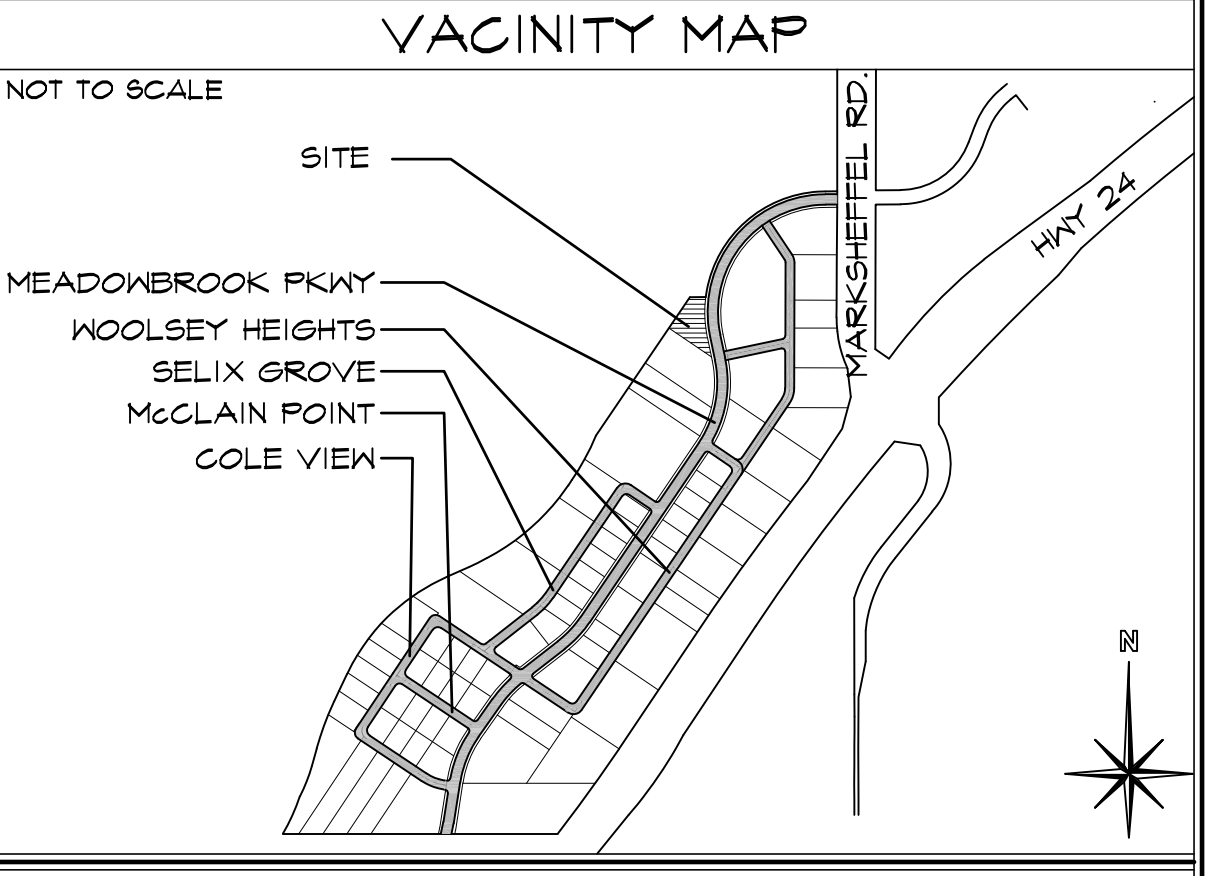


GENERAL NOTES

- 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

- UI: 1 OF 10 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- UI: 2 OF 10 - UTILITY SERVICE PLAN
- G1: 3 OF 10 - GRADINGS & EROSION CONTROL PLAN
- G2: 4 OF 10 - EROSION CONTROL PLAN DETAILS
- G3: 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 OF 10 - BUILDING ELEVATIONS



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. 54081-02-058
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: 7500 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"

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 ROAD)
TOTAL PARKING SPACES REQUIRED: 15
TOTAL PARKING PROVIDED: 16
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: FALL 2018
LANDSCAPING: SPRING 2019

DEVELOPMENT APPLICANT

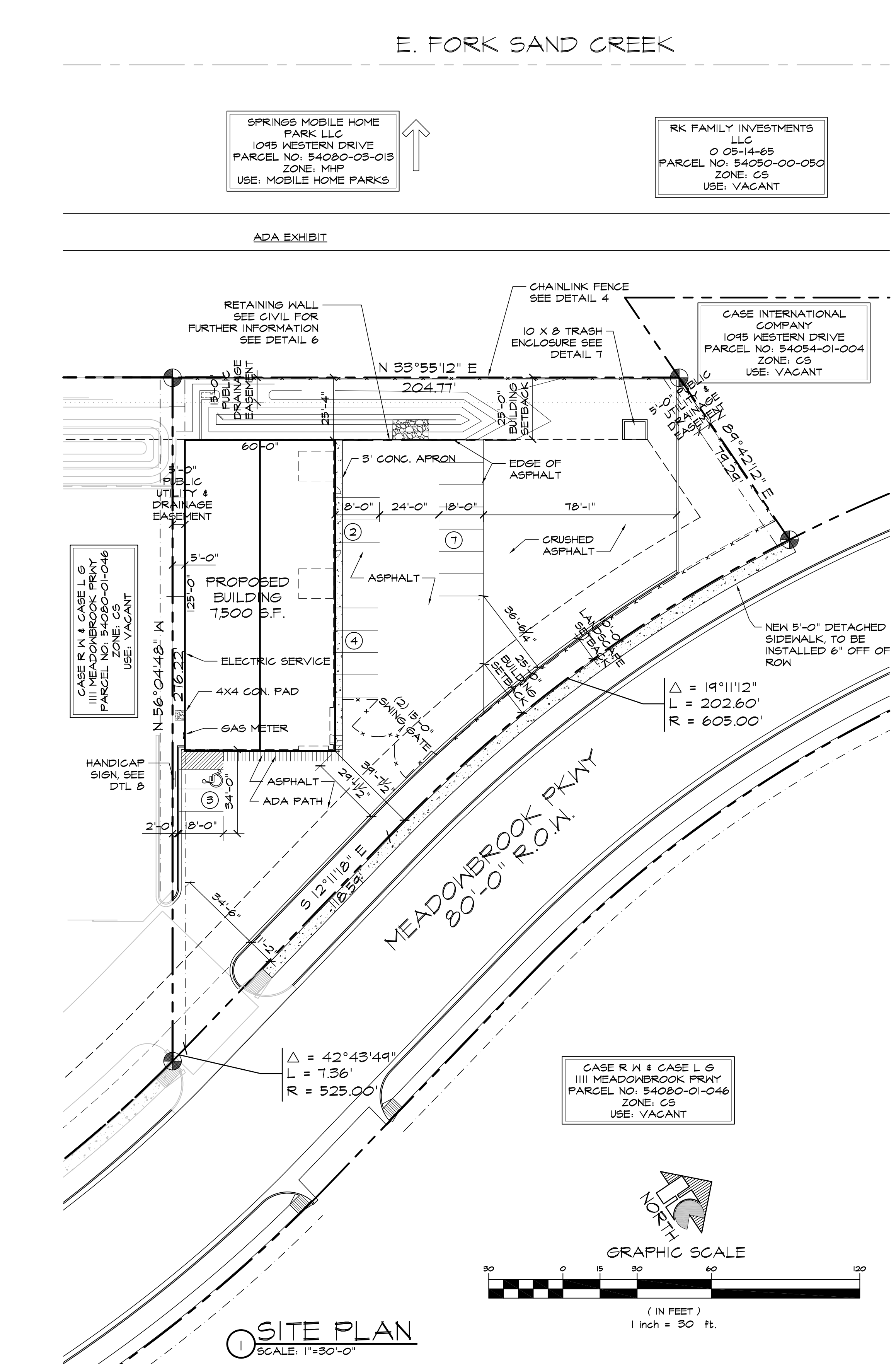
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPGS, CO 80915
(719)-570-1549
(719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY 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
- MH
- ELECTRICAL TRANSFORMER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



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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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:

▲ 9-20-18/COMMENTS 8-8-18

Markup Summary

dskendall (1)

OFFICE
WAREHOUSE
20%
40%
4'-0" 3/8"
25'-0"
2'-0"
25'-0"

Show 5' side setback.

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dskendall
Date: 10/5/2018 3:39:51 PM
Color: ■

Show 5' side setback.