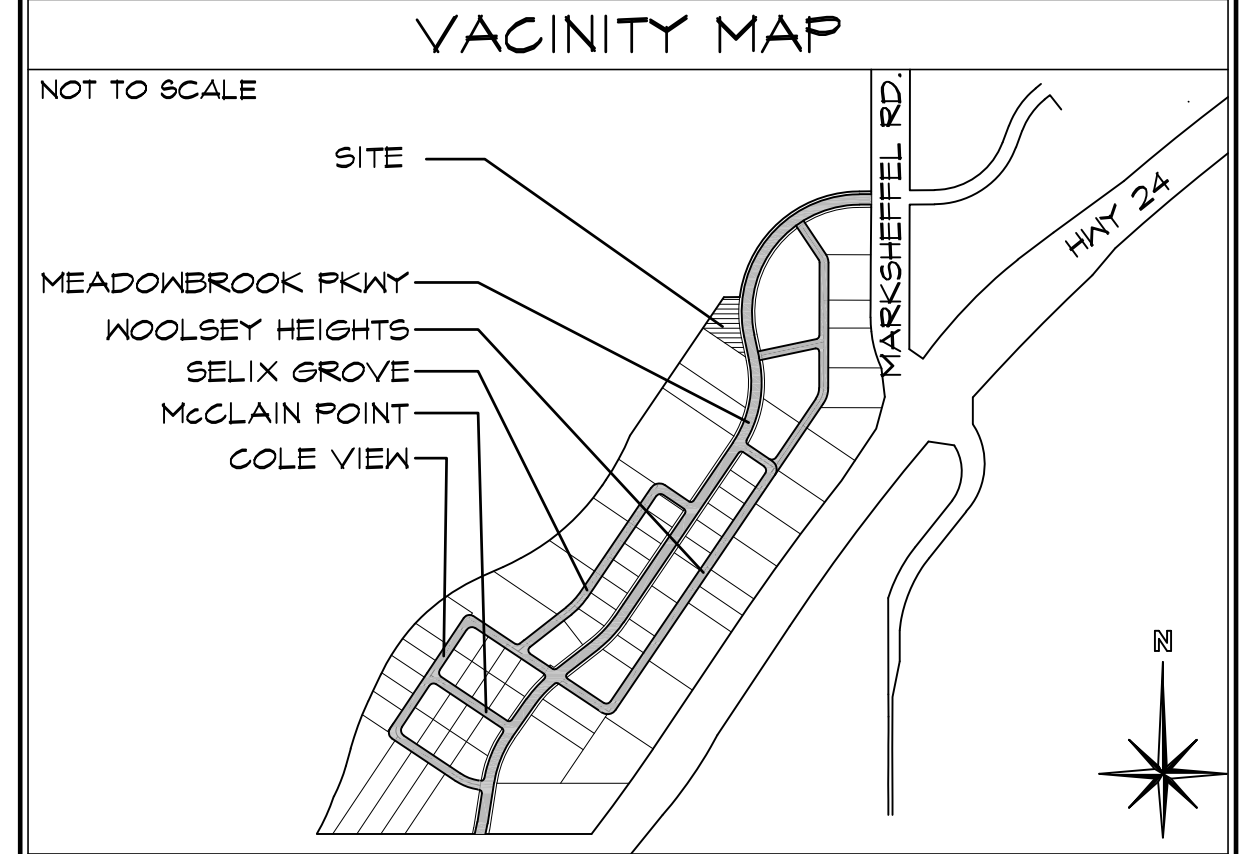


**GENERAL NOTES**

- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER

**DRAWING INDEX**

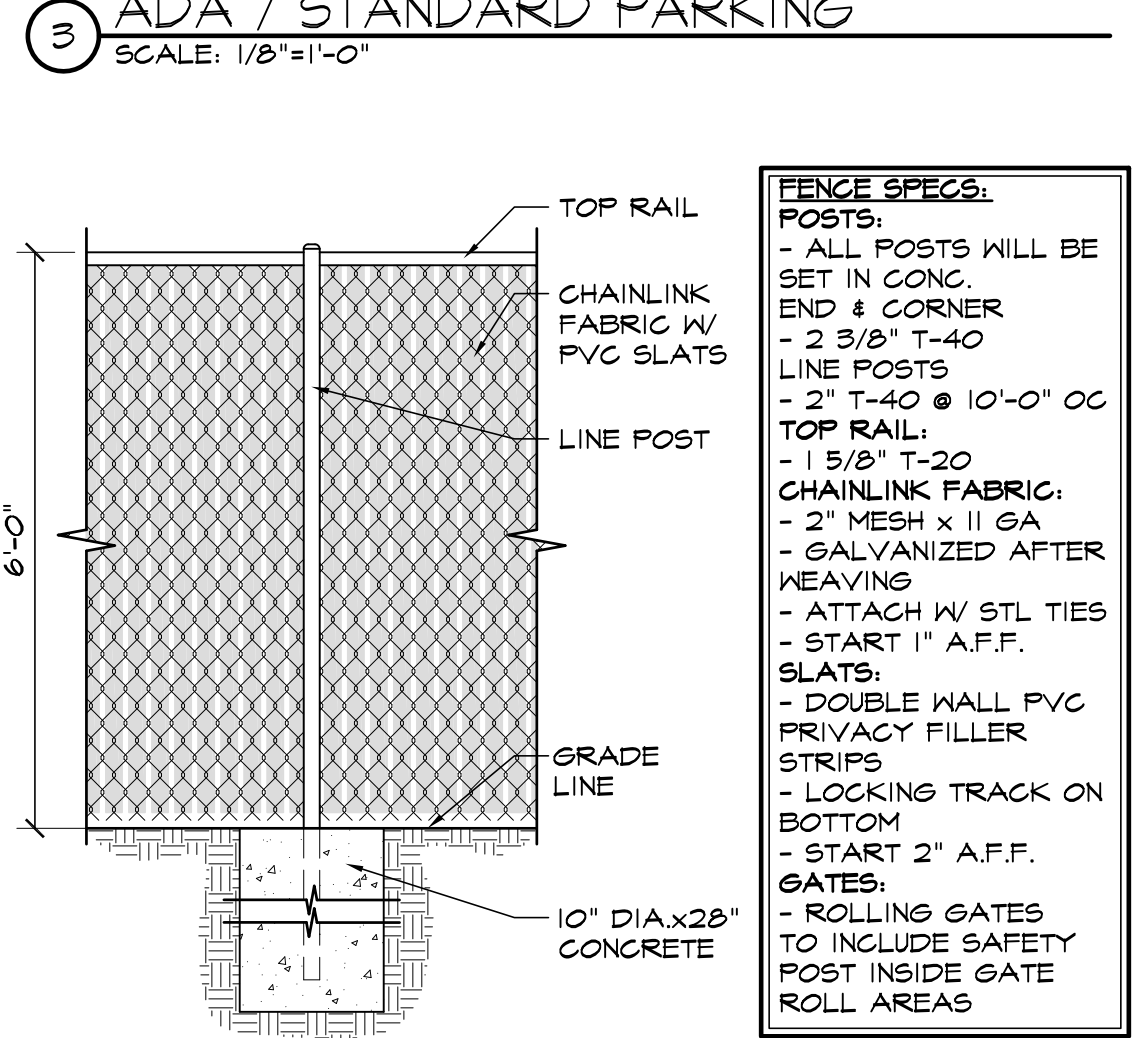
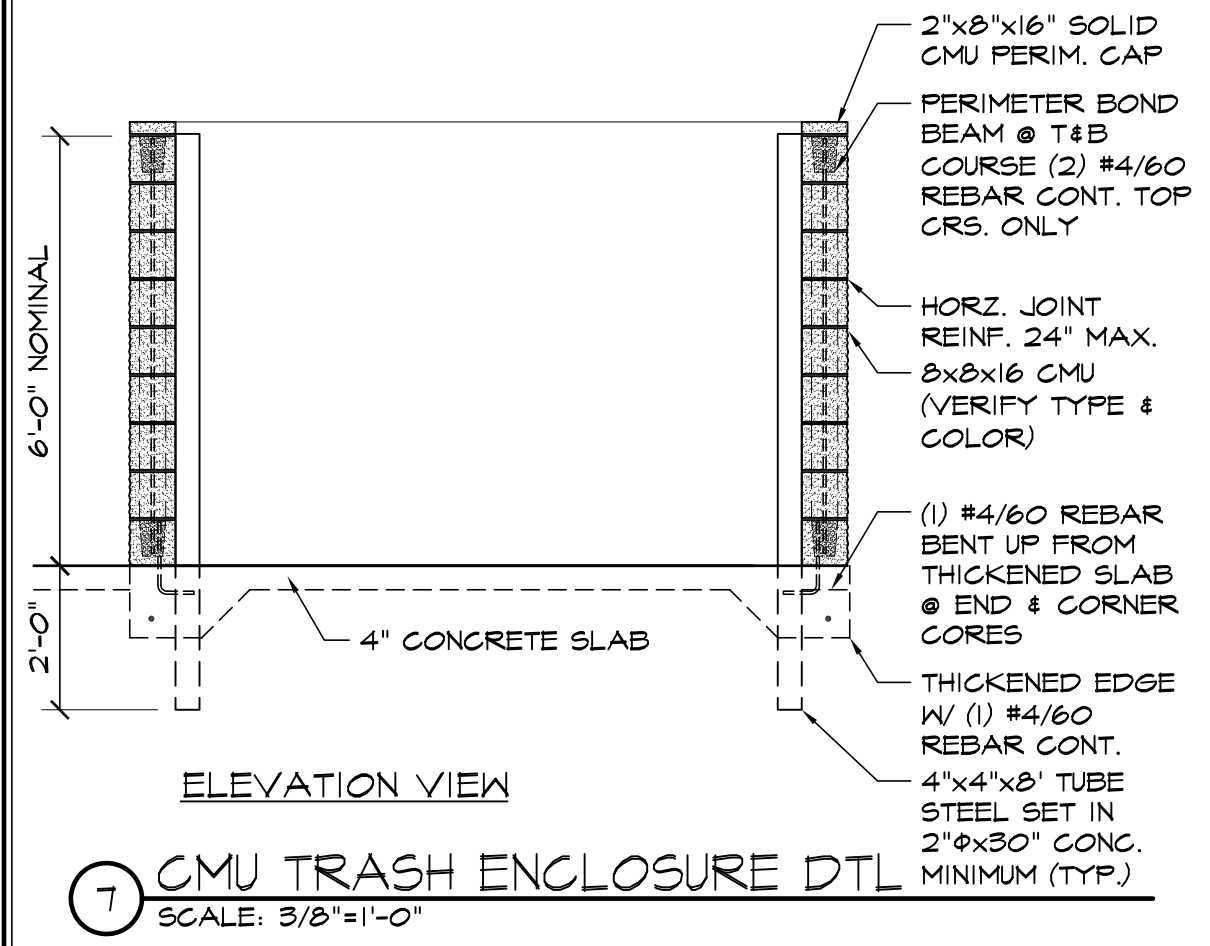
U1	2 OF 10 - UTILITY SERVICE PLAN
G1	3 OF 10 - GRADINGS & EROSION CONTROL PLAN
C2	4 OF 10 - EROSION CONTROL PLAN DETAILS
C3	5 OF 10 - EROSION CONTROL PLAN DETAILS
LP-01	6 OF 10 - LANDSCAPE PLAN
LP-02	7 OF 10 - LANDSCAPE DETAILS
ES-1	8 OF 10 - PHOTOMETRIC PLAN
ES-2	9 OF 10 - PHOTOMETRIC DETAILS
IO	10 OF 10 - BUILDING ELEVATIONS



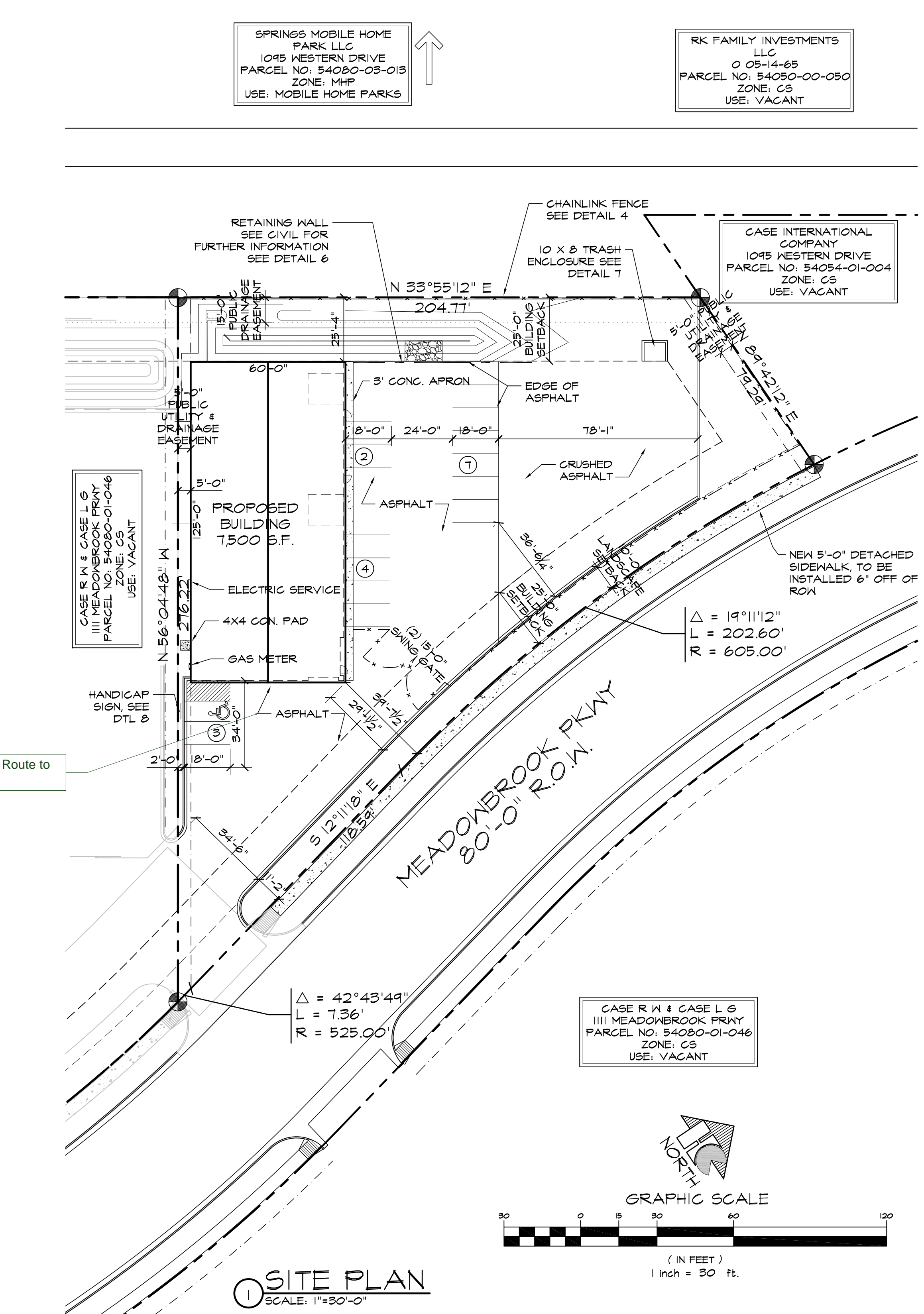
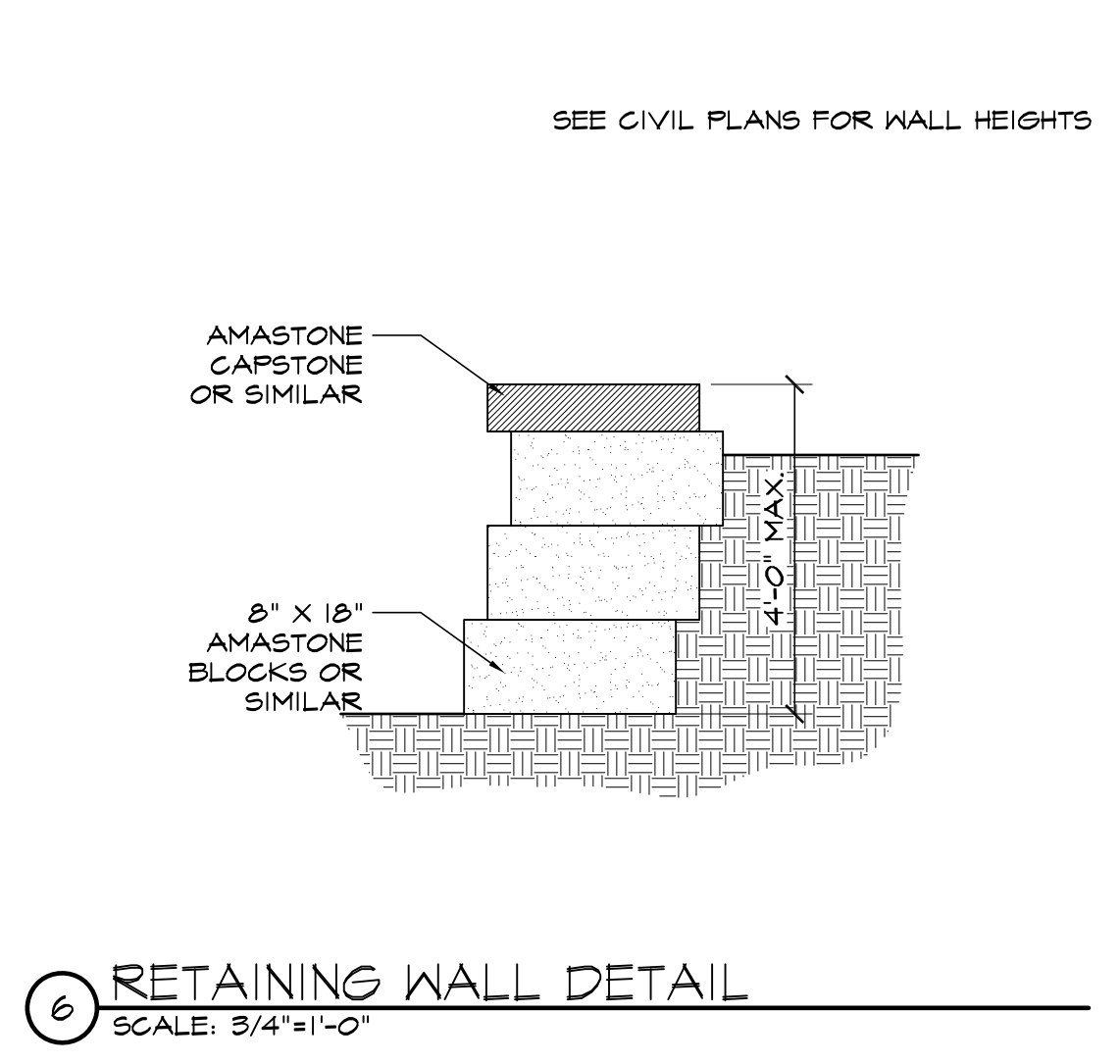
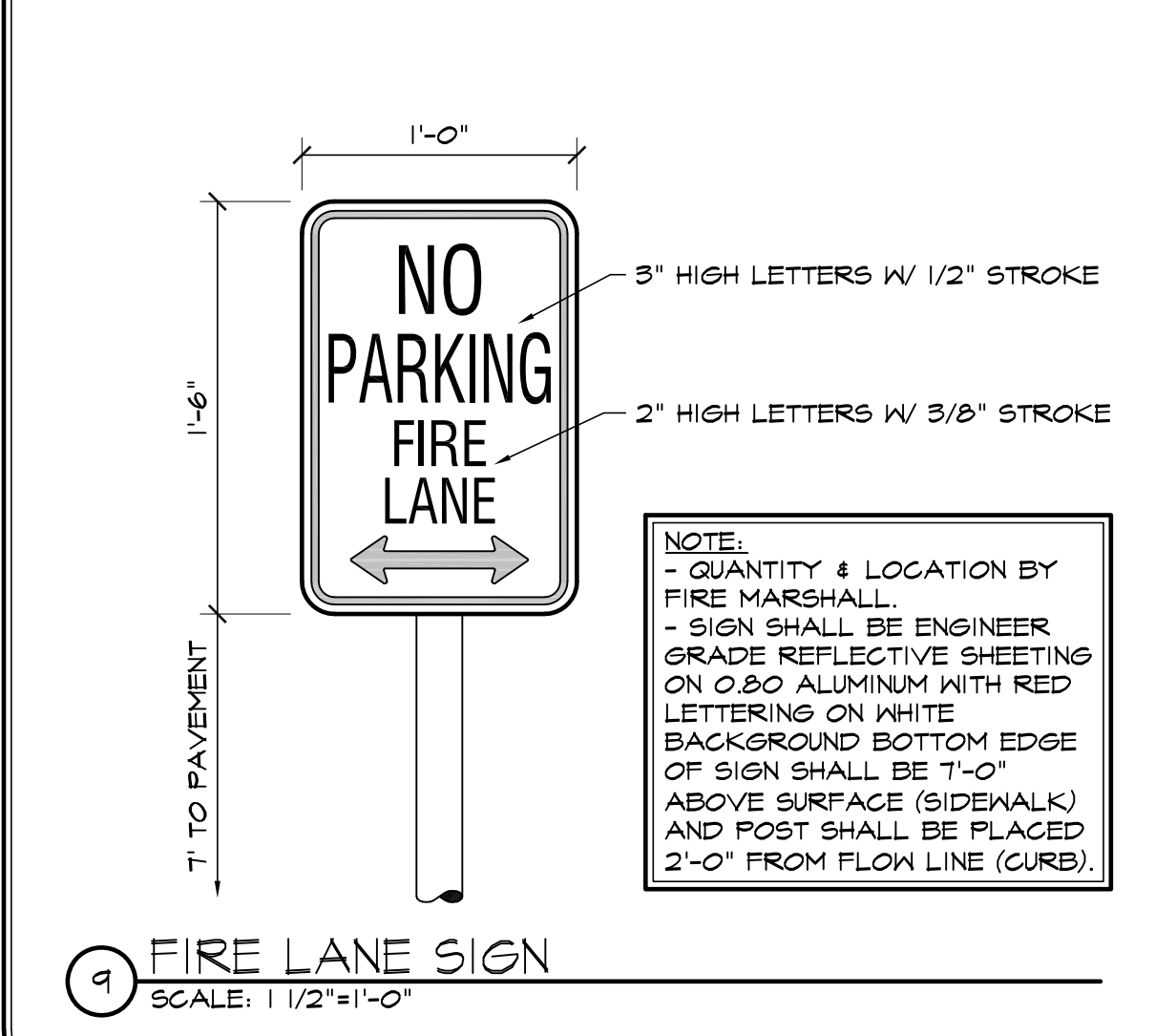
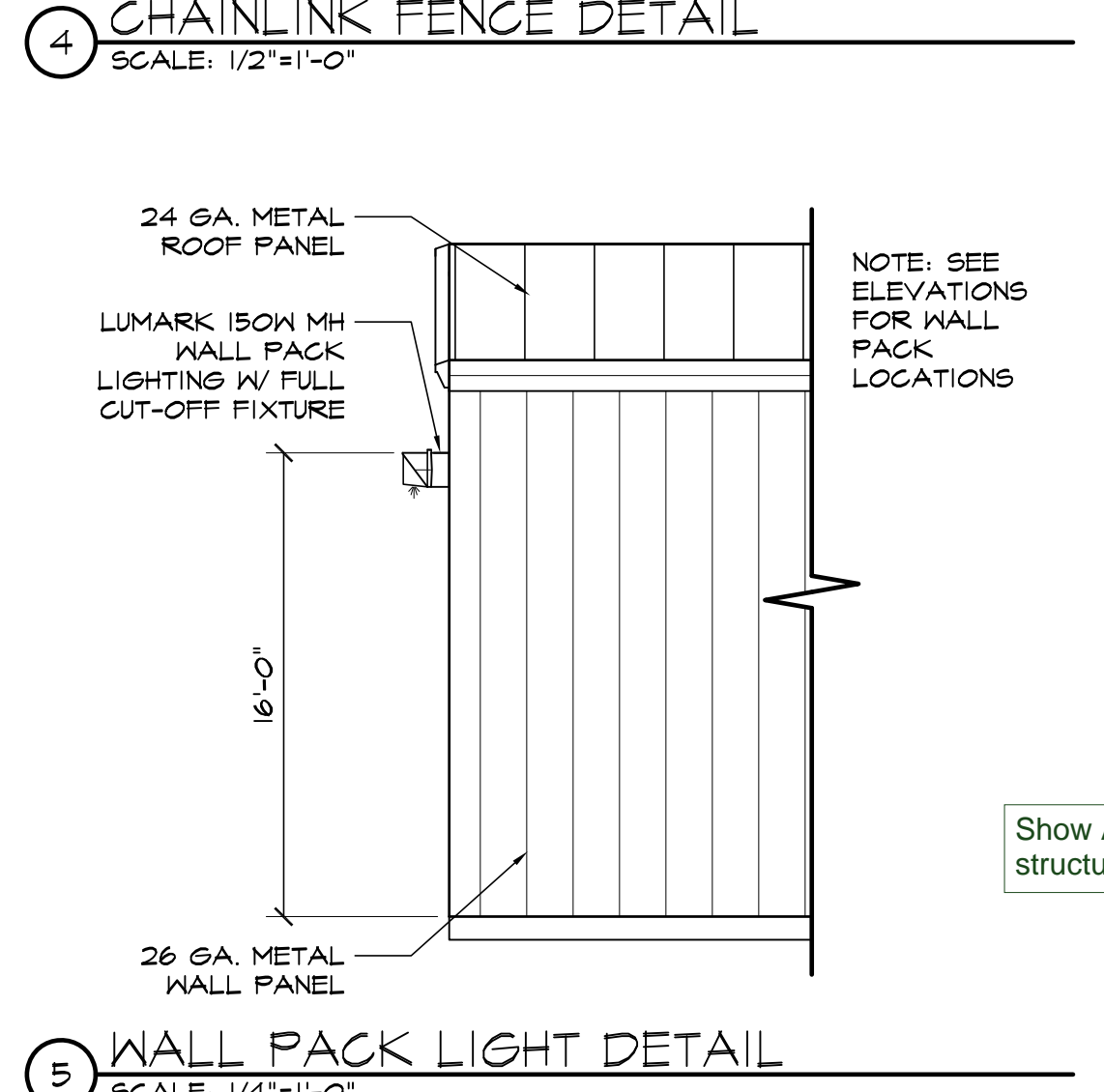
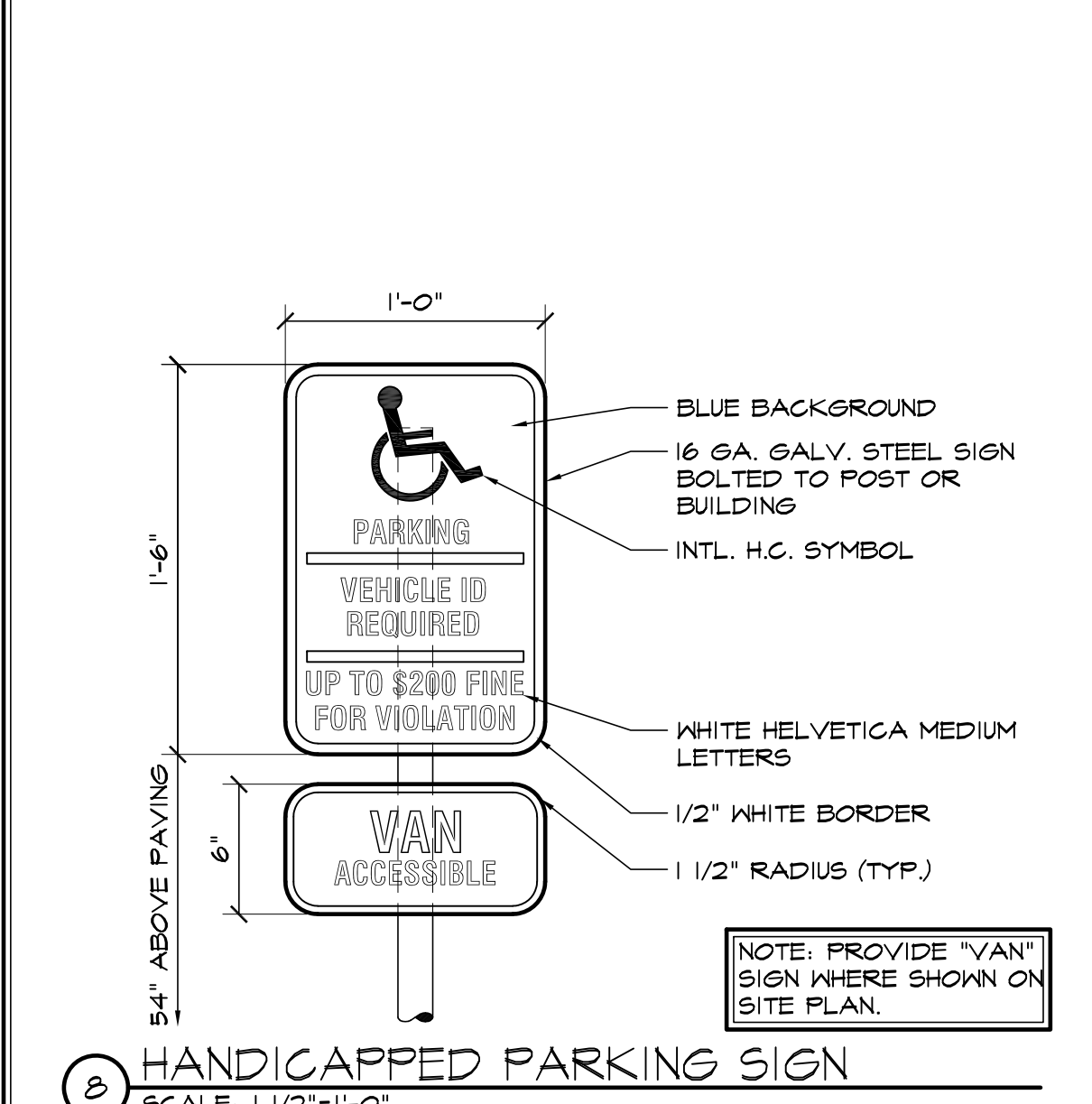
**HAMMERS CONSTRUCTION INC.**

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



**FENCE SPECS. POSTS:**  
- ALL POSTS WILL BE SET IN CONG. END & CORNER  
- 2 3/8" T-40 LINE POSTS  
- 2" T-40 @ 10'-0" O.C.  
TOP RAIL:  
- 1 5/8" T-20 CHAINLINK FABRIC:  
- 2" MESH x 11 GA - 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



**PROJECT INFORMATION**

**PROPERTY INFORMATION**  
OWNER NAME: HAMMERS CONSTRUCTION, INC  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
LEGAL DESCRIPTION: LOT 3 PADMARK BUSINESS PARK, FIL NO. 1411  
PARCEL NUMBER: 54081-02-058  
ZONING: CS  
LOT SIZE: 37,906 SF (0.87 ACRES)  
CURRENT USE: VACANT  
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 080410756F, DATED MARCH 17, 1997)

**BUILDING INFORMATION**  
NEW BUILDING AREA: 7,500 SF  
BUILDING OCCUPANCY: B/S-2  
TYPE OF CONSTRUCTION: II-B  
FIRE SYSTEMS: NOT SPRINKLED  
AREA SEPARATION WALLS: NONE

**ZONING CODE STUDY**  
PROPOSED PRINCIPAL USE: OFFICE WAREHOUSE

**STRUCTURAL COVERAGE OF LOT:** 20%  
**PAVEMENT COVERAGE:** 40%  
**NEW BUILDING STRUCTURAL HEIGHT:** 19'-0 3/8"  
**FRONT YARD SETBACK:** 25'-0"  
**SIDE YARD SETBACK:** 0'-0"  
**REAR YARD SETBACK:** 25'-0"  
Side yard setback is 5 feet based on plan and utility easement.

**REQUIRED PARKING SPACES**  
OFFICE-(1 SPACE/200 SF)  
1,800 / 200 SF ..... 9  
WAREHOUSE-(1 SPACE/1,000 SF)  
5,700 / 1,000 SF ..... 6  
H.C.-(1 SPACE/25 REOP)  
TOTAL PARKING SPACES REQUIRED: 16  
TOTAL PARKING PROVIDED: 15  
NEW STANDARD SPACES PROVIDED: 15  
H.C. SPACES PROVIDED: 15  
LOADING SPACE PROVIDED: 14'x18' AREA PROVIDED (SEE DETAIL 3 FOR DIMENSIONS)

**DEVELOPMENT SCHEDULE**  
CONSTRUCTION: SUMMER 2018  
LANDSCAPING: SUMMER 2018

**DEVELOPMENT APPLICANT COMPANY:** HAMMERS CONSTRUCTION, INC.  
1411 WOOLSEY HEIGHTS  
COLO. SPGS, CO 80915  
(719)-570-1549  
(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 EASEMENT
---	DRAINAGE EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	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

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**PAD-3**  
PADMARK BUSINESS PARK-LOT 3  
1190 MEADOWBROOK PKWY  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

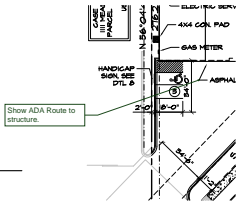
DATE: JULY 10, 2018  
DRAWN BY: A. MCKENZIE  
PROJ. MGR: Z. GRABTREE  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1060

RESUBMITTALS:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

# Markup Summary

dsdkendall (2)



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdkendall  
**Date:** 8/8/2018 9:18:05 AM  
**Color:** ■

Show ADA Route to structure.

OFFICE  
WAREHOUSE  
20%  
40%  
41'-0" 3/8"  
25'-0"  
25'-0"  
25'-0"

Side yard setback is 5 feet based on plan and utility easement.

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdkendall  
**Date:** 8/8/2018 9:19:27 AM  
**Color:** ■

Side yard setback is 5 feet based on plan and utility easement.