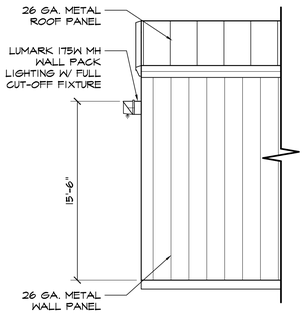
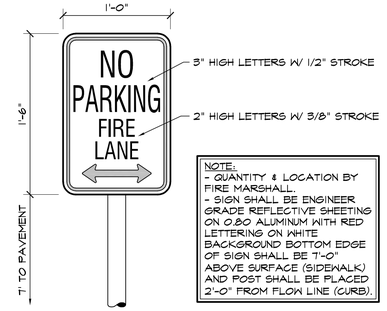
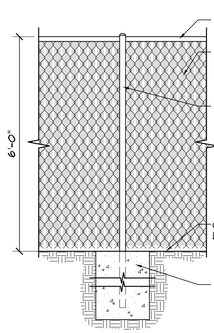


8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



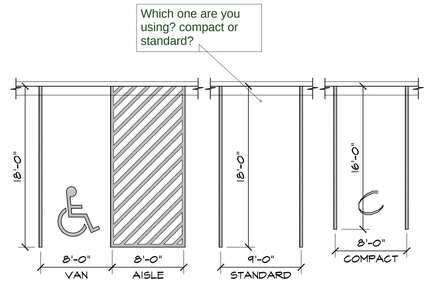
NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

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



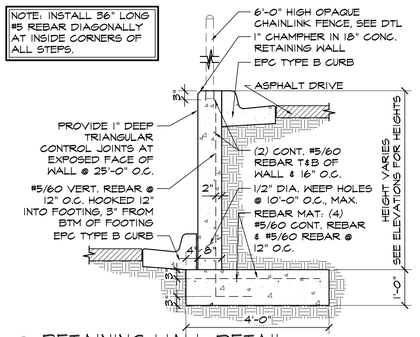
FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
END & CORNER
- 2 3/8" T-40
LINE POSTS
- 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH x 11 GA
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F.
GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

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

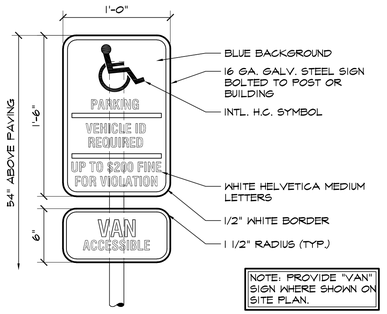


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

NOTE: INSTALL 36" LONG #5 REBAR DIAGONALLY AT INSIDE CORNERS OF ALL STEPS.

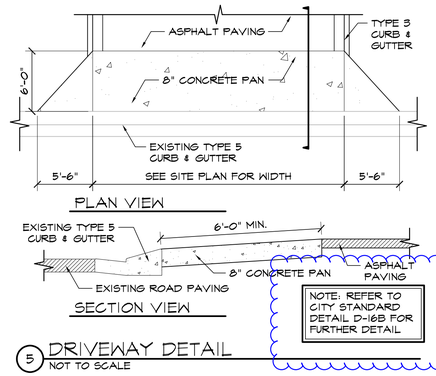


9 RETAINING WALL DETAIL
SCALE: 1/2"=1'-0"



NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN.

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

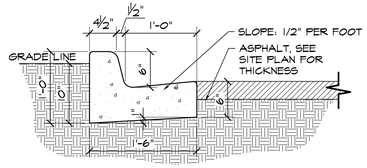


NOTE: REFER TO CITY STANDARD DETAIL D-16B FOR FURTHER DETAIL

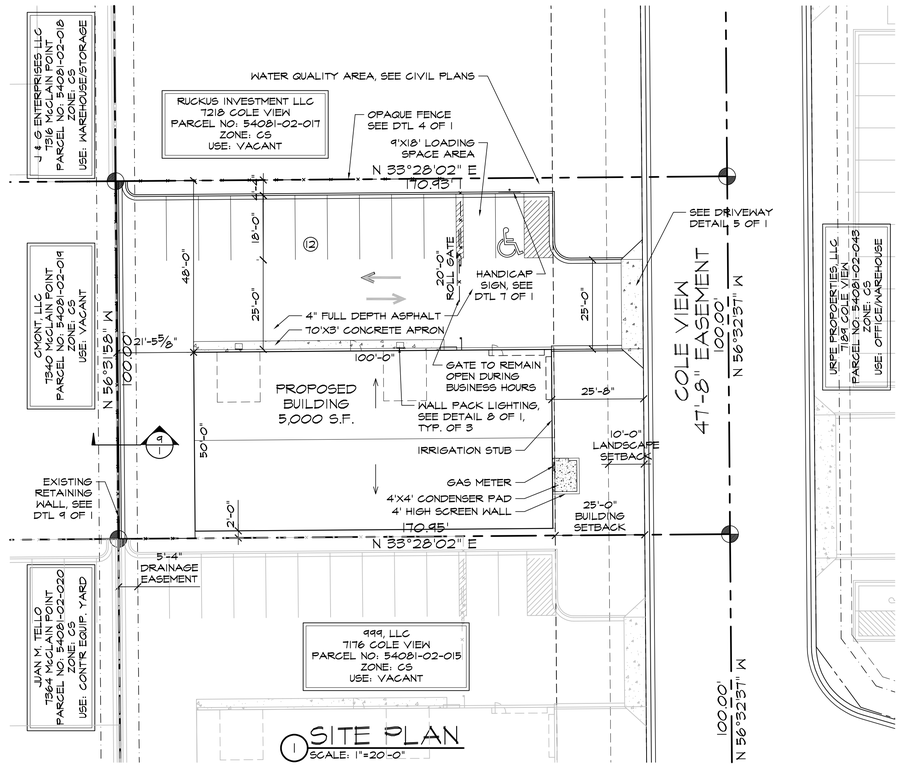
Replace with the County's standard driveway detail.

5 DRIVEWAY DETAIL
NOT TO SCALE

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



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

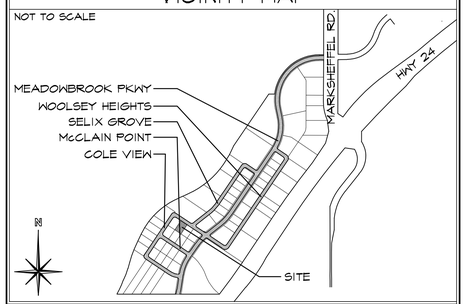


1 SITE PLAN
SCALE: 1"=20'-0"

DRAWING INDEX

1 OF 9 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
2 OF 9 - UTILITY PLAN
3 OF 9 - GRADING & EROSION CONTROL PLAN
4 OF 9 - EROSION CONTROL DETAILS
5 OF 9 - WATER QUALITY DETAILS
6 OF 9 - LANDSCAPE PLAN
7 OF 9 - LANDSCAPE DETAILS
8 OF 9 - PHOTOMETRIC PLAN
9 OF 9 - DP BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: 1000, LLC
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION: LOT 12, FILING 2 OF CLAREMONT BUSINESS PARK

PARCEL NUMBER LOT 10: 54081-02-016
ZONING: CS
LOT SIZE LOT 10: 17,094 SF (.39 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 08041C0752 F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 06-08-B137P EFFECTIVE DATE DEC. 13, 2006)

BUILDING INFORMATION
GROSS BUILDING AREA: 5,000 SF
BUILDING OCCUPANCY: B/S-2
TYPE OF CONSTRUCTION: II-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
PROPOSED PRINCIPAL USE: OFFICE/WAREHOUSE
STRUCTURAL COVERAGE: 29%
PAVEMENT COVERAGE: 41%
STREET COVERAGE: 12%
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.).
(1,500 S.F. / 300 S.F.) 5
WAREHOUSE-(1 SPACE/1,000 S.F.)
(3,500 S.F. / 1,000 S.F.) 4
H.C.-(1 SPACE/25 REQ'D) 1
TOTAL PARKING SPACES REQUIRED: 10
TOTAL PARKING PROVIDED: 12
STANDARD SPACES PROVIDED 10
H.C. SPACES PROVIDED 1
COMPACT SPACES PROVIDED 0
LOADING SPACE PROVIDED 1 (9'X18')
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
CONSTRUCTION: WINTER 2017
LANDSCAPING: SPRING 2017

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

- 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 · SIGN · EXISTING FIRE HYDRANT
TRAFFIC FLOW · MANHOLE · PROPOSED FIRE HYDRANT
WALL PACK LIGHTING · ELECTRICAL TRANSFORMER

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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1000, LLC
CBP LOT 12-2
7190 COLE VIEW
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

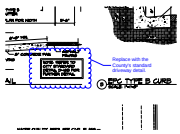
DATE: JUNE 13, 2017
DRAWN BY: D. AQUINO
PROJ. MNGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1000

RESUBMITTALS:

1 of 9
SITE PLAN

Markup Summary

dsdlaforce (1)



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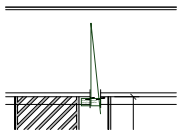
Author: dsdlaforce

Replace with the County's standard driveway detail.

dsdruiz (1)



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Author: dsdruiz

Which one are you using? compact or standard?