

CASE LG
MEADOWBROOK PKWY
PARCEL NO. 54054-12-004
ZONE: CS, CAD-0
USE: VACANT

HAMMERS CONSTRUCTION INC.
7155 GARY WATSON PT.
PARCEL NO. 54081-01-057
ZONE: CS, CAD-0
USE: VACANT

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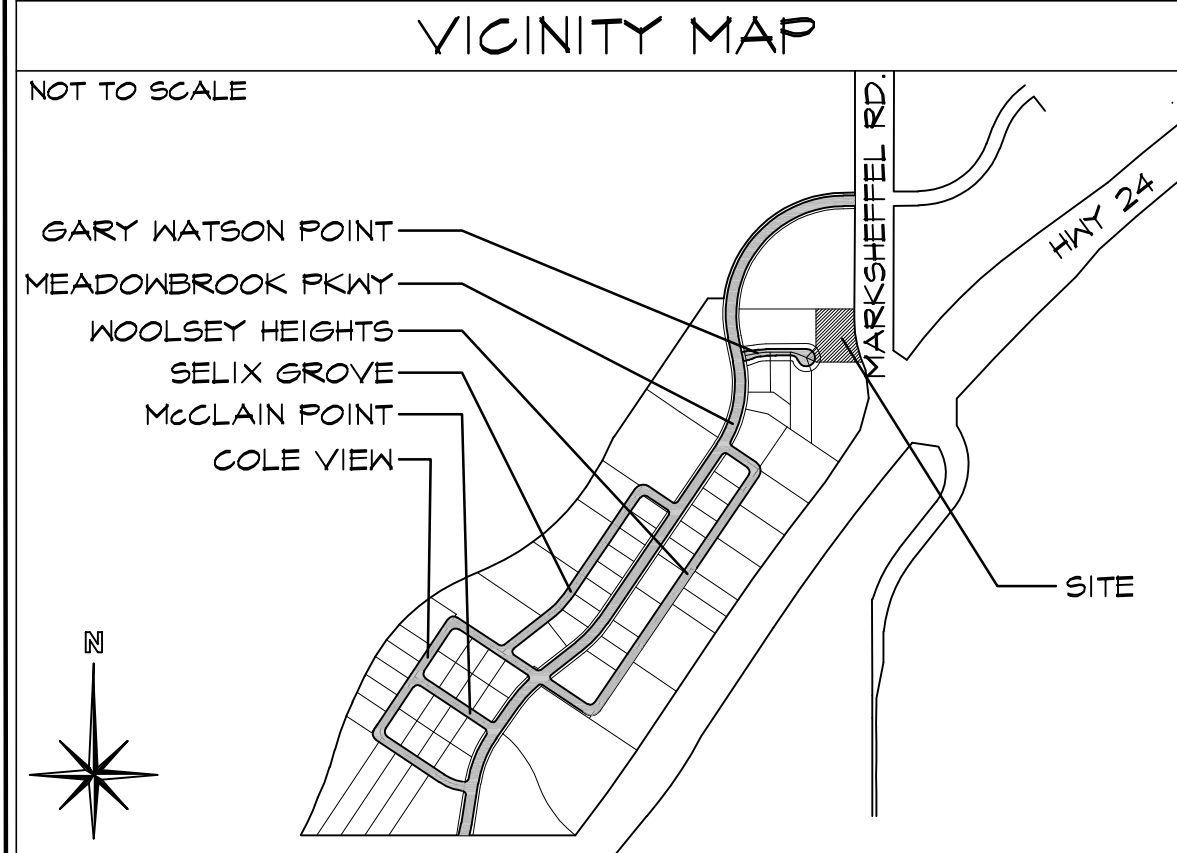
CENTRAL MARKSHEFFEL
METROPOLITAN DISTRICT
455 E PIKES PEAK AVE.
PARCEL NO. 54030-04-014
ZONE: PUD, CAD-0
USE: VACANT

VENTIMIGLIA DOROTHY B
TRUST
1445 MEADOWBROOK PKWY
PARCEL NO. 54045-04-013
ZONE: PUD, CAD-0
USE: VACANT

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 FROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

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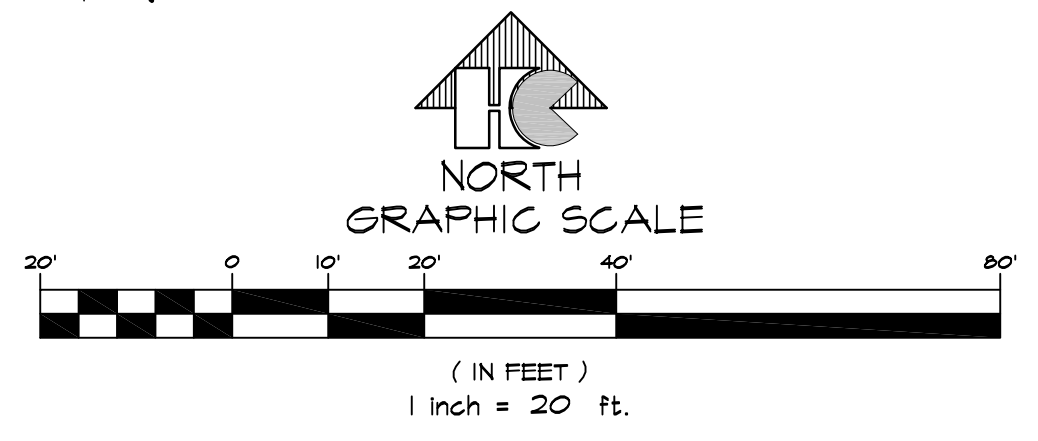
PROJECT INFORMATION

PROPERTY INFORMATION	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL NO 1, LOT 5 54081-01-027 CS CAD-0
PARCEL NUMBER:	55408 SF (1.27 ACRES)
ZONING:	VACANT
LOT SIZE:	ZONE X (MAP NO. 08041C0756 G, DATED DEC. 7, 2018)
CURRENT USE:	
FLOODPLAIN STATEMENT:	
ZONING CODE STUDY	OFFICE & WAREHOUSE
PROPOSED PRINCIPAL USE:	18%
STRUCTURAL COVERAGE:	16%
PAVEMENT COVERAGE:	18%
STREET COVERAGE:	18%
BUILDING STRUCTURAL HEIGHT:	19'-8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (WEST) 25'-0" (EAST)
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	I-B
FIRE SYSTEMS:	NONE
EXTERIOR FIRE WALLS:	1 HR. (WEST SIDE ONLY)
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.)	8
(1500 S.F. / 200 S.F.)	
WAREHOUSE-(1 SPACE/1,000 S.F.)	9
(8500 S.F. / 1,000 S.F.)	
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	18
TOTAL PARKING PROVIDED:	19
STANDARD SPACES PROVIDED:	18
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED	0
LOADING SPACE PROVIDED	1 (14'X18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2020
LANDSCAPING:	WINTER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., 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
---	DRAINAGE EASEMENT
---	ELEC/FIBER TELE EASEMENT
---	ACCESS EASEMENT
---	UTILITY & DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	OPAQUE CHAINLINK 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

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



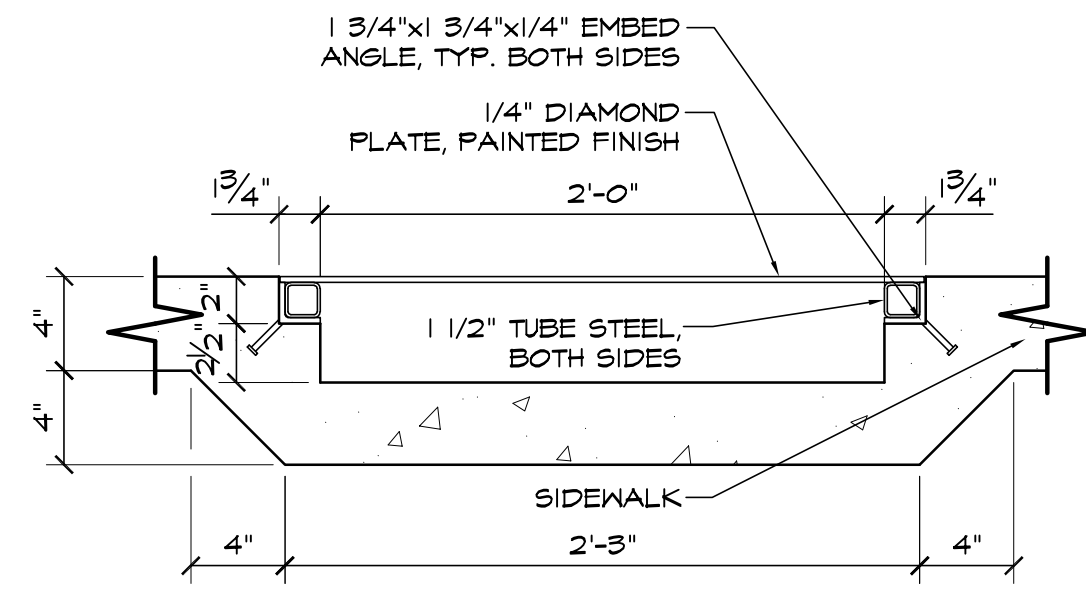
HAMMERS CONSTRUCTION INC.
COMMERCIAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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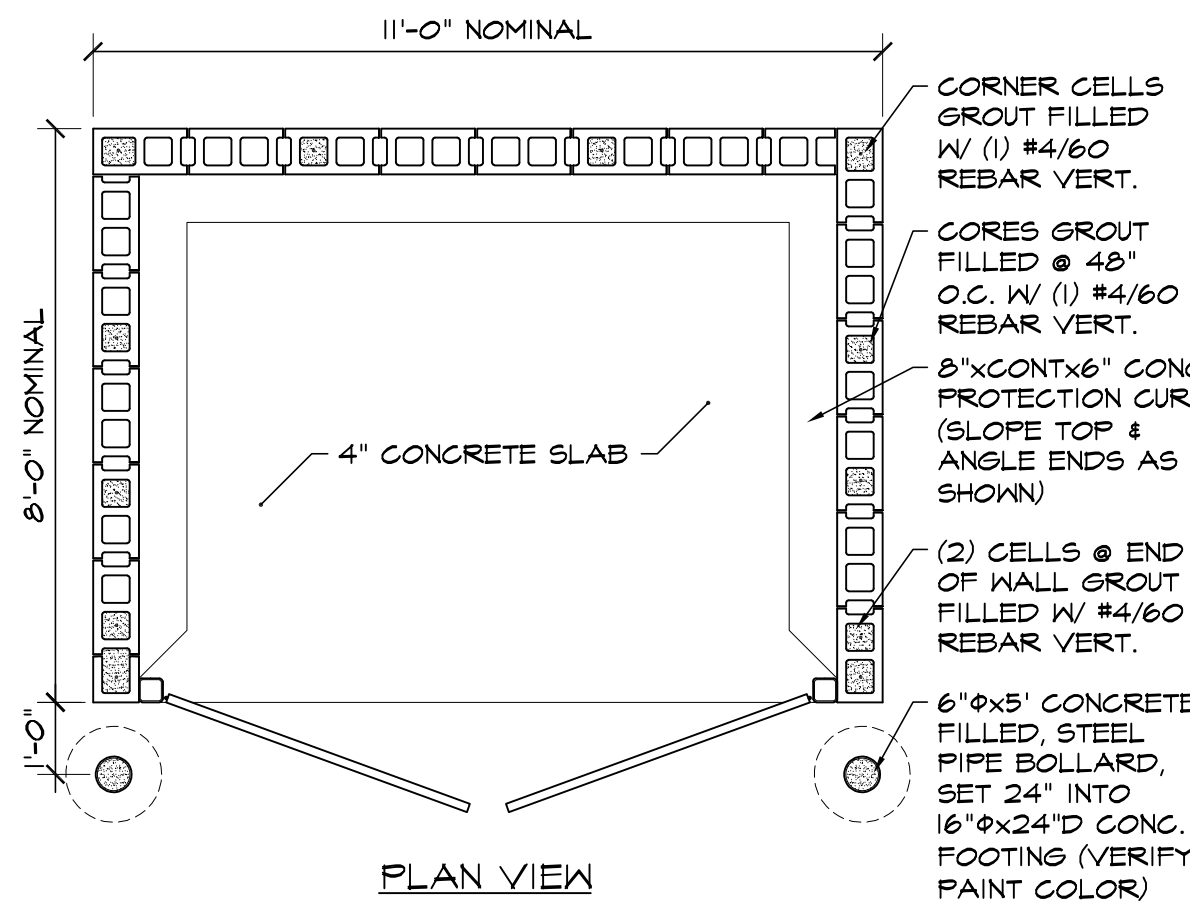
CBP 2-1, LOT 5
7155 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

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

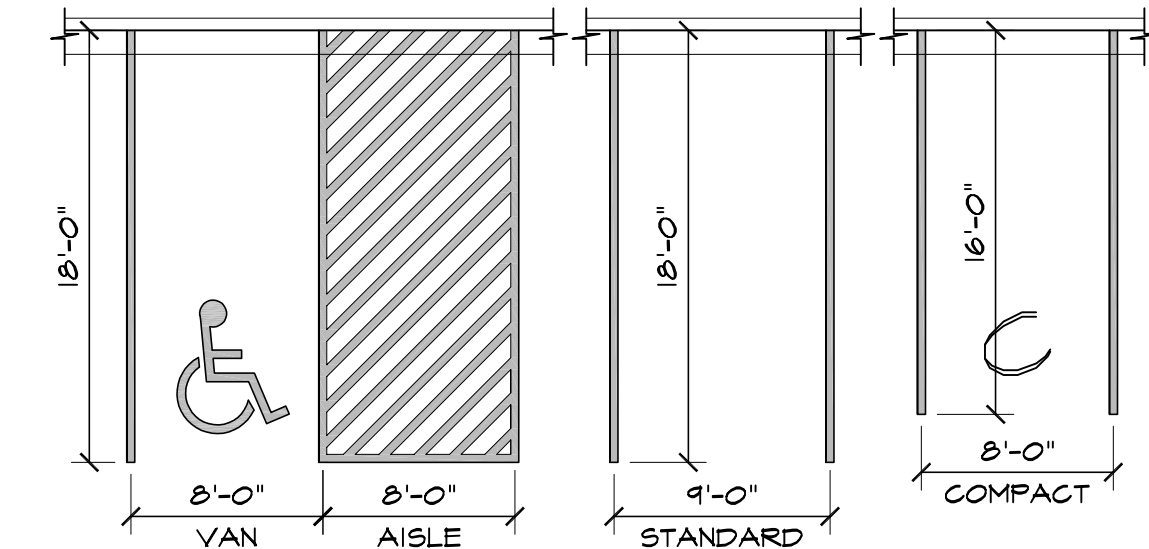
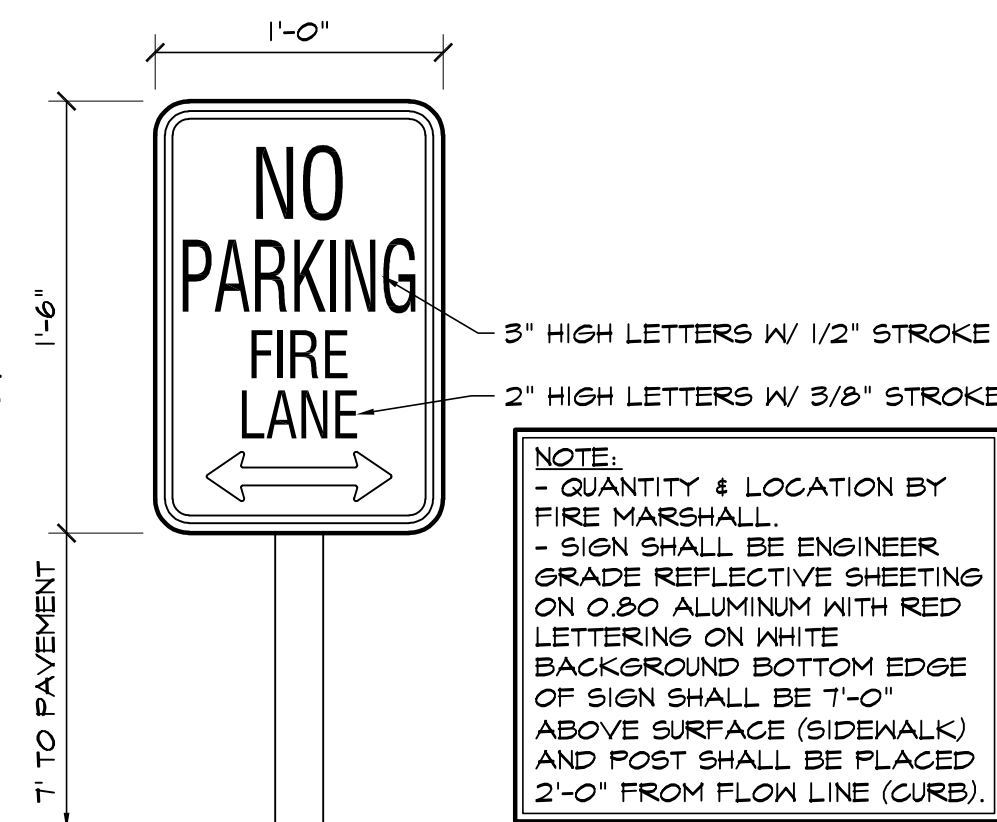
RESUBMITTALS:
12/3/20-DP COMMENTS-10/16/20



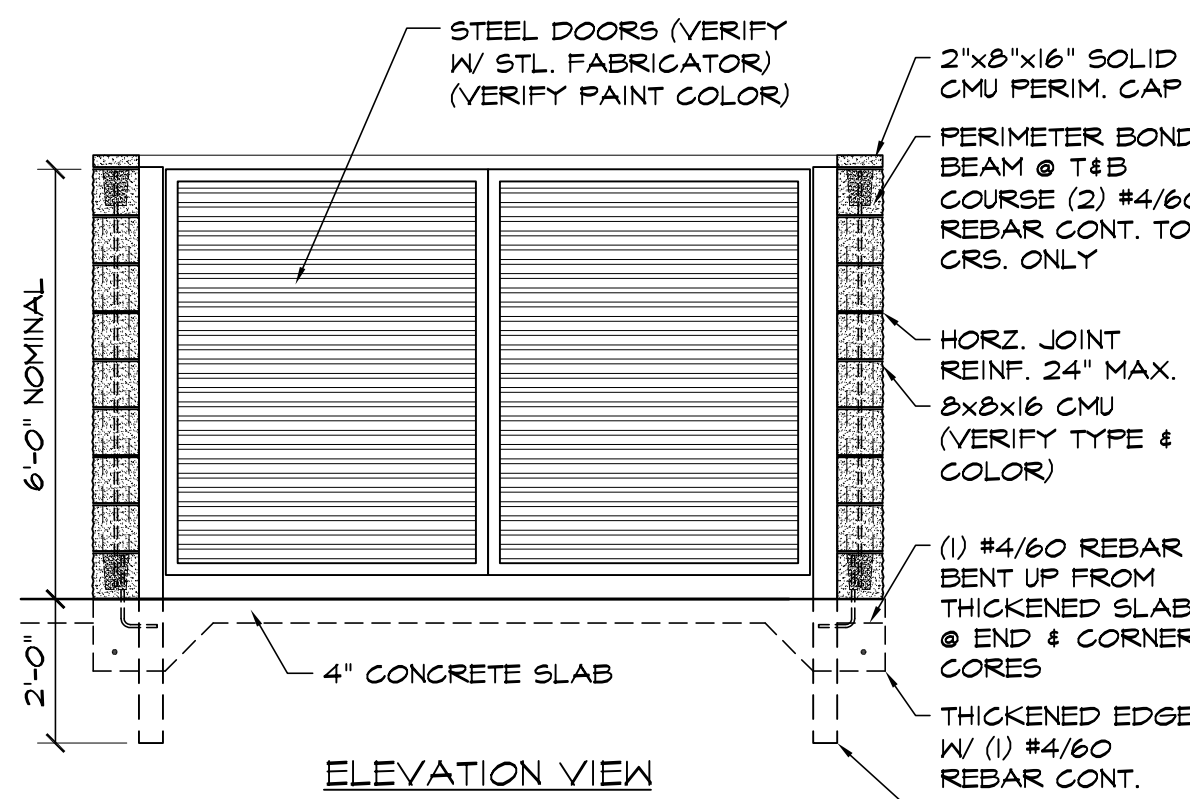
11 SIDEWALK CHASE
SCALE: 1 1/2"=1'-0"



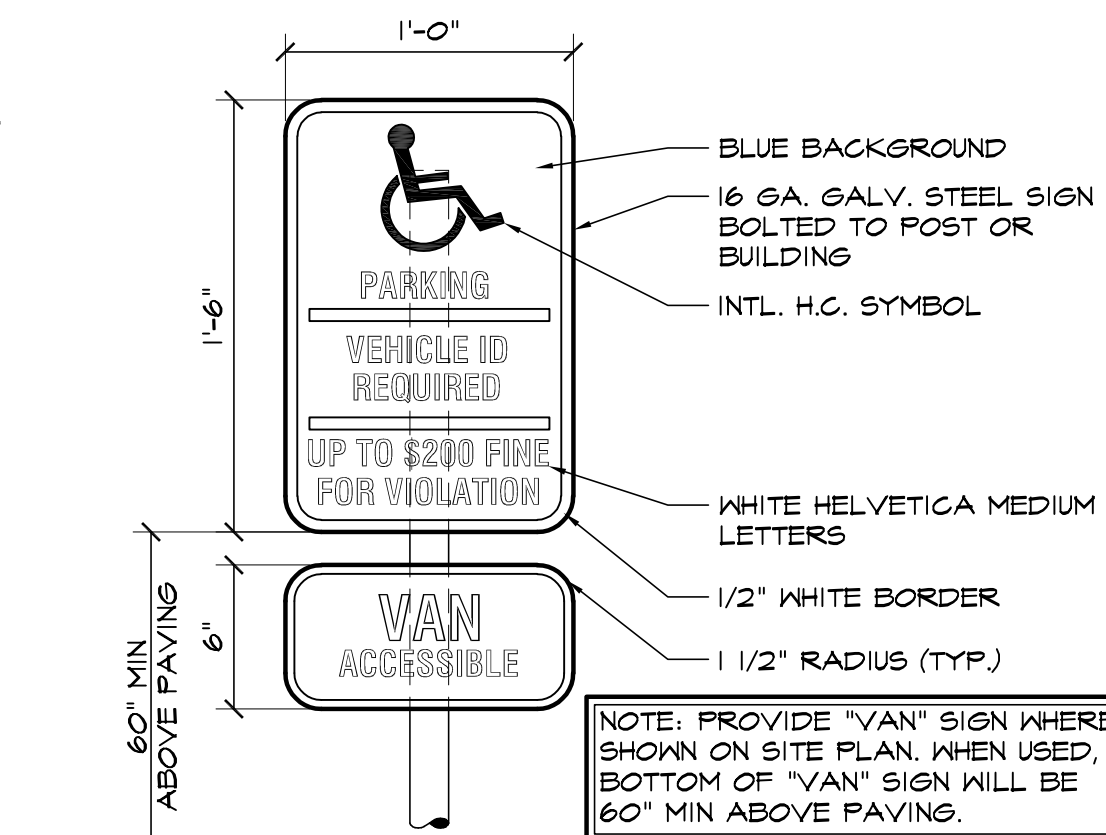
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



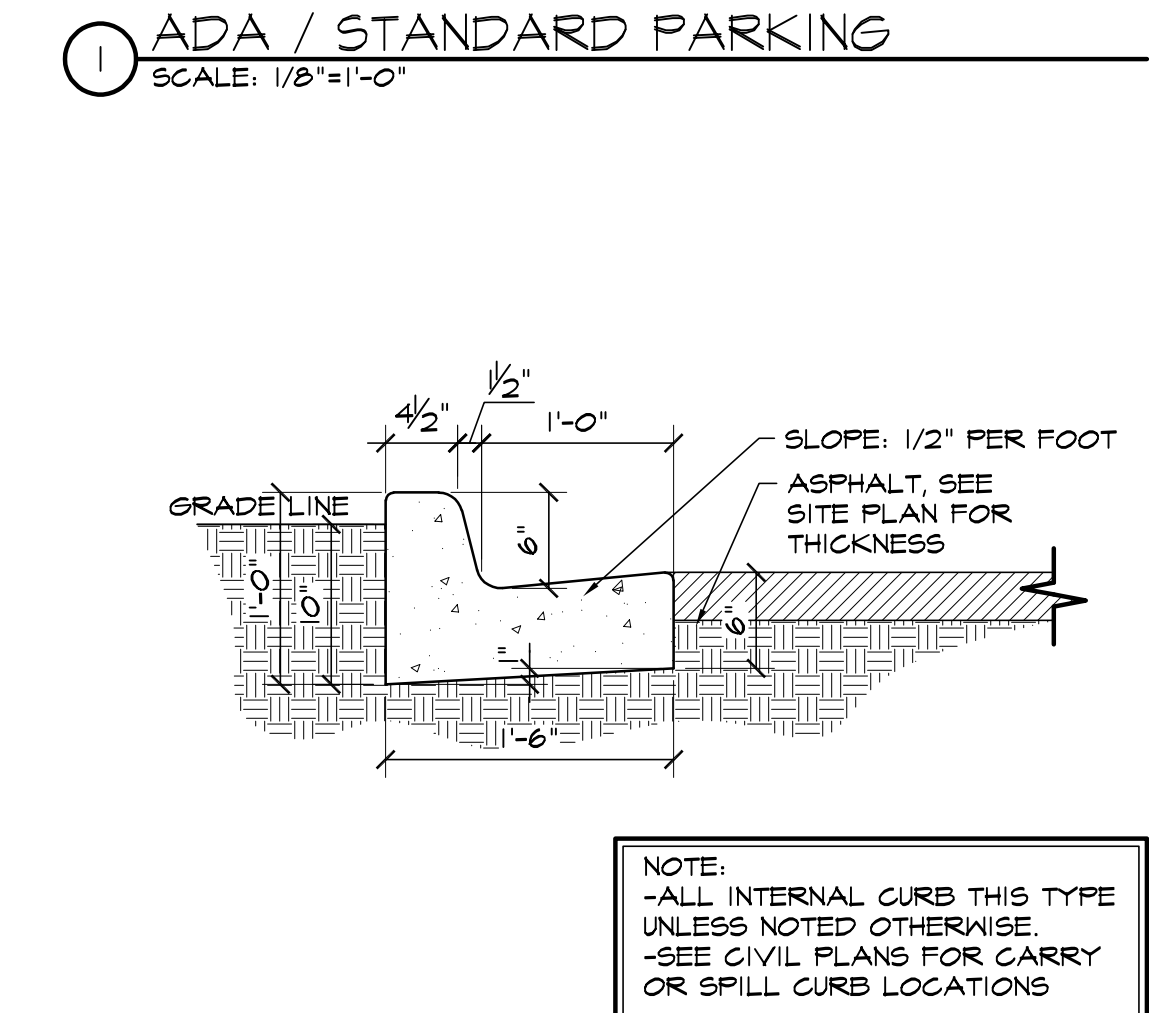
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



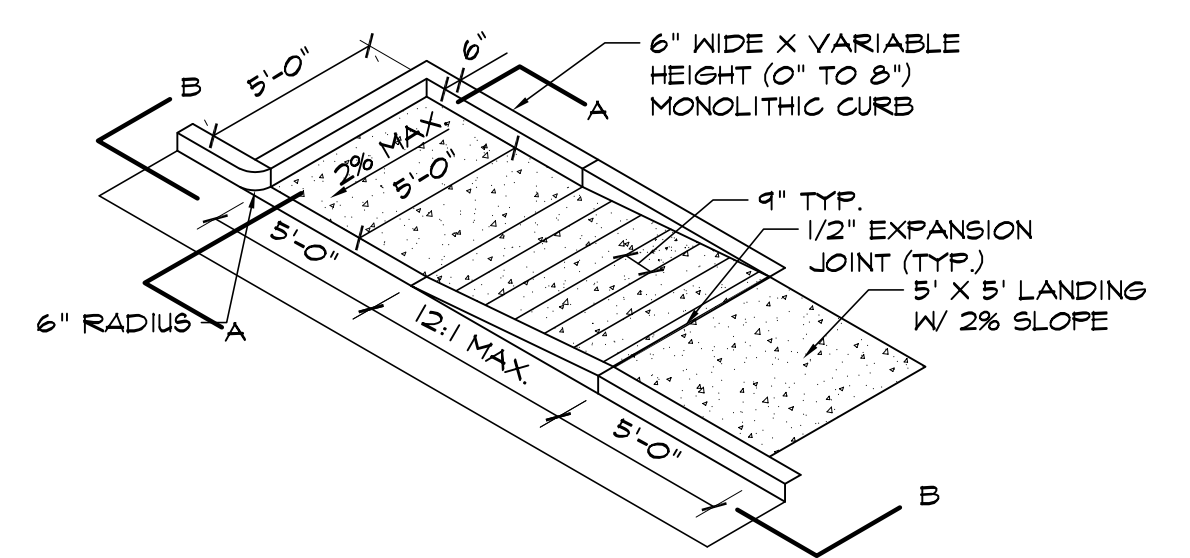
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



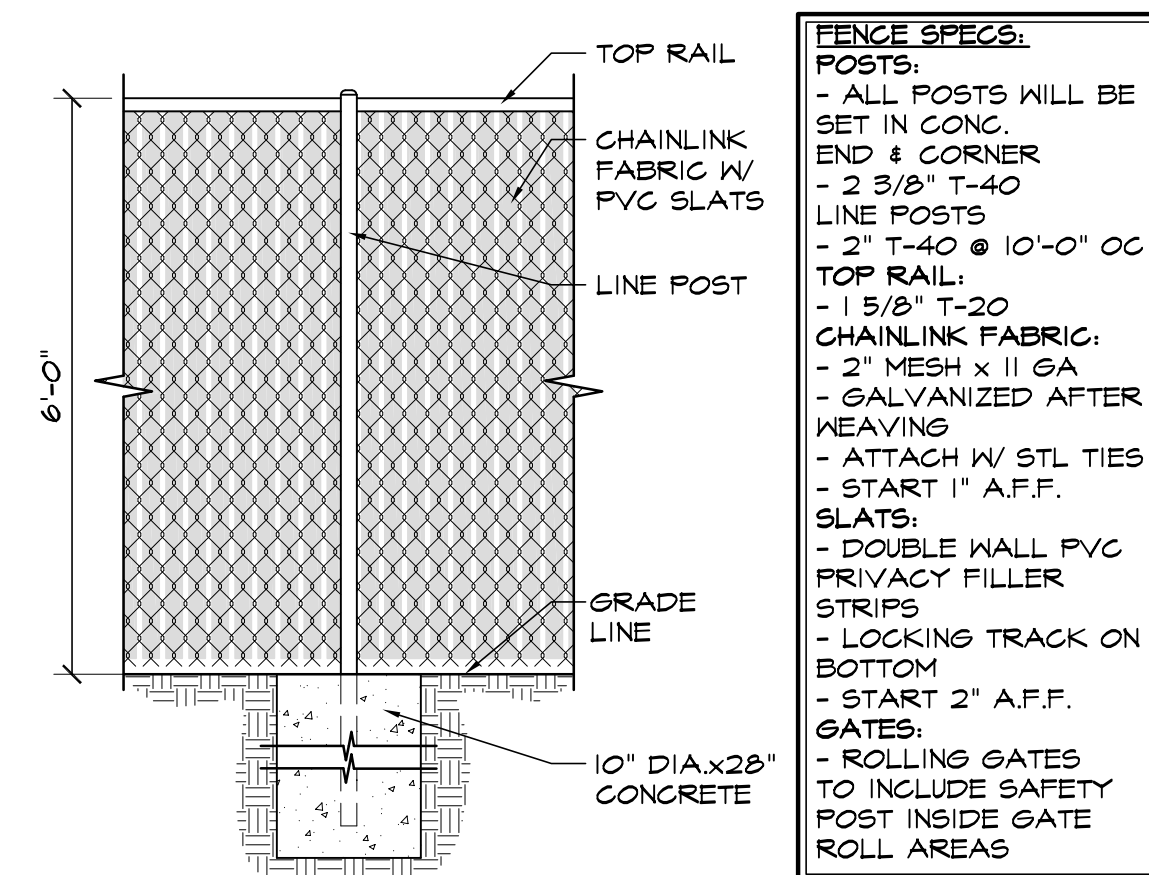
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



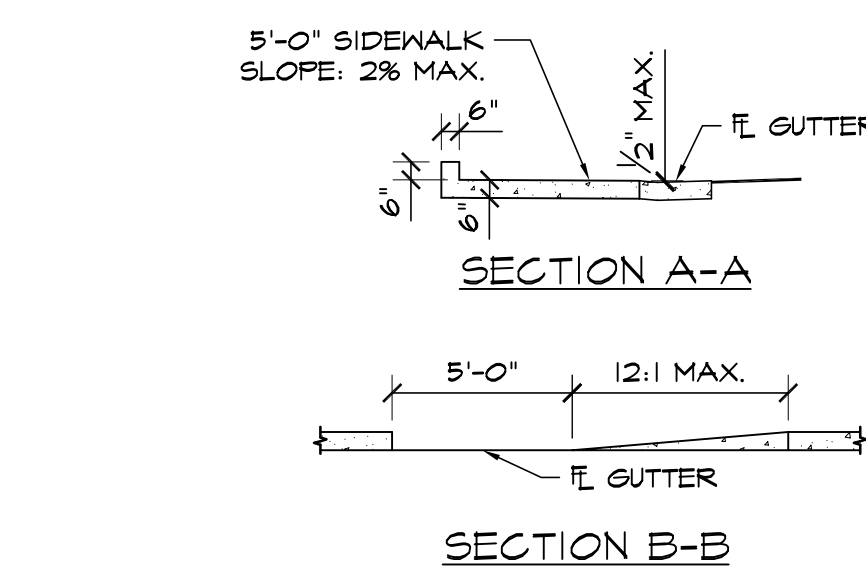
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



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

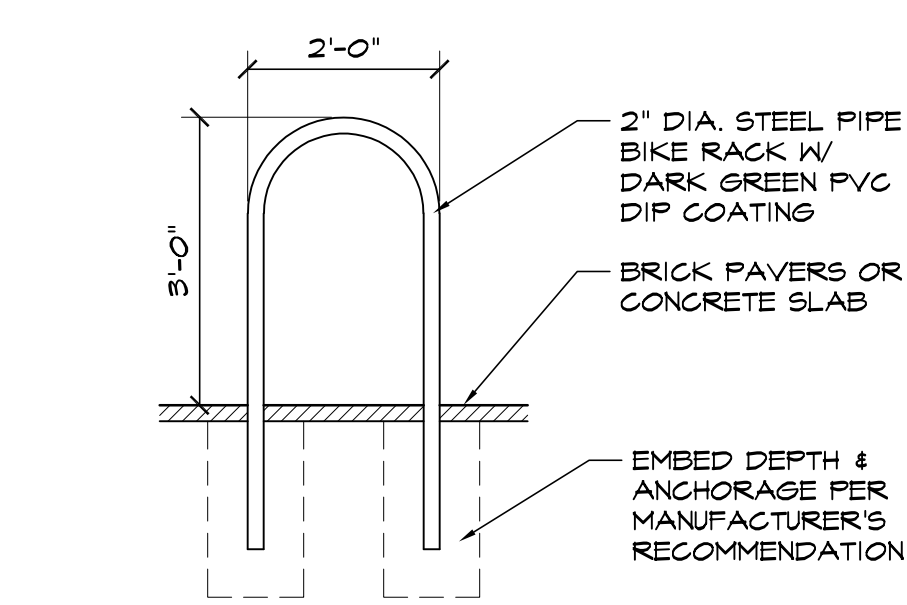


3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

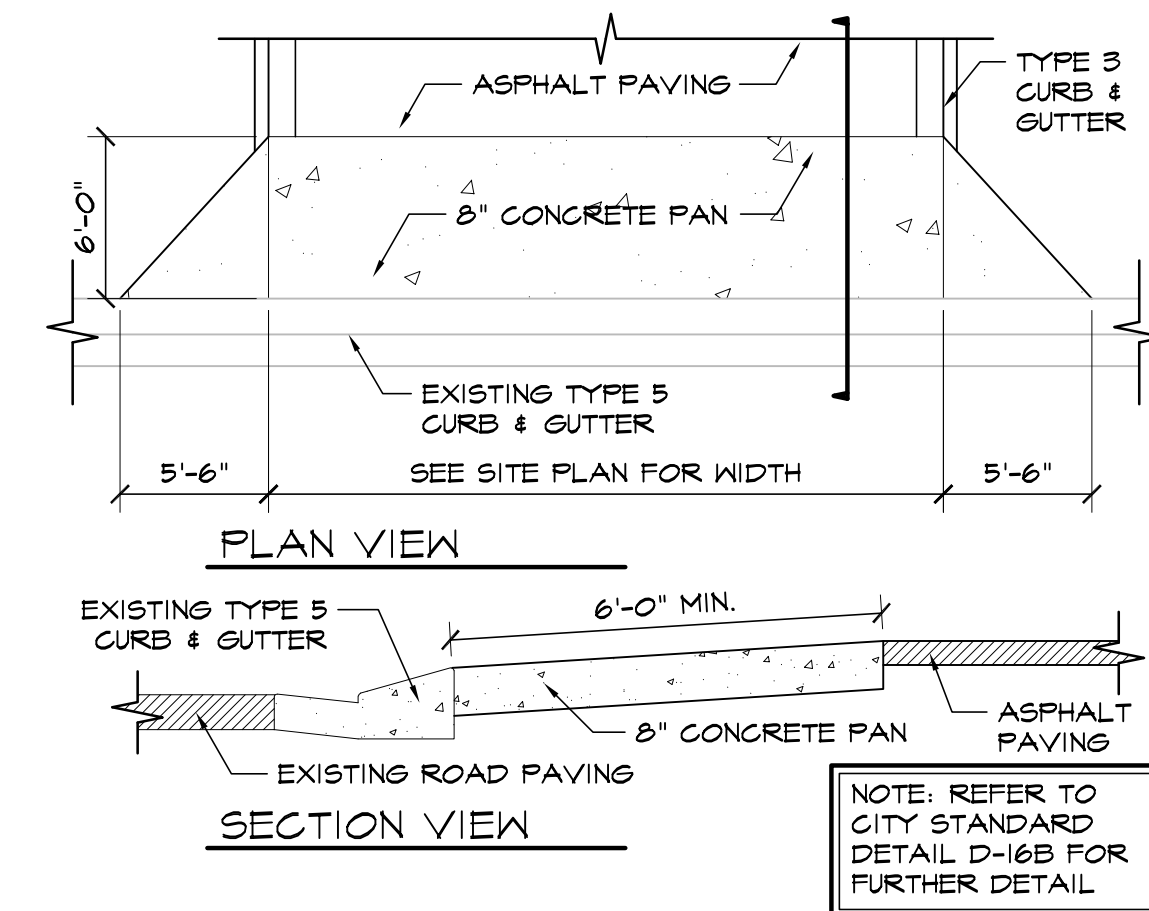


GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
 2. SIDEWALK CROSS-SLOPE: 1/4" FT.
 3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR 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 504.03E 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"



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



4 DRIVEWAY DETAIL
NOT TO SCALE

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2 of 13
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