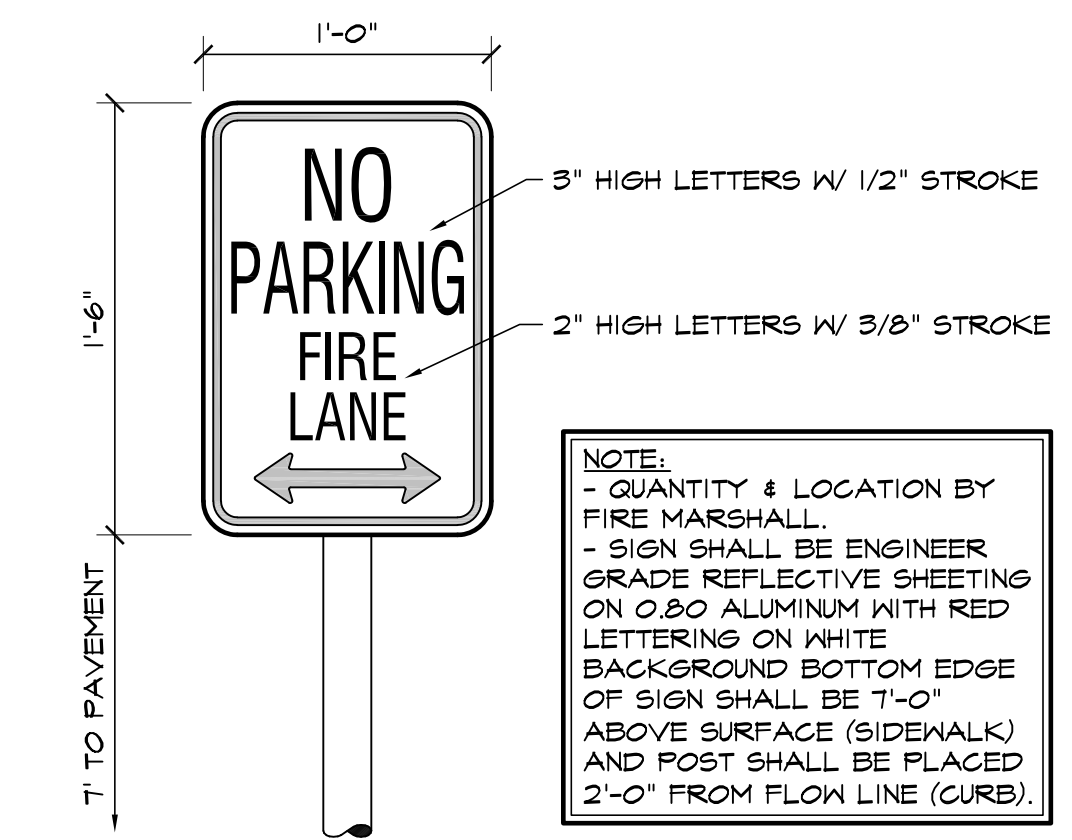
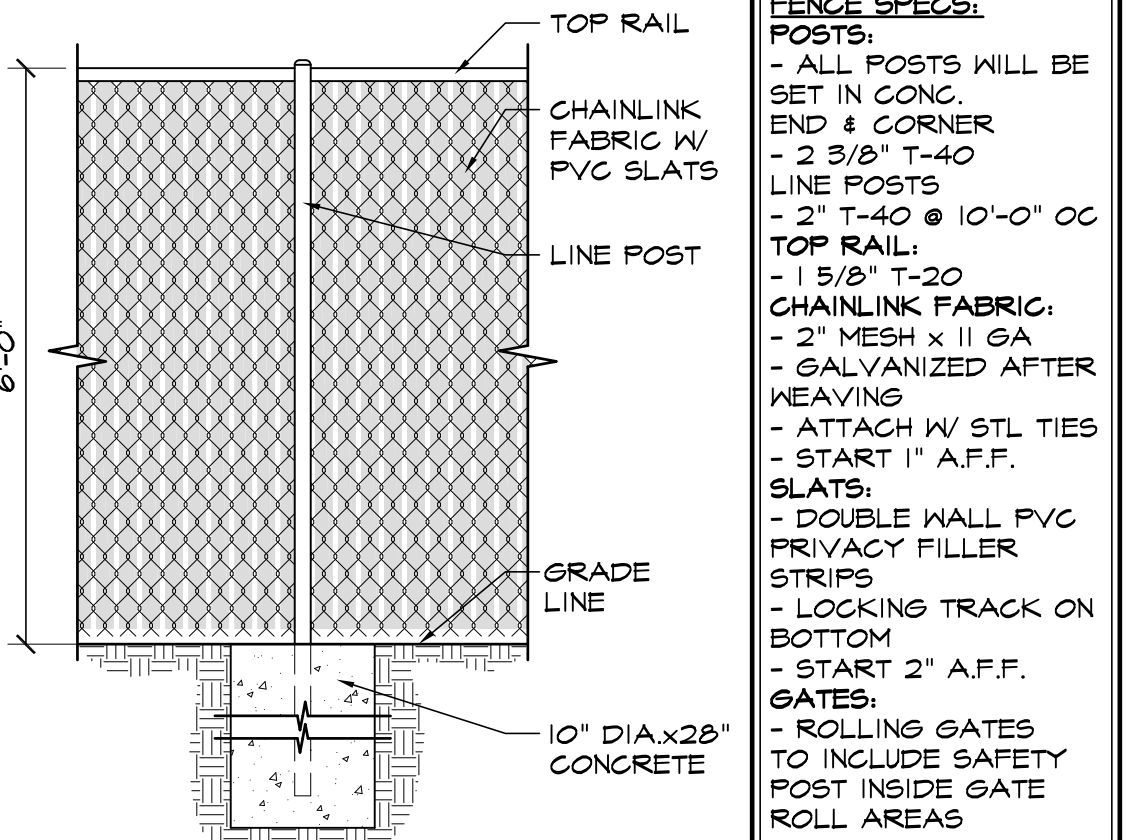


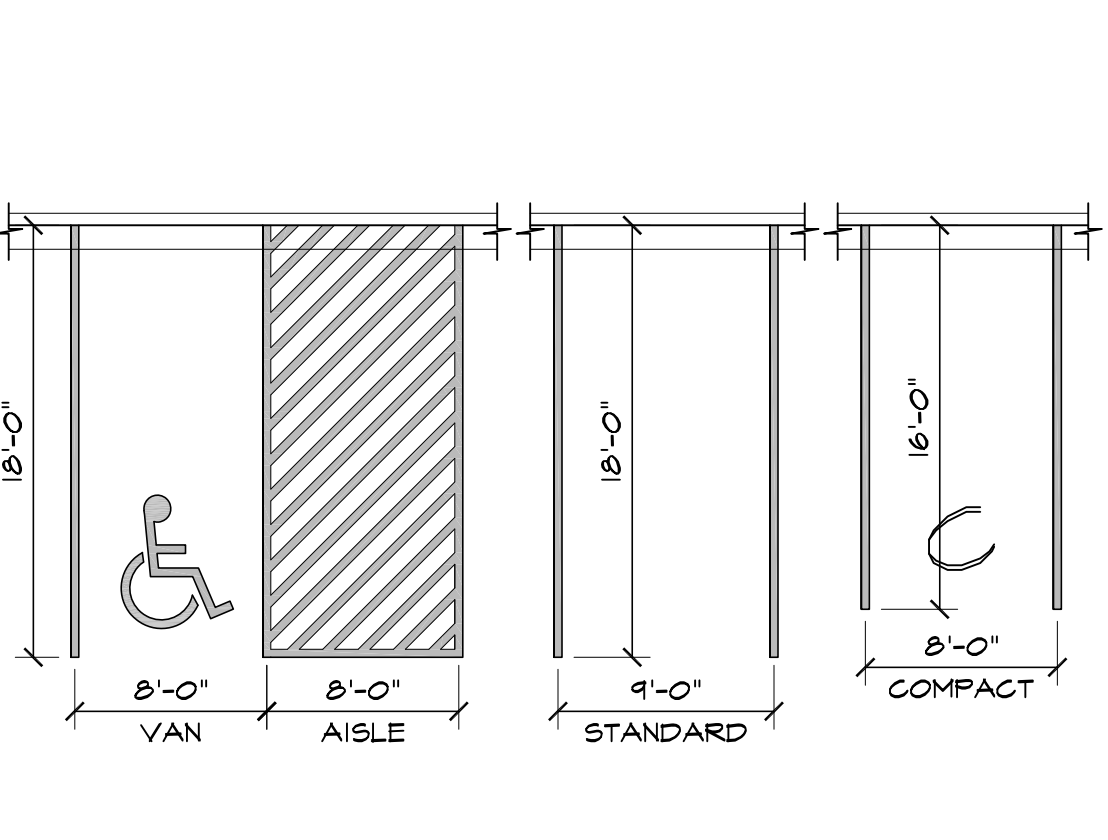
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



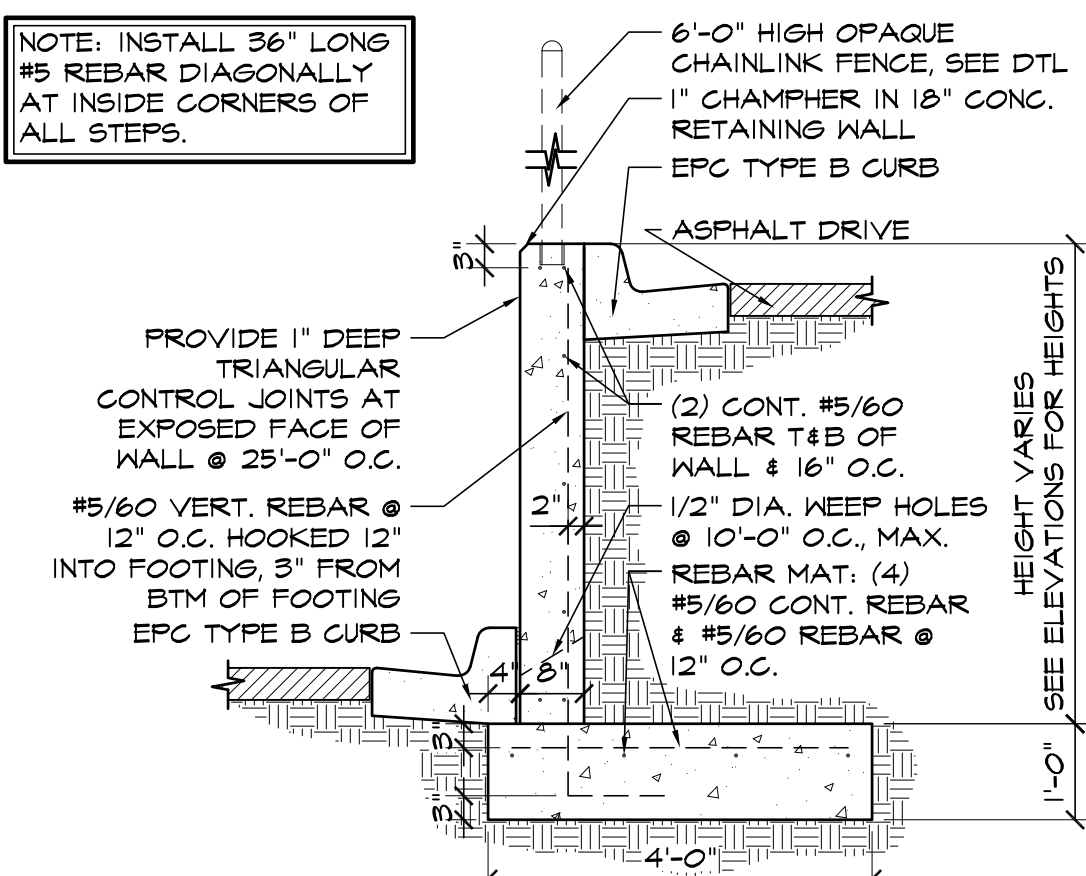
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



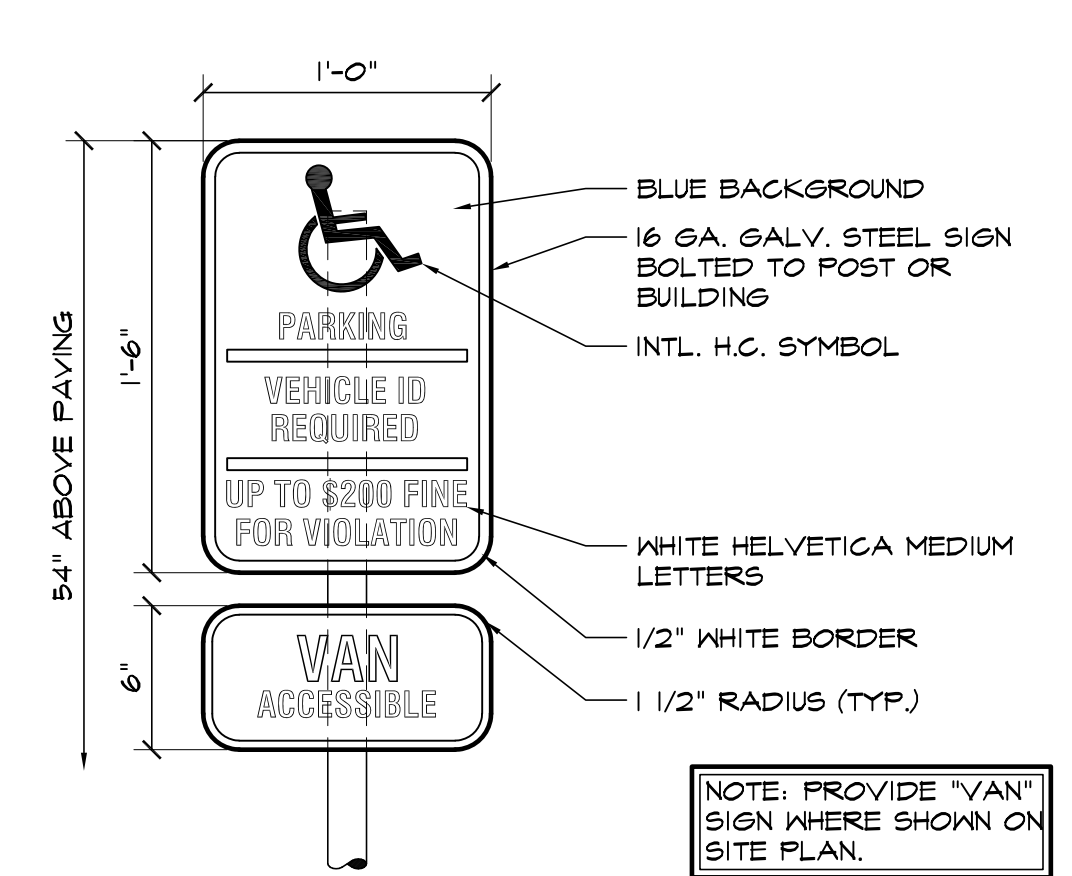
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



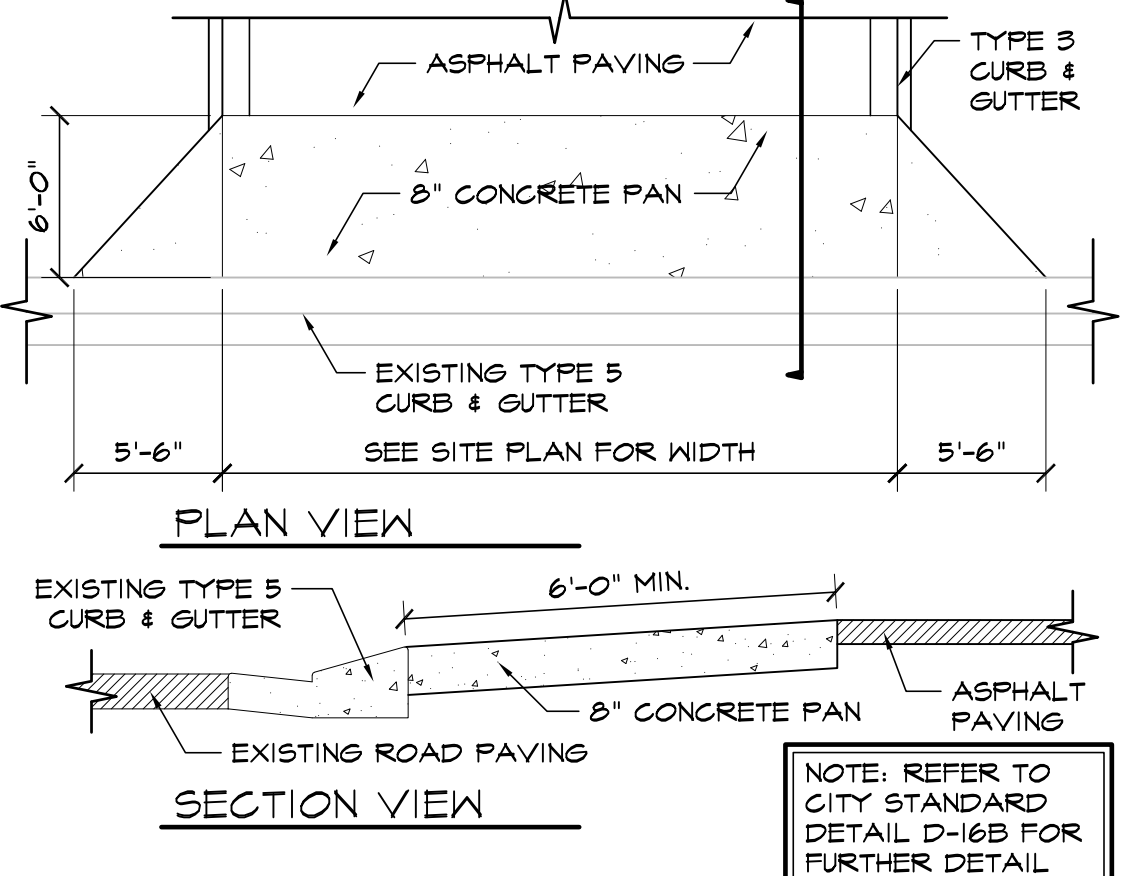
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



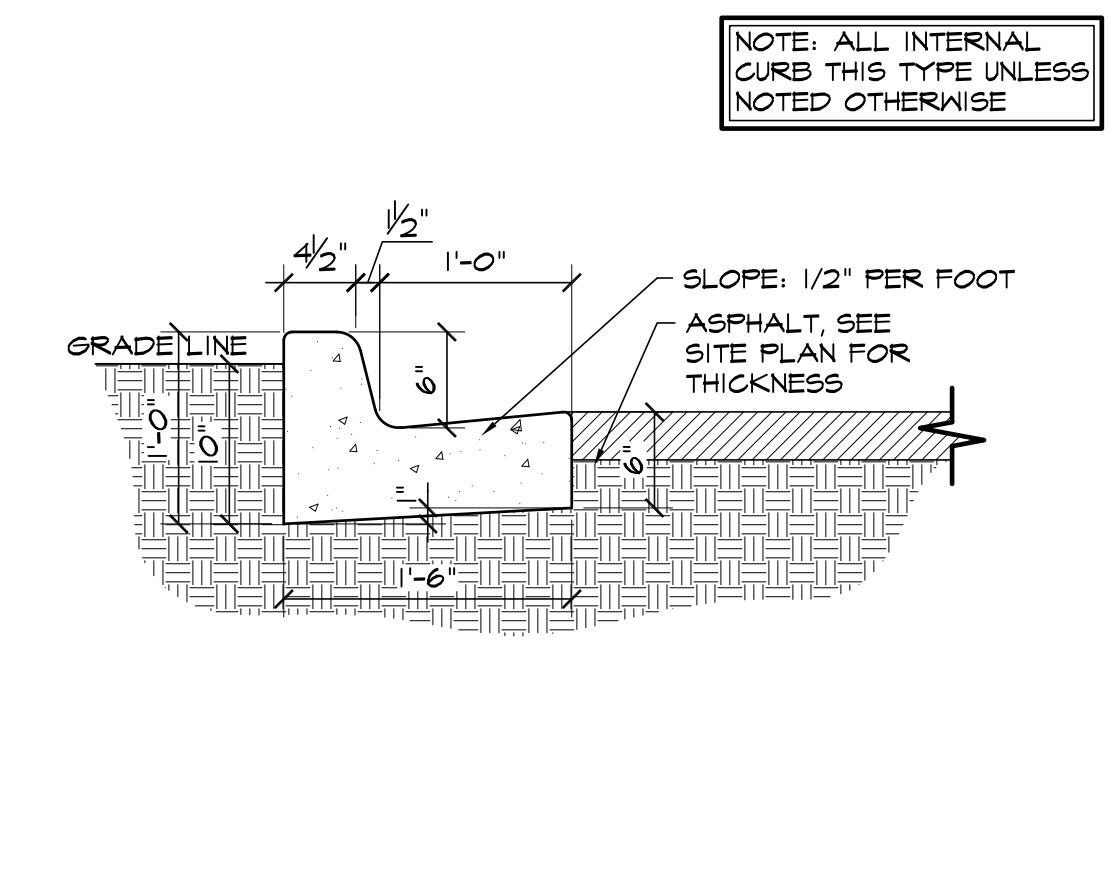
9 RETAINING WALL DETAIL
SCALE: 1/2"=1'-0"



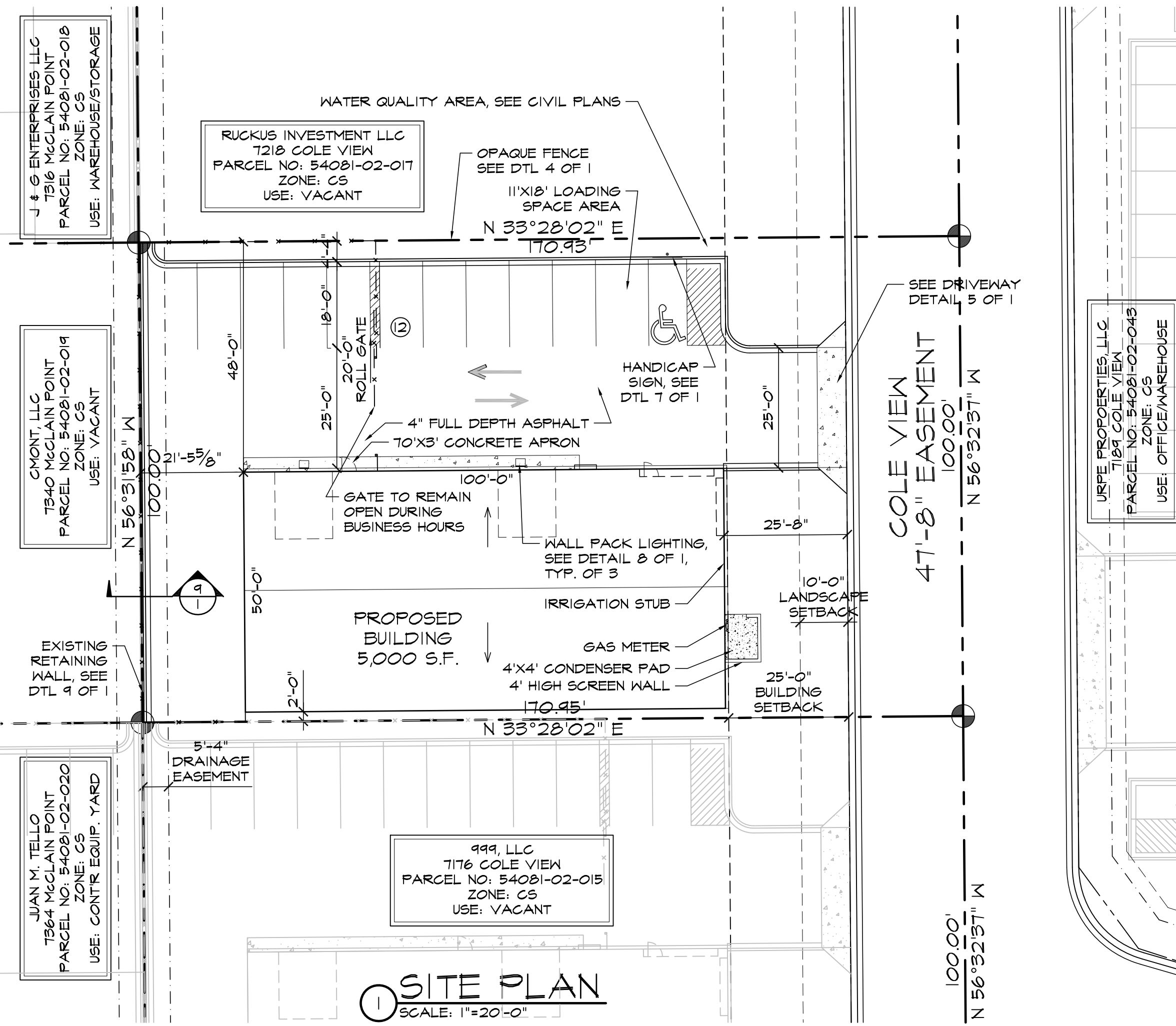
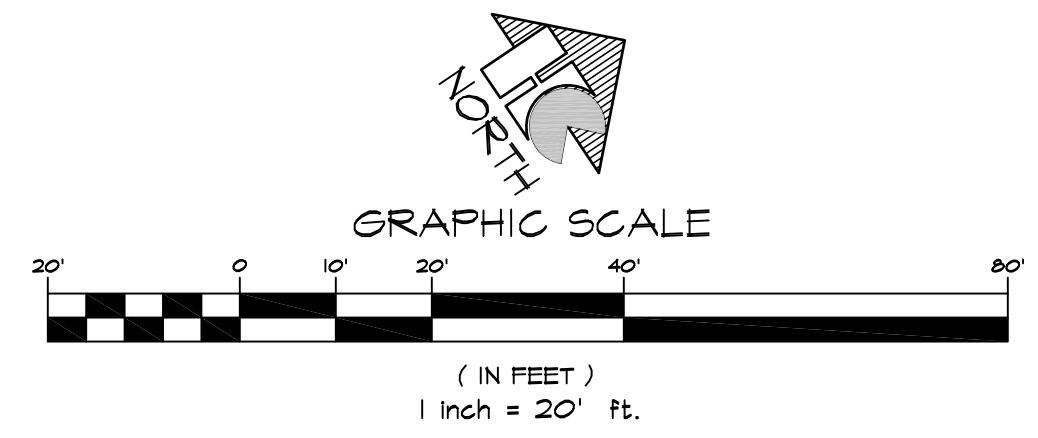
7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



5 DRIVEWAY DETAIL
NOT TO SCALE



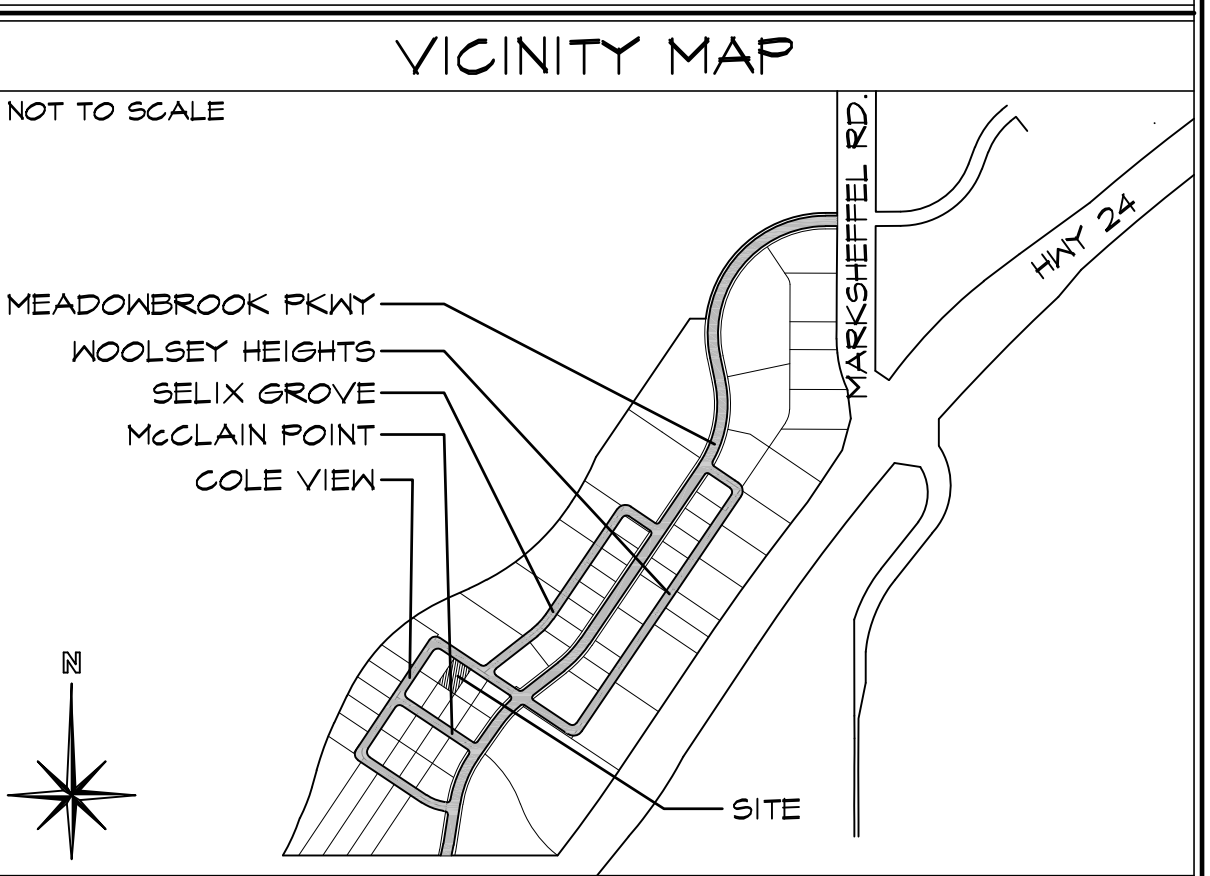
3 EPC TYPE B CURB
SCALE: 1"=1'-0"



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



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-B131P EFFECTIVE DATE DEC. 13, 2006)
BUILDING INFORMATION	
GROSS BUILDING AREA:	5,000 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:	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:	0
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (4'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. SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1544
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
○	SIGN
○	MANHOLE
○	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
→	TRAFFIC FLOW
□	WALL PACK LIGHTING

COUNTY FILE NO. PPR-17-026

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: L. PETERSON
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1000

RESUBMITTALS:
8-24-17/DP COMMENTS
10-27-17/FINAL SUBMITTAL

1 of 9
SITE PLAN