



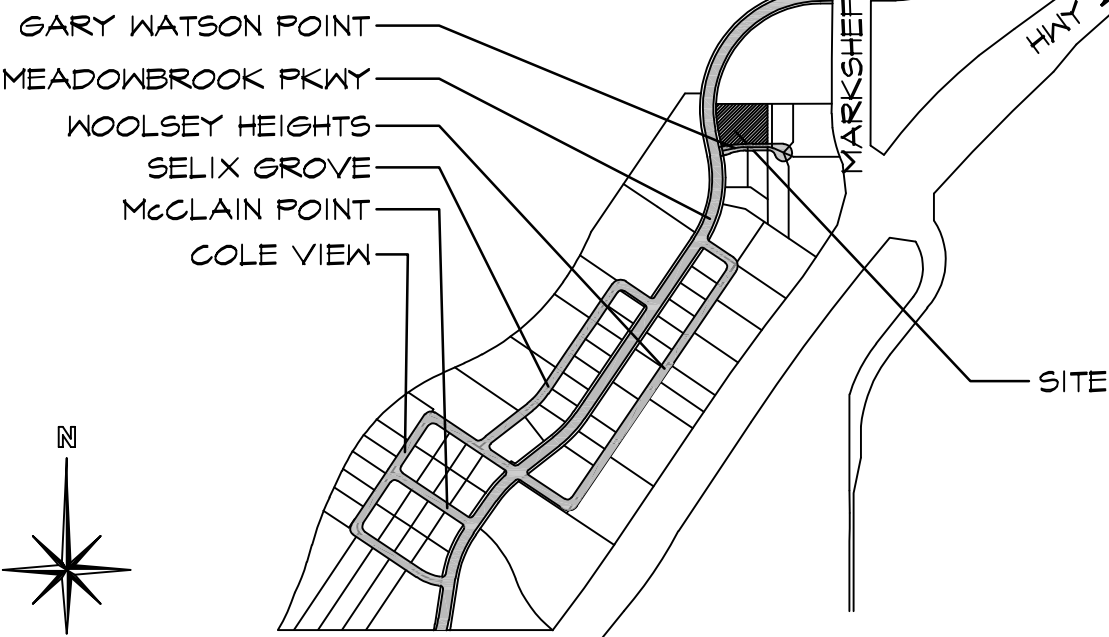
ZONING PLAN
SCALE: 1"=100'-0"

DRAWING INDEX

1 OF 1 - ZONING PLAN

VICINITY MAP

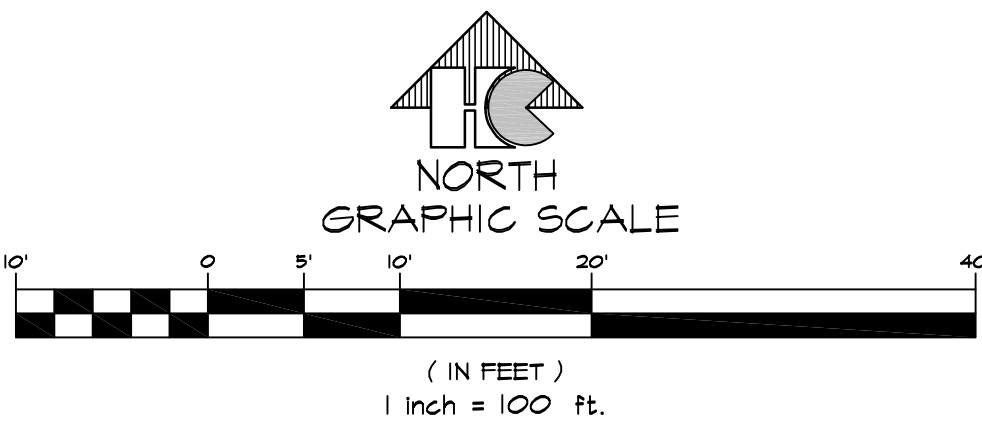
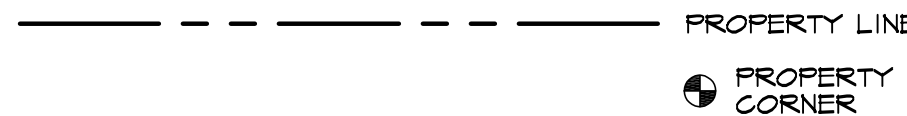
NOT TO SCALE



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	
PARCEL NUMBER :	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 7 54081-01-057
ZONING:	CS, CAD-O
LOT SIZE:	54,271 SF (1.24 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 0, DATED DEC. 7, 2018)
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2021
LANDSCAPING:	SUMMER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND



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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CBP 2-1, LOT 7

7716 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: AUG 19, 2021
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1165

RESUBMITTAL:

1 of 1
ZONING 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.

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- 3 OF 12 - GRADING & EROSION COVER SHEET
- 4 OF 12 - GRADING & EROSION CONTROL PLAN
- 5 OF 12 - GRADING & EROSION NOTES & DETAILS
- 6 OF 12 - UTILITY SERVICE COVER SHEET
- 7 OF 12 - UTILITY SERVICE PLAN
- L1.1 - 8 OF 12 - LANDSCAPE PLAN
- L1.2 - 9 OF 12 - LANDSCAPE DETAILS
- 10 OF 12 - PHOTOMETRIC PLAN
- 11 OF 12 - SPECIFICATIONS
- 12 OF 12 - DP BUILDING ELEVATIONS

NOT TO SCALE

GARY WATSON POINT

MEADOWBROOK PKWY

WOOLSEY HEIGHTS

SELIX GROVE

MCCLAIN POINT

COLE VIEW

MARK SHUFFELL RD

HWY 24

SITE

00

PROPERTY INFORMATION
OWNER NAME:..... HAMMERS CONSTRUCTION, INC.
1411 MOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION:..... CLAREMONT BUSINESS PARK 2
FIL NO. 1 LOT 7
54081-01-02T
05 CAD-0
54271 5F (1.24 ACRES)
CURRENT USE:..... VACANT
FLOODPLAIN STATEMENT:..... ZONE X (MAP NO. 08041C0756 G,
DECATED, T, 2018)

ZONING CODE STUDY
PROPOSED PROJECT TYPE:..... OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:..... 19%
PAVEMENT COVERAGE:..... 19%
STREET COVERAGE:..... 1%
BUILDING STRUCTURAL HEIGHT:..... 18'-7 3/8" (45'-0" MAX)
FRONT YARD SETBACK:..... 25'-0"
SIDE YARD SETBACK:..... 0'-0" (EAST) 25'-0" (WEST)
REAR YARD SETBACK:..... 25'-0"

BUILDING INFORMATION
GROSS BUILDING AREA:..... 10,105 SF
BUILDING OCCUPANCY:..... B/S-2
TYPE OF CONSTRUCTION:..... 11-1
FIRE SYSTEMS:..... NONE
AREA SEPARATION WALLS:..... NONE

REQUIRED PARKING SPACES
OFFICE-(1 SPACE/200 S.F.)..... 9
(1,TTO S.F. / 200 S.F.)..... 9
MANUFACTURING-(1 SPACE/150 S.F.)..... 11
(8,335 S.F. / 150 S.F.)..... 11
H.C.-(1 SPACE/25 REQ'D)..... 20
TOTAL PARKING SPACES REQUIRED:..... 20
TOTAL PARKING PROVIDED:..... 20
STANDARD SPACES PROVIDED:..... 19
H.C. SPACES PROVIDED:..... 0
COMPACT SPACES PROVIDED:..... 0
LOADING SPACE PROVIDED:..... 1 (14'X18')
(SEE DETAIL 1/2 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
CONSTRUCTION:..... SUMMER 2021
LANDSCAPING:..... SUMMER 2021

DEVELOPMENT APPLICANT
COMPANY:..... HAMMERS CONSTRUCTION, INC.
1411 MOOLSEY HEIGHTS
COLOR. SPRGS., CO 80915


PHONE NUMBER:..... (719)-570-1549
FAX NUMBER:..... (719)-570-1008
APPLICANT NAME:..... LISA PETERSON
APPLICANT E-MAIL:..... lpeterson@hammersconstruction.com

		PROPERTY LINE	
		RIGHT OF WAY	
		BUILDING SETBACK	
		LANDSCAPE SETBACK	
		DRAINAGE EASEMENT	
		ELEC/FIBER TELE EASEMENT	
		ACCESS EASEMENT	
		UTILITY & DRAINAGE EASEMENT	
		UTILITY EASEMENT	
		OPAQUE CHAINLINK 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		EXISTING FIRE HYDRANT
	TRAFFIC FLOW		PROPOSED FIRE HYDRANT
	LIGHT PACK LIGHTING		WALK DOOR OR VERHEAD DOOR LOCATIONS
	MANHOLE		
	ELECTRICAL TRANSFORMER		

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CBP 2-1, LOT 7

116 GARY WALSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

RESUBMITTAL:

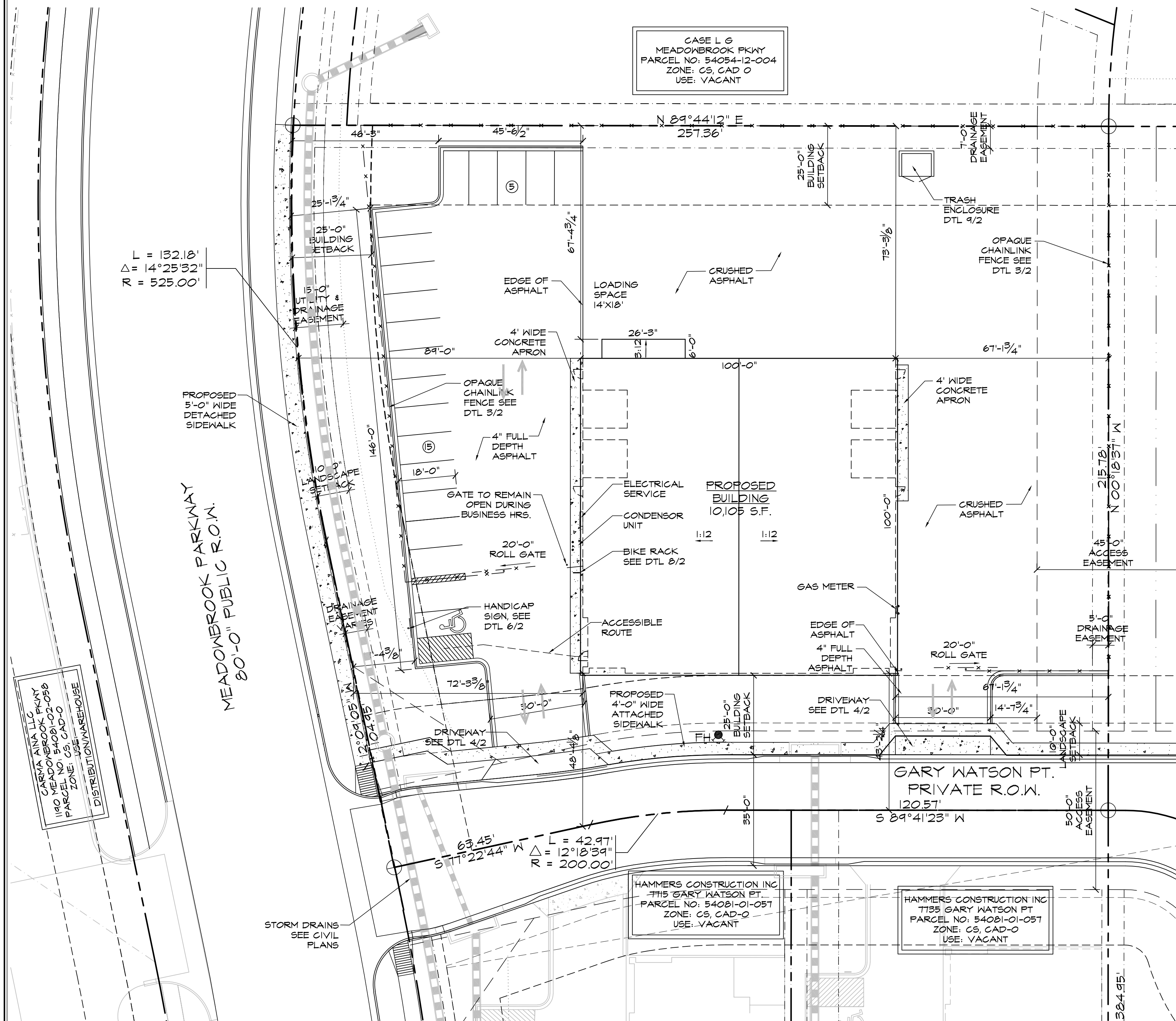
12/3/20-DP COMMENTS-10/19/20

1/29/2021-DP COMMENTS-1/7/21

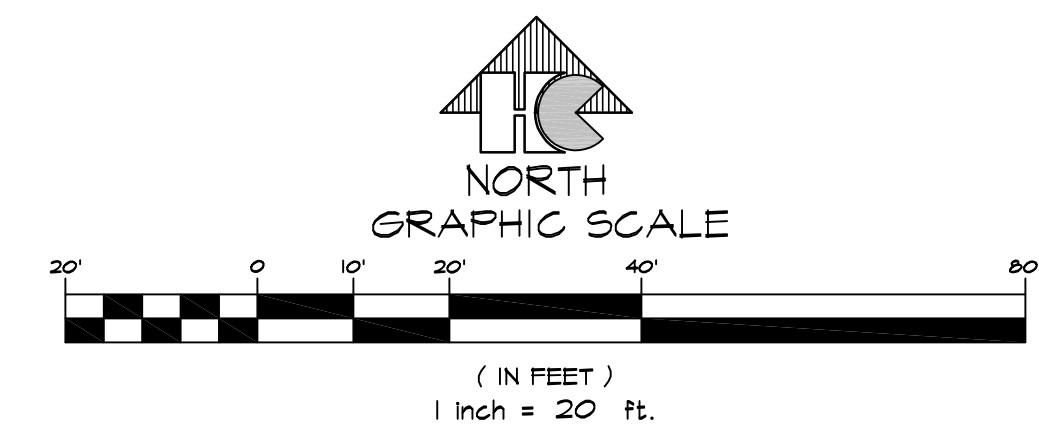
8/19/2021-CHANGED USE

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SITE PLAN



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



EL PASO COUNTY FILE NO. PPR-20-030