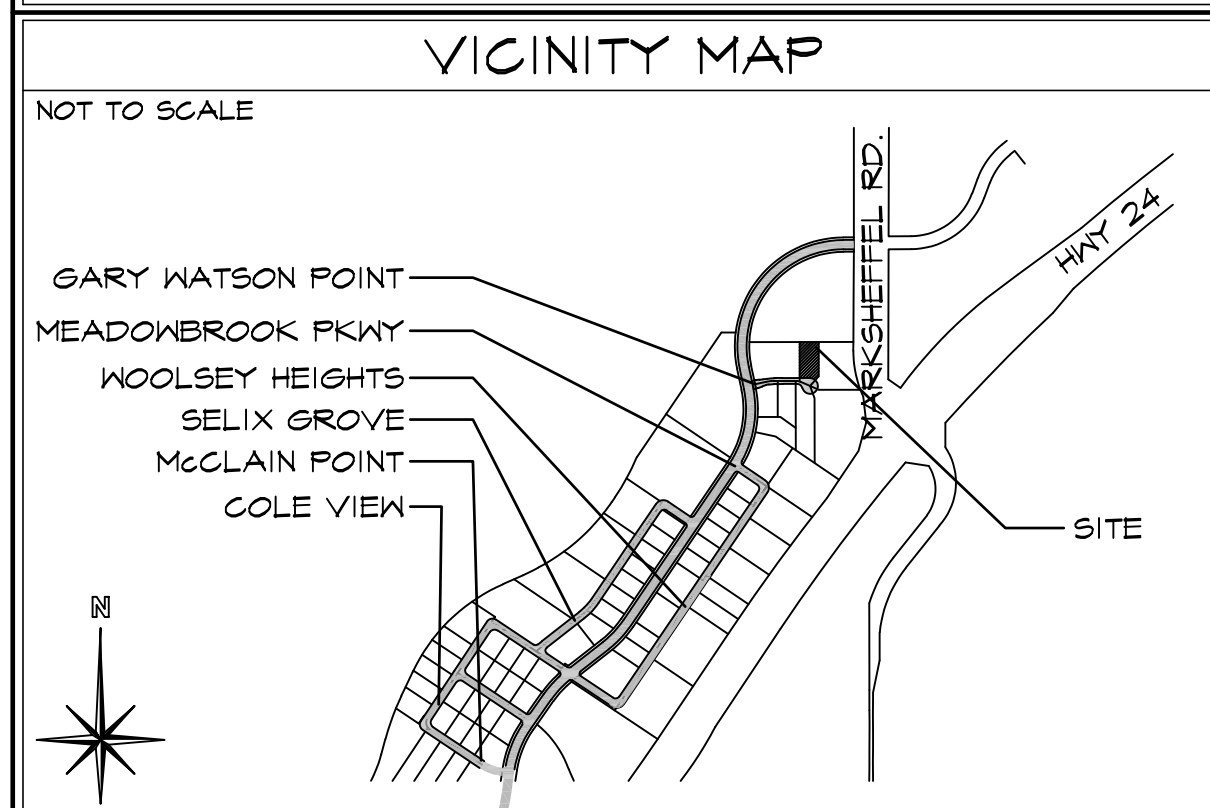


ADA NOTES

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 13 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 13 - SITE DETAILS
- 3 OF 13 - GRADING & EROSION COVER SHEET
- 4 OF 13 - GRADING & EROSION CONTROL PLAN
- 5 OF 13 - GRADING & EROSION DETAIL
- 6 OF 13 - GRADING & EROSION DETAILS & INSTALLATION NOTES
- 7 OF 13 - UTILITY SERVICE PLAN COVER SHEET
- 8 OF 13 - UTILITY SERVICE PLAN
- 9 OF 13 - LANDSCAPE DETAILS
- 10 OF 13 - LANDSCAPE DETAILS
- 11 OF 13 - PHOTOMETRIC PLAN
- 12 OF 13 - SPECIFICATIONS
- 13 OF 13 - BUILDING ELEVATIONS

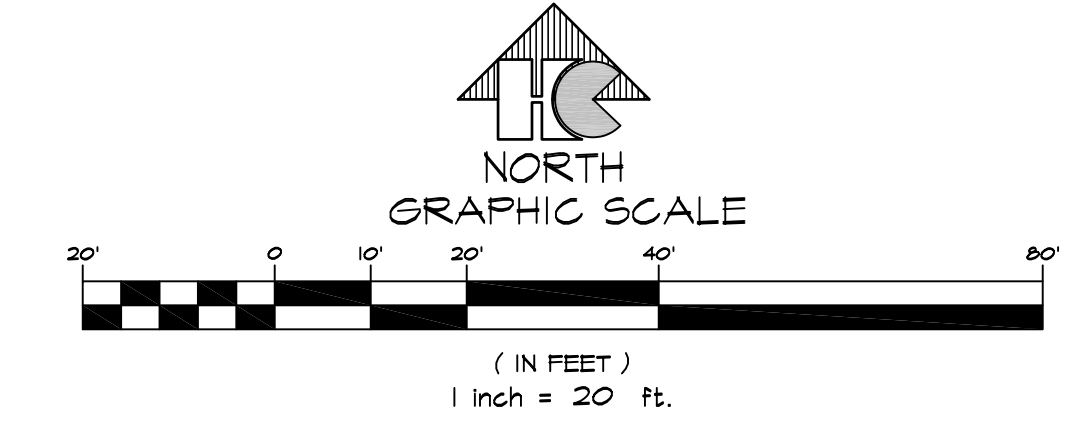


PROJECT INFORMATION

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 54081-01-057
PARCEL NUMBER:	54081-01-057
ZONING:	CS, CAD-O
LOT SIZE:	28,641 SF (0.66 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 G, DATED DEC. 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	25%
PAVEMENT COVERAGE:	20%
STREET COVERAGE:	1%
BUILDING STRUCTURAL HEIGHT:	18'-7 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.) (3,750 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:	1
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. SPGS., 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
⊙	PROPOSED FIRE HYDRANT
⊙	MANHOLE
⊙	MALL PACK LIGHTING
⊙	ELECTRICAL TRANSFORMER
⊙	WALK DOOR OR OVERHEAD DOOR LOCATIONS



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

HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID L. HAMMERS
VICE PRES: JAMES L. 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

7156 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

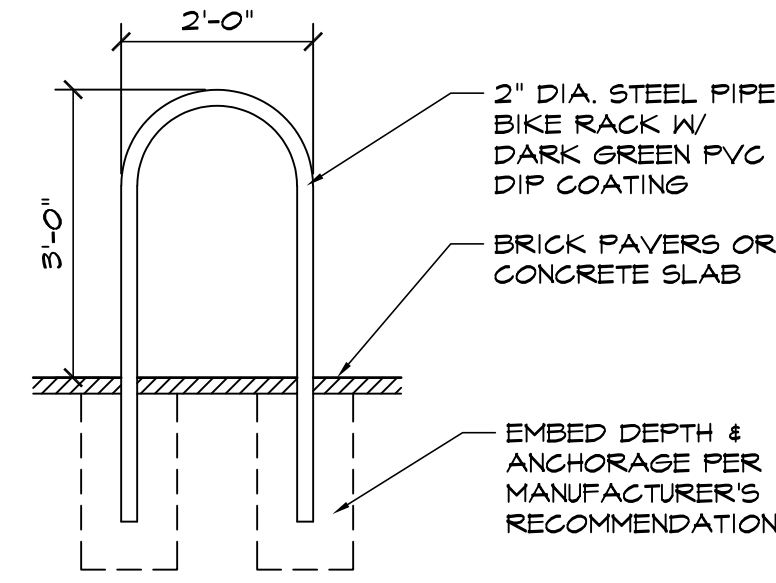
DATE: APR. 23, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1164

RESUBMITTALS:

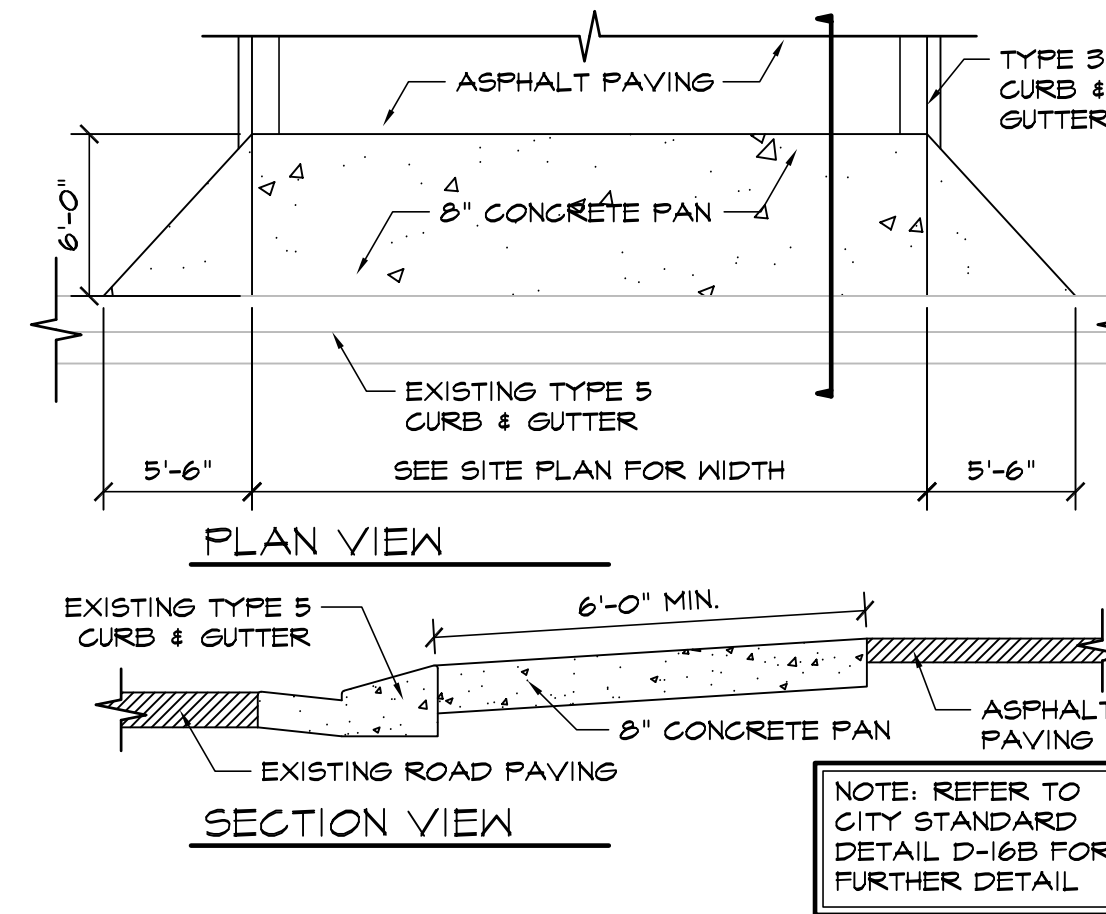
5-6-2021/COMMENTS 4-12-2021

1 of 13

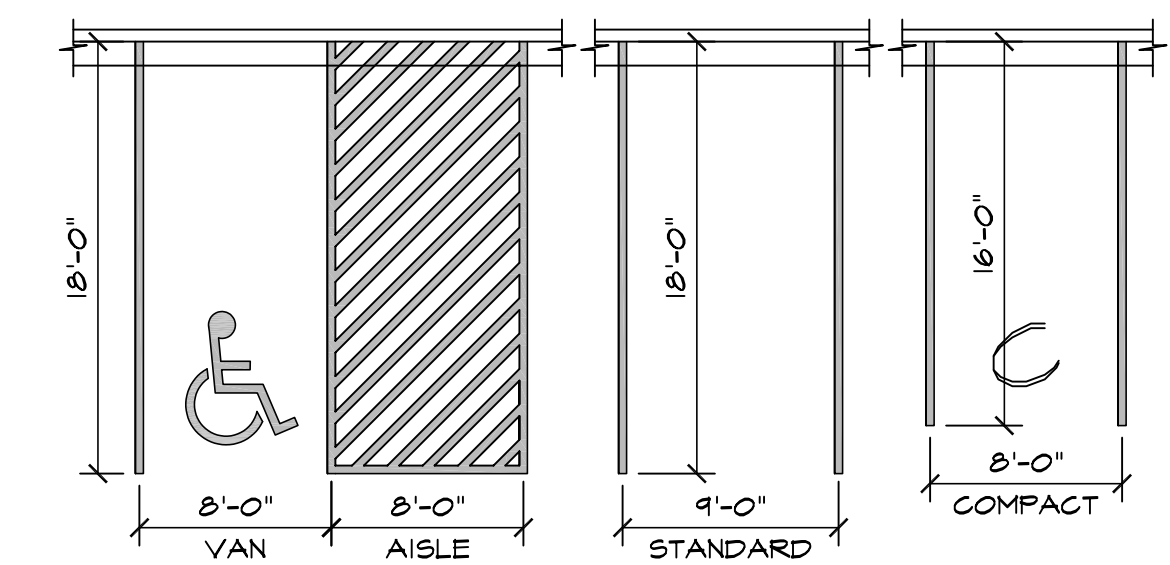
SITE PLAN



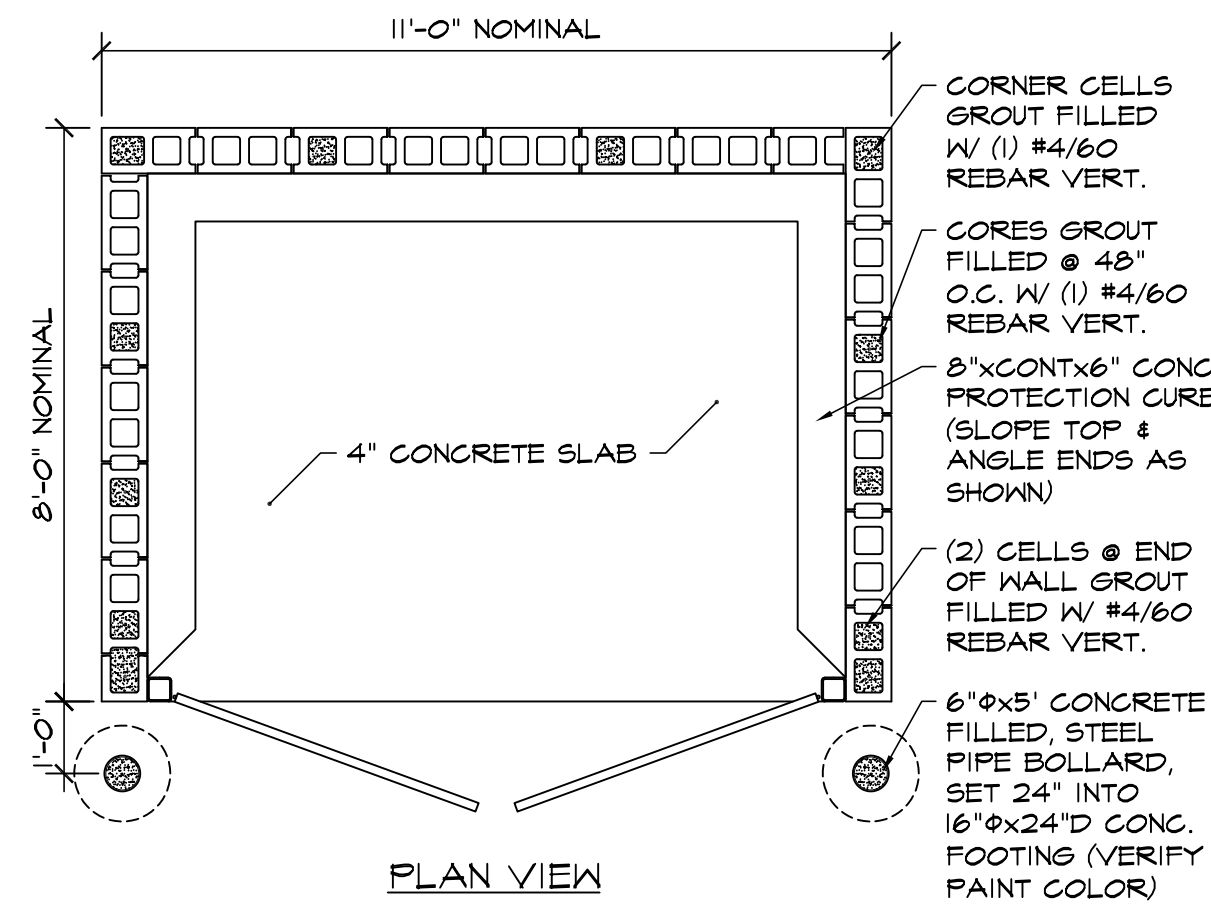
9 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



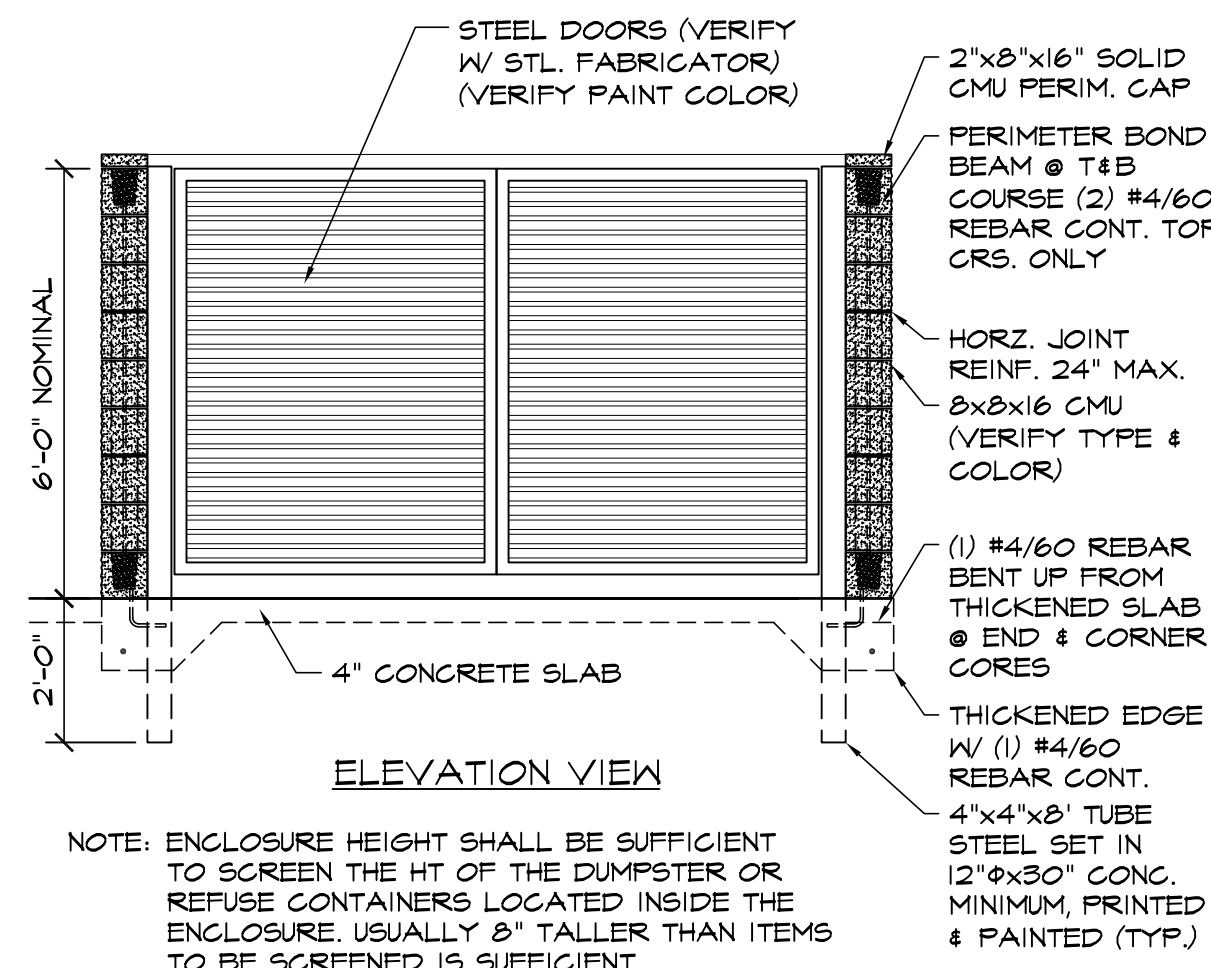
5 DRIVEWAY DETAIL
NOT TO SCALE



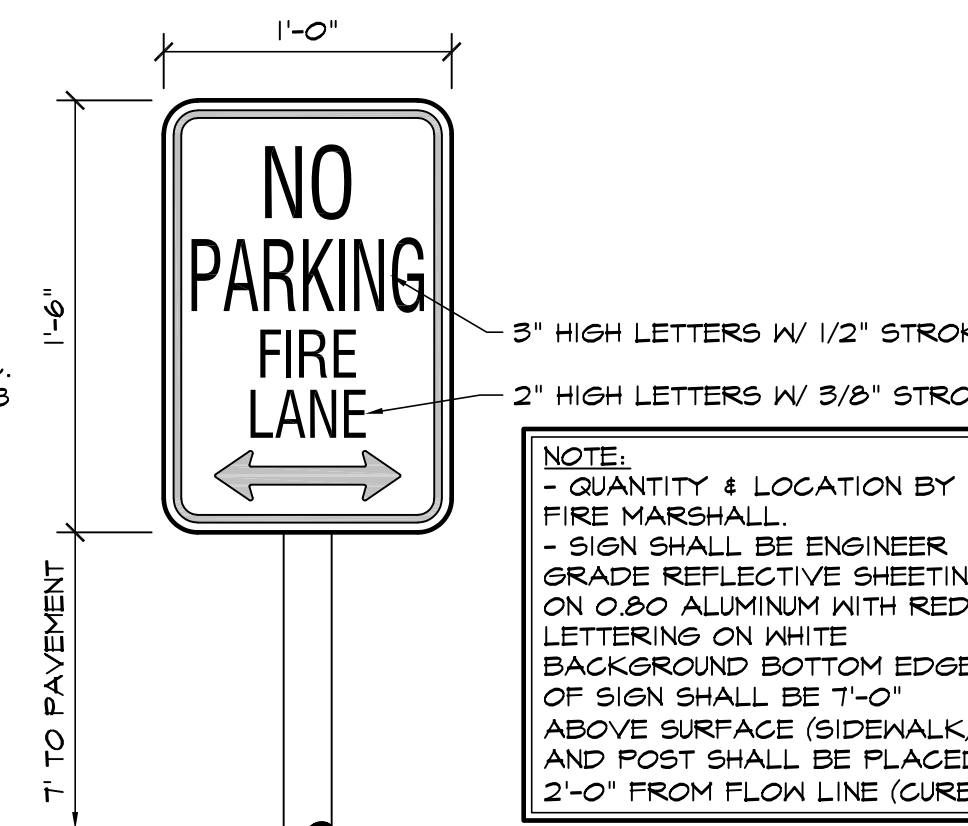
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



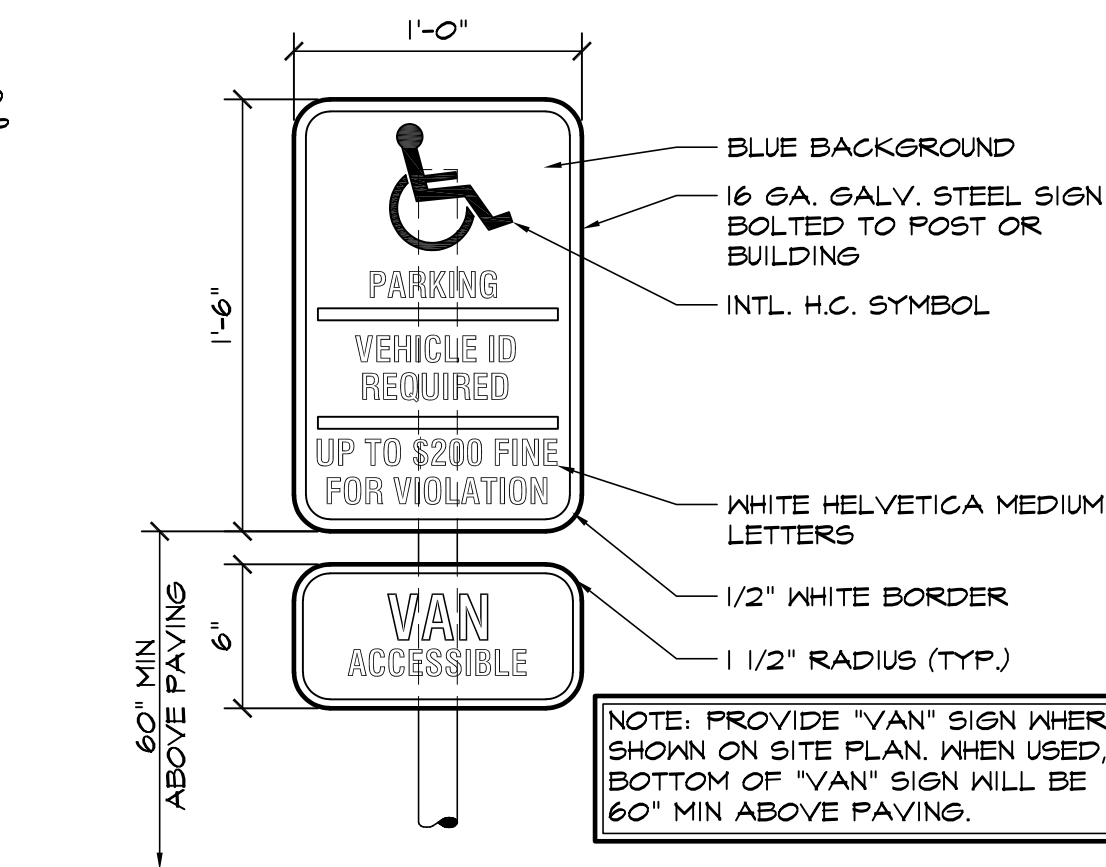
6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



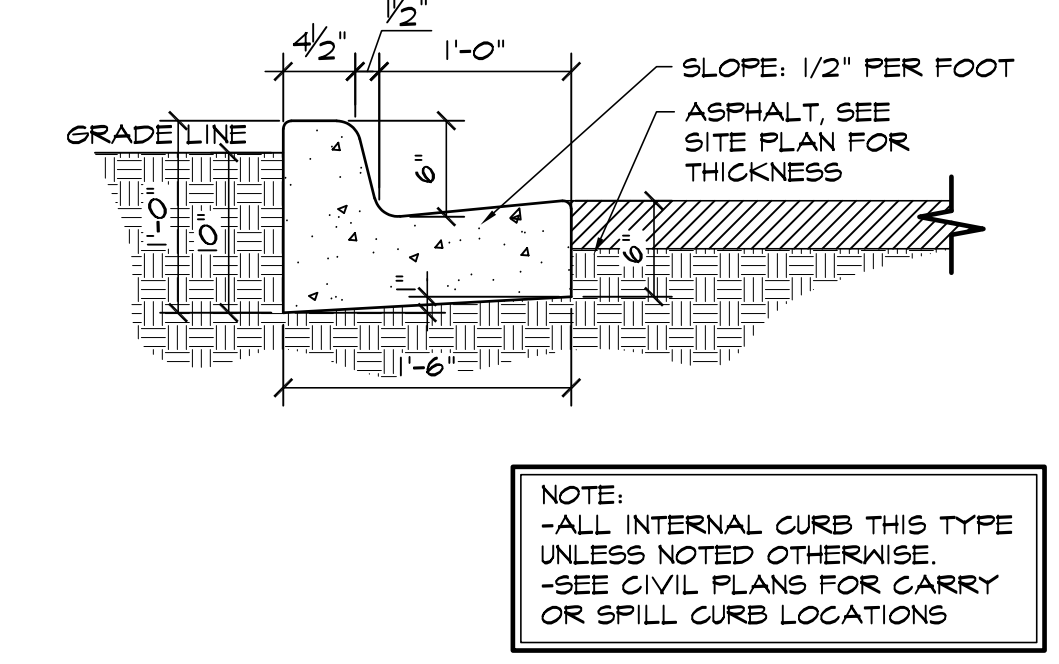
10 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



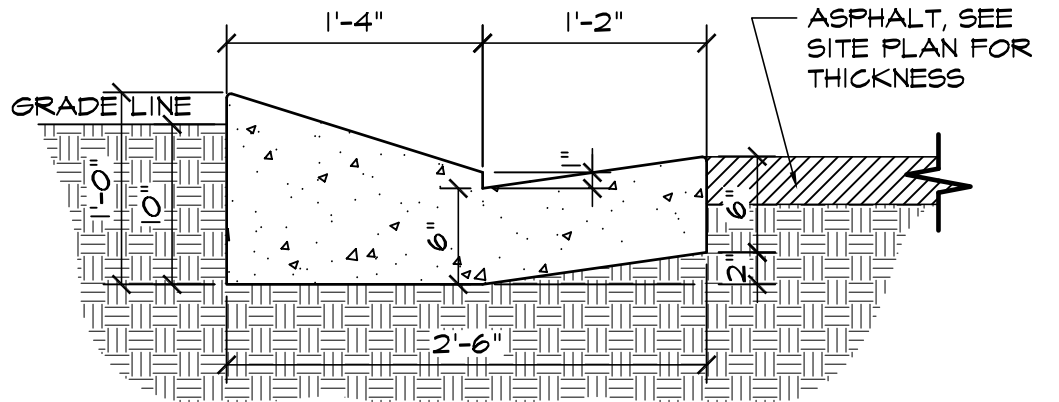
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



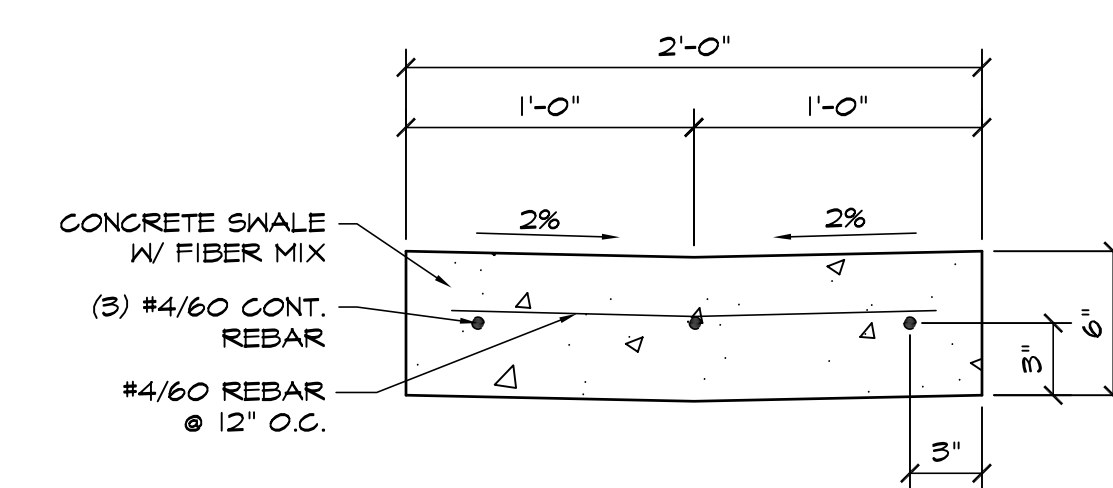
7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



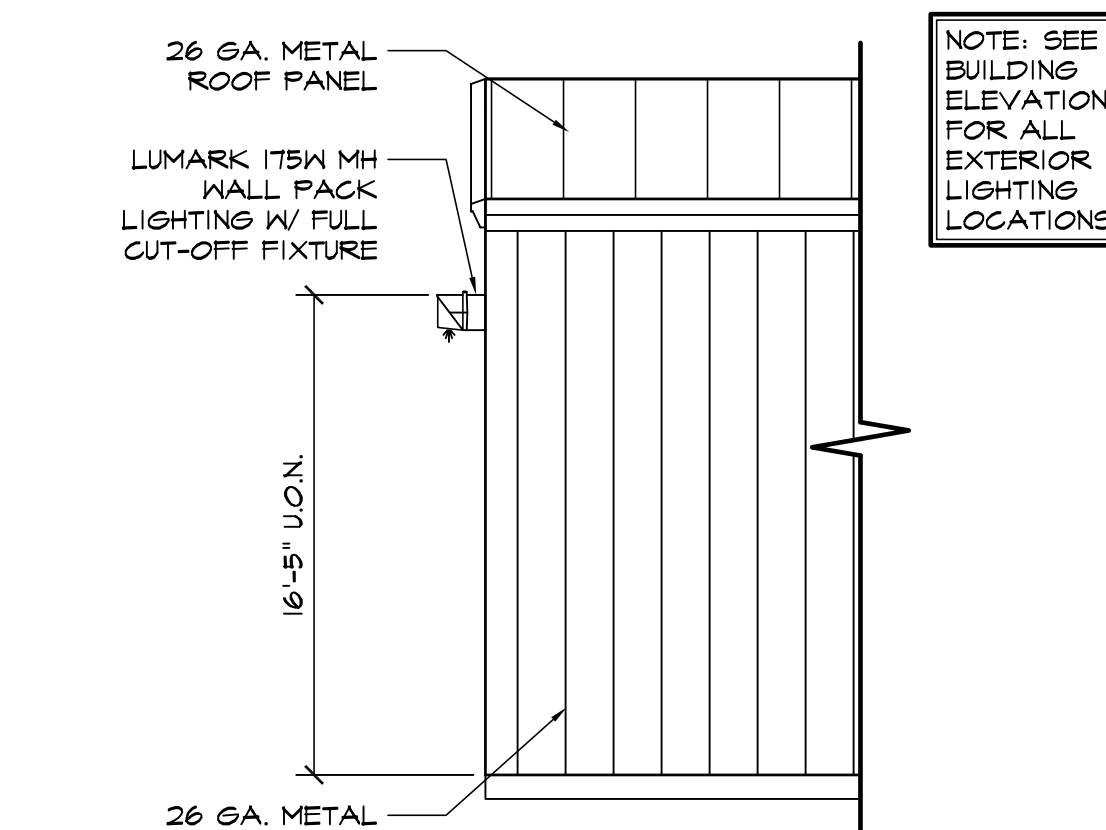
2 EPC TYPE B CURB
SCALE: 1"=1'-0"



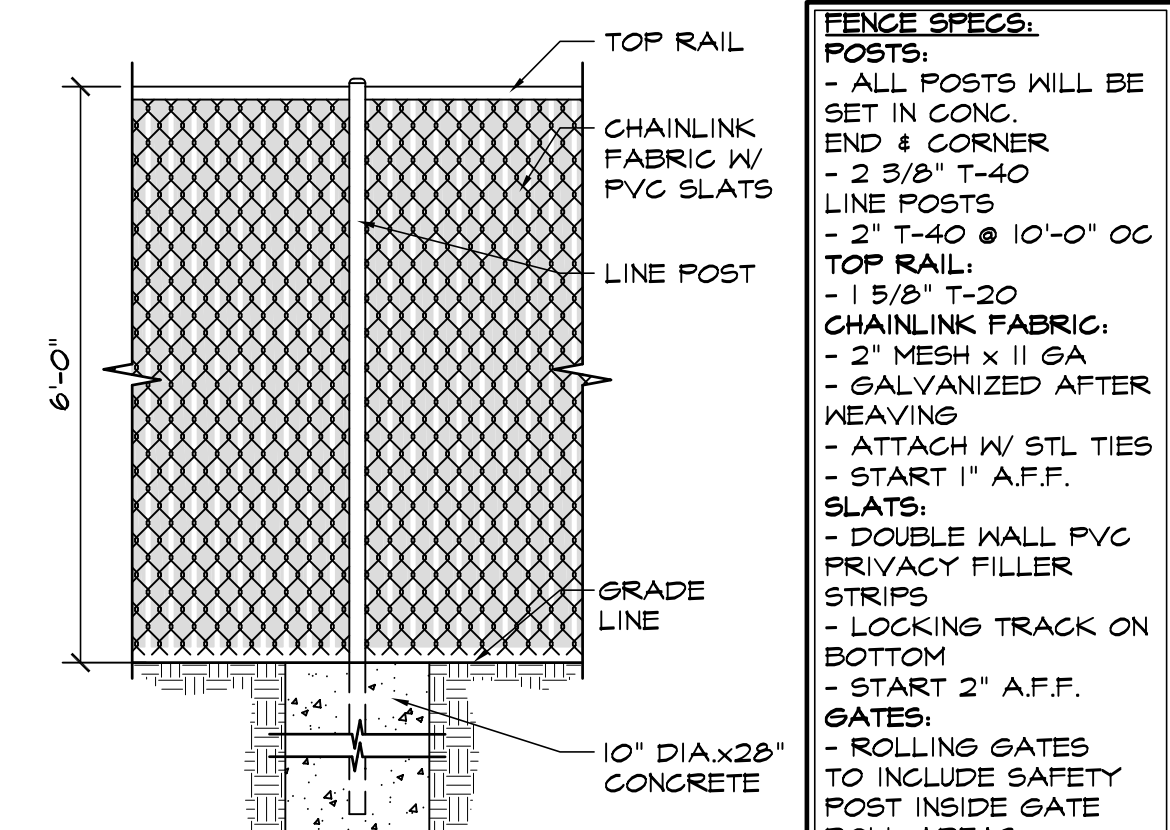
3 EPC TYPE C CURB
SCALE: 1"=1'-0"



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"
EL PASO COUNTY FILE NO. PPR-21-016

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2 of 13
SITE DETAIL