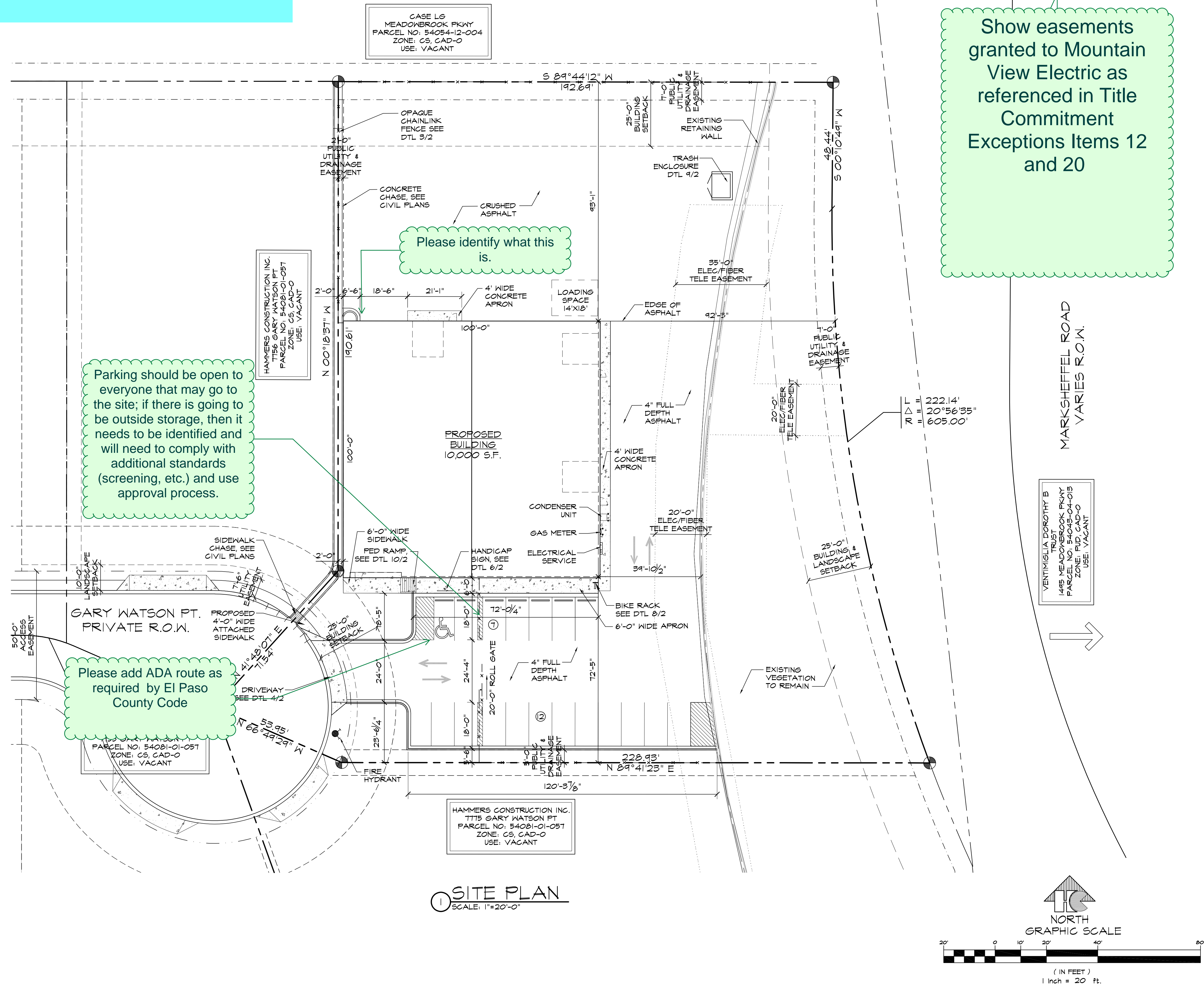


- 1) Show existing and proposed topography.
- 2) Show the location of all existing and proposed utilities on the site or in the adjacent ROW. to include all easements.



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.

Show easements granted to Mountain View Electric as referenced in Title Commitment Exceptions Items 12 and 20

DRAWING INDEX

- 1 OF 12 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 12 - SITE DETAILS
- 3 OF 12 - GRADING & EROSION COVER SHEET
- 4 OF 12 - GRADING & EROSION CONTROL PLAN
- 5 OF 12 - CURB OPENING DETAILS
- 6 OF 12 - UTILITY COVER SHEET
- 7 OF 12 - UTILITY SERVICE PLAN
- 8 OF 12 - LANDSCAPE PLAN
- 9 OF 12 - LANDSCAPE DETAILS
- 10 OF 12 - PHOTOGRAPHIC PLAN
- 11 OF 12 - SPECIFICATIONS
- 12 OF 12 - DP BUILDING ELEVATIONS

VICINITY MAP

NOT TO SCALE

GARY WATSON POINT
MEADOWBROOK PKWY
WOOLSEY HEIGHTS
SELIX GROVE
MCCLAIN POINT
COLE VIEW
SITE

PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FILE NO. 1, LOT 5 54081-01-027 CS, CAD-0 55,408 SF (1.27 ACRES) CURRENT USE: FLOODPLAIN STATEMENT:
ZONING CODE STUDY:	OFFICE & WAREHOUSE
PROPOSED PRINCIPAL USE:	18%
STRUCTURAL COVERAGE:	16%
PAVEMENT COVERAGE:	1%
STREET COVERAGE:	19'-8" (45'-0" MAX)
BUILDING STRUCTURAL HEIGHT:	25'-0"
FRONT YARD SETBACK:	0'-0" (WEST) 25'-0" (EAST)
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	10,000 SF B/S-2 11-B NONE 1 HR. (WEST SIDE ONLY)
REQUIRED PARKING SPACES	
OFFICE-1 (SPACE/200 S.F.)	5
WAREHOUSE-1 (SPACE/1,000 S.F.)	10
H.C.-1 (SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	16
TOTAL PARKING PROVIDED:	14
STANDARD SPACES PROVIDED:	14
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2020 WINTER 2021
LANDSCAPING:	
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
- - -	ACCESS EASEMENT
- - -	BUILDING SETBACK
- - -	LANDSCAPE SETBACK
- - -	DRAINAGE EASEMENT
- - -	UTILITY EASEMENT
- - -	ELEC/FIBER TELE 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

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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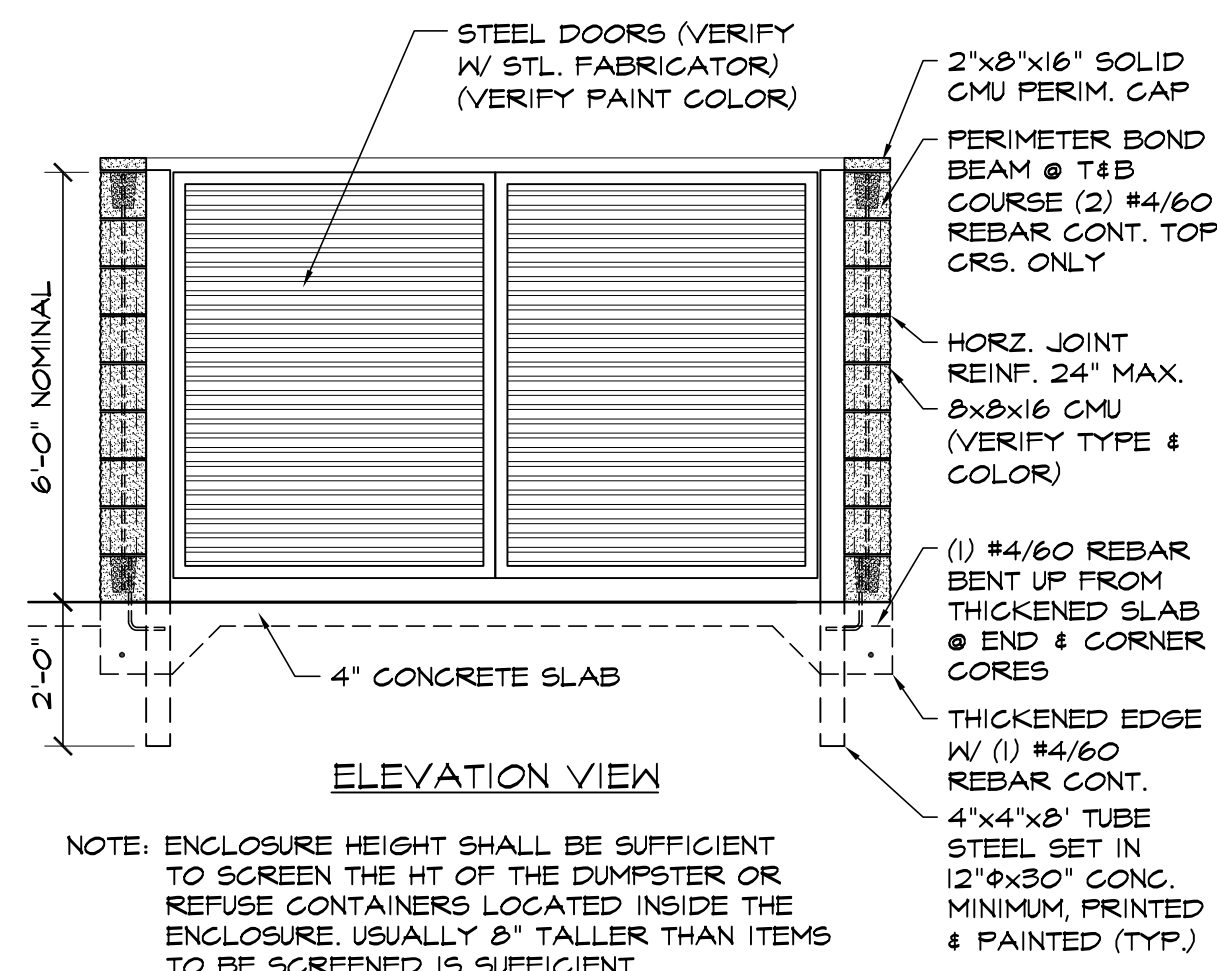
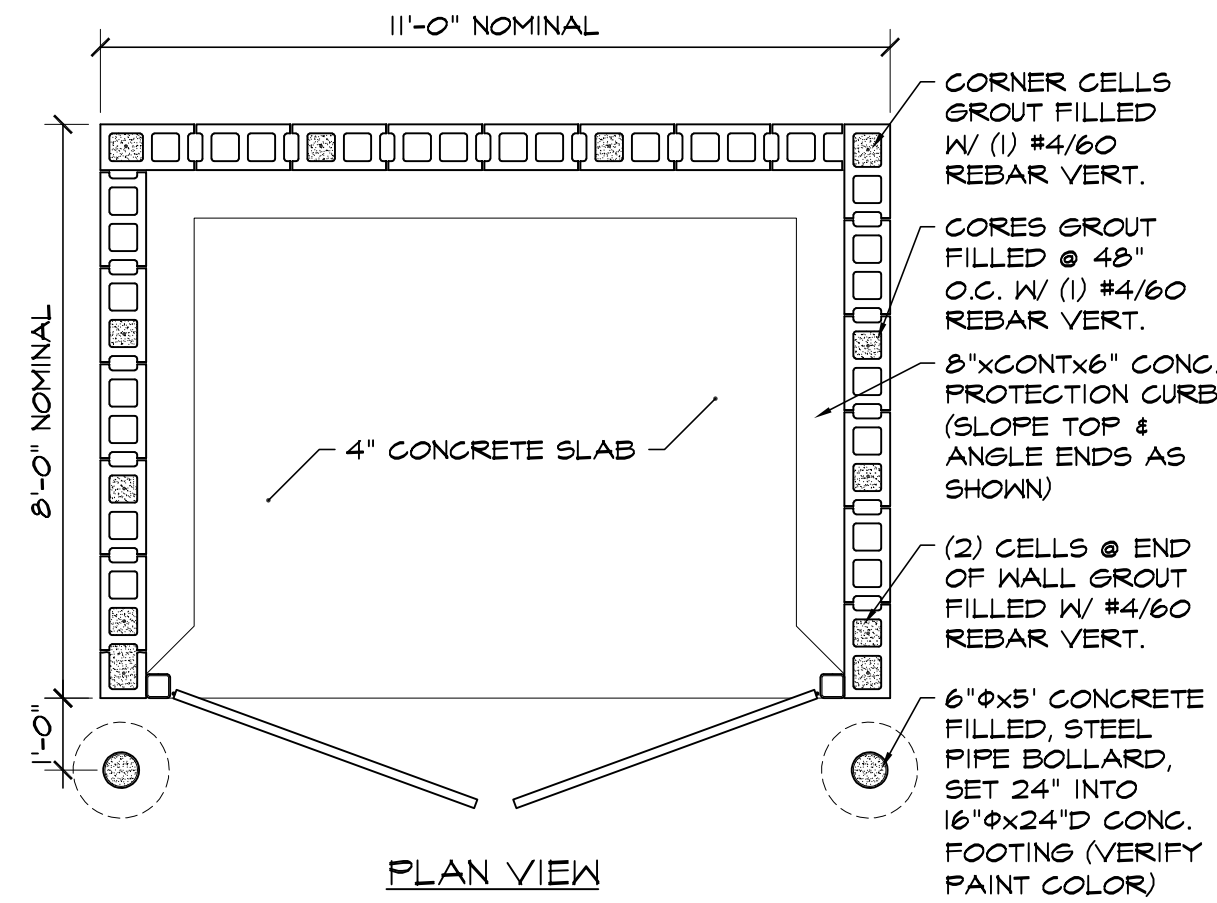
DATE: SEPT. 18, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1163

RESUBMITTALS:

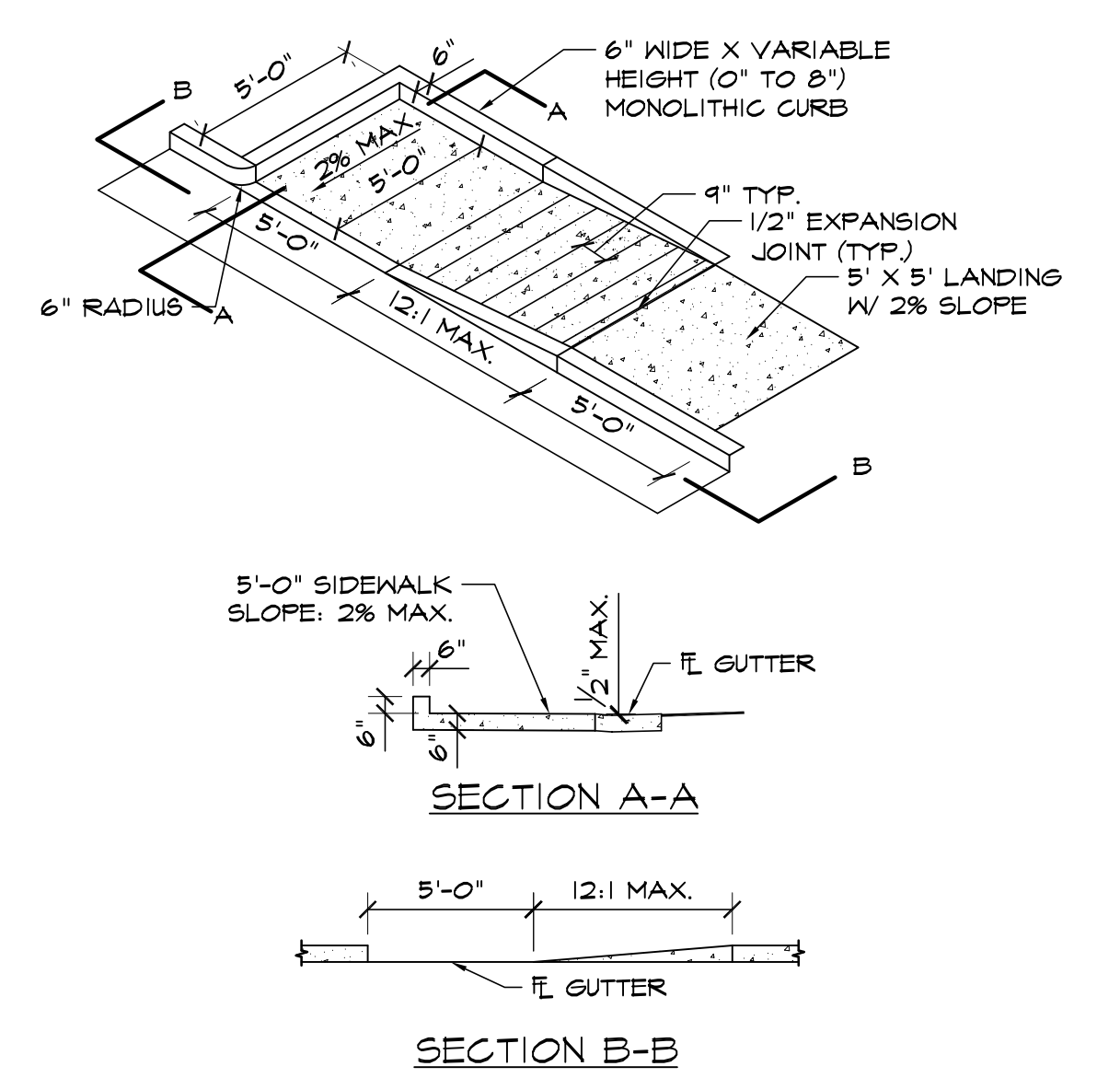
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1 of 12

SITE PLAN

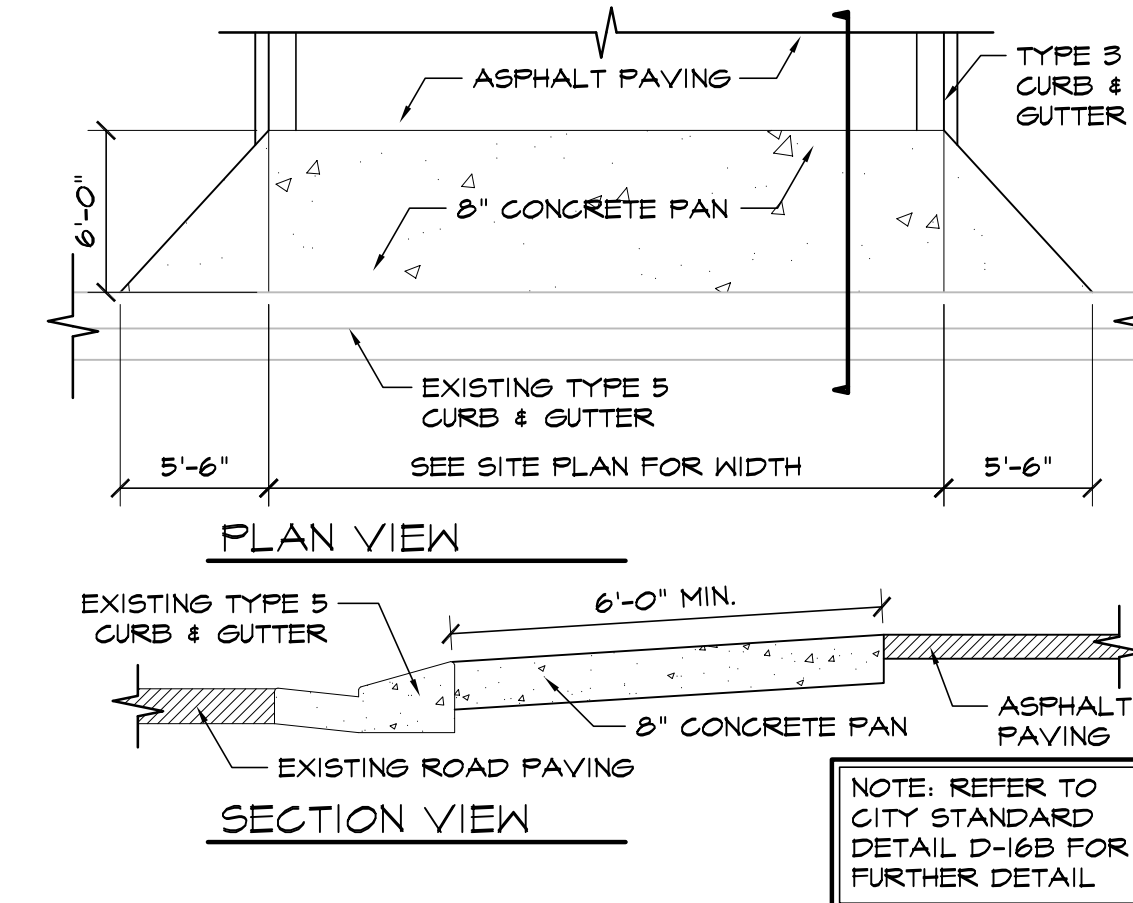
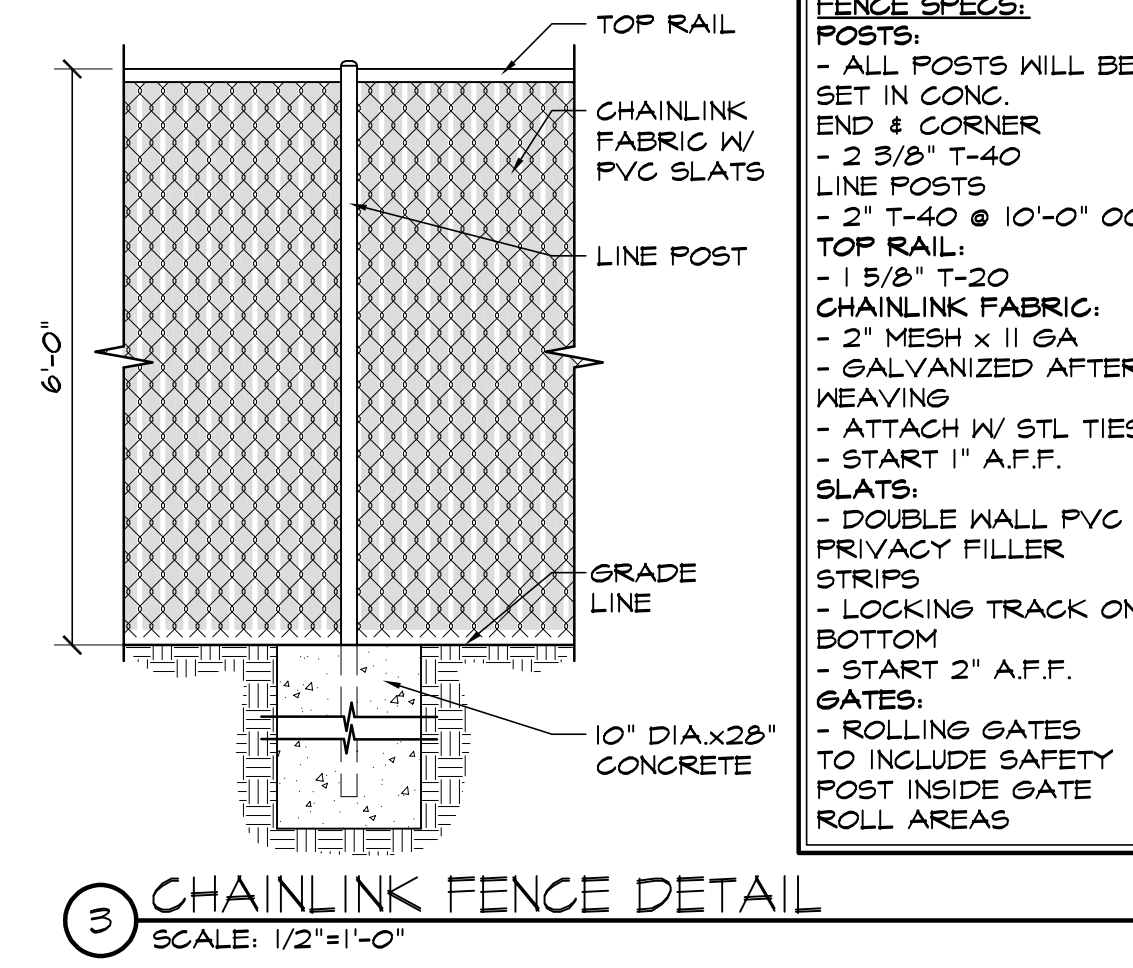
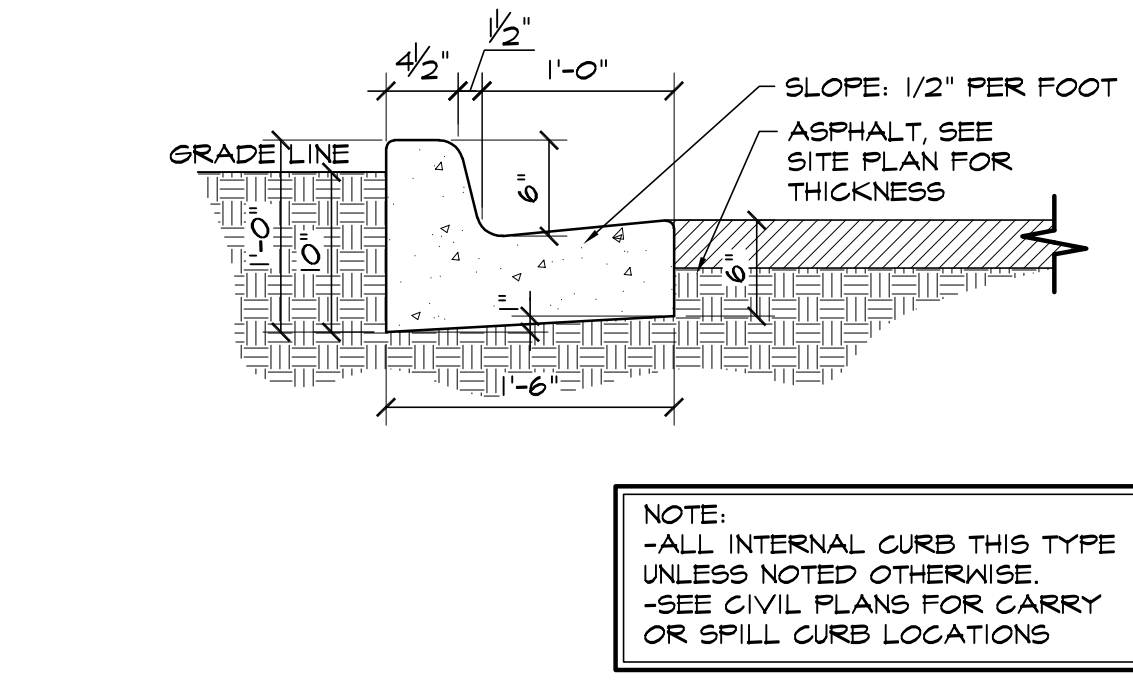
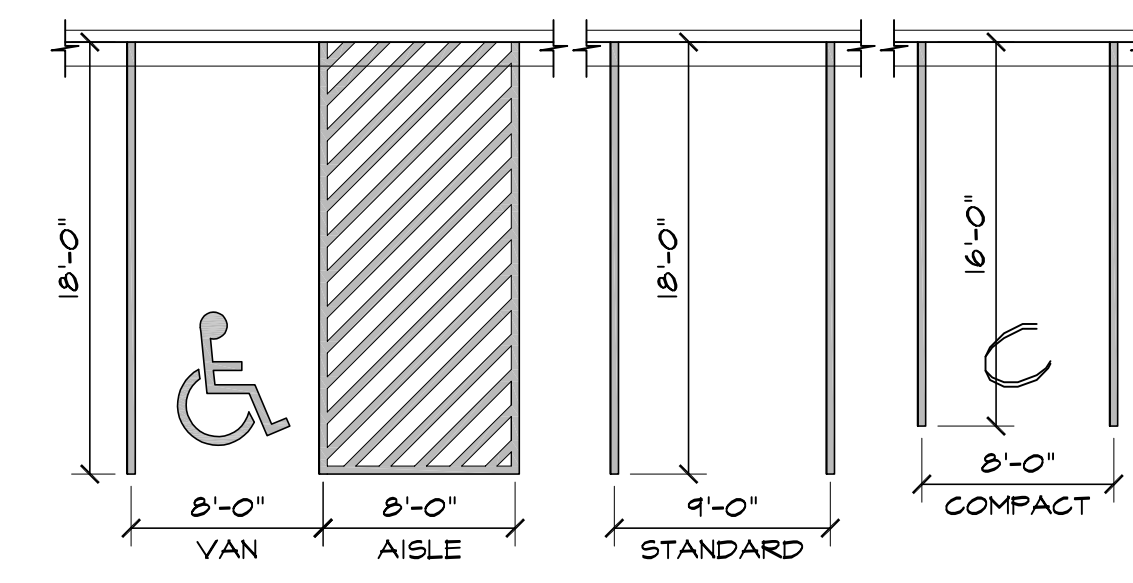
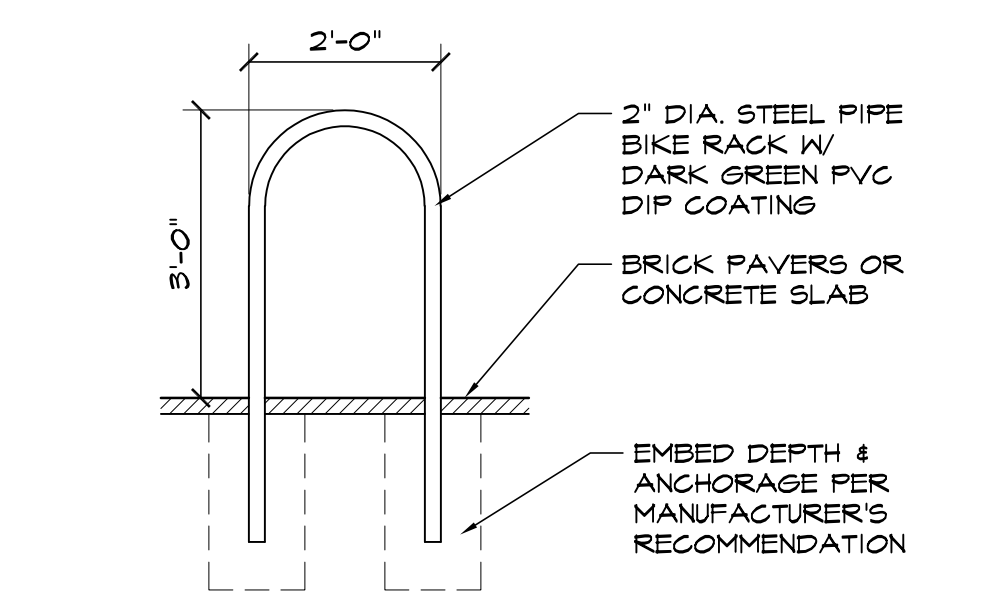
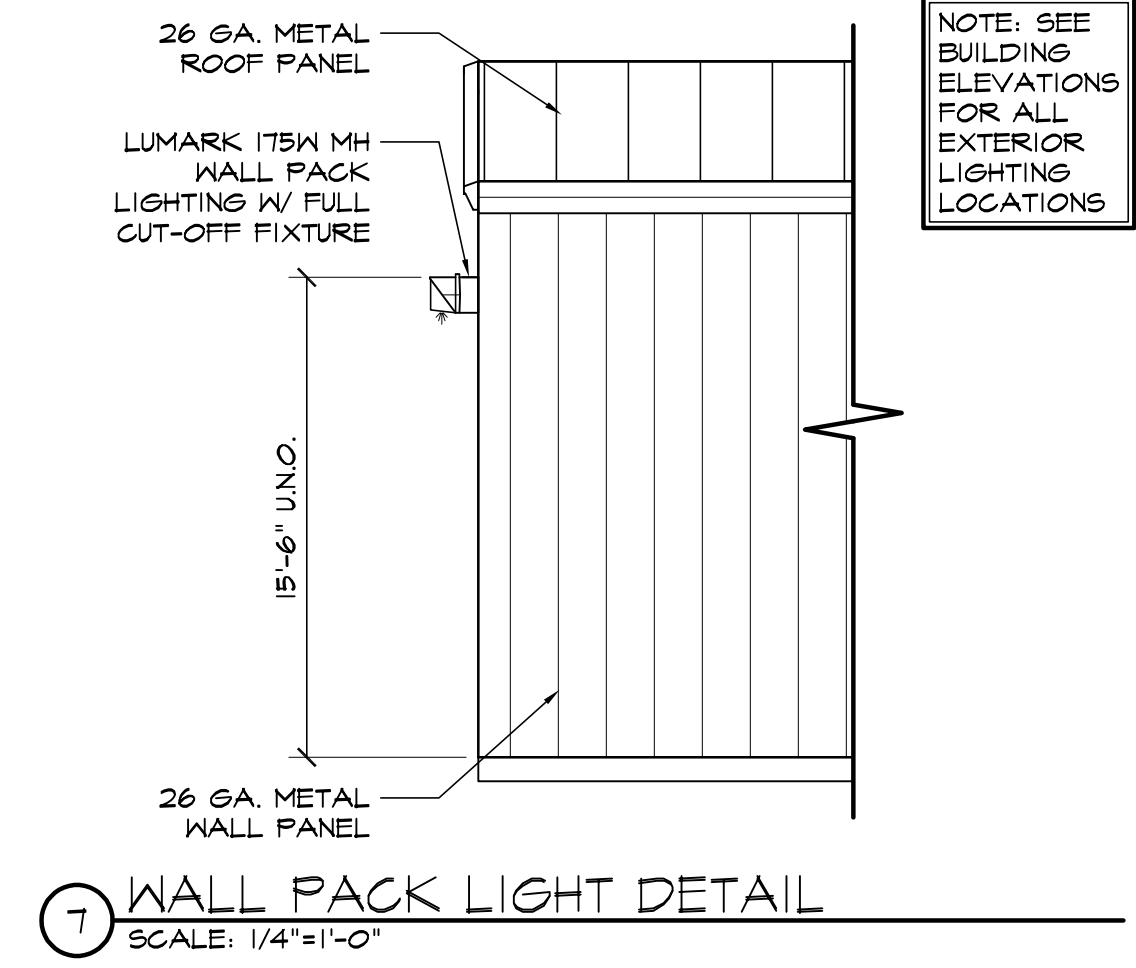
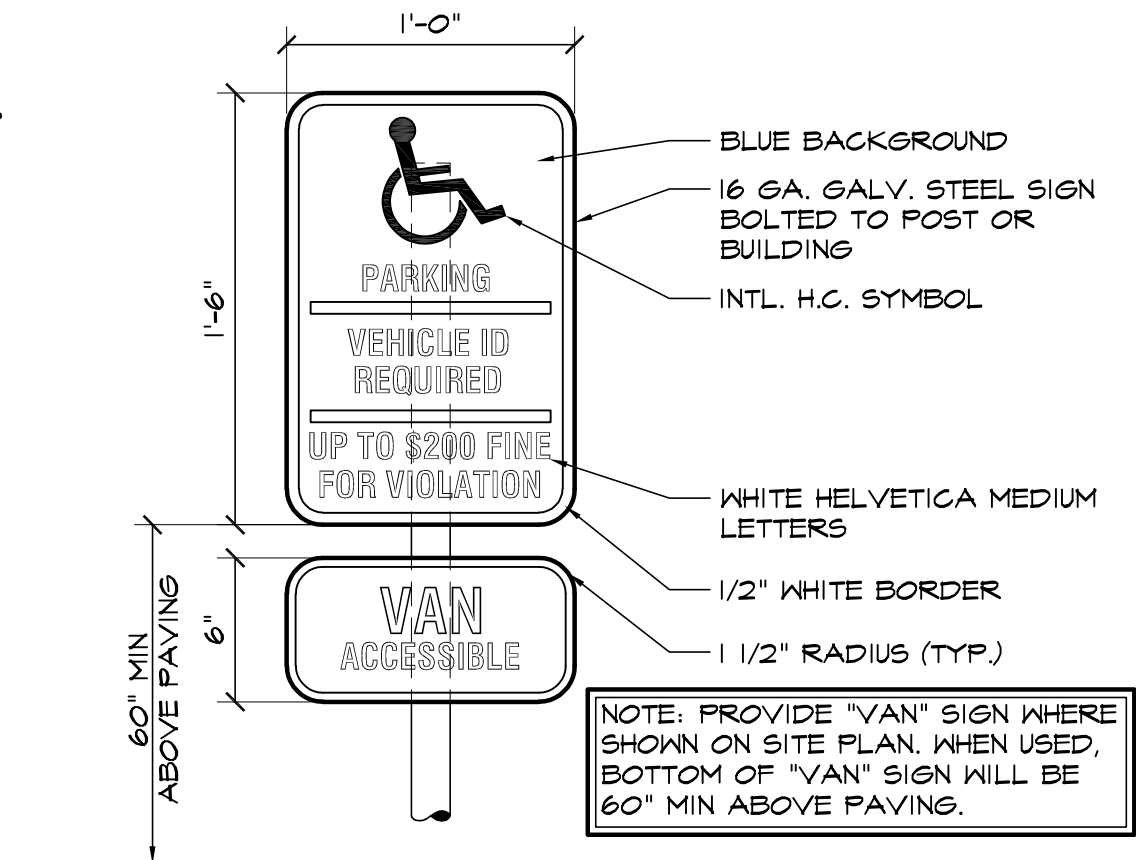
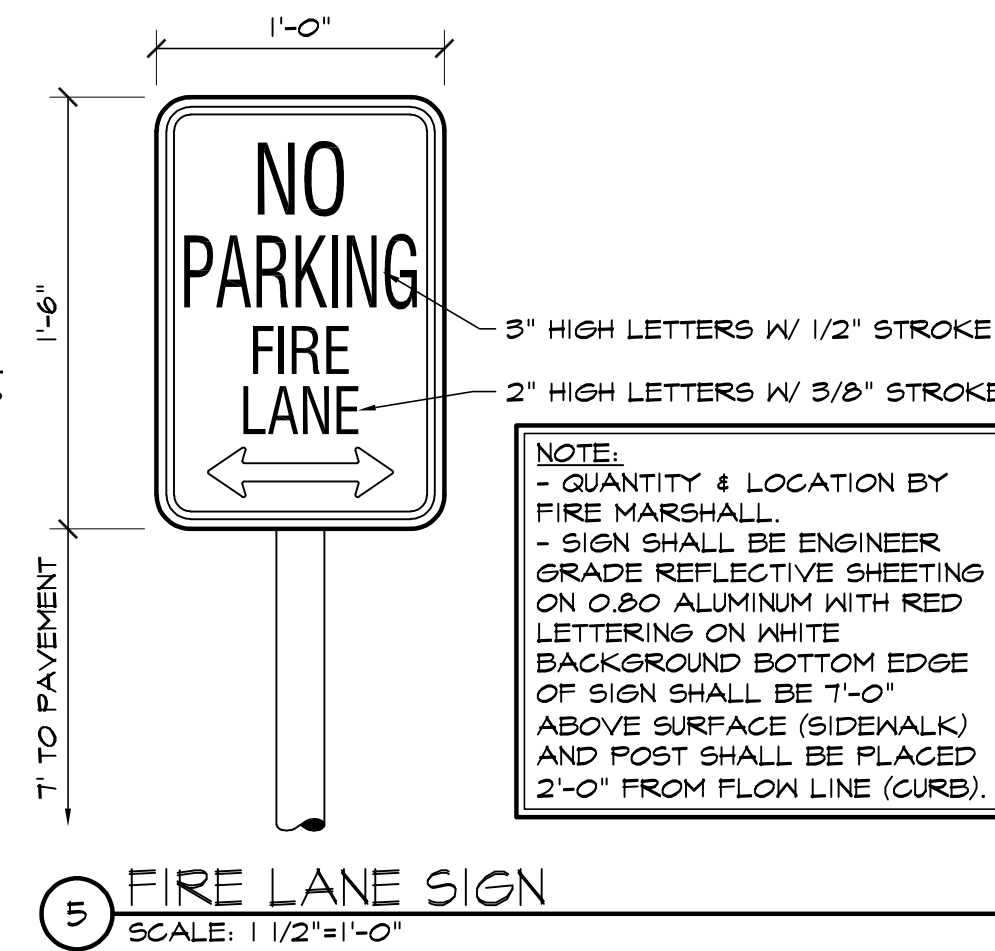


① CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



GENERAL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.05 OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

⑩ PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



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CBP 2, 5 - 1
7716 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: SEPT. 18, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1163

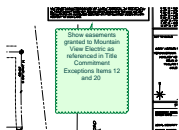
RESUBMITTALS:

DATE: SEPT. 18, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1163

RESUBMITTALS:

Site Development Plan_V1.pdf Markup Summary

Callout (4)



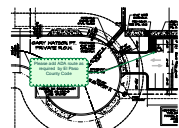
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Author: Sophie Kiepe
Date: 10/13/2020 12:11:36 PM
Status:
Layer:
Space:

Show easements granted to Mountain View Electric as referenced in Title Commitment Exceptions Items 12 and 20



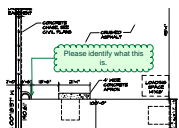
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Page Label: 1
Author: Sophie Kiepe
Date: 10/14/2020 3:38:57 PM
Status:
Layer:
Space:

Parking should be open to everyone that may go to the site; if there is going to be outside storage, then it needs to be identified and will need to comply with additional standards (screening, etc.) and use approval process.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 10/14/2020 3:39:32 PM
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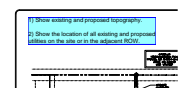
Please add ADA route as required by El Paso County Code



Subject: Callout
Page Label: 1
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Date: 10/14/2020 3:43:09 PM
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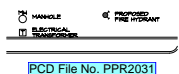
Please identify what this is.

Engineer (3)



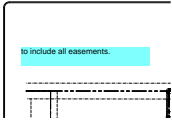
Subject: Engineer
Page Label: 1
Author: JPatton
Date: 10/12/2020 9:52:32 AM
Status:
Layer:
Space:

- 1) Show existing and proposed topography.
- 2) Show the location of all existing and proposed utilities on the site or in the adjacent ROW.



Subject: Engineer
Page Label: 1
Author: JPatton
Date: 10/14/2020 7:09:17 AM
Status:
Layer:
Space:

PCD File No. PPR2031



Subject: Engineer
Page Label: 1
Author: JPatton
Date: 10/15/2020 1:15:57 PM
Status:
Layer:
Space:

to include all easements.