



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

### DRAWING INDEX

1 OF 1 - ZONING PLAN

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### VICINITY MAP

NOT TO SCALE

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### PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
<b>LEGAL DESCRIPTION:</b>	
PARCEL NUMBER:	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 7 54081-01-057
ZONING:	CS, CAD-0
LOT SIZE:	54,271 SF (1.24 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804IC0756 G, DATED DEC. 7, 2018)
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SUMMER 2021
LANDSCAPING:	SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

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### SITE LEGEND

----- PROPERTY LINE  
 PROPERTY CORNER

please provide  
number and email

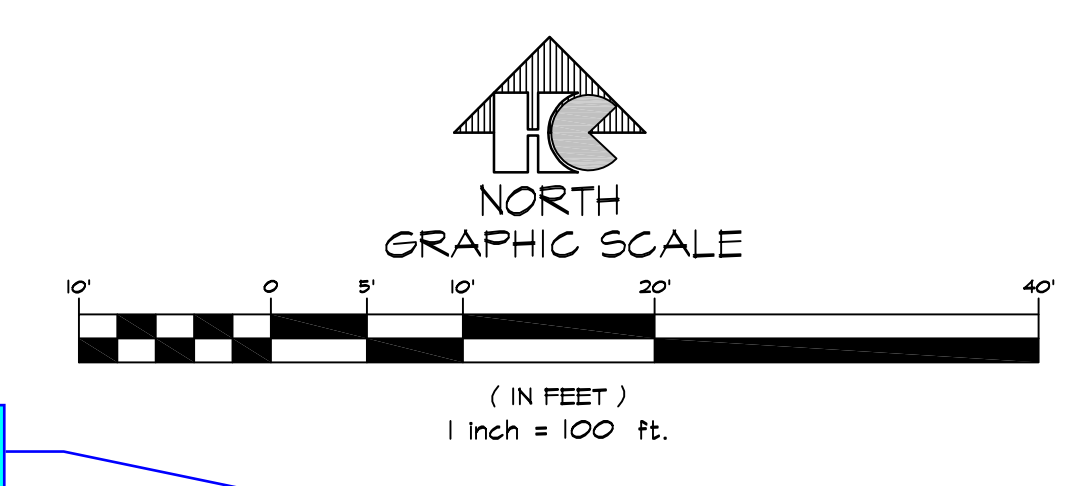
**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
 PRESIDENT: STEVE R. HAMMERS  
 VICE PRES: DAVID J. HAMMERS  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1599 FAX (719) 570-7008  
 www.hammersconstruction.com

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**CBP 2-1, LOT 7**  
 7716 GARY WATSON POINT  
 COLORADO SPRINGS, CO 80915  
 EL PASO COUNTY, COLORADO

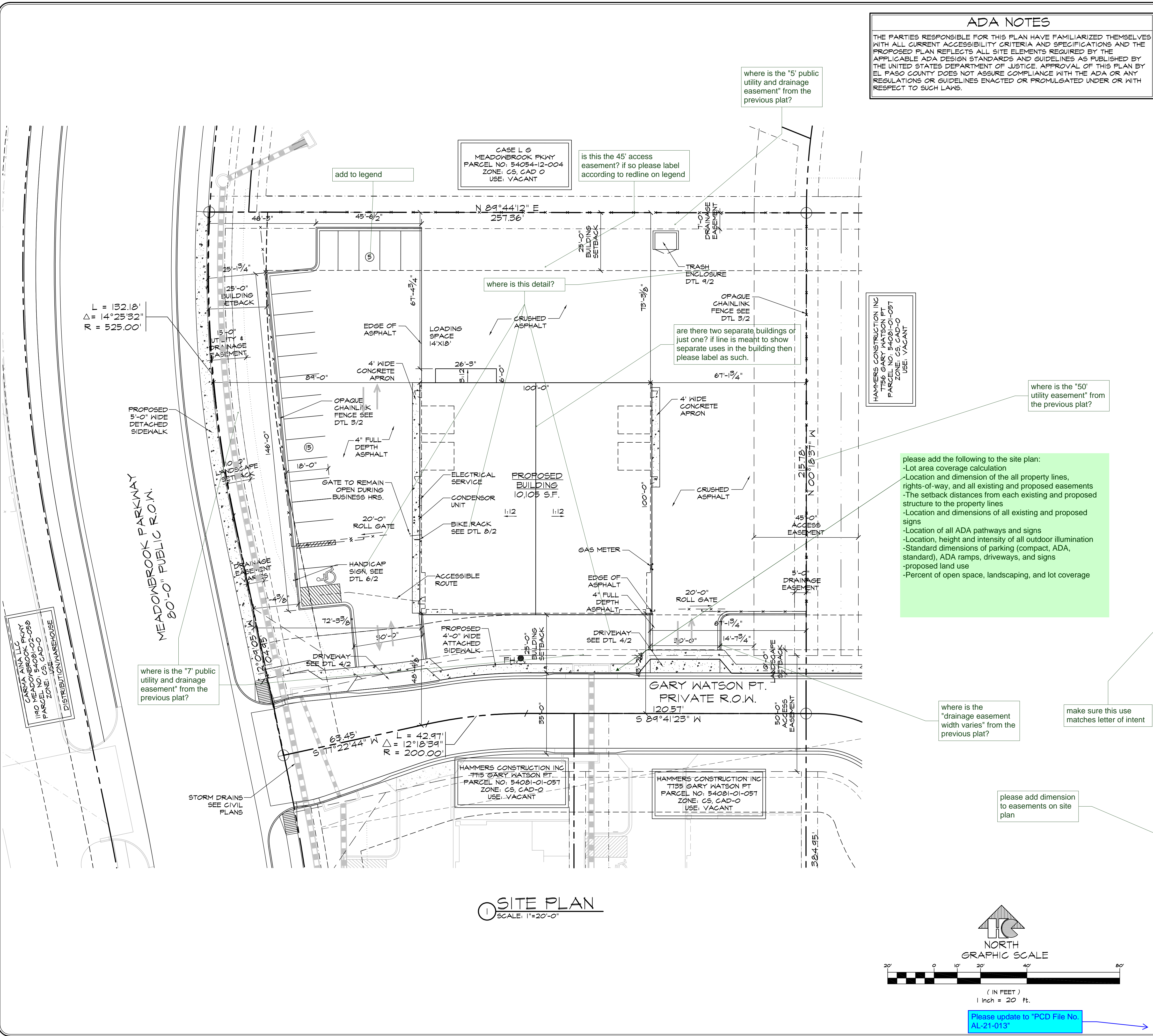
RESUBMITTAL:


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



Please add "PCD File No. AL-21-013"

Please update sheet numbers to match.

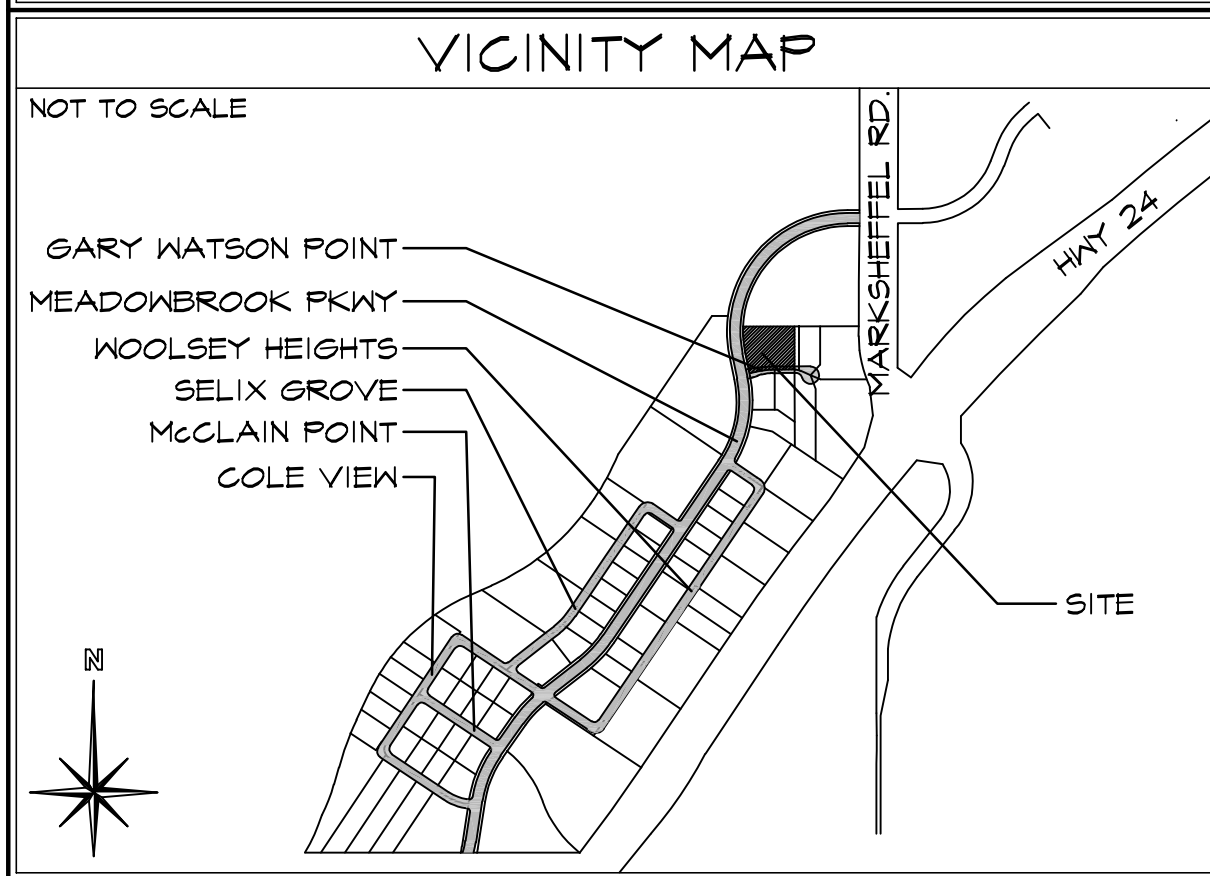


**ADA NOTES**

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.

**DRAWING INDEX**

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- 4 OF 12 - GRADING & EROSION CONTROL PLAN
- 5 OF 12 - GRADING & EROSION NOTES & DETAILS
- 6 OF 12 - UTILITY SERVICE COVER SHEET
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- 10 OF 12 - PHOTOMETRIC PLAN
- 11 OF 12 - SPECIFICATIONS
- 12 OF 12 - DP BUILDING ELEVATIONS



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
<b>LEGAL DESCRIPTION</b>	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 7 54081-01-027
<b>PARCEL NUMBER</b>	CS, CAD-0
<b>LOT SIZE</b>	54,271 SF (1.24 ACRES)
<b>CURRENT USE</b>	VACANT
<b>FLOODPLAIN STATEMENT</b>	ZONE X (MAP NO. 08041C0T56 G, DATED DEC. 7, 2018)
<b>ZONING CODE STUDY</b>	OFFICE & WAREHOUSE
<b>PROPOSED PRINCIPAL USE</b>	OFFICE & WAREHOUSE
<b>STRUCTURAL COVERAGE</b>	18%
<b>PAVEMENT COVERAGE</b>	13%
<b>STREET COVERAGE</b>	1%
<b>BUILDING STRUCTURAL HEIGHT</b>	18'-7 3/8" (45'-0" MAX)
<b>FRONT YARD SETBACK</b>	25'-0"
<b>SIDE YARD SETBACK</b>	0'-0" (EAST) 25'-0" (WEST)
<b>REAR YARD SETBACK</b>	25'-0"
<b>BUILDING INFORMATION</b>	
<b>GROSS BUILDING AREA</b>	10,105 SF
<b>BUILDING OCCUPANCY</b>	B/S-2
<b>TYPE OF CONSTRUCTION</b>	I-B
<b>FIRE SYSTEMS</b>	NONE
<b>AREA SEPARATION WALLS</b>	NONE
<b>REQUIRED PARKING SPACES</b>	
<b>OFFICE (1 SPACE/200 S.F.)</b>	9
<b>(1,170 S.F. / 200 S.F.)</b>	
<b>MANUFACTURING (1 SPACE/750 S.F.)</b>	11
<b>(8,335 S.F. / 750 S.F.)</b>	
<b>H.C. (1 SPACE/25 REQ'D)</b>	20
<b>TOTAL PARKING SPACES REQUIRED</b>	20
<b>TOTAL PARKING PROVIDED</b>	19
<b>STANDARD SPACES PROVIDED</b>	1
<b>H.C. SPACES PROVIDED</b>	0
<b>COMPACT SPACES PROVIDED</b>	0
<b>LOADING SPACE PROVIDED</b>	1 (14'x18')
<b>(SEE DETAIL 1/2 FOR DIMENSIONS)</b>	
<b>DEVELOPMENT SCHEDULE</b>	
<b>CONSTRUCTION</b>	SUMMER 2021
<b>LANDSCAPING</b>	SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	
<b>COMPANY</b>	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
<b>PHONE NUMBER</b>	(719)-570-1599
<b>FAX NUMBER</b>	(719)-570-1008
<b>APPLICANT NAME</b>	LISA PETERSON
<b>APPLICANT E-MAIL</b>	lpeterson@hammersconstruction.com

**SITE LEGEND**

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	DRAINAGE EASEMENT
---	ELEC/FIBER TELE EASEMENT
---	ACCESS EASEMENT
---	UTILITY & DRAINAGE EASEMENT
---	UTILITY EASEMENT
x x x x x x x x x x	OPAQUE CHAINLINK FENCE
g g g g g g g g g g	GAS LINE
w w w w w w w w w w	WATER LINE
e e e e e e e e e e	ELECTRICAL LINE
s s s s s s s s s s	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
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
---	ELECTRICAL TRANSFORMER
---	WALK DOOR OR OVERHEAD DOOR LOCATIONS

**HAMMERS CONSTRUCTION INC.**

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**CBP 2-1, LOT 7**

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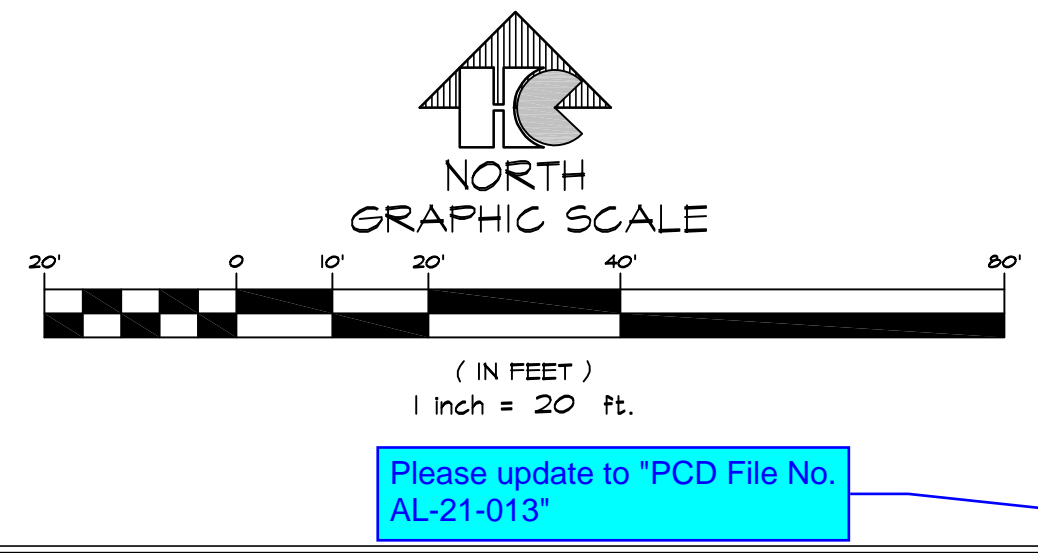
DATE: SEPT 14, 2020  
DRAWN BY: D. AQUINO  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1165

RESUBMITTAL:

- 12/3/20-DR COMMENTS-10/14/20
- 1/24/2021-DR COMMENTS-1/1/21
- 8/19/2021-CHANGED USE

1 of 12

SITE PLAN



Please update to "PCD File No. AL-21-013"

EL PASO COUNTY FILE NO. PPR-20-030

Please update to match.