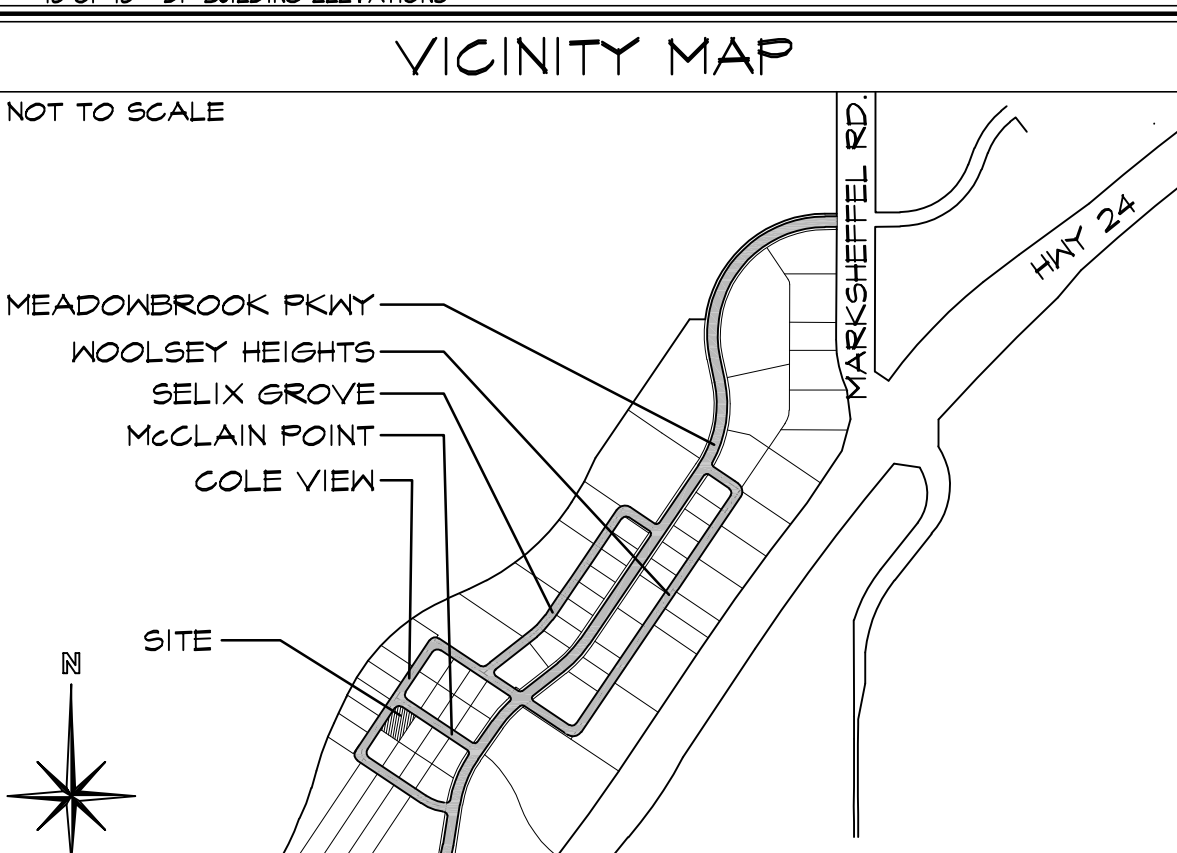


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PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	BC SMITH INC DBA CRACKERJACK MUD JACKING 225 ROSE DR COLORADO SPRINGS, CO 80911
LEGAL DESCRIPTION:	
PARCEL NUMBER LOT 10:	LOT 21, FILING 2 OF CLAREMONT BUSINESS PARK 54081-02-025
ZONING:	CS
LOT SIZE LOT 10:	23.42 SF (53 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041COT52 F, DATED MARCH 17, 1997).
BUILDING INFORMATION	
GROSS BUILDING AREA:	3,750 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/WAREHOUSE
STRUCTURAL COVERAGE:	16%
PAVEMENT COVERAGE:	13%
STREET COVERAGE:	30%
BUILDING STRUCTURAL HEIGHT:	18'-7 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	0'-0"
REQUIRED PARKING SPACES:	
OFFICE-(1 SPACE/300 S.F.) (200 S.F. / 300 S.F.)	2
WAREHOUSE-(1 SPACE/1,000 S.F.) (3,450 S.F. / 1,000 S.F.)	3
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	5
TOTAL PARKING PROVIDED:	5
STANDARD SPACES PROVIDED:	5
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED (SEE DETAIL 2 OF 1 FOR DIMENSIONS)	1 (9'X18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2017
LANDSCAPING:	FALL 2017
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(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/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	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

COUNTY FILE NO. PPR-17-031

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) 570-1008
www.hammersconstruction.com

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CRACKERJACK
CDB 2-2
7315 MCCLAIN PT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: JUNE 28, 2017
DRAWN BY: D. AQUINO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1027

RESUBMITTALS:
08/25/17 - DP CORRECTIONS
10/02/17 - FINAL SUBMITTAL