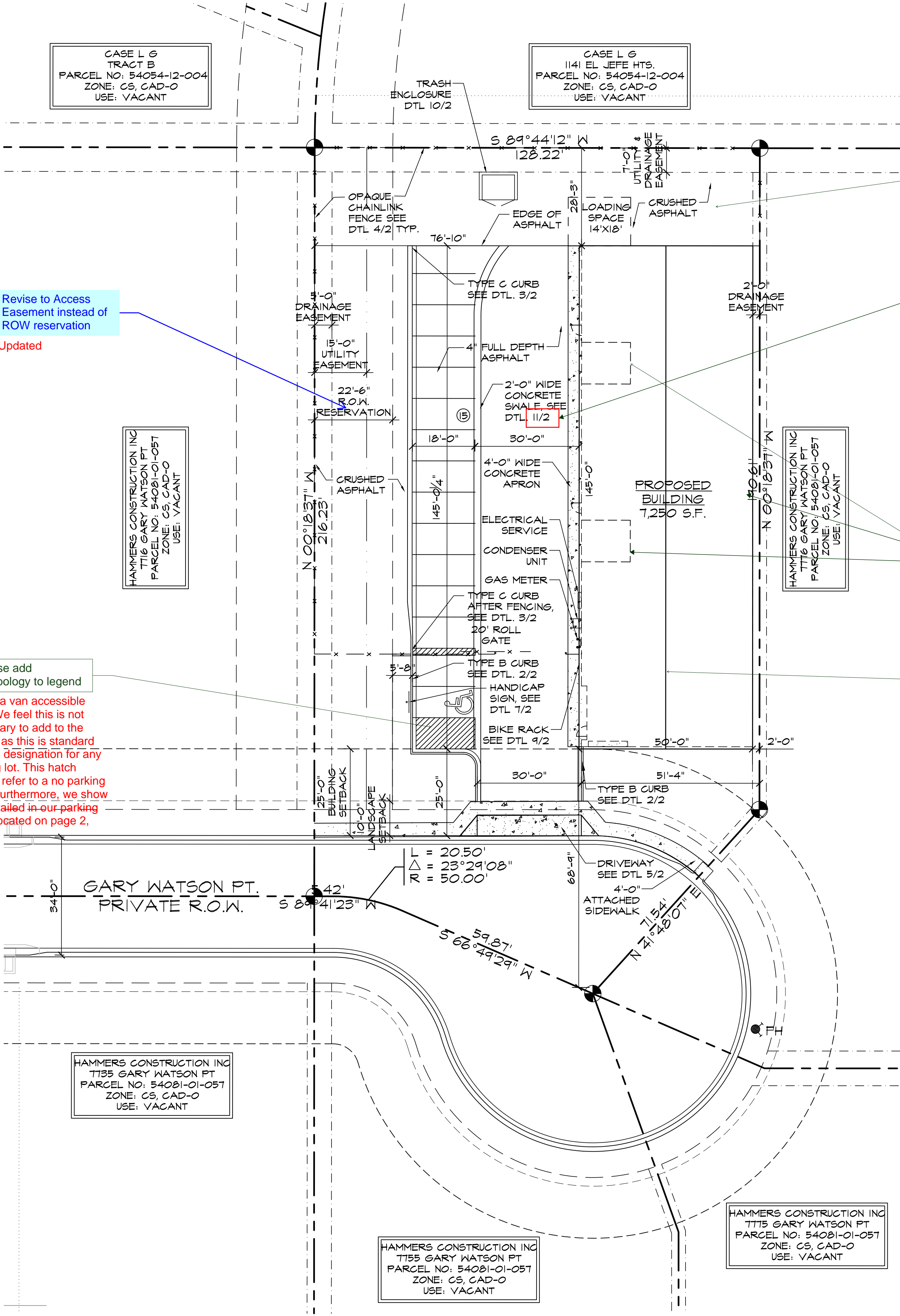


c.

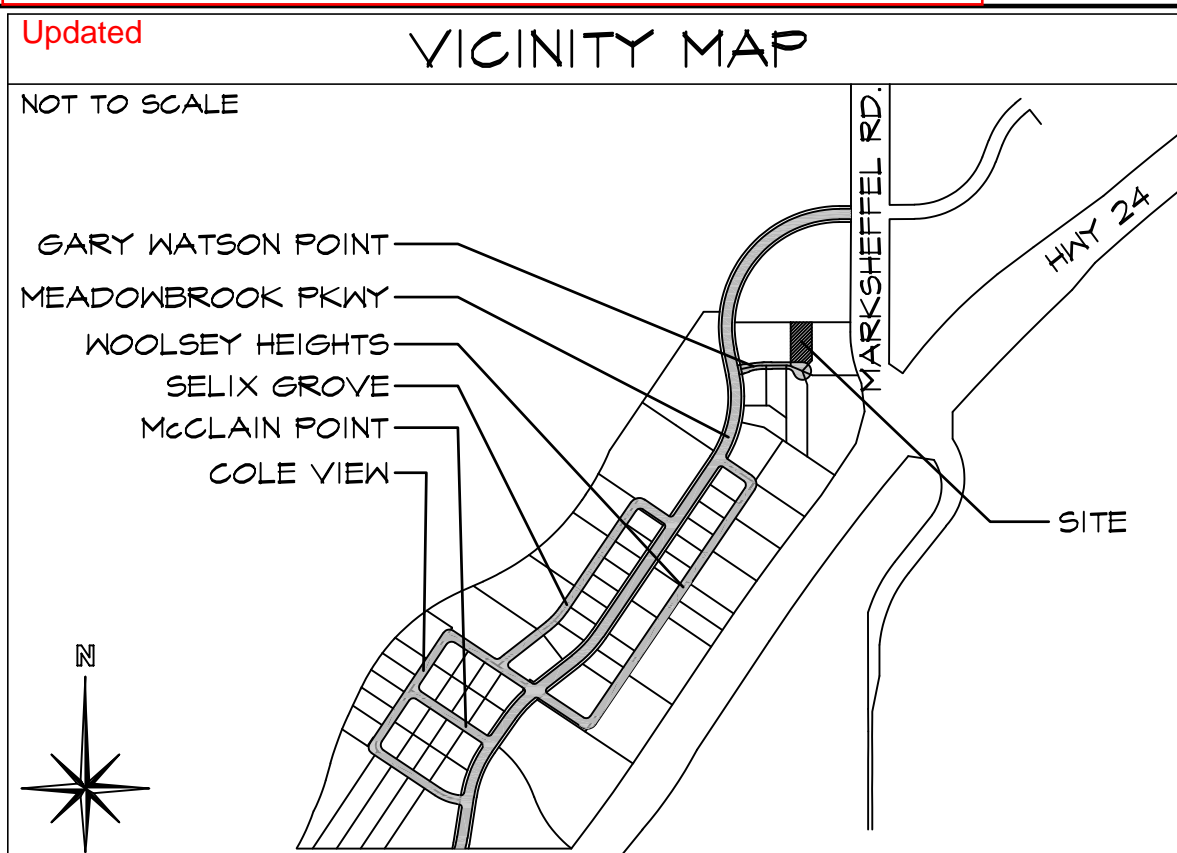


ADA NOTES

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.

DRAWING INDEX

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



PROJECT INFORMATION

PROPERTY INFORMATION

OWNER NAME: HAMMERS CONSTRUCTION INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION: CLAREMONT BUSINESS PARK 2 FIL. NO. 1, LOT 6
54081-01-037
ZONING: CS, CAD-0
LOT SIZE: 28,641 SF (0.66 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 080410756 G, DATED DEC. 7, 2018)

ZONING CODE STUDY

PROPOSED PRINCIPAL USE: OFFICE & WAREHOUSE
STRUCTURAL COVERAGE: 25%
PAVEMENT COVERAGE: 28%
STREET COVERAGE: 1%
BUILDING STRUCTURAL HEIGHT: 18'-1 3/8" (45'-0" MAX)
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 0'-0"
REAR YARD SETBACK: 0'-0"

BUILDING INFORMATION

GROSS BUILDING AREA: 7,250 SF
BUILDING OCCUPANCY: B/S-2
TYPE OF CONSTRUCTION: II-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

REQUIRED PARKING SPACES

OFFICE-(1 SPACE/200 S.F.)
(1,500 S.F. / 200 S.F.): 8
WAREHOUSE-(1 SPACE/1,000 S.F.)
(8,750 S.F. / 1,000 S.F.): 6
H.C.-(1 SPACE/25 REQ'D): 1
TOTAL PARKING SPACES REQUIRED: 15
TOTAL PARKING PROVIDED: 15
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: SPRING 2021
LANDSCAPING: SUMMER 2021

DEVELOPMENT APPLICANT

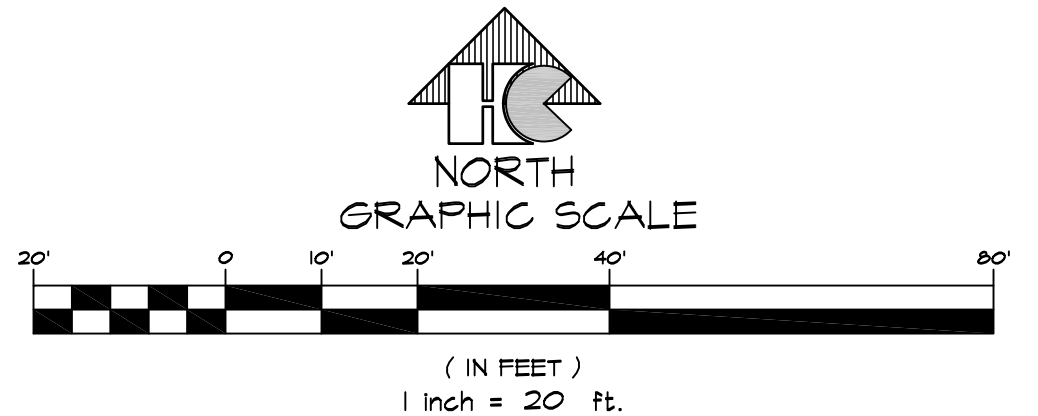
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPRGS., CO 80915

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 |
| --- | 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



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

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

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2021 HAMMERS CONSTRUCTION

CBP 2, 1 - LOT 6

7756 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: MAR. 16, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1164

RESUBMITTALS:

▲

▲

▲

▲

▲

1 of 11
SITE PLAN

Revise to Access Easement instead of ROW reservation
Updated

please add symbology to legend
This is a van accessible area. We feel this is not necessary to add to the legend as this is standard striping designation for any parking lot. This hatch always refer to a no parking area. Furthermore, we show this detailed in our parking detail located on page 2, detail 1

What will the "crushed asphalt" area be used for? Will there be outside storage? Please label accordingly.

Crushed asphalt is a cost savings to keep erosion measures down and give a more finished look. There will be no outside storage. This area will be for vehicle turn around. If a client decides to store at a later date, they will be responsible for providing screening and going through special use process if it is warranted

please update to reflect number of pages in site plan.

This note is calling out detail 11 on page 2 of 11. We did update total pages to 13.

Please label.
Added to site legend

Please label line or remove it.
Labeled

please change because the symbology looks the same.

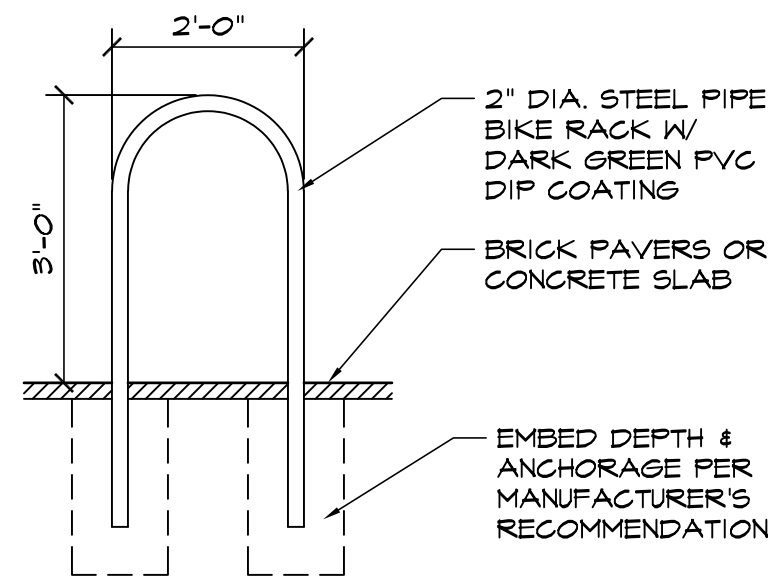
We have been doing plans in EPC for 30 years and have kept this legend the same, we have never had an issue with previously approved plans. We like to keep our plans consistent and feel this change is not needed. In addition, we label these setbacks for further clarification

Please add the following text: "PCD File No. PPR-21-016".
Added

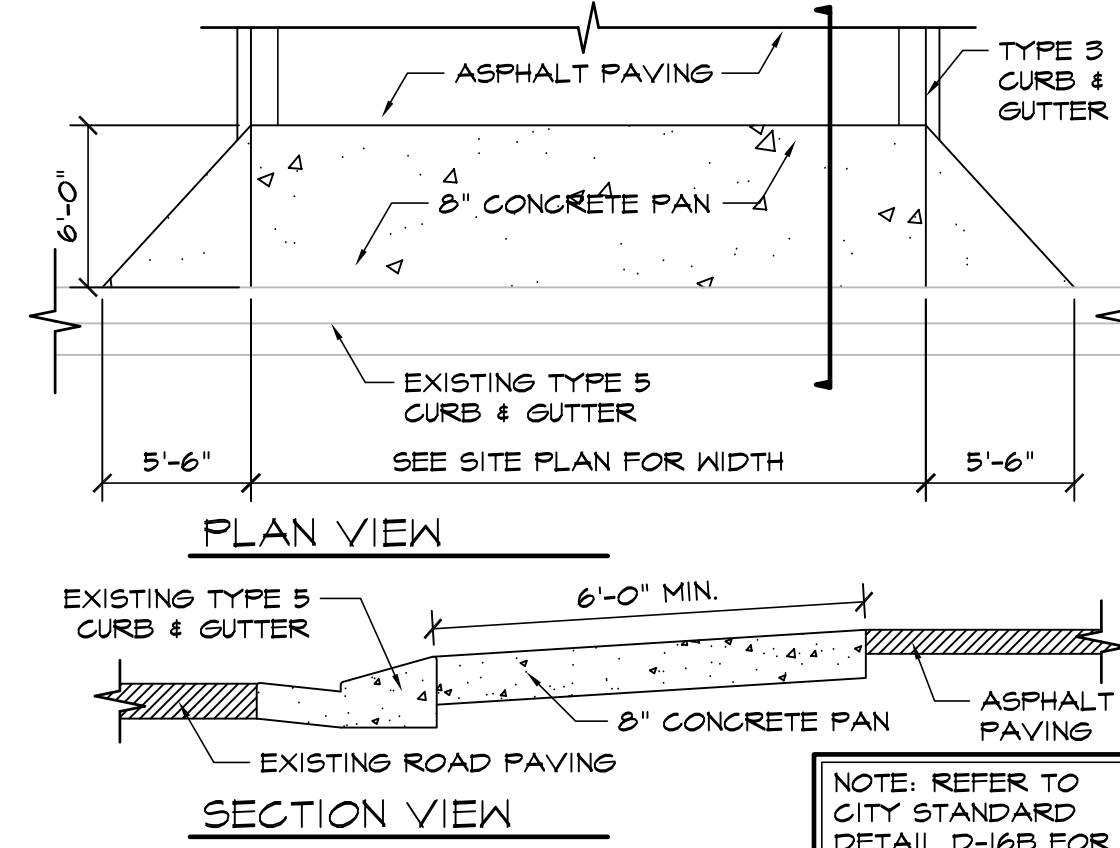
please update to reflect number of pages in site plan.
Updated

Bicycle parking facilities shall be at least 2 feet in width and 5½ feet in length, with additional back-out or maneuvering space of at least 5 feet.

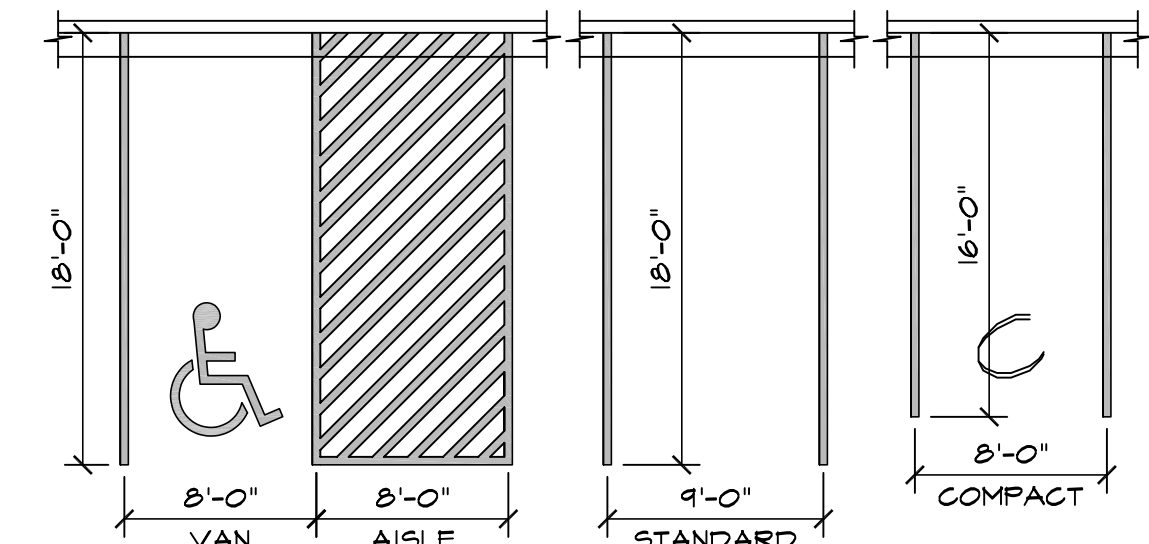
Noted



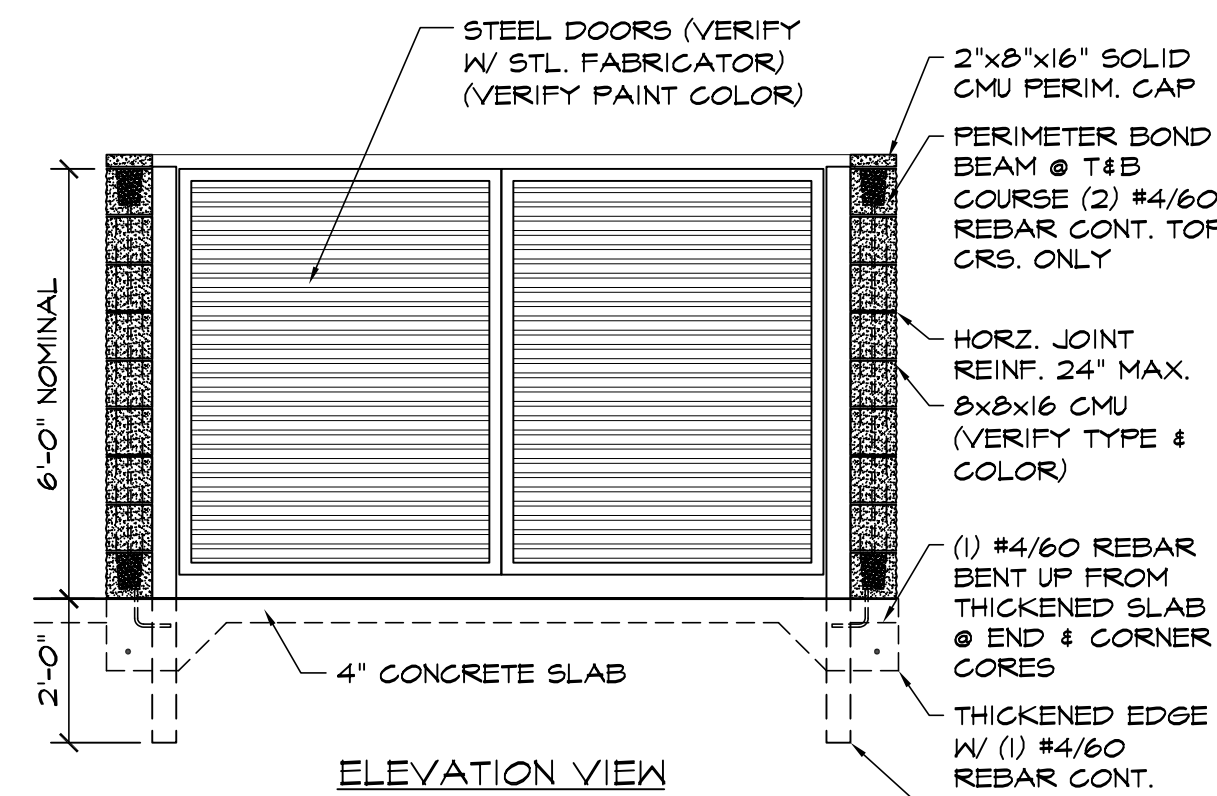
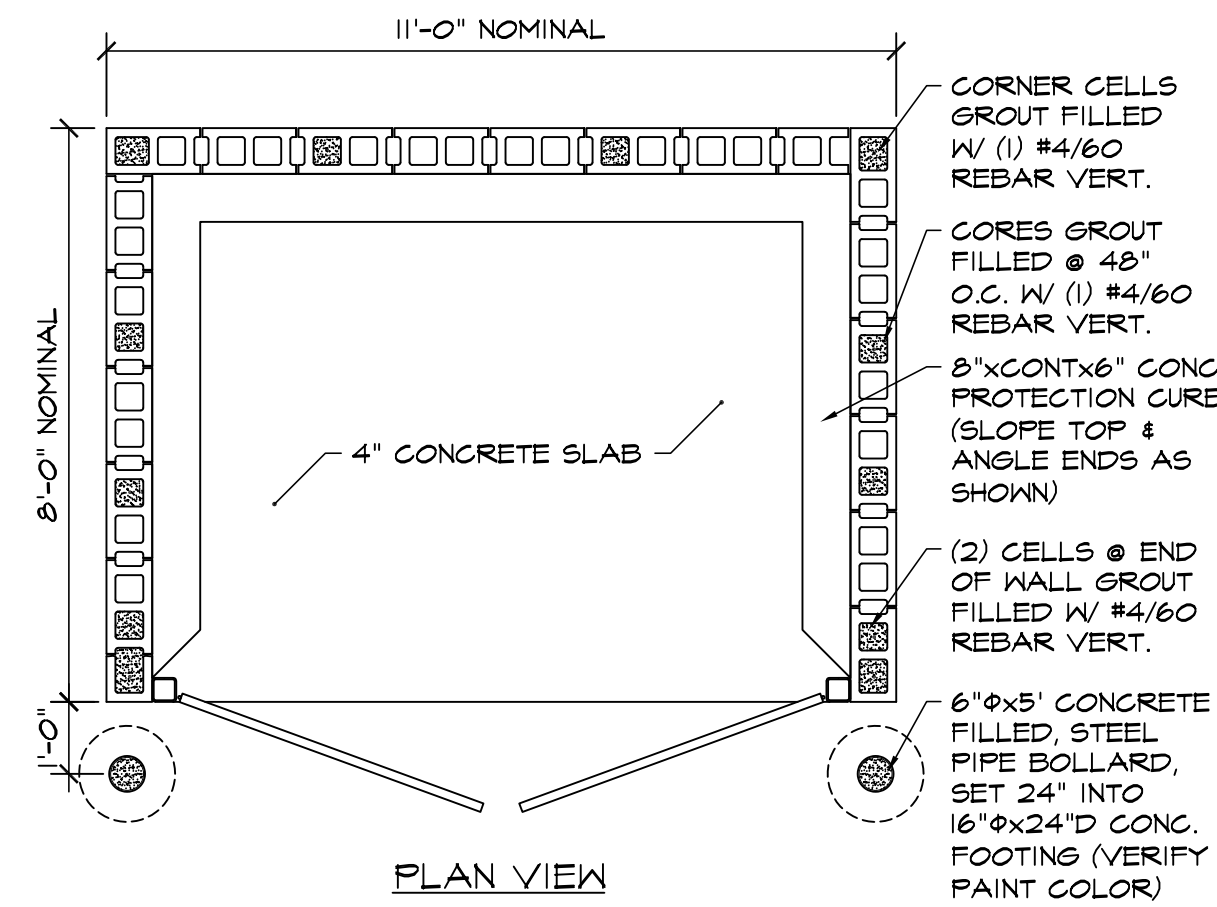
4 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



5 DRIVEWAY DETAIL
NOT TO SCALE



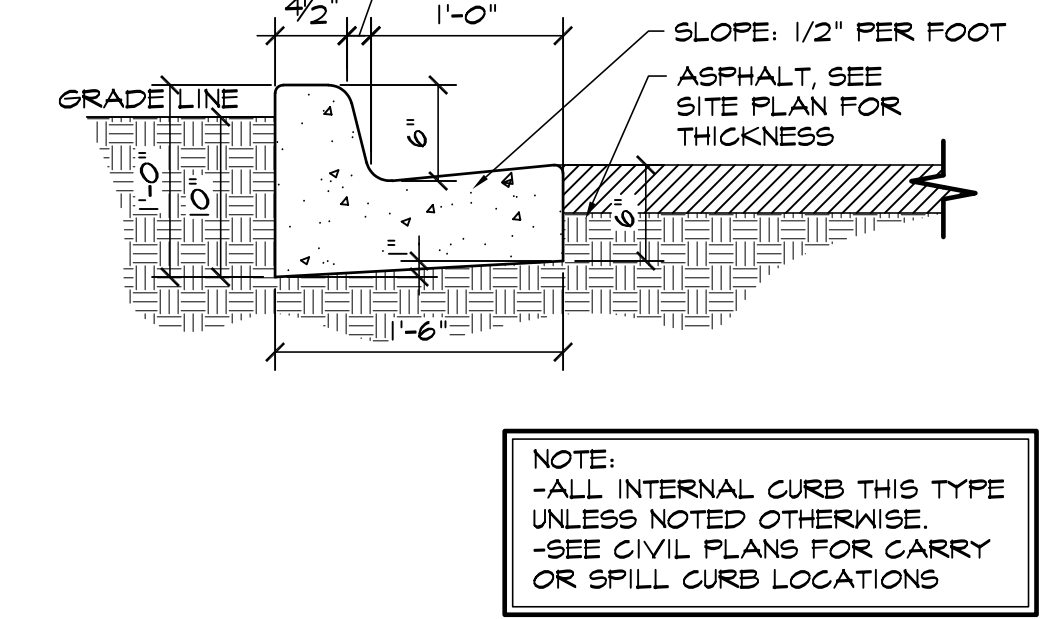
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



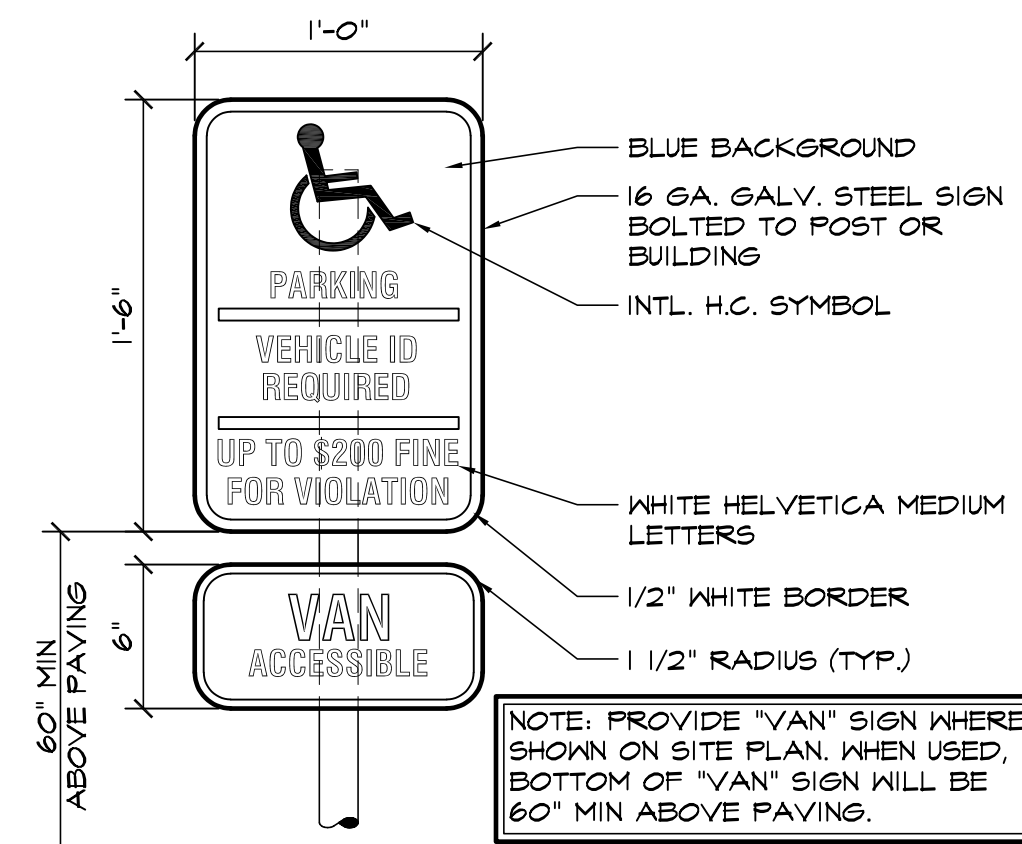
10 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



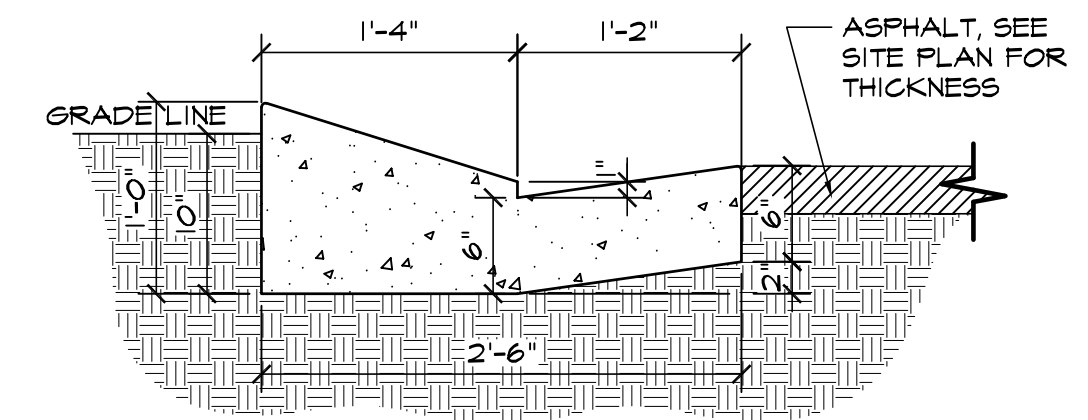
6 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



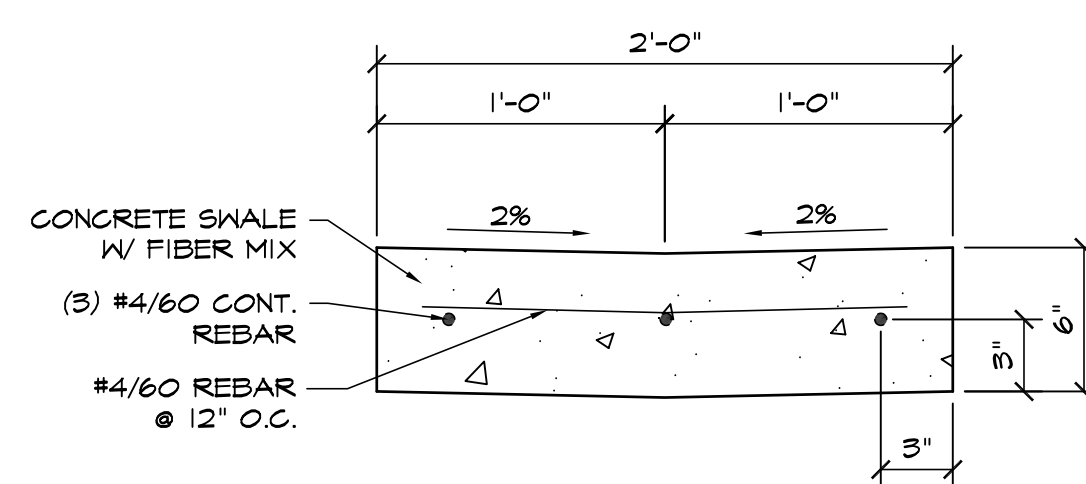
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



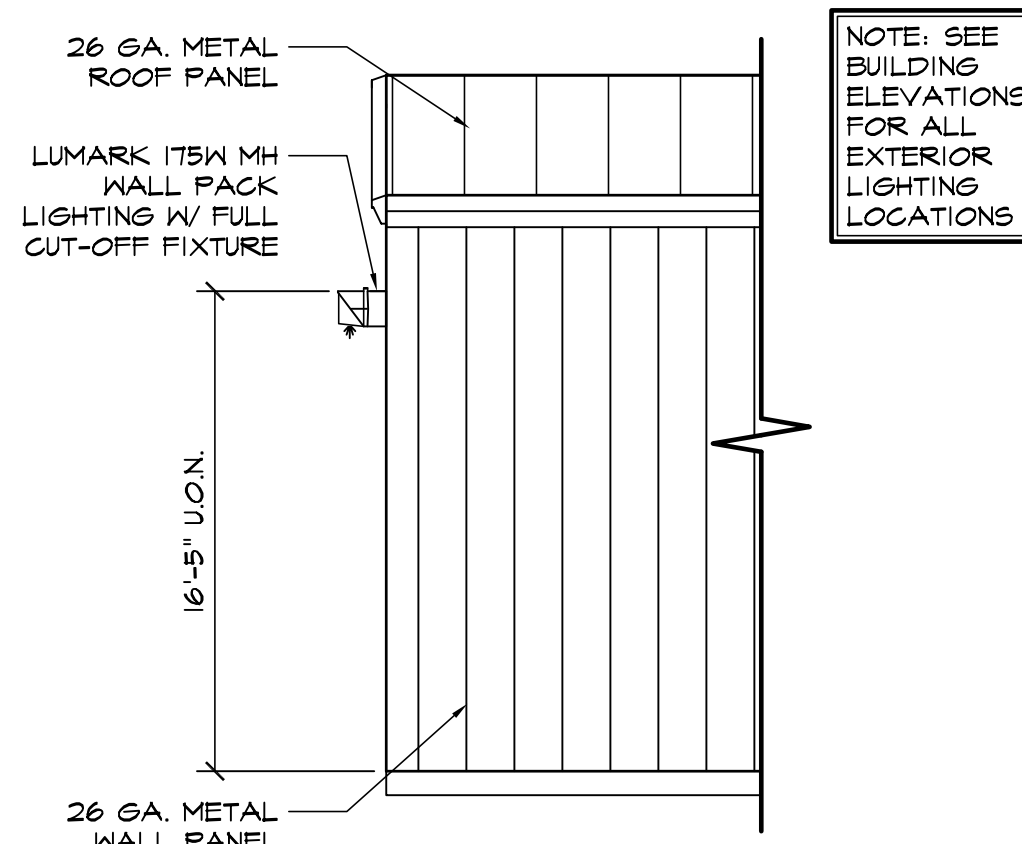
7 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



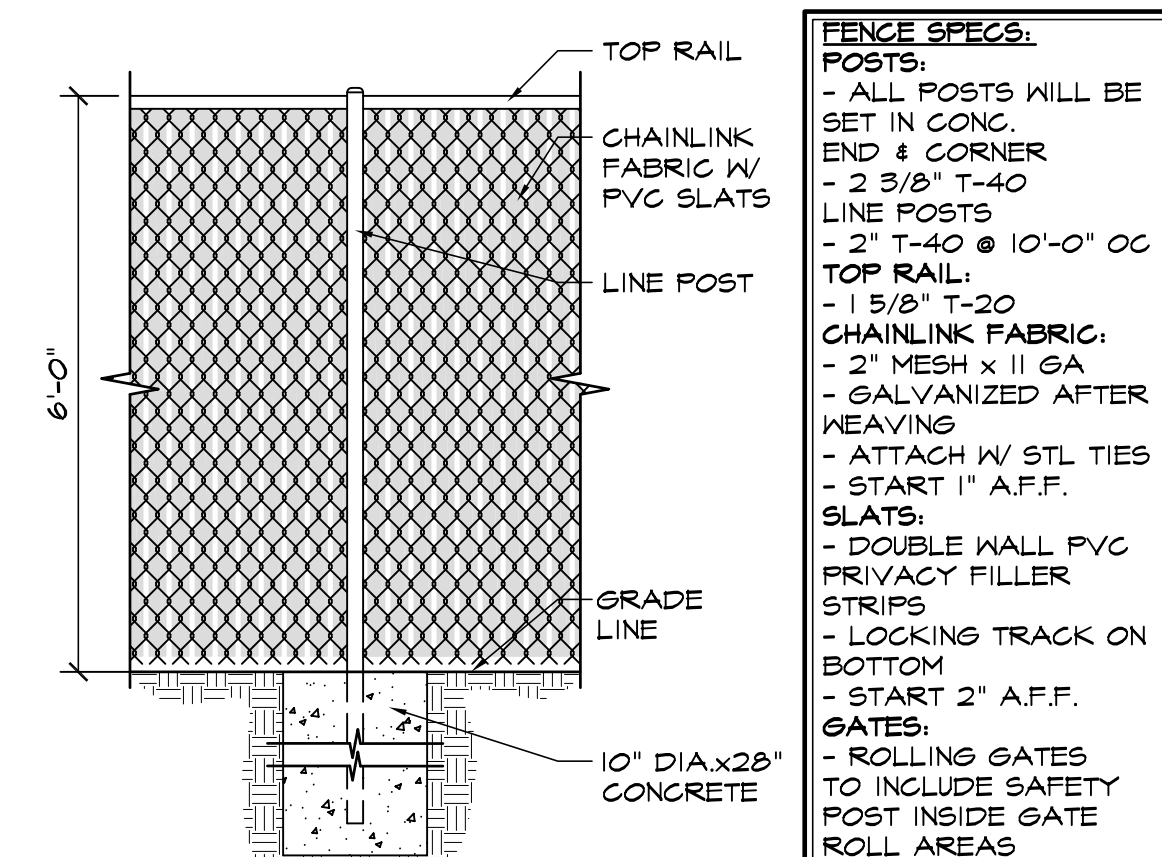
3 EPC TYPE C CURB
SCALE: 1"=1'-0"



11 2'-0" CROSSSPAN DETAIL
SCALE: 1/2"=1'-0"



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



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

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOODLEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1589 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2021 HAMMERS CONSTRUCTION

CBP 2, 1 - LOT 6
7756 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: MAR. 16, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1164

RESUBMITTALS:

RESUBMITTALS: