

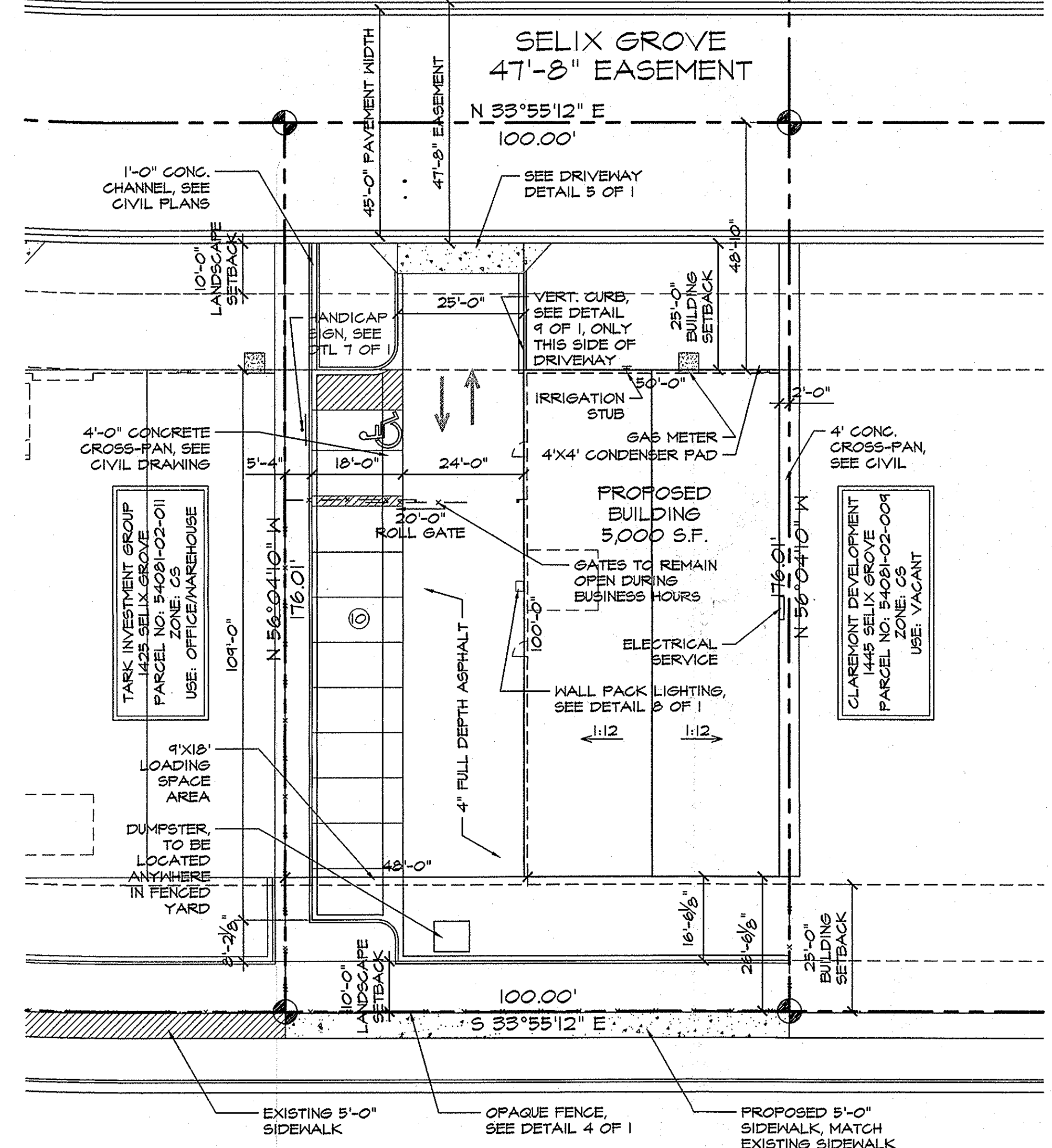
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

Development Services Engineering Division  
 An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway into a County Road.  
 Division of blockage of any drainage way is not permitted without the approval of the Development Services Engineering Division.

APPROVED BY [Signature]  
 DENIED BY [Signature]  
 EL PASO COUNTY DEVELOPMENT SERVICES

DSH HOLDINGS, LLC  
 1426 SELIX GROVE  
 PARCEL NO. 54081-02-044  
 ZONE: CS  
 USE: OFFICE/WAREHOUSE

SELIX GROVE FAMILY PARTN.  
 1456 SELIX GROVE  
 PARCEL NO. 54081-02-045  
 ZONE: CS  
 USE: OFFICE/WAREHOUSE



Meadowbrook Pkwy 80'-0" R.O.W.

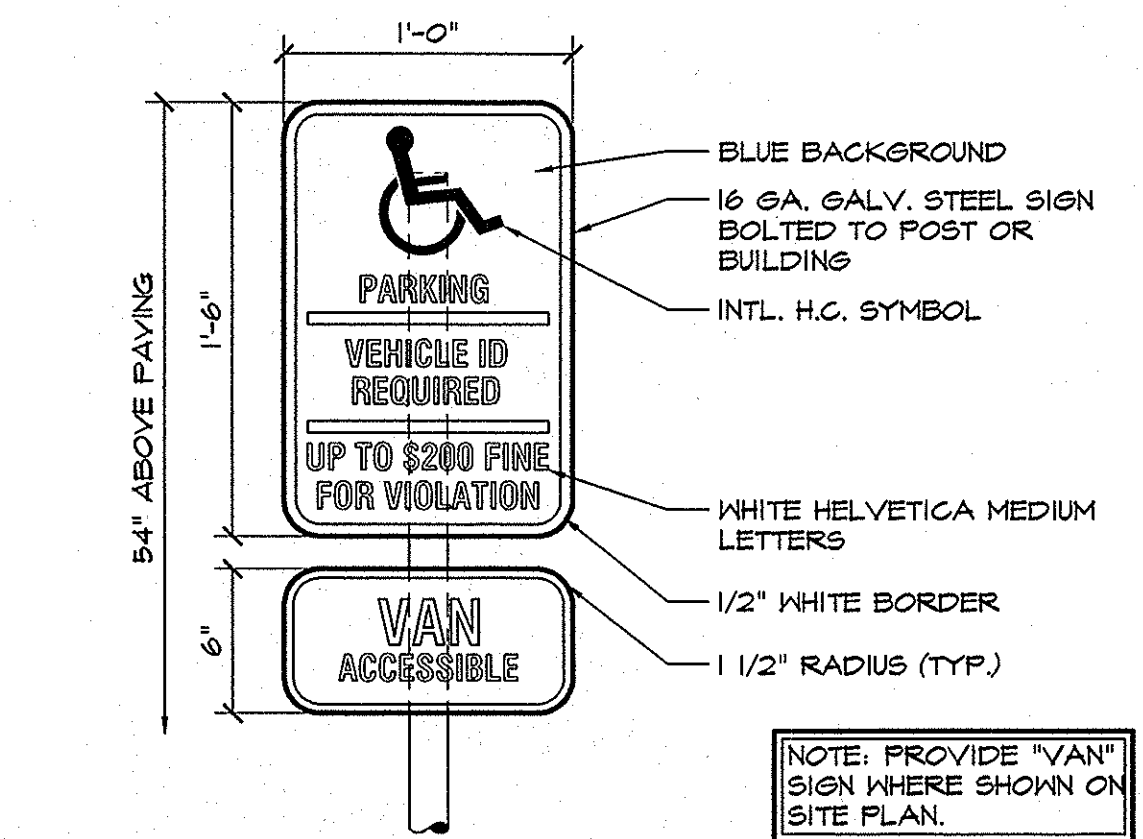
MICHAEL J. OBRIEN  
 1430 WOOLSEY HEIGHTS  
 PARCEL NO. 54081-01-031  
 ZONE: CS  
 USE: CONTR. EQUIP. YARD

SOLSBURY HILL LAND CO.  
 1442 WOOLSEY HEIGHTS  
 PARCEL NO. 54081-01-038  
 ZONE: CS  
 USE: OFFICE/RTL/WAREHOUSE

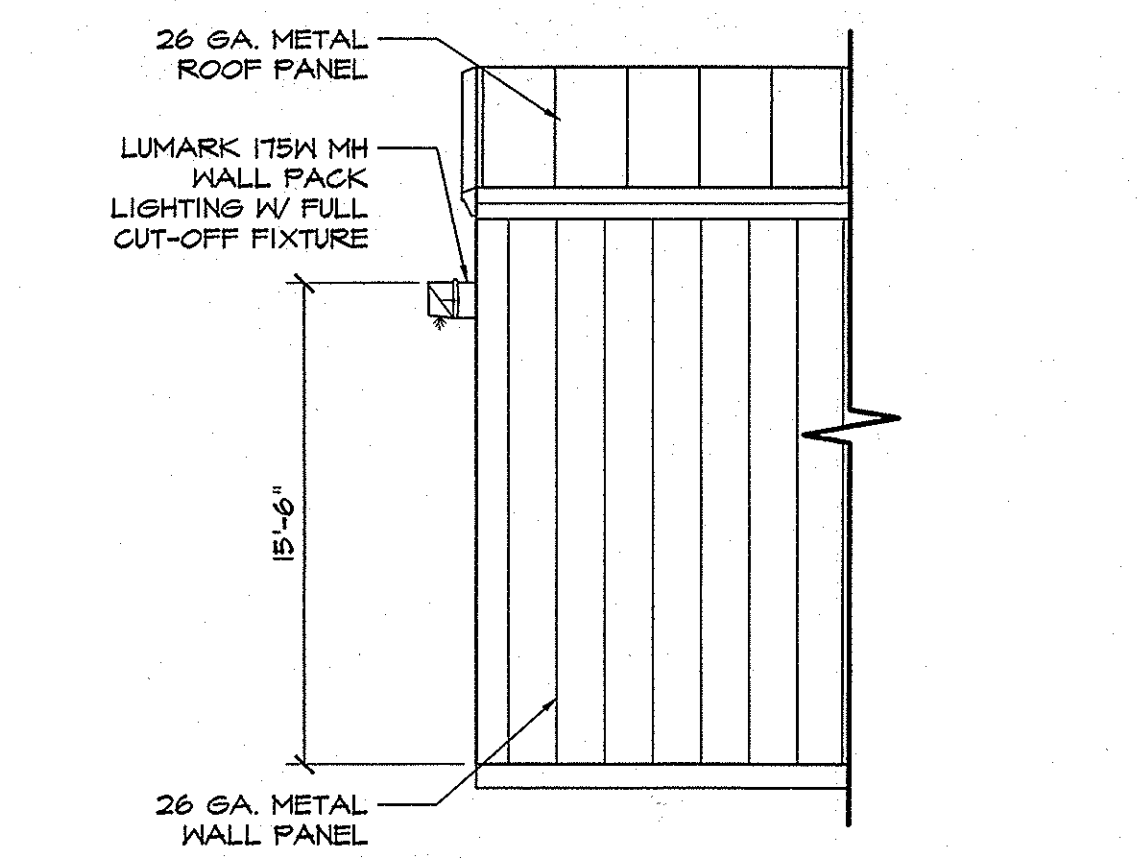
1 SITE PLAN  
 SCALE: 1"=20'-0"



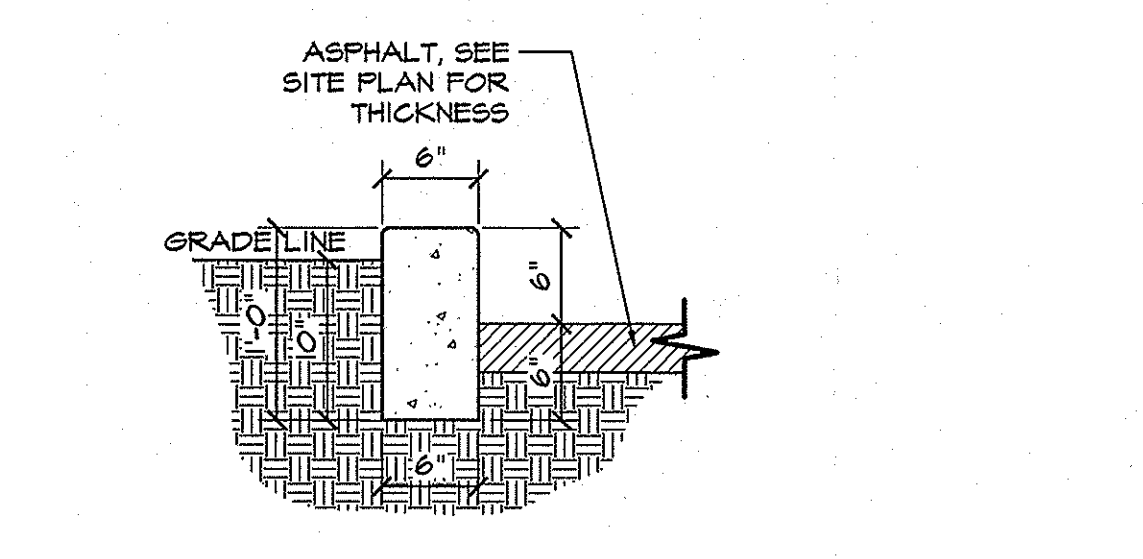
2 FIRE LANE SIGN  
 SCALE: 1 1/2"=1'-0"



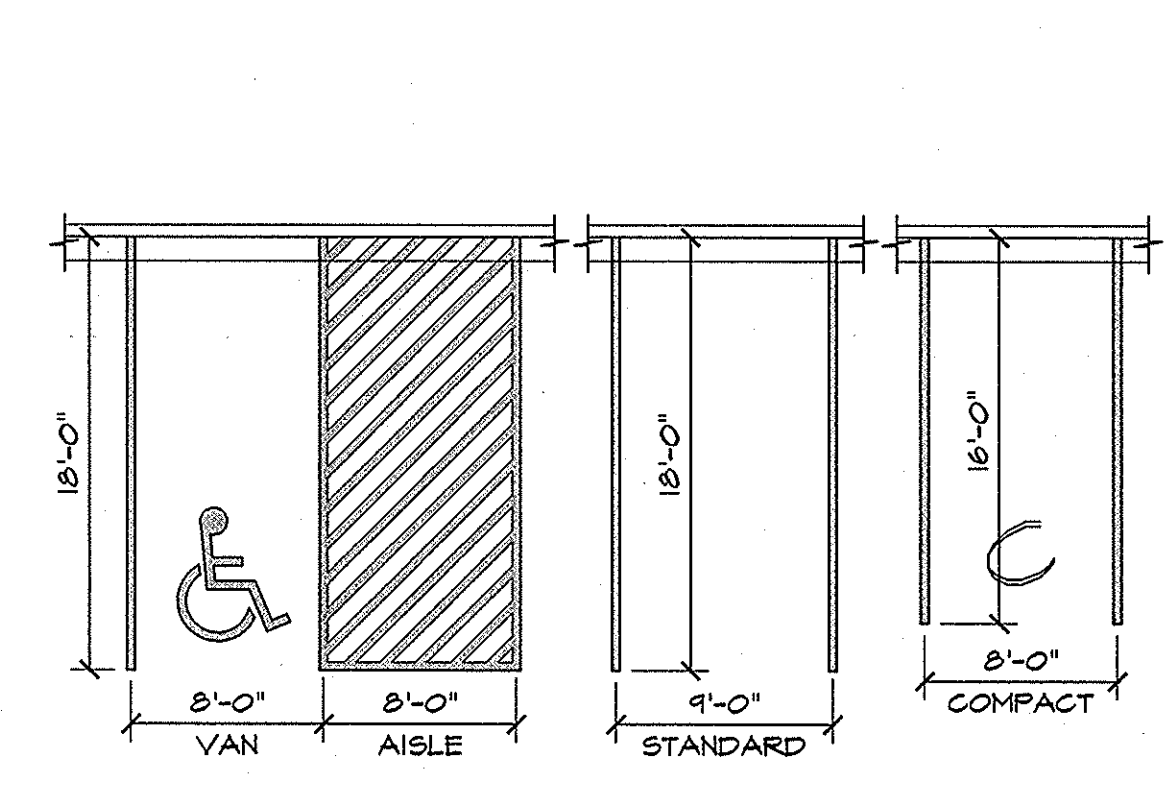
7 HANDICAPPED PARKING SIGN  
 SCALE: 1 1/2"=1'-0"



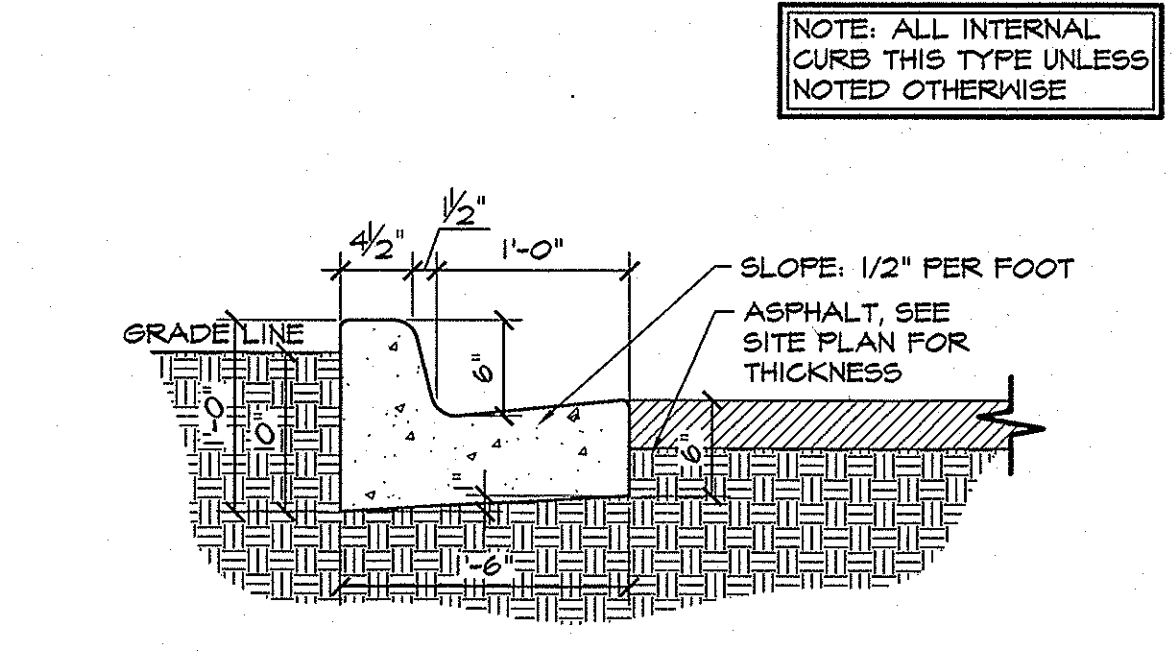
8 WALL PACK LIGHT DETAIL  
 SCALE: 1/4"=1'-0"



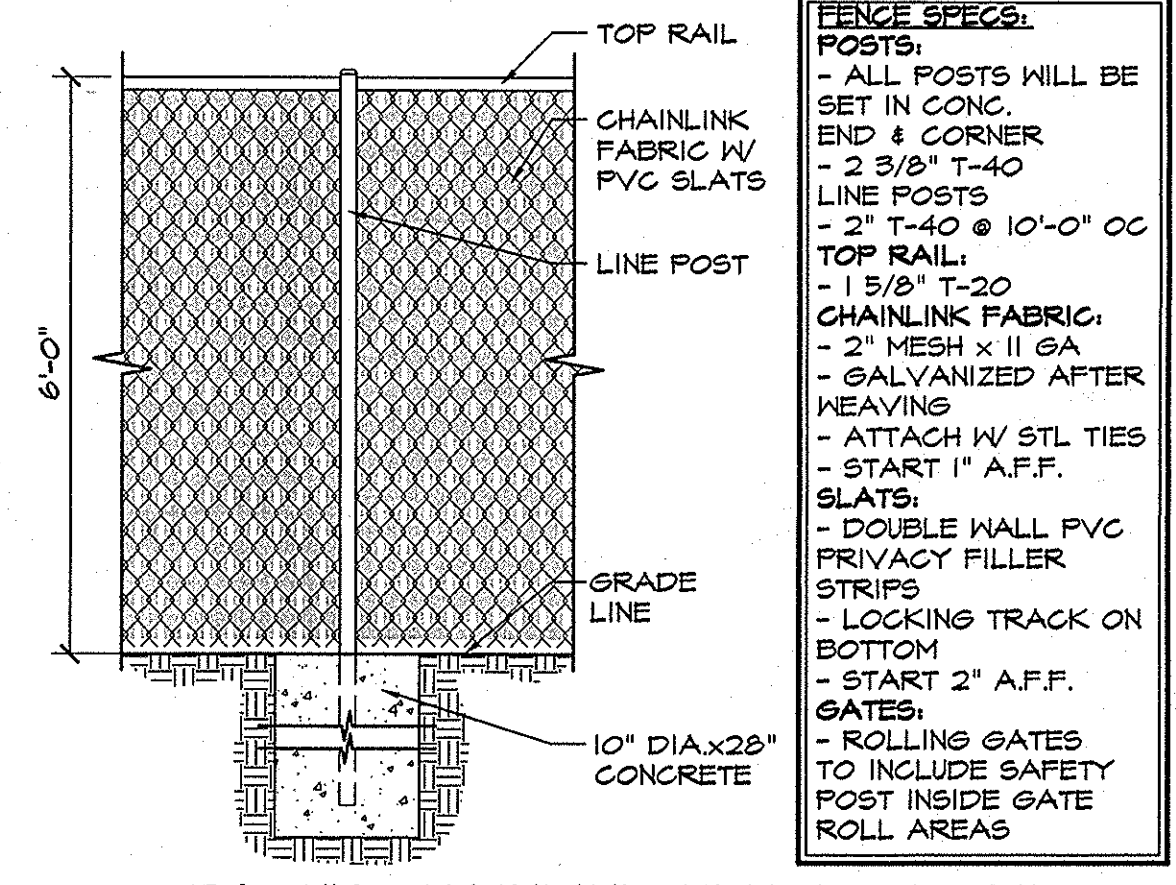
9 VERTICAL CURB  
 SCALE: 1"=1'-0"



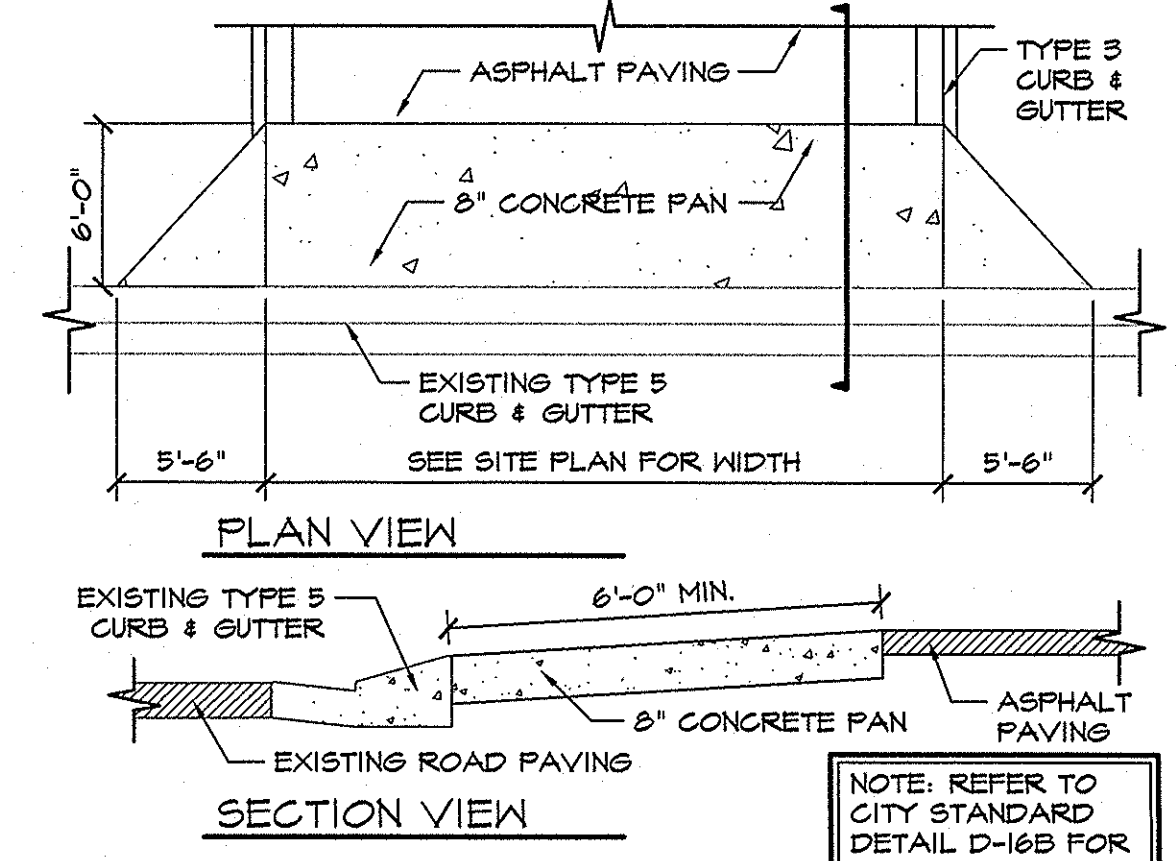
2 ADA / STANDARD PARKING  
 SCALE: 1/8"=1'-0"



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



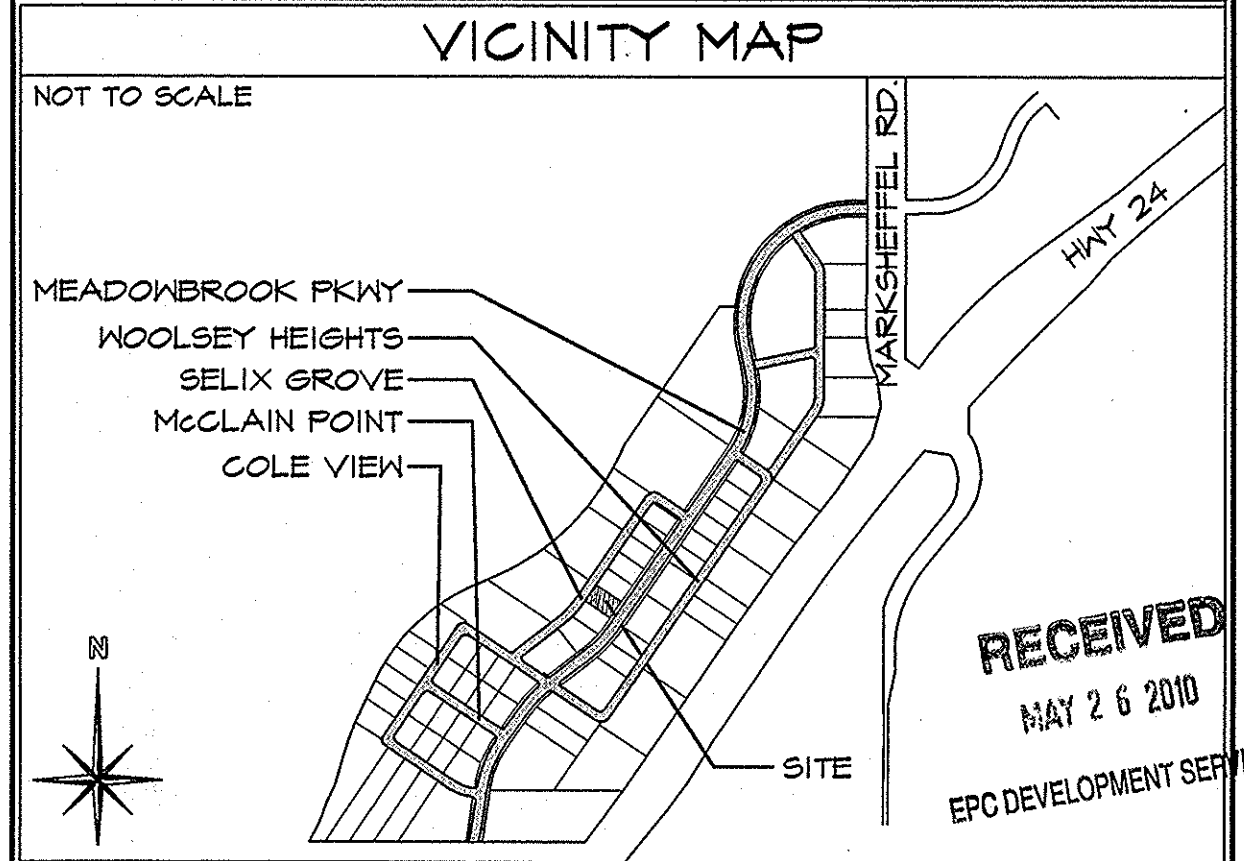
4 OPAQUE CHAINLINK FENCE DETAIL  
 SCALE: 1/2"=1'-0"



5 DRIVEWAY DETAIL  
 NOT TO SCALE

DRAWING INDEX

- 1 of 8 - SITE PLAN, PROJECT INFORMATION, DRAWING INDEX
- 2 of 8 - GRADING PLAN
- 3 of 8 - GRADING & EROSION CONTROL NOTES & DETAILS
- 4 of 8 - UTILITY PLAN
- 5 of 8 - LANDSCAPE TITLE SHEET
- 6 of 8 - LANDSCAPE PLAN
- 7 of 8 - LANDSCAPE DETAILS
- 8 of 8 - D.F. BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION  
 OWNER NAME: CLAREMONT DEVELOPMENT, INC.  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION: LOT & FILING 2 OF CLAREMONT BUSINESS PARK

PARCEL NUMBER: 54081-02-010  
 ZONING: CS  
 LOT SIZE: 17602 SF (40 ACRES)  
 CURRENT USE: VACANT  
 FLOODPLAIN STATEMENT: ZONE X (MAP NO. 08041C0756 F & 08041C0752F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 06-08-B157P 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 OF LOT: 28%  
 PAVEMENT COVERAGE: 56%  
 STREET COVERAGE: 14%  
 BUILDING STRUCTURAL HEIGHT: 18'-7 3/8" (45'-0" MAX)  
 FRONT YARD SETBACK: 25'-0"  
 SIDE YARD SETBACK: NONE  
 REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES: (PER PARKING DEVIATION ADR 08-001)  
 OFFICE-(1 SPACE/300 S.F.) (1500 S.F. / 500 S.F.) 5  
 WAREHOUSE-(1 SPACE/1,000 S.F.) (3500 S.F. / 1,000 S.F.) 4  
 H.C.-(1 SPACE/25 REQ'D) 1  
 TOTAL PARKING SPACES REQUIRED: 10  
 TOTAL PARKING PROVIDED: 9  
 STANDARD SPACES PROVIDED: 9  
 H.C. SPACES PROVIDED: 0  
 COMPACT SPACES PROVIDED: 0  
 LOADING SPACE PROVIDED: 1 (9'x18") (SEE DETAIL 2 OF 1 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE  
 CONSTRUCTION: SUMMER 2010  
 LANDSCAPING: SUMMER 2010

DEVELOPMENT APPLICANT  
 COMPANY: HAMMERS CONSTRUCTION, INC.  
 1411 WOOLSEY HEIGHTS  
 COLO. SPGS., CO 80915  
 (719)-570-1599  
 (719)-570-1008  
 LISA PETERSON  
 lpeterson@hammersconstruction.com

PHONE NUMBER:  
 FAX NUMBER:  
 APPLICANT NAME:  
 APPLICANT E-MAIL:

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  
 PHONE LINE  
 OVERHEAD ELECTRIC LINE  
 RETAINING WALL  
 NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" OC.

PROPERTY CORNER  
 SIGN  
 TRAFFIC FLOW  
 MANHOLE  
 WALL PACK LIGHTING  
 ELECTRICAL TRANSFORMER  
 EXISTING FIRE HYDRANT  
 PROPOSED FIRE HYDRANT

COUNTY FILE NO. PPR-10-010

**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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**CBP 6-2**  
 CLAREMONT BUSINESS PARK-LOT 6-2  
 1435 SELIX GROVE  
 COLORADO SPRINGS, CO 80915  
 EL PASO COUNTY, COLORADO

DATE: APRIL 28, 2010  
 DRAWN BY: L. PETERSON  
 PROJ. MGR: J. HAMMERS  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 699

- RESUBMITTALS:  
 5-26-10/FINAL SUBMITTAL