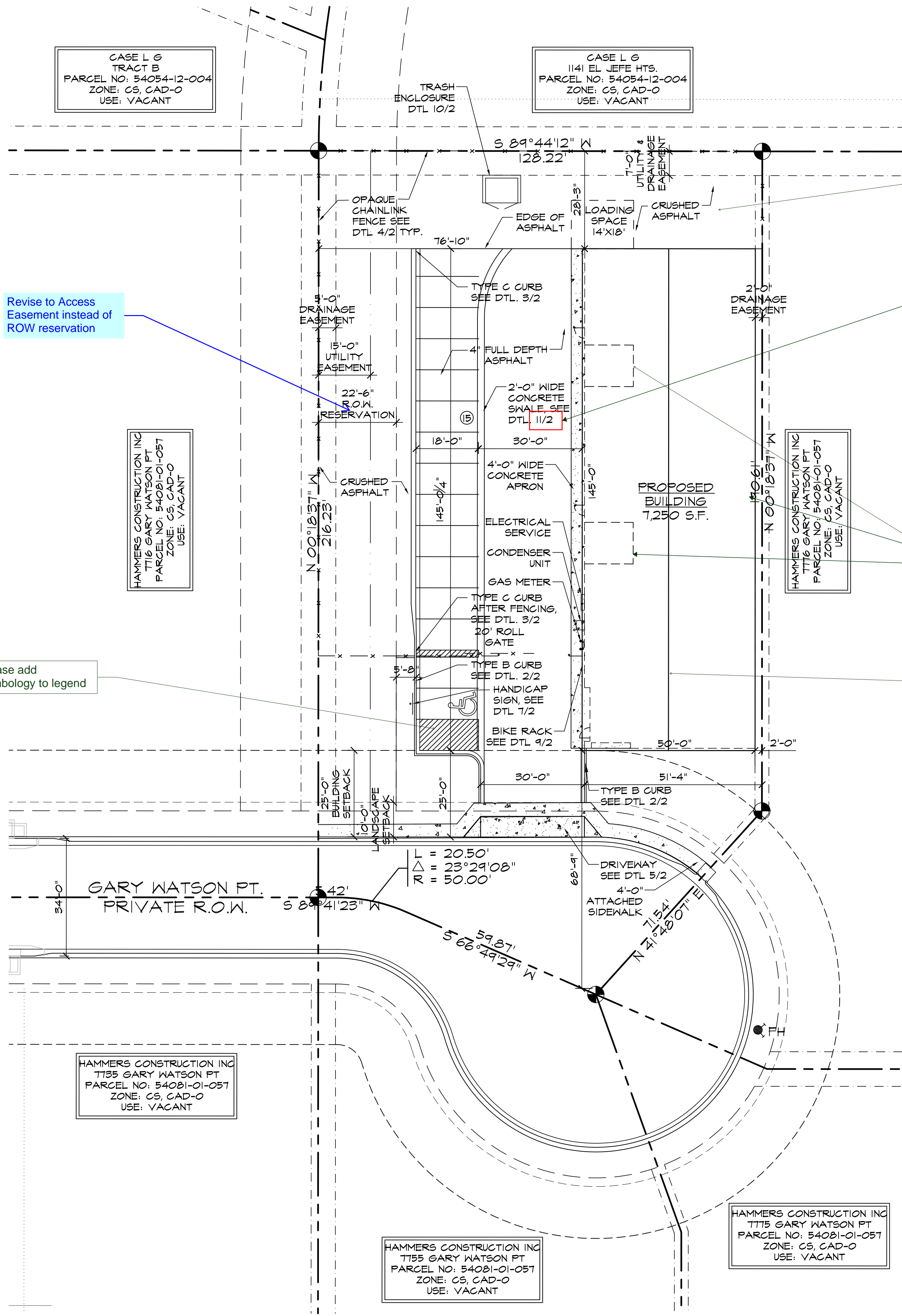


c.

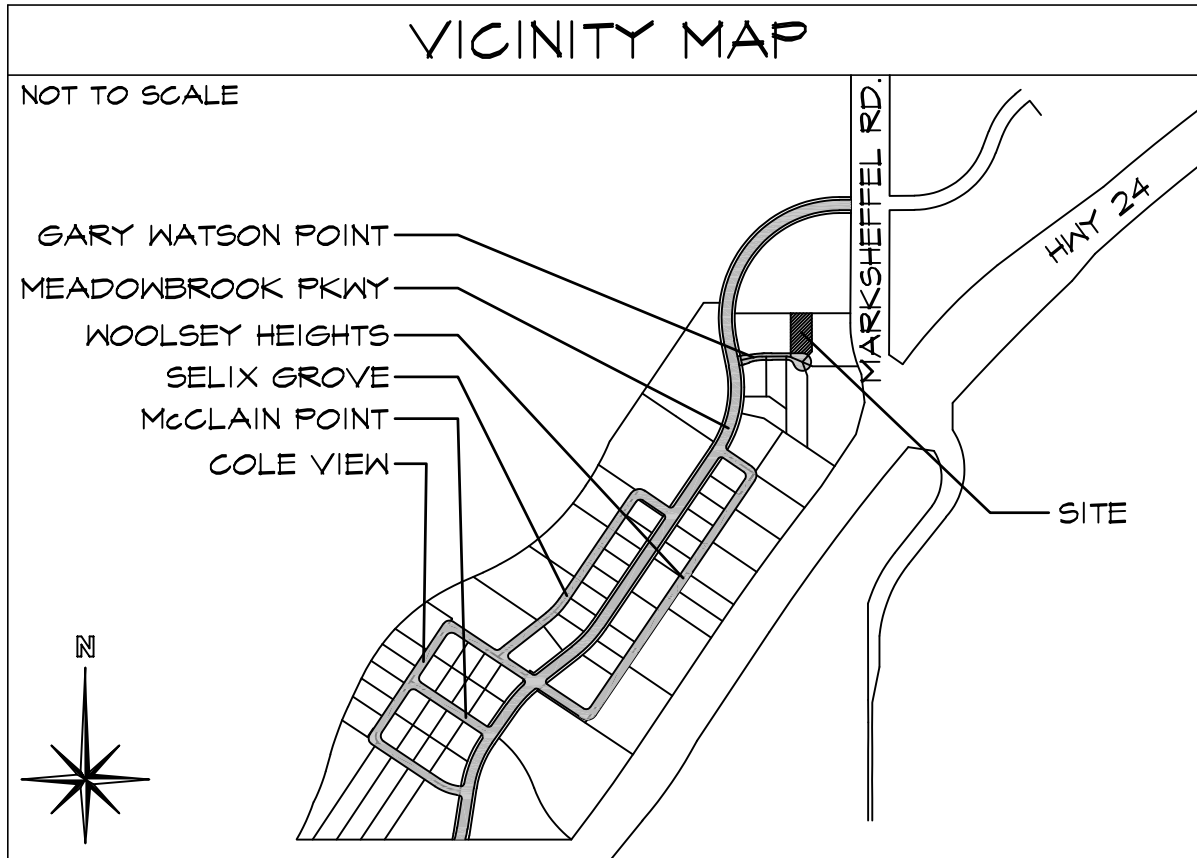


ADA NOTES

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
 54081-01-05T
 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.): 9
 H.C.-(1 SPACE/25 REQ'D): 1
 TOTAL PARKING SPACES REQUIRED: 18
 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

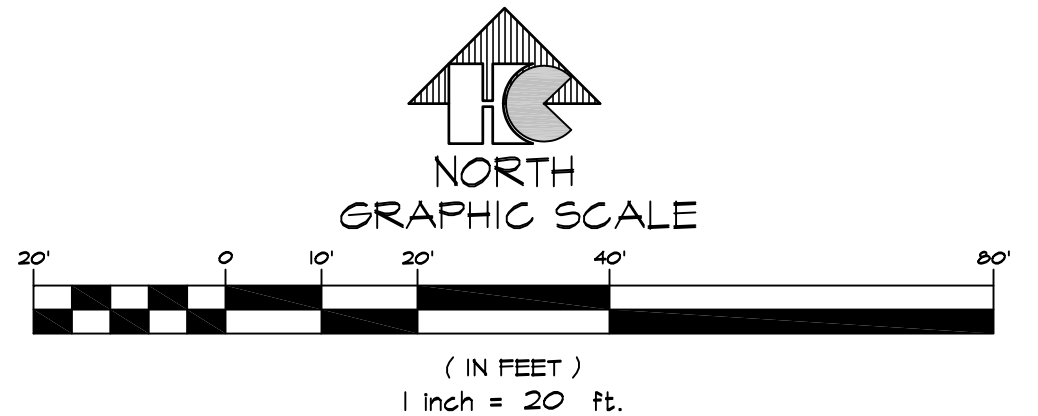
COMPANY: HAMMERS CONSTRUCTION, INC.
 1411 WOOLSEY HEIGHTS
 COLO. SPRGS., CO 80915

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	—	SIGN	⊙	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW	⊙	MANHOLE	⊙	PROPOSED FIRE HYDRANT
⊠	WALL PACK LIGHTING	⊠	ELECTRICAL TRANSFORMER		



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

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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:

▲

▲

▲

▲

▲

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

RESUBMITTALS:

▲

▲

▲

▲

▲

Revise to Access Easement instead of ROW reservation

please add symbology to legend

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

please update to reflect number of pages in site plan.

Please label.

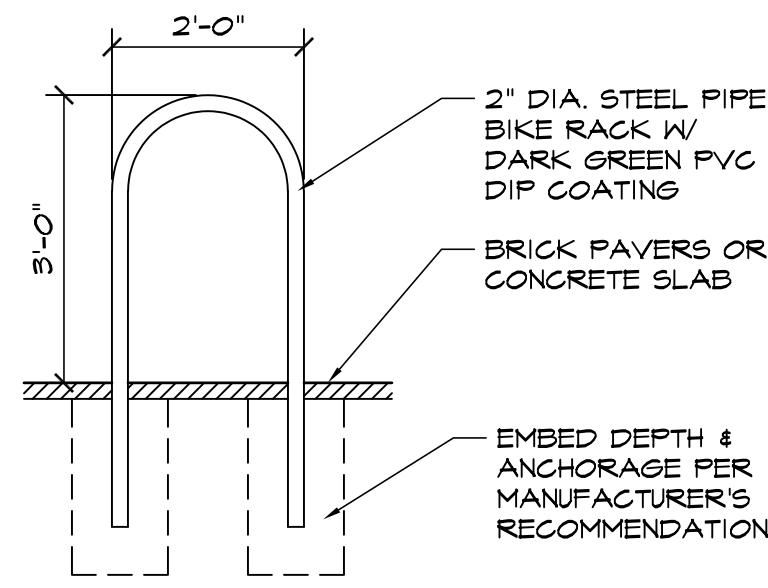
Please label line or remove it.

please change because the symbology looks the same.

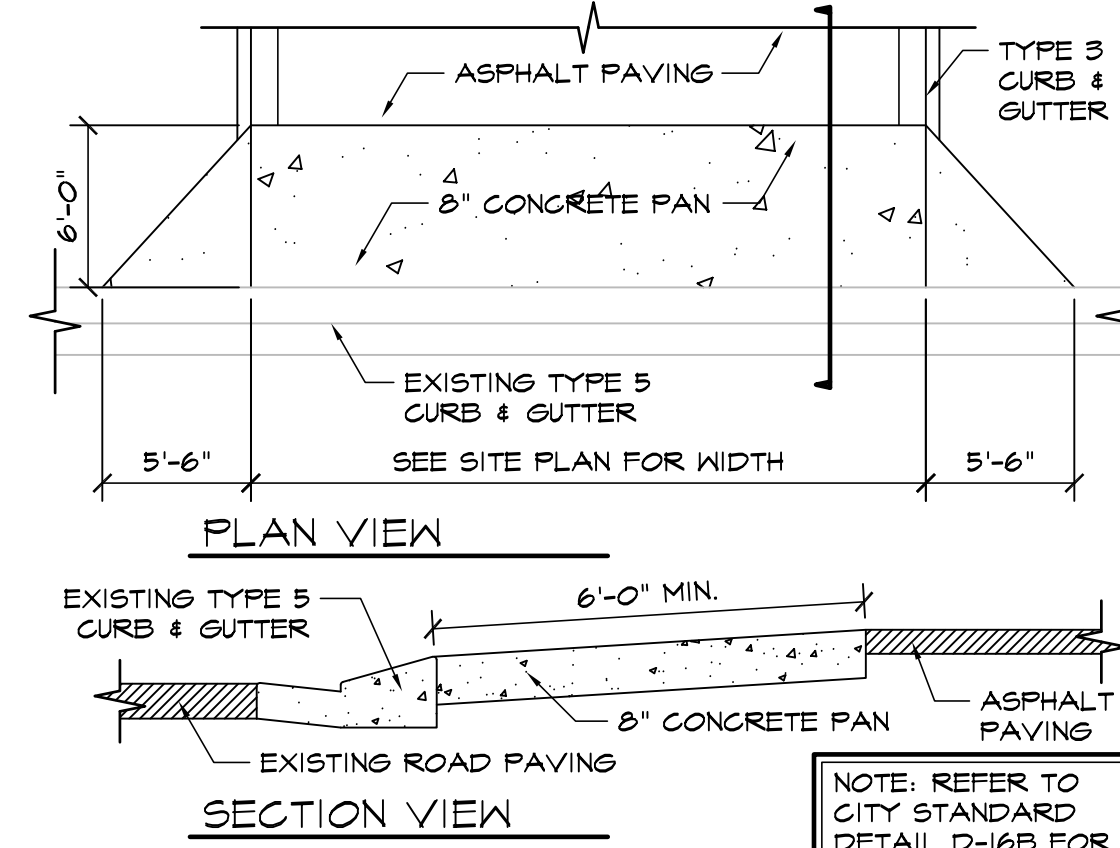
Please add the following text: "PCD File No. PPR-21-016".

please update to reflect number of pages in site plan.

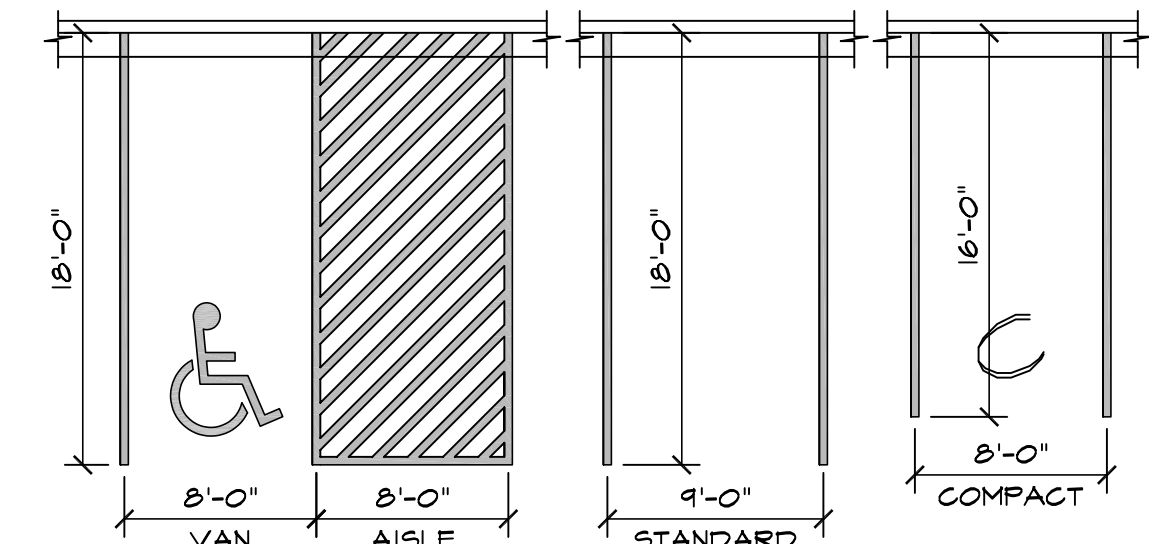
Bicycle parking facilities shall be at least 2 feet in width and 5½ feet in length, with additional back-out or maneuvering space of at least 5 feet.



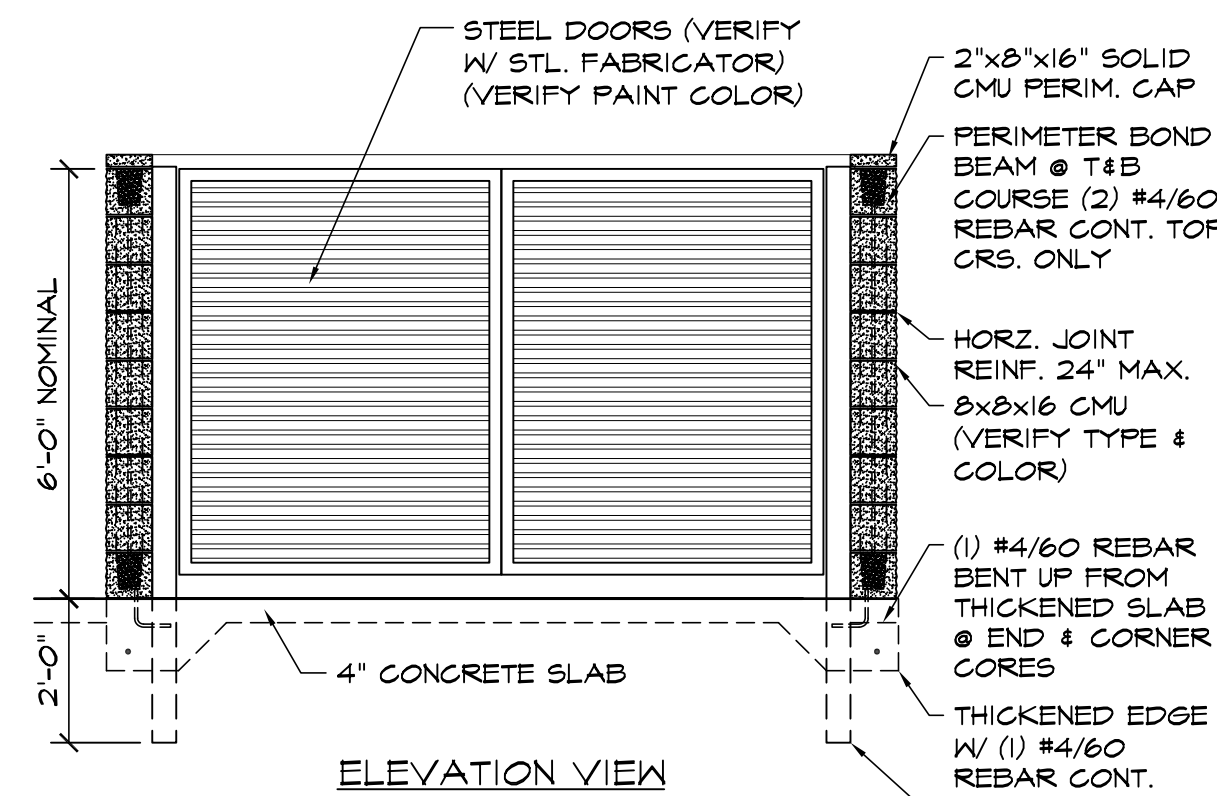
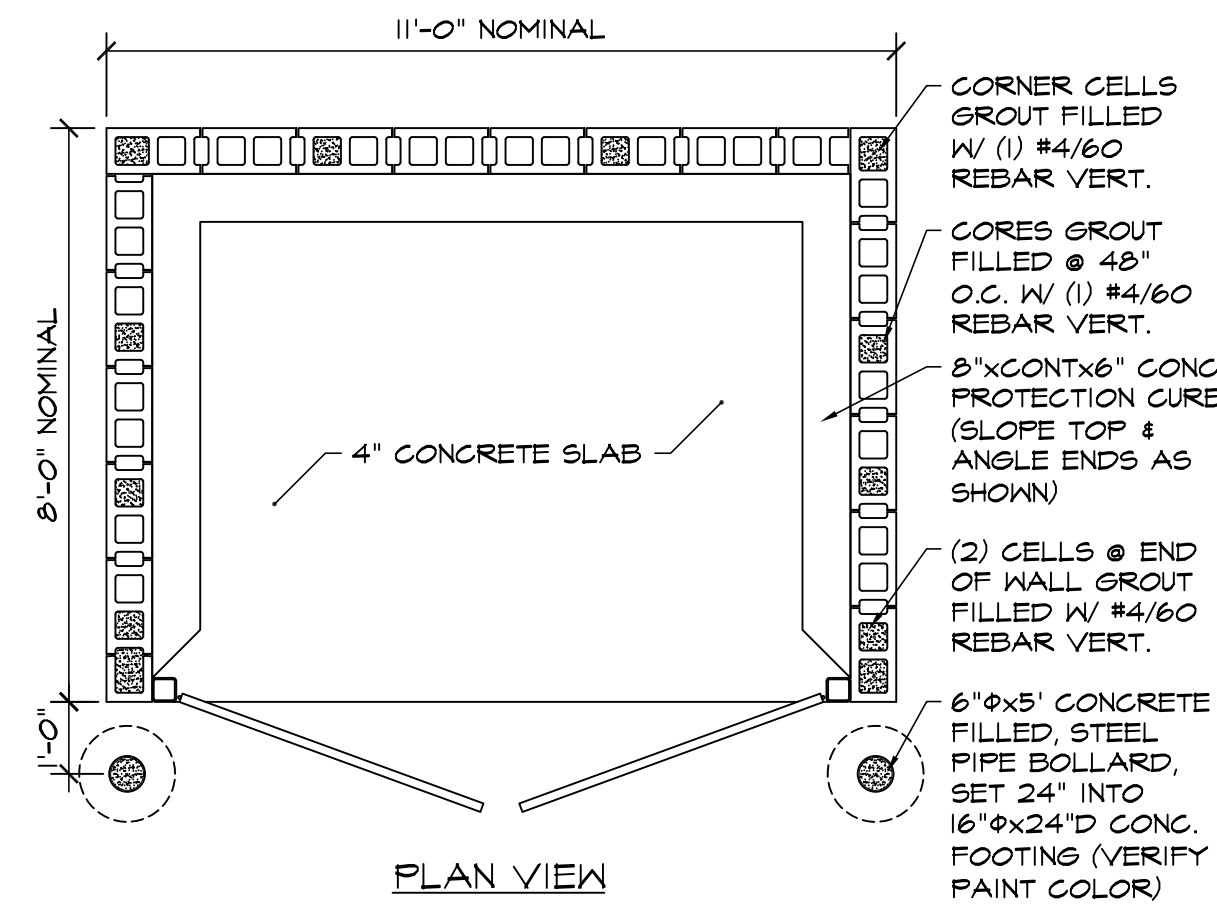
4 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



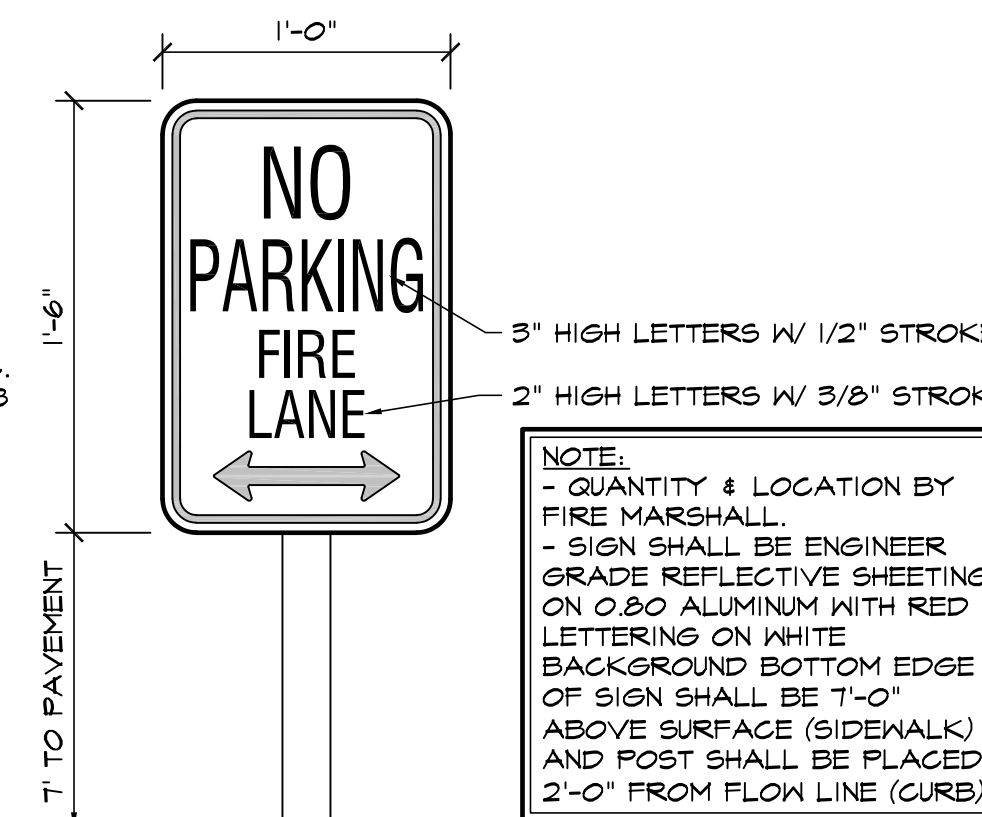
5 DRIVEWAY DETAIL
NOT TO SCALE



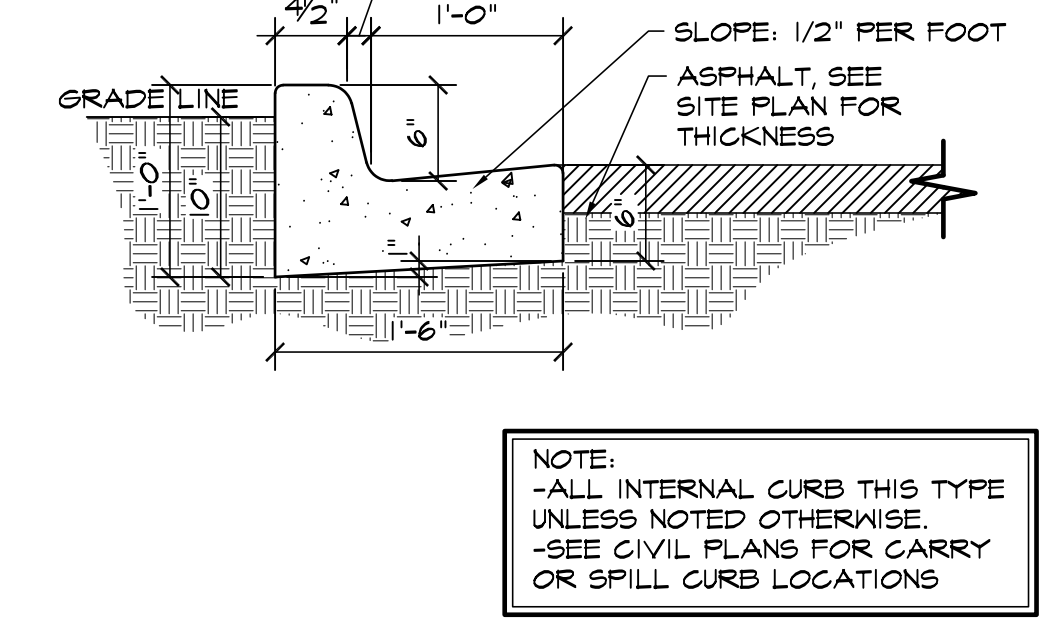
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



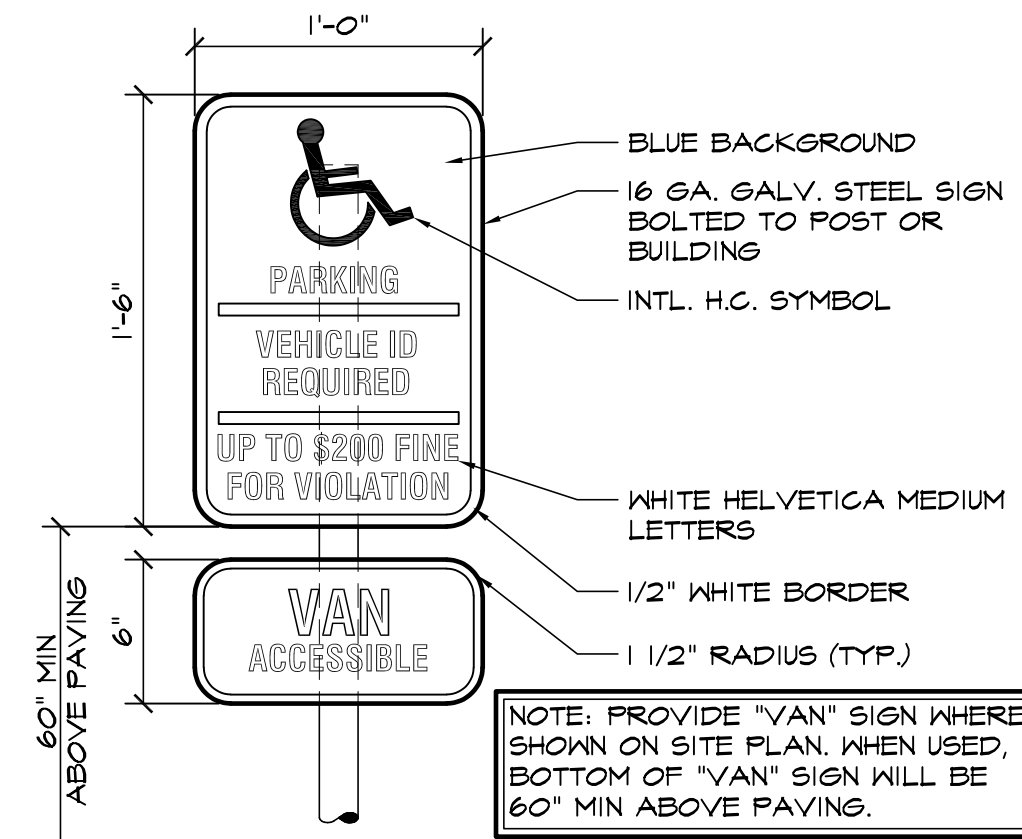
10 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



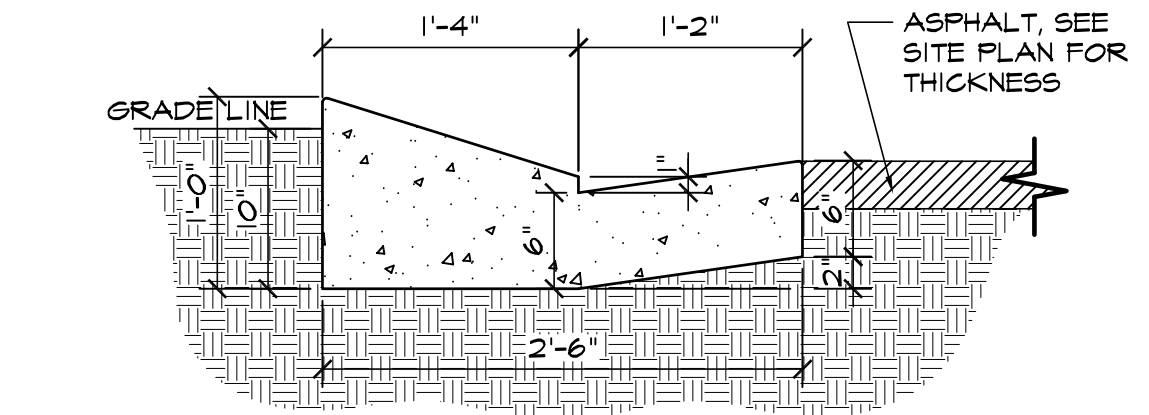
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



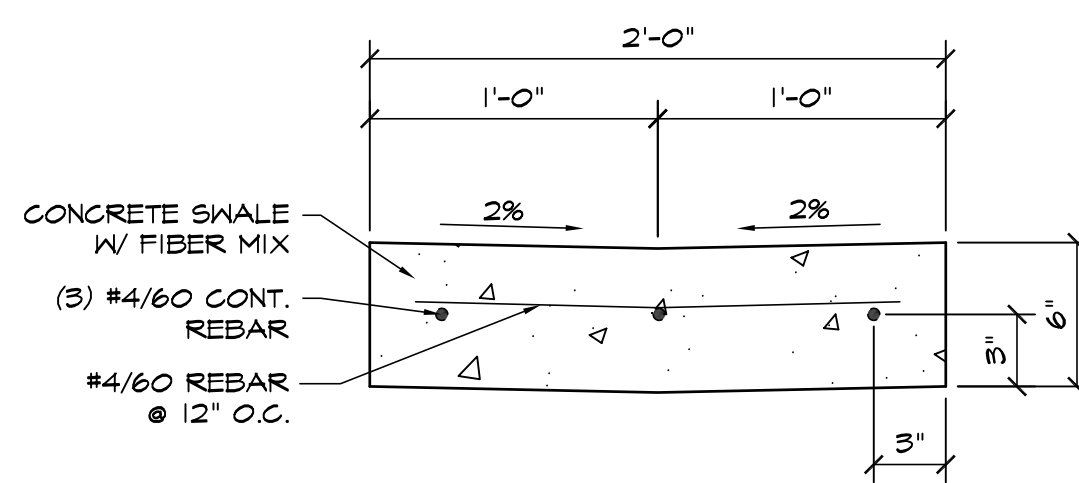
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



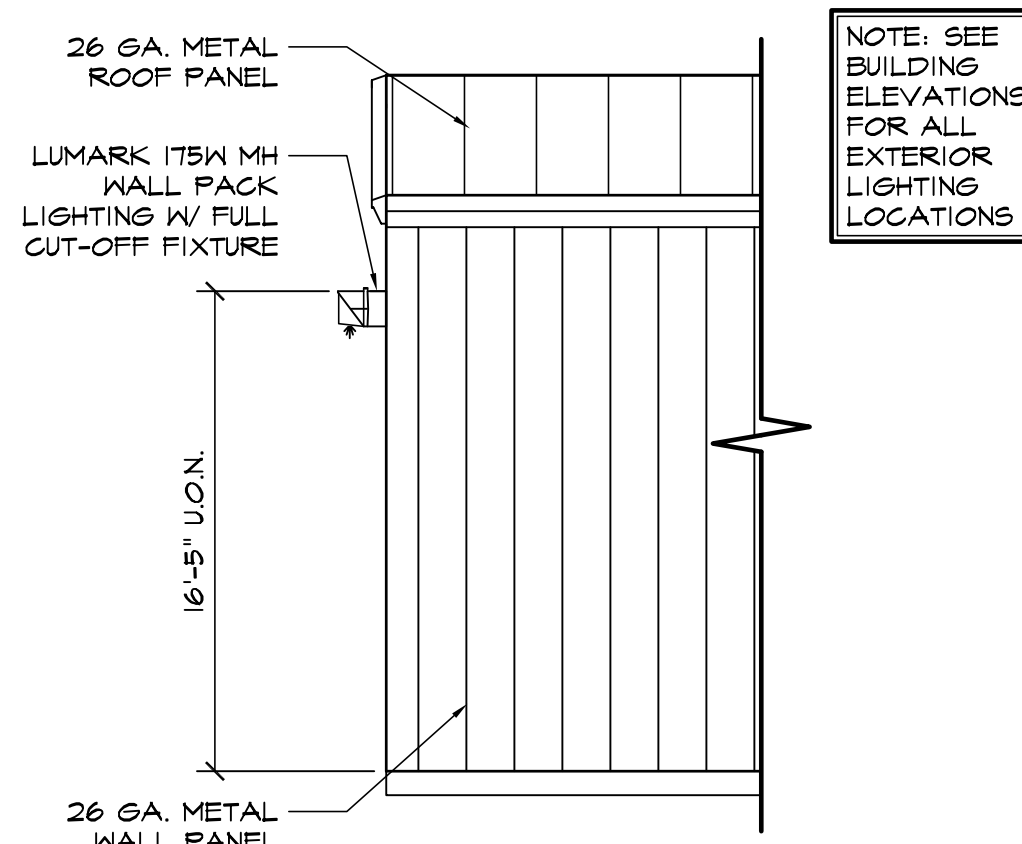
7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



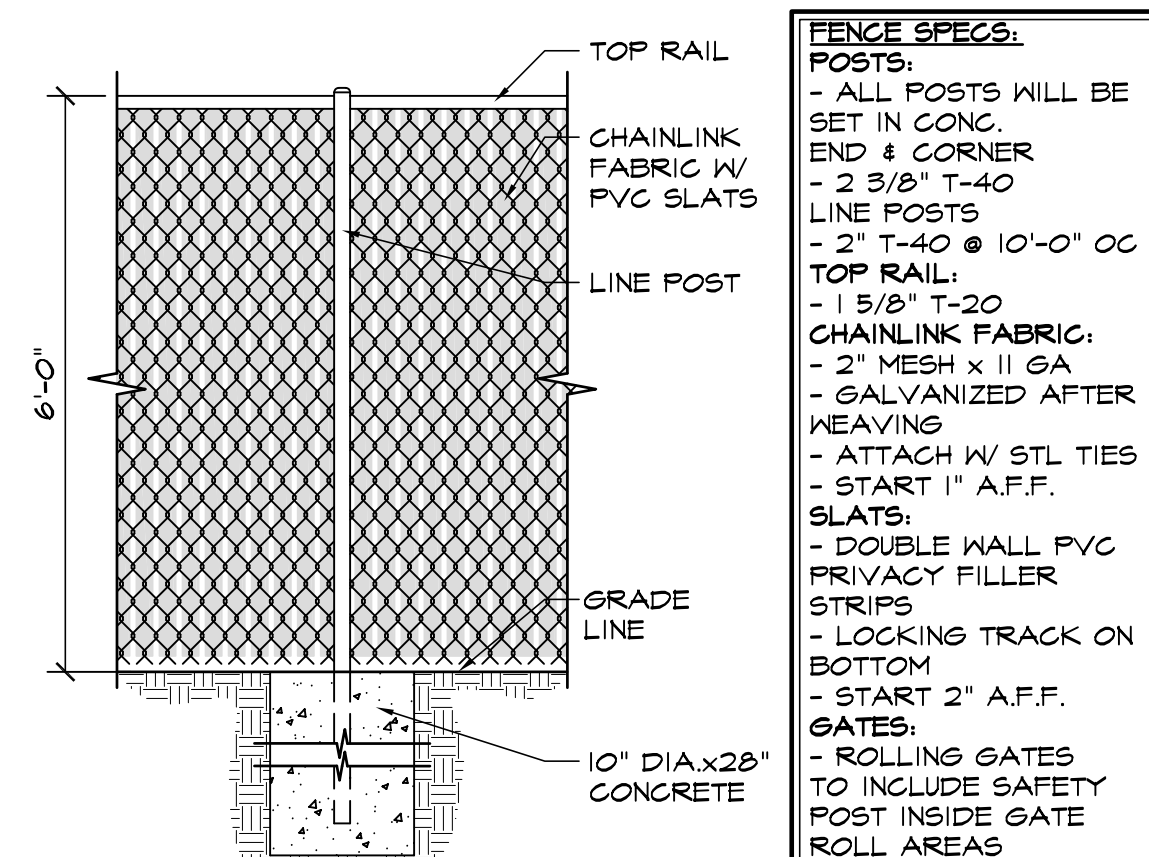
3 EPC TYPE C CURB
SCALE: 1"=1'-0"



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



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



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

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