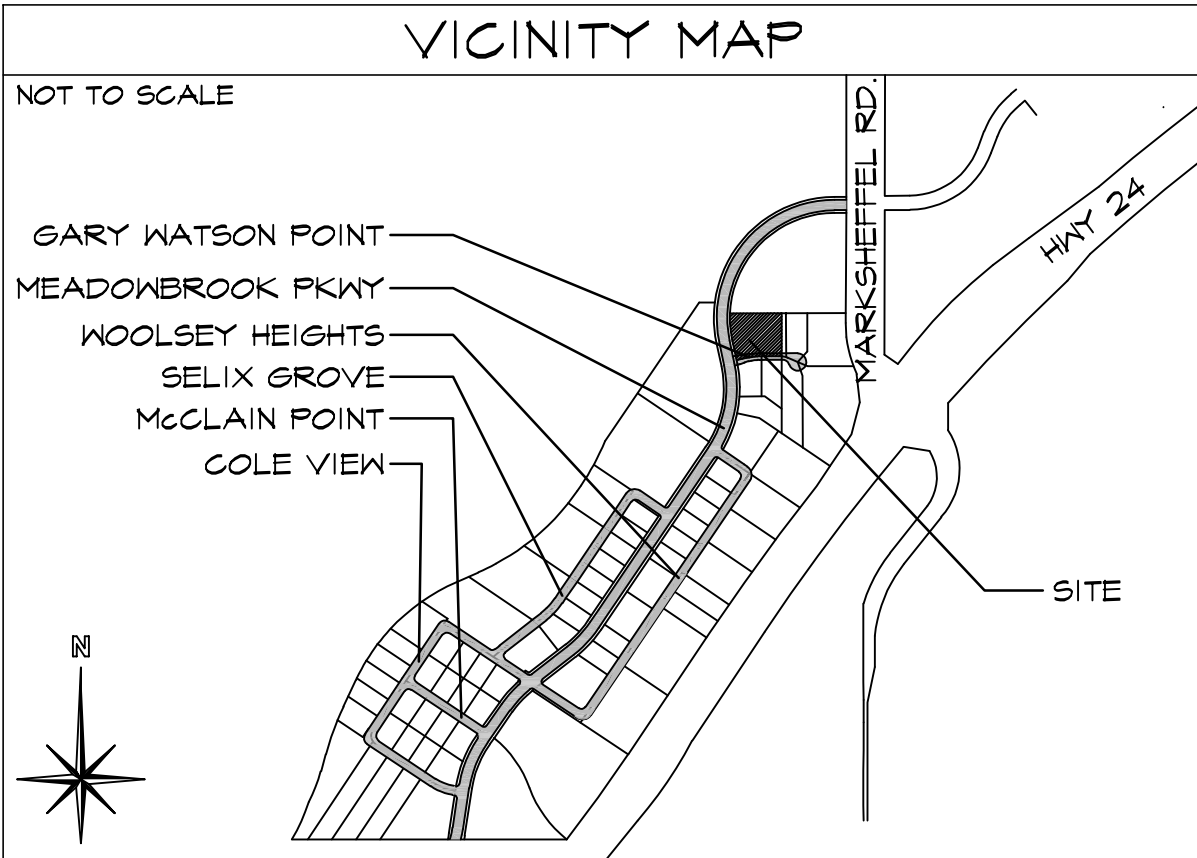


ADA NOTES

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 AFFILIABLE 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
- 7 OF 12 - UTILITY SERVICE PLAN
- LI.1 - 8 OF 12 - LANDSCAPE PLAN
- LI.2 - 4 OF 12 - LANDSCAPE DETAILS
- 10 OF 12 - PHOTOMETRIC PLAN
- 11 OF 12 - SPECIFICATIONS
- 12 OF 12 - DP BUILDING ELEVATIONS



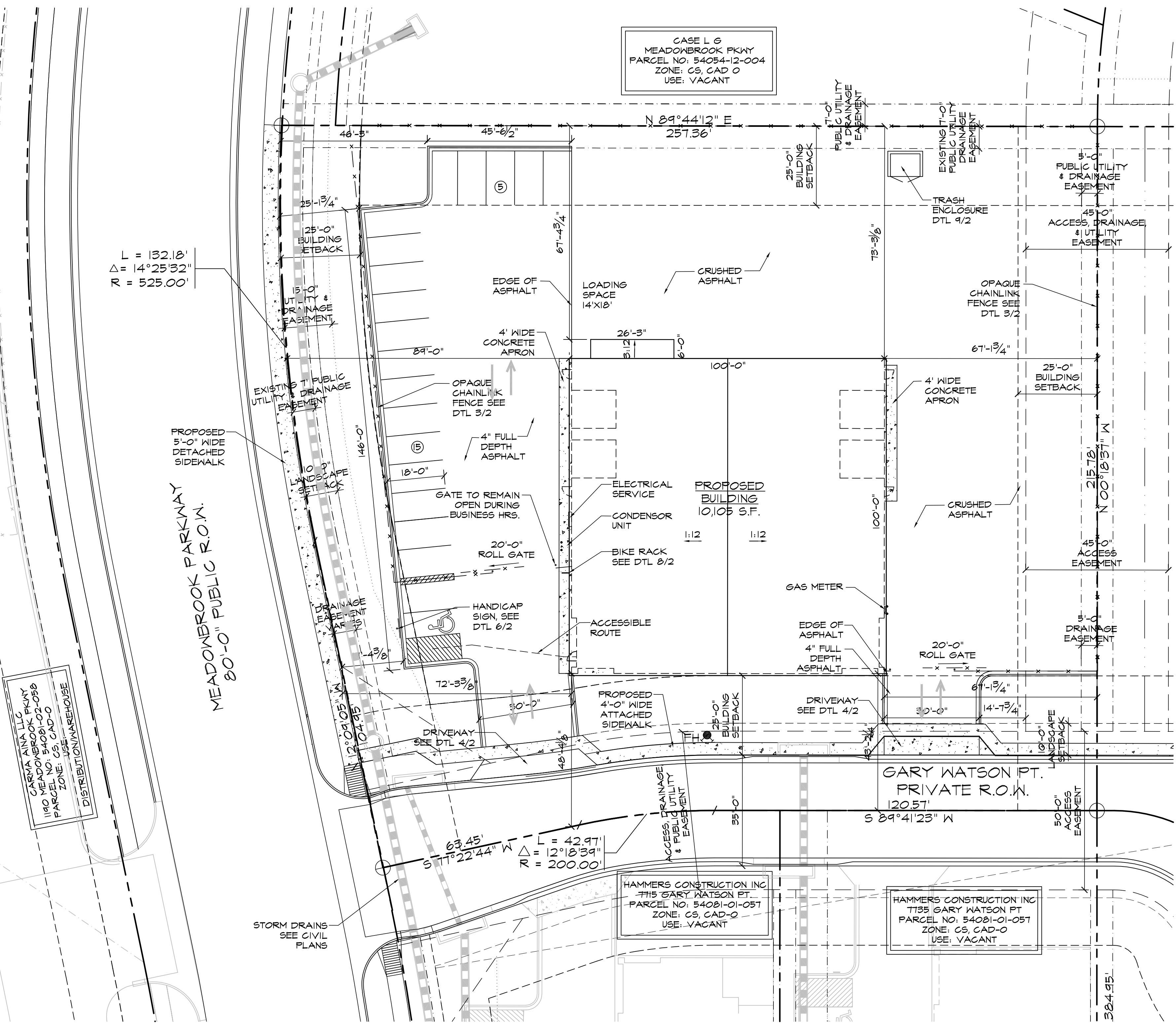
PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC.
LEGAL DESCRIPTION:	1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
PARCEL NUMBER:	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 7 54081-01-021
ZONING:	CS, CAD-O
LOT SIZE:	54,271 SF (1.24 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 02041C0756 G, DATED DEC. 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	19%
PAVEMENT COVERAGE:	23%
STREET COVERAGE:	6%
LANDSCAPE COVERAGE:	20%
OPEN SPACE:	32%
BUILDING STRUCTURAL HEIGHT:	18'-1 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:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
REQUIRED PARKING SPACES	
OFFICE-1 (SPACE/200 S.F.)	4
(1,170 S.F. / 200 S.F.)	
MANUFACTURING-1 (SPACE/750 S.F.)	11
(8,255 S.F. / 750 S.F.)	
H.C.-1 (SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	20
TOTAL PARKING PROVIDED:	20
STANDARD SPACES PROVIDED:	14
H.C. SPACES PROVIDED:	0
CONTACT SPACES PROVIDED:	1
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 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1544
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

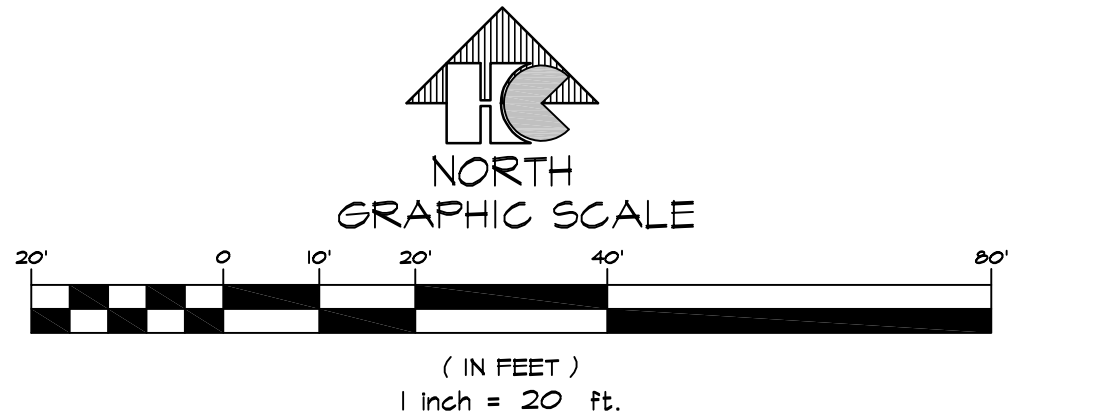
SITE LEGEND

---	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	OPAQUE CHAINLINK FENCE
g g g g g g g g	GAS LINE
w w w w w w w w	WATER LINE
e e e e e e e e	ELECTRICAL LINE
s s s s s s s s	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
o o o o o o o o	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

- PROPERTY CORNER
- TRAFFIC FLOW
- ⑤ PARKING NUMBER
- WALL PACK LIGHTING
- SIGN
- ⊕ MANHOLE
- ⊞ ELECTRICAL TRANSFORMER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- ⊞ WALK DOOR OR OVERHEAD DOOR LOCATIONS



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



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

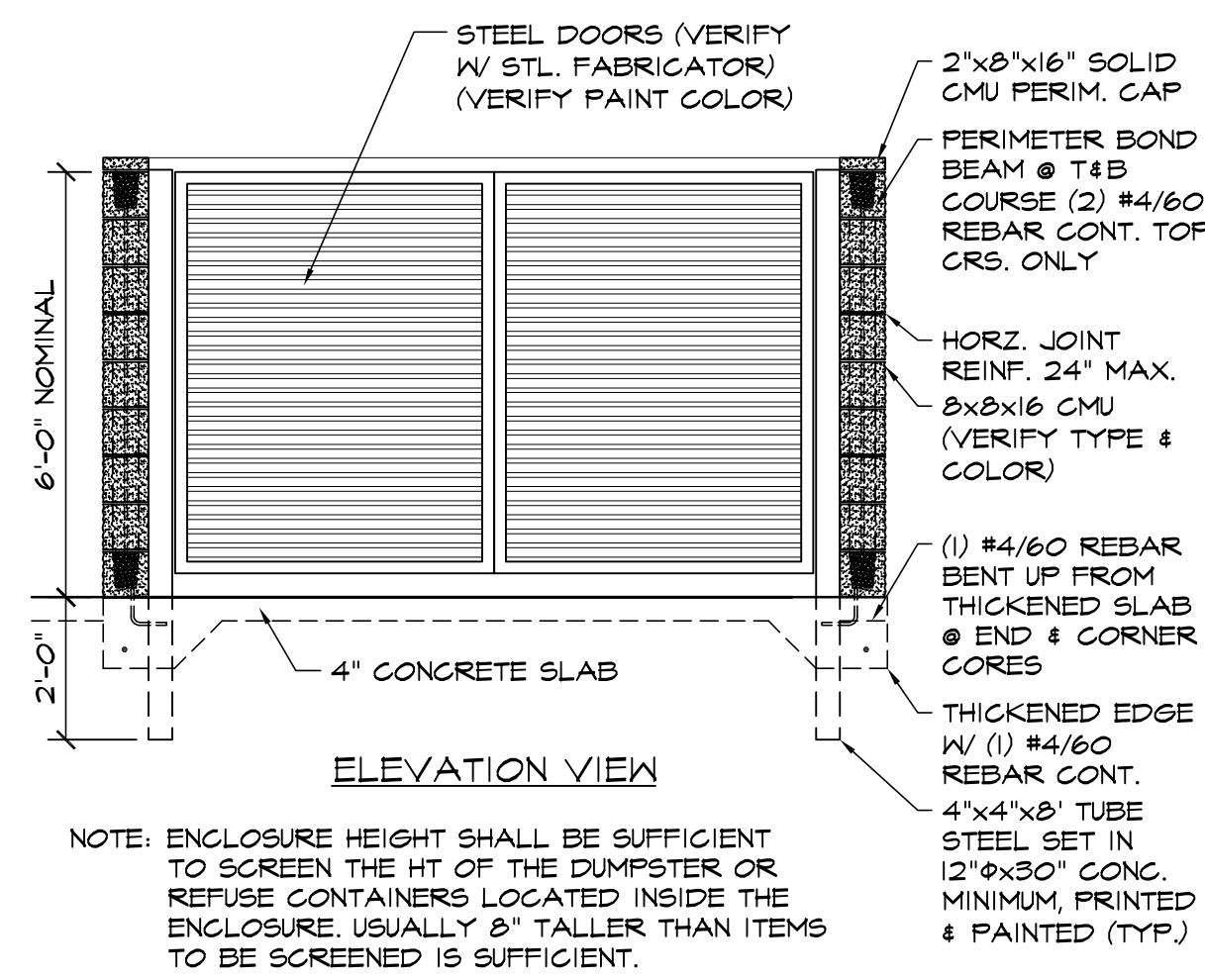
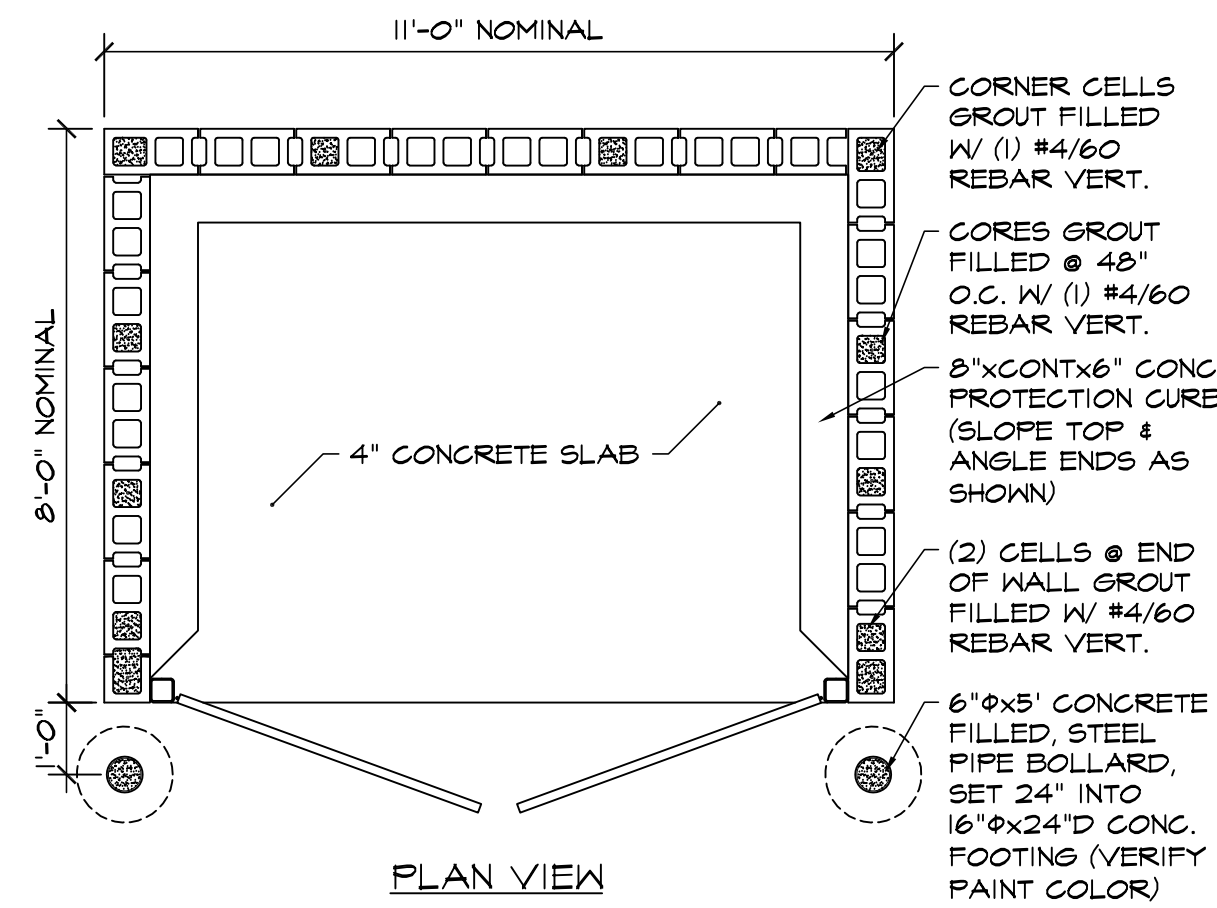
DATE: SEPT 14, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1165

RESUBMITTAL:

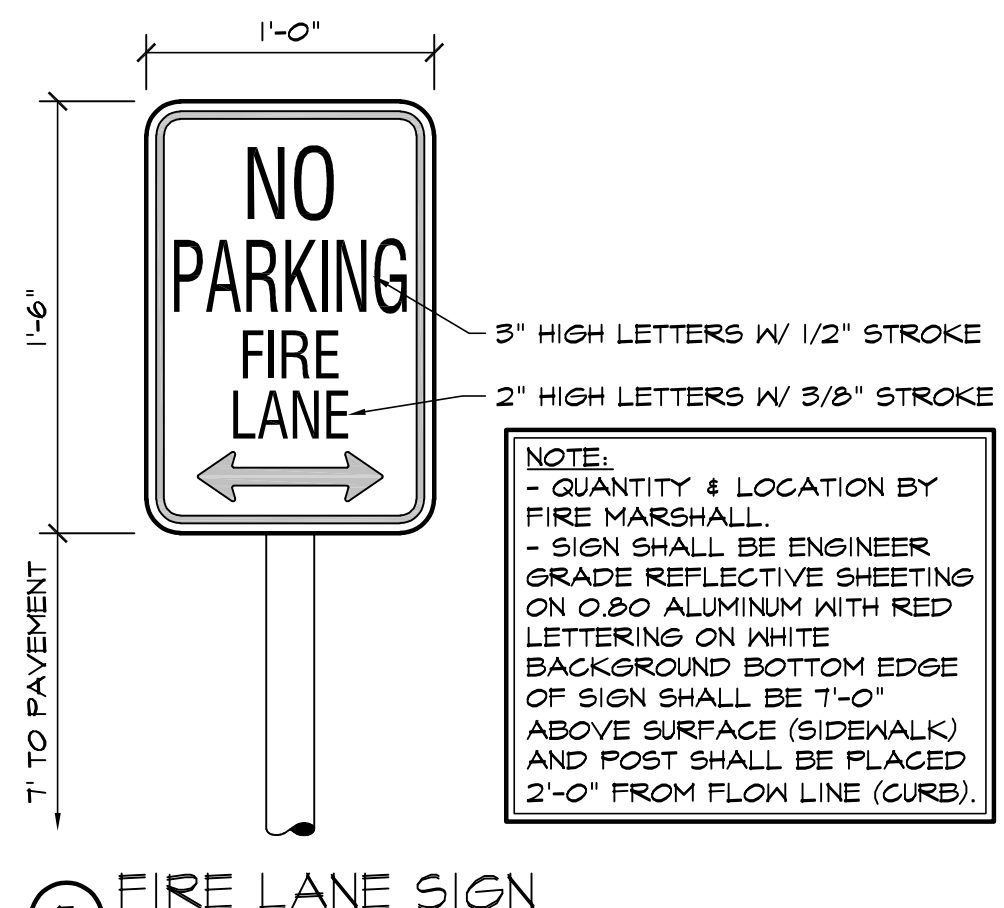
- 12/3/20-DP COMMENTS-10/19/20
- 1/24/2021-DP COMMENTS-1/17/21
- 8/19/2021-CHANGED USE

1 of 3

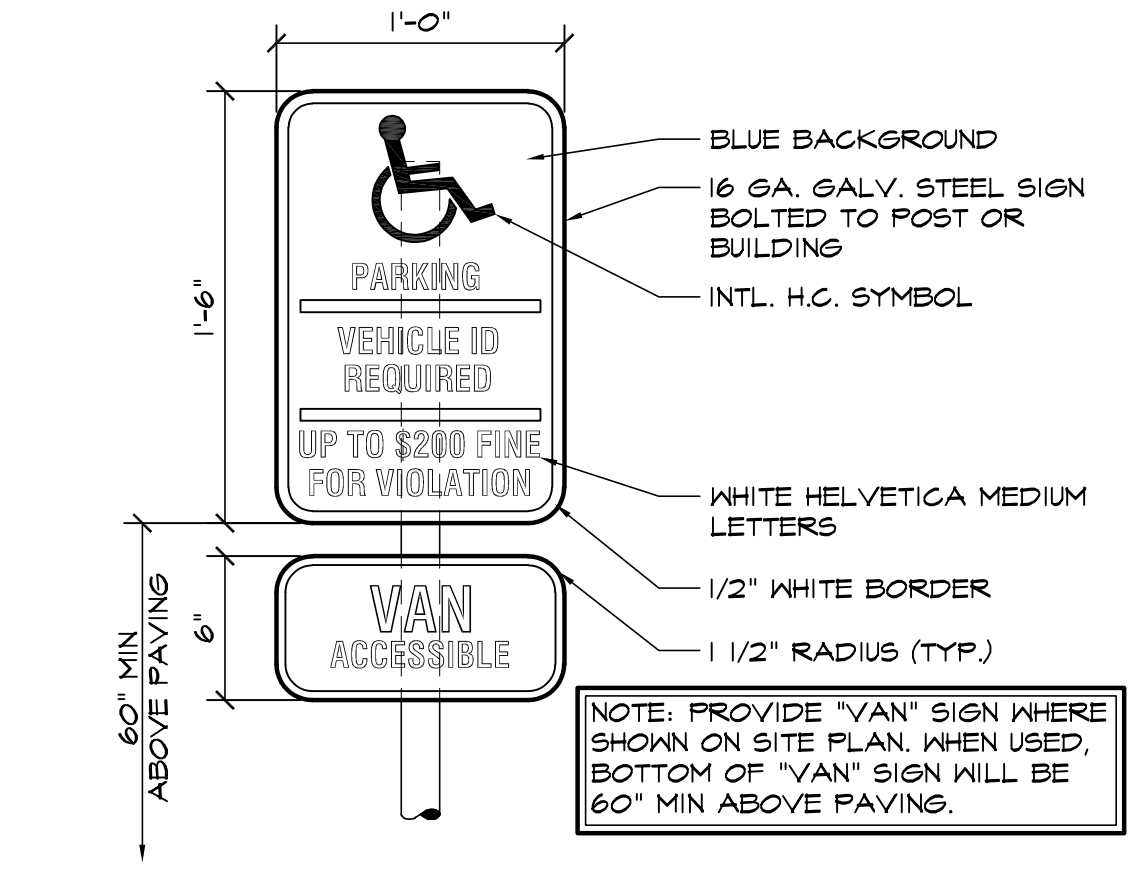
SITE PLAN



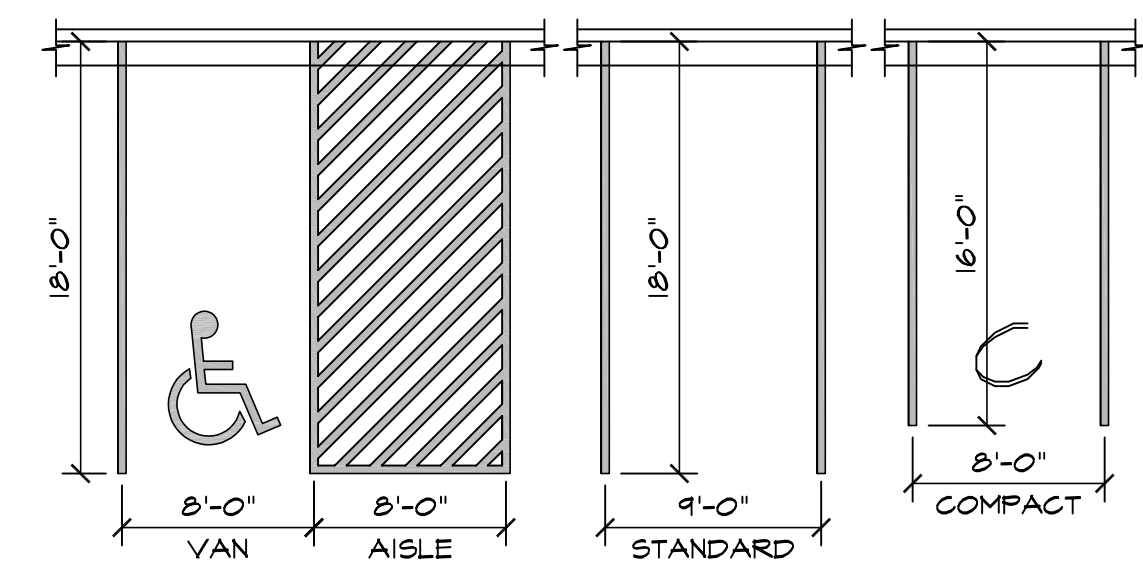
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



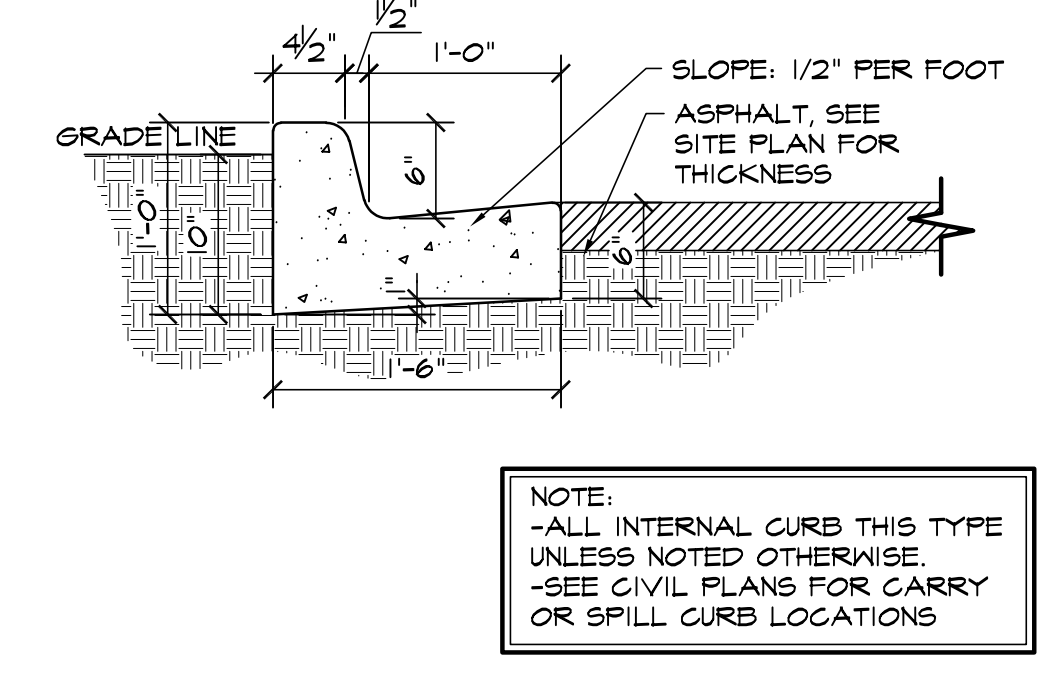
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



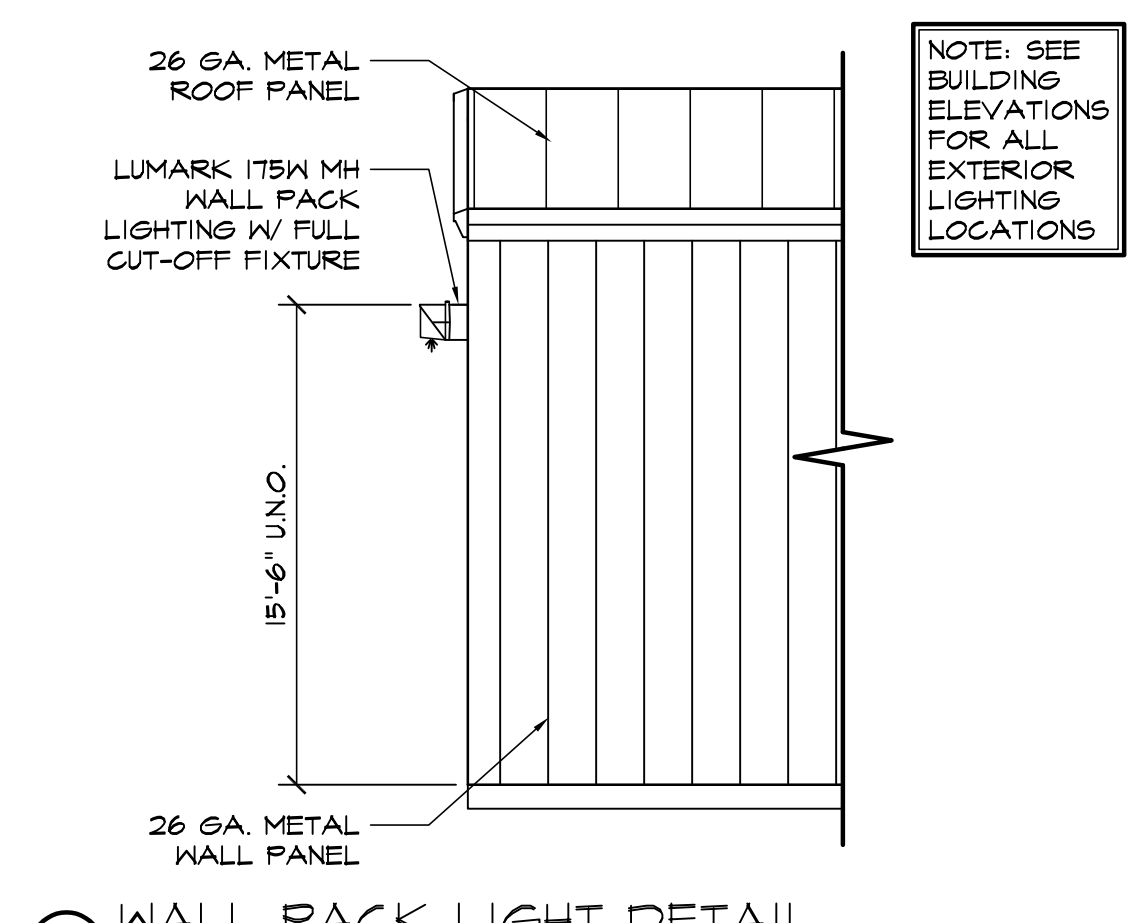
6 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



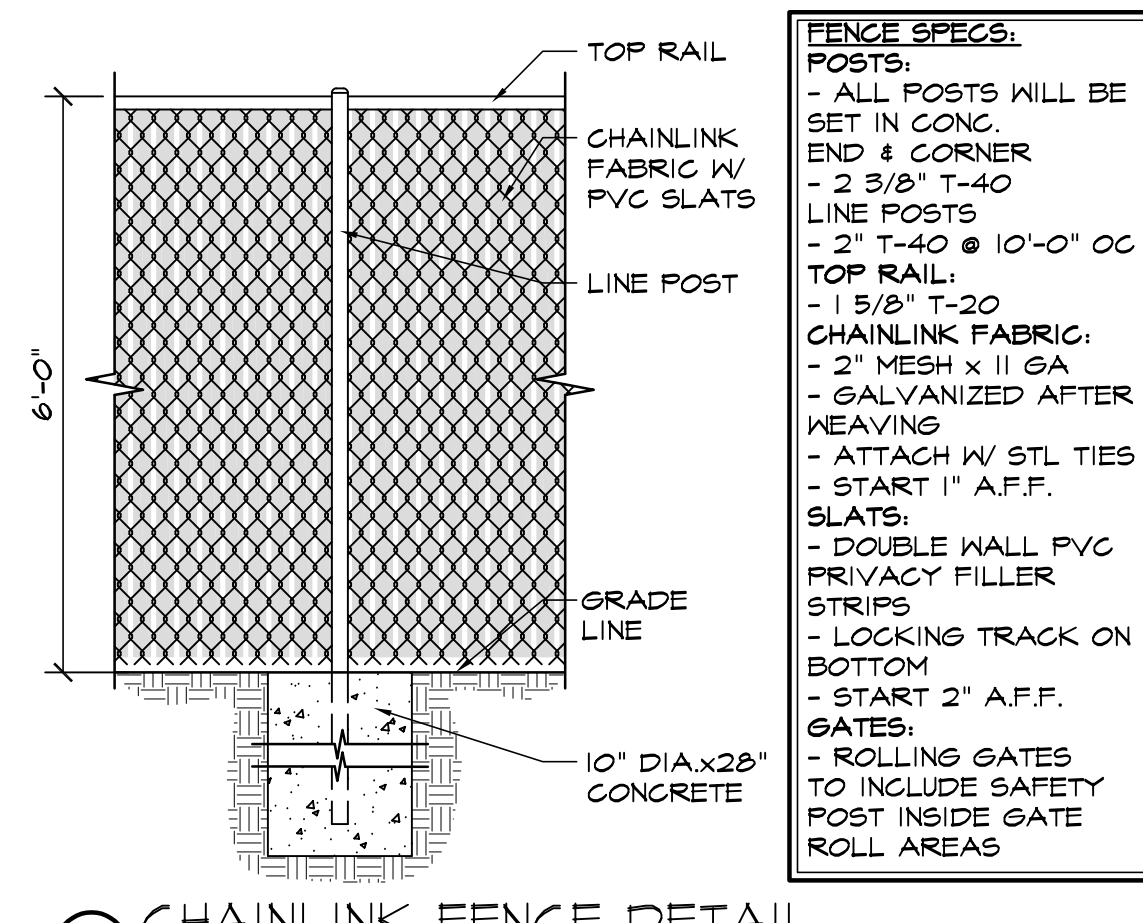
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



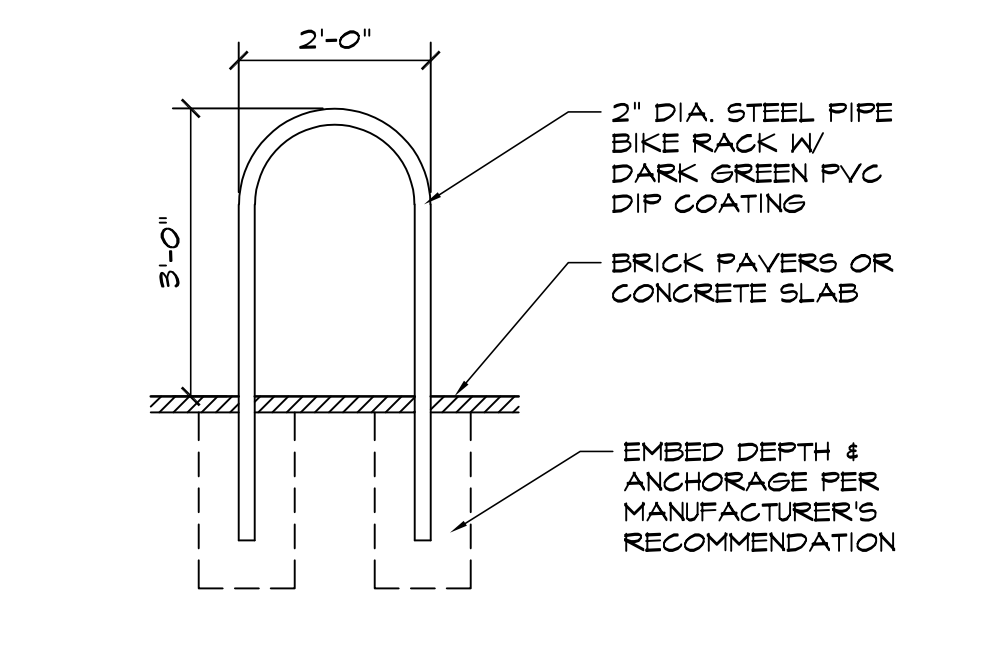
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



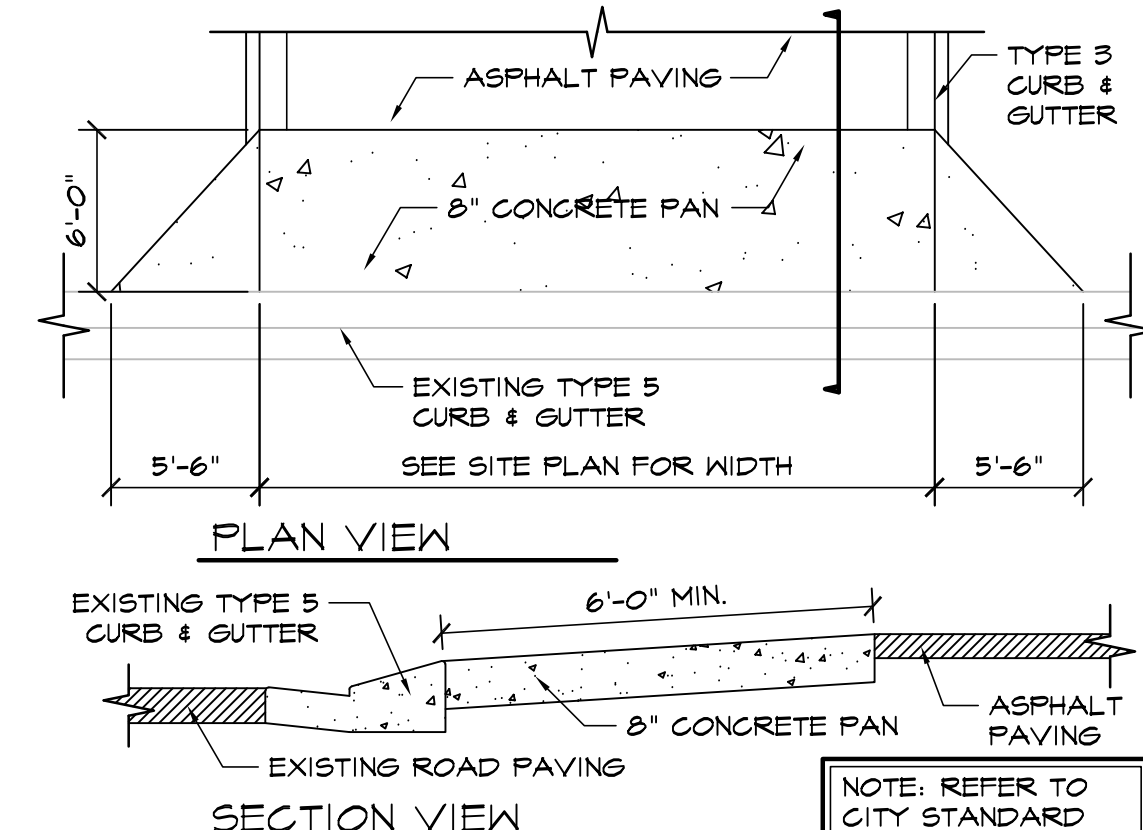
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



4 DRIVEWAY DETAIL
NOT TO SCALE

EL PASO COUNTY FILE NO. PPR-20-030

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOODLEY 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: 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-10/19/20

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-10/19/20



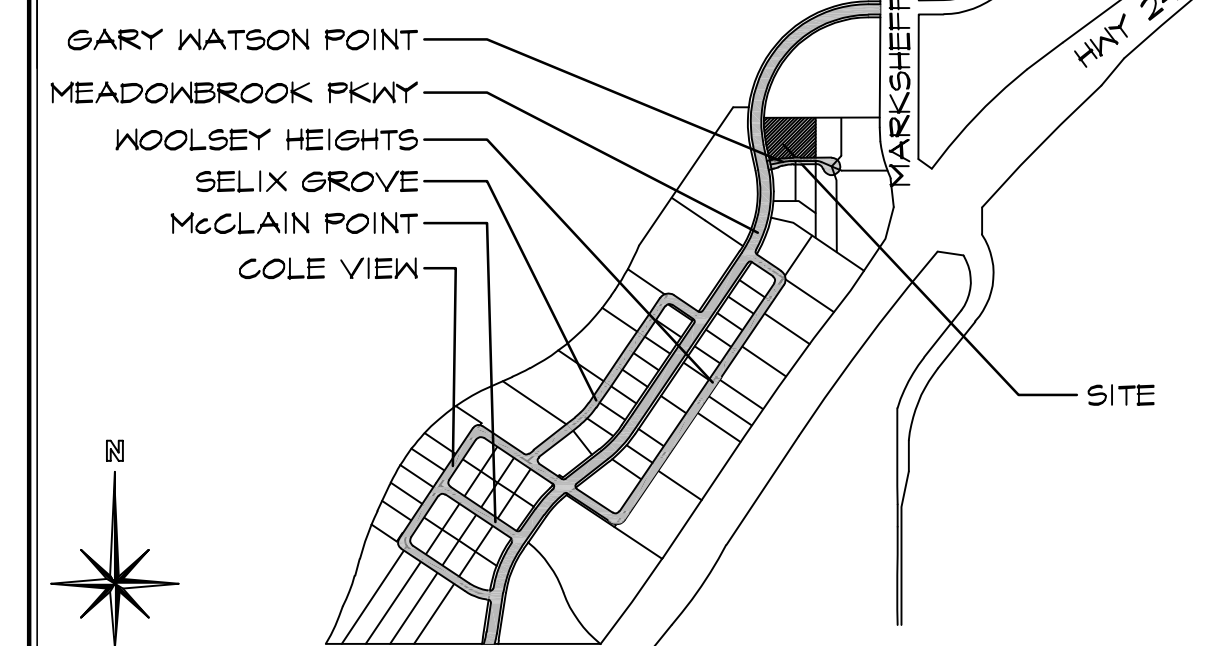
ZONING PLAN
SCALE: 1"=100'-0"

DRAWING INDEX

1 OF 1 - ZONING PLAN

VICINITY MAP

NOT TO SCALE

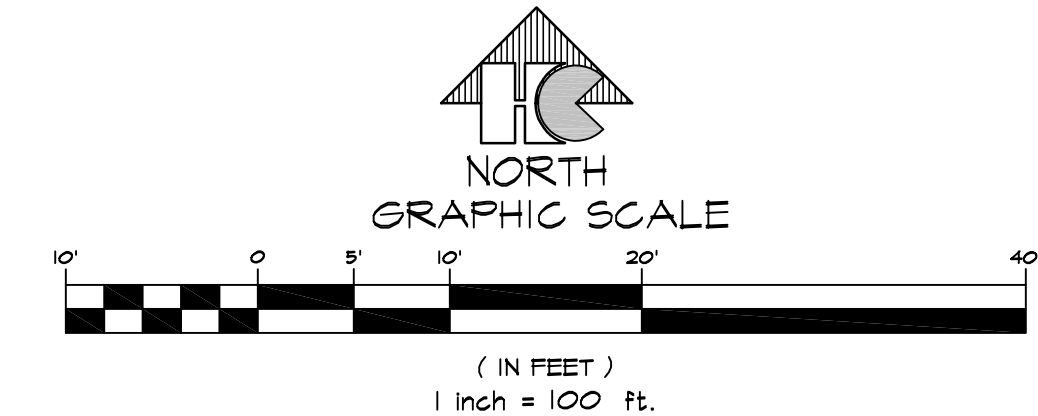


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 719-570-1599 rgreen@hammersconstruction.com
LEGAL DESCRIPTION:	
PARCEL NUMBER:	CLAREMONT BUSINESS PARK 2 FILE 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. 08041COT56 G, DATED DEC. 7, 2018)
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2021
LANDSCAPING:	SUMMER 2021
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
	PROPERTY CORNER



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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:

RESUBMITTAL:

