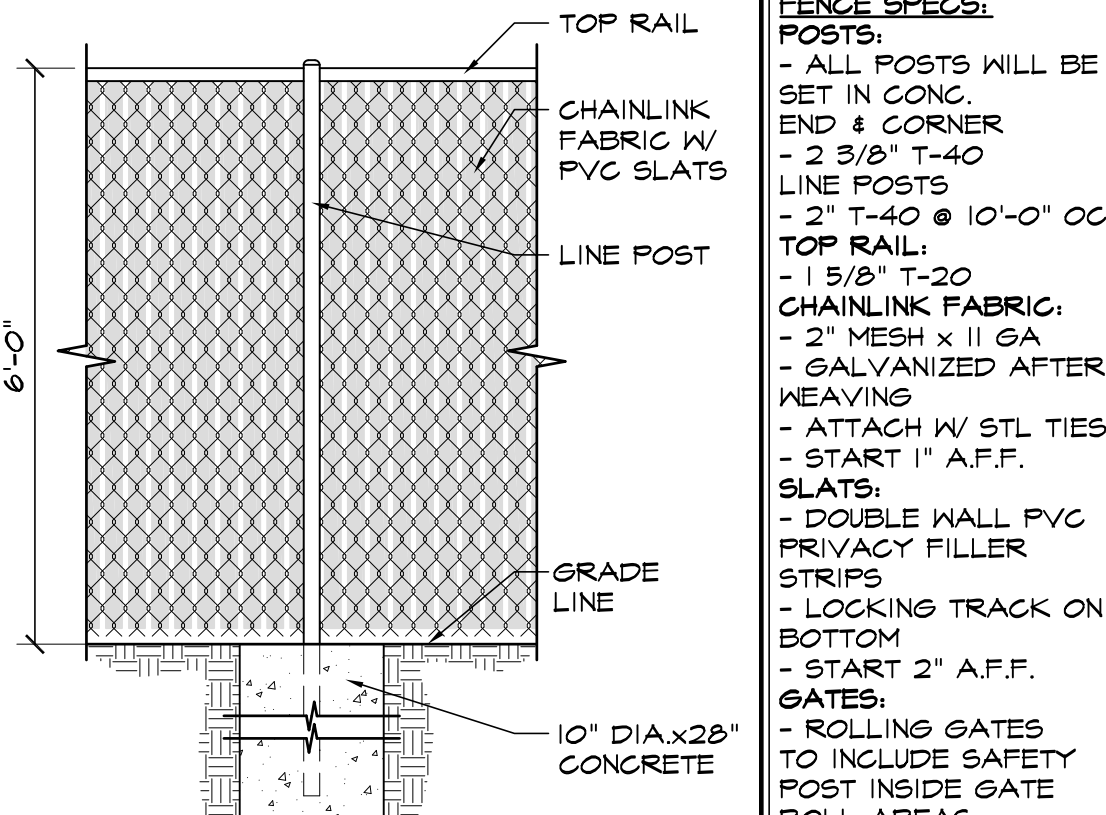
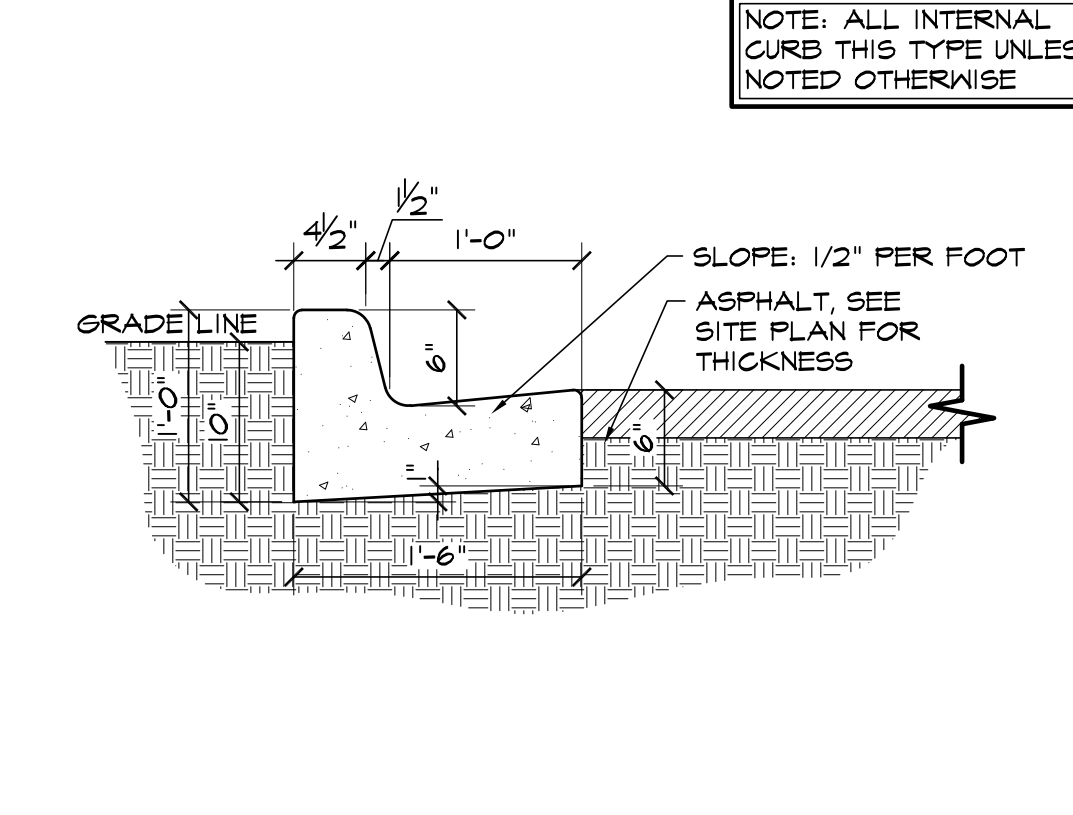


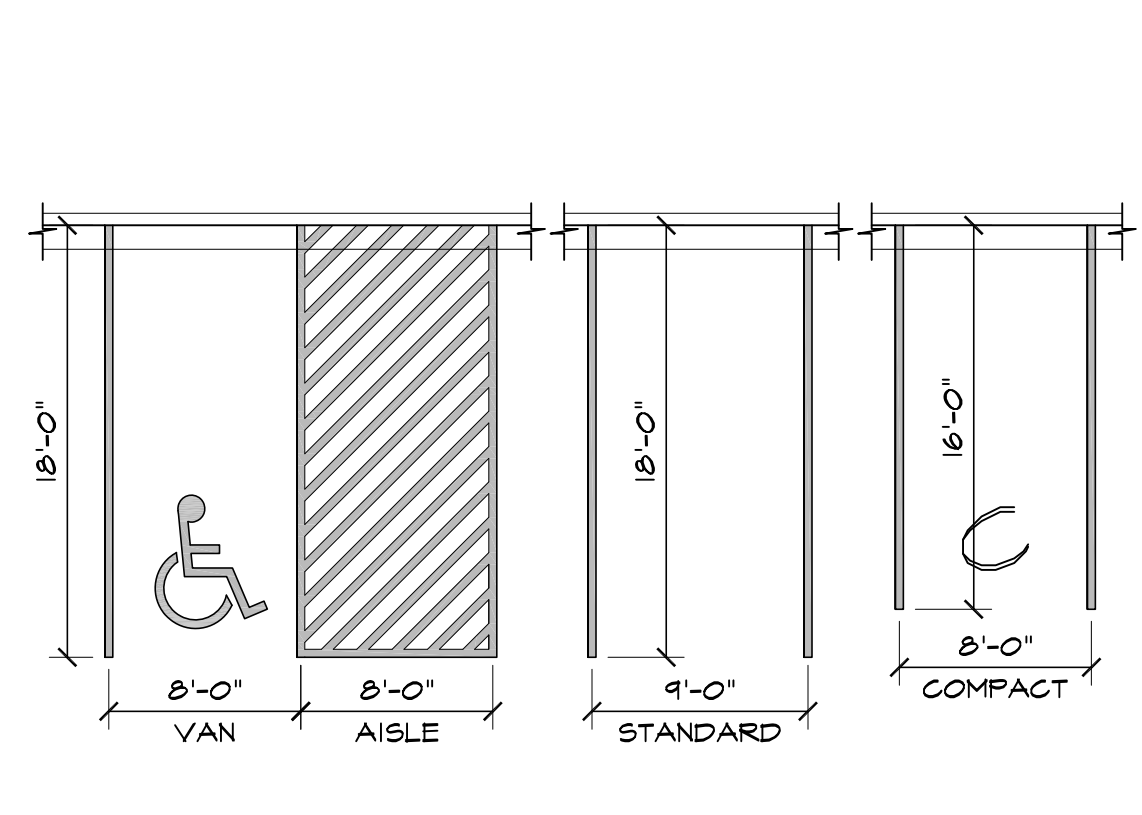
3 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



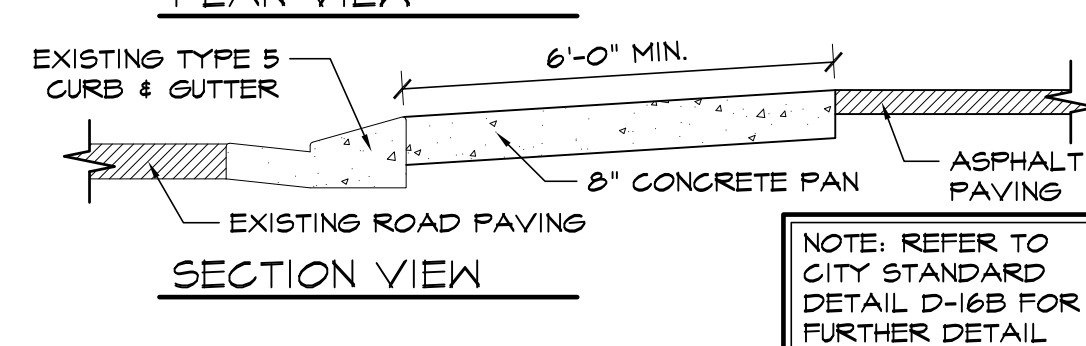
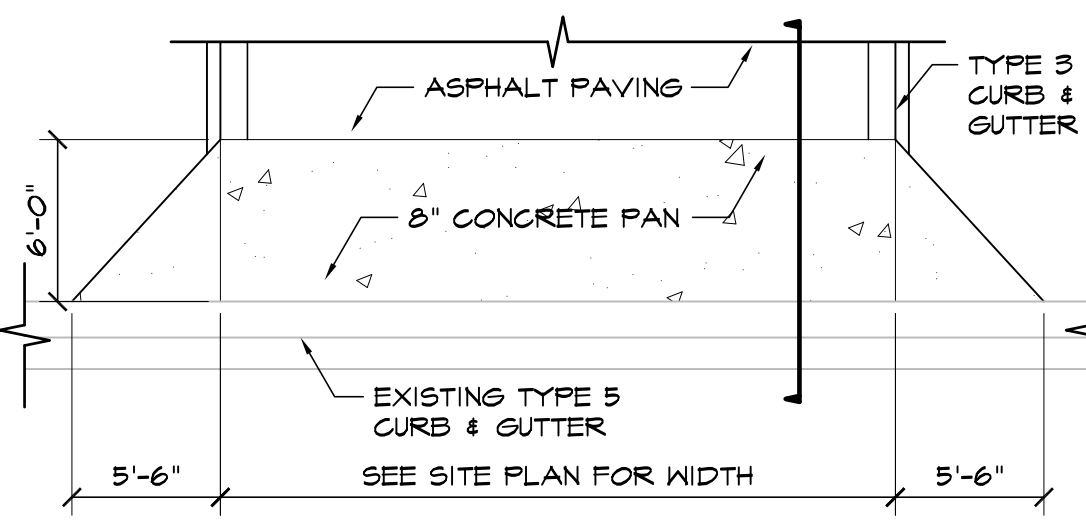
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



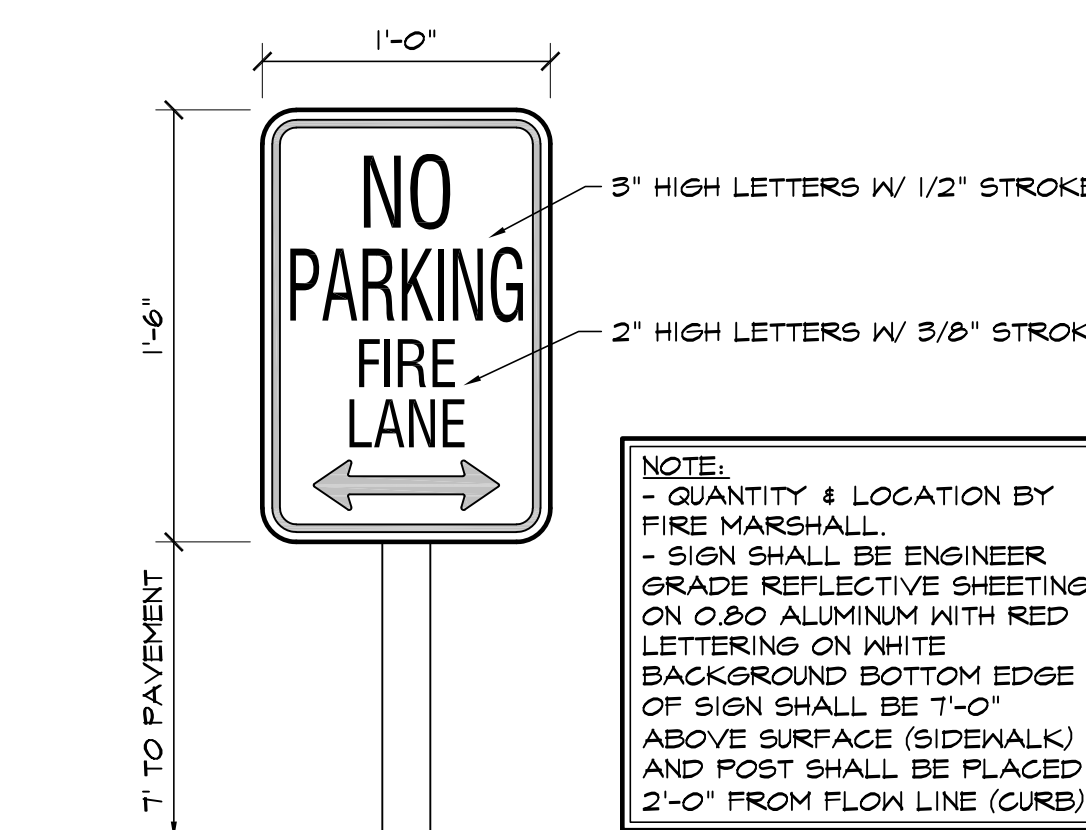
3 EPC TYPE B CURB
SCALE: 1"=1'-0"



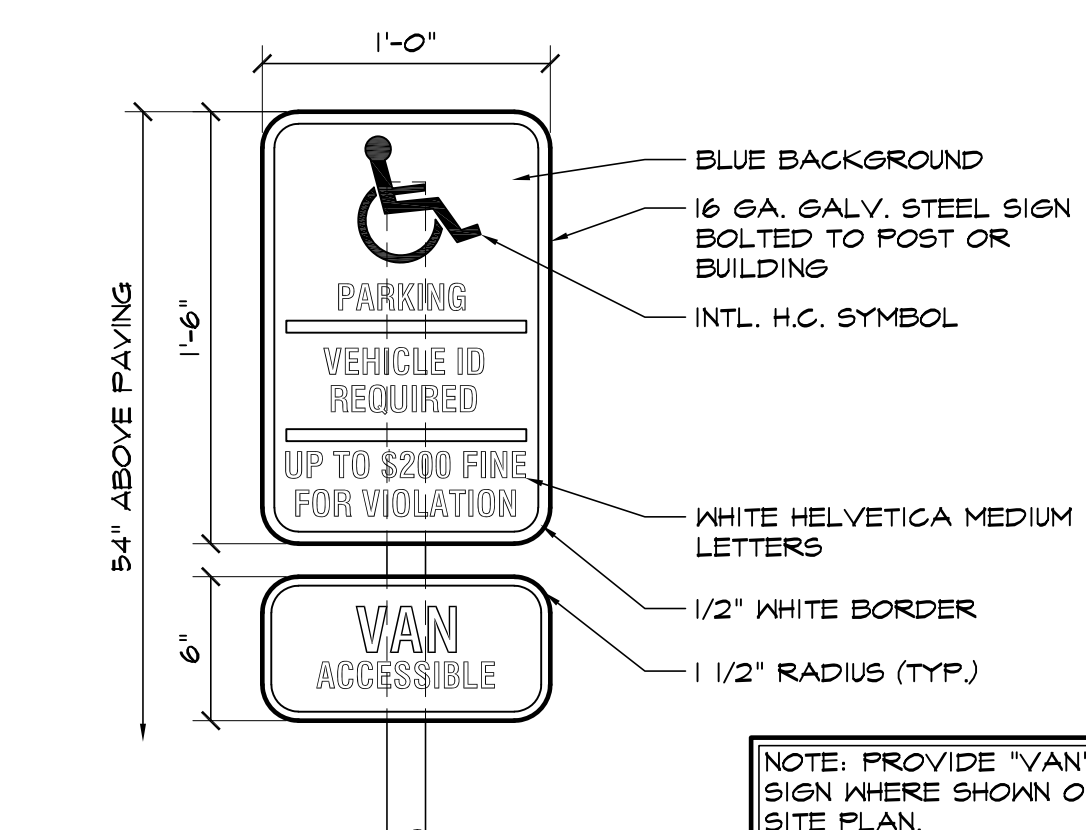
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



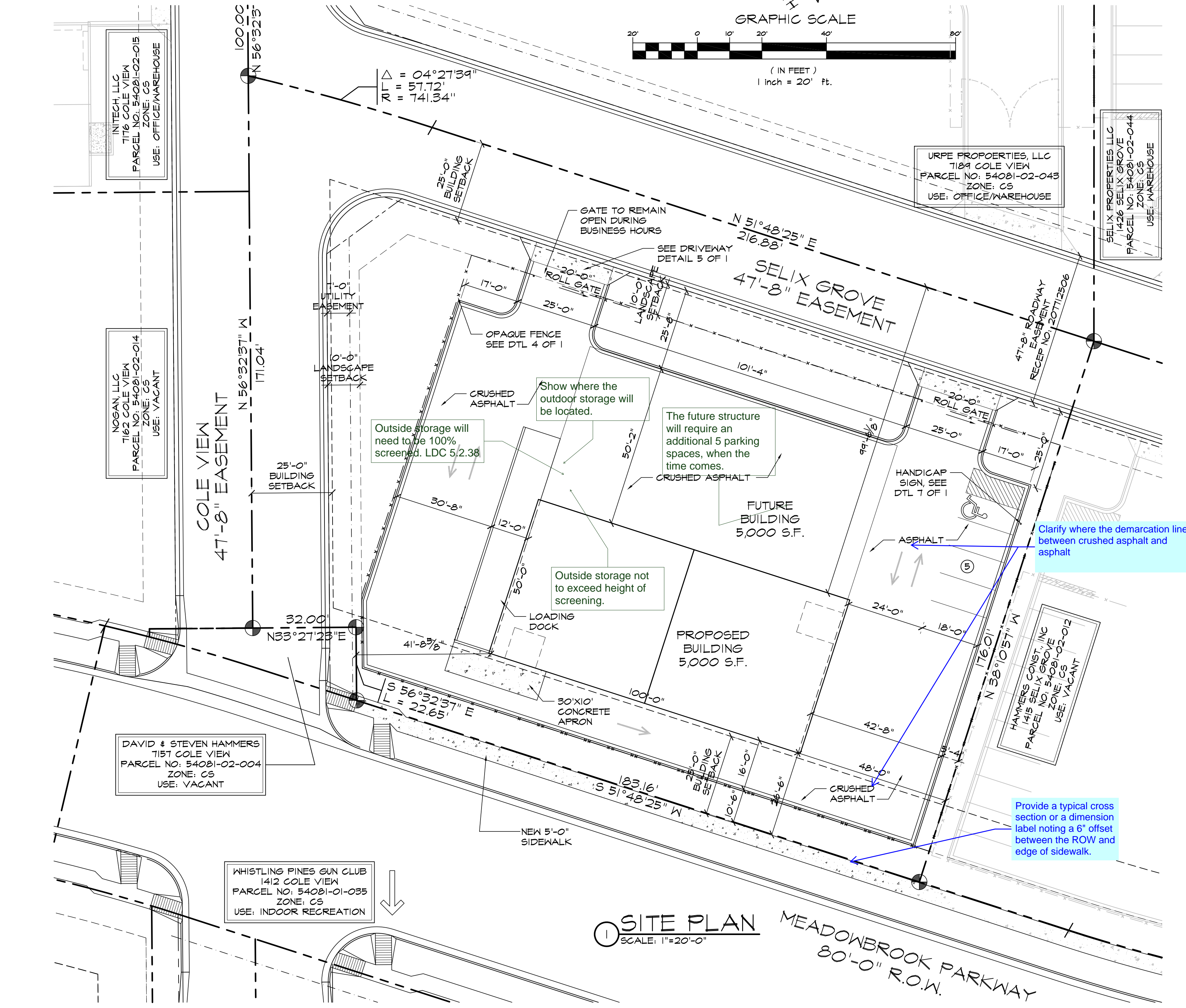
5 DRIVEWAY DETAIL
NOT TO SCALE



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



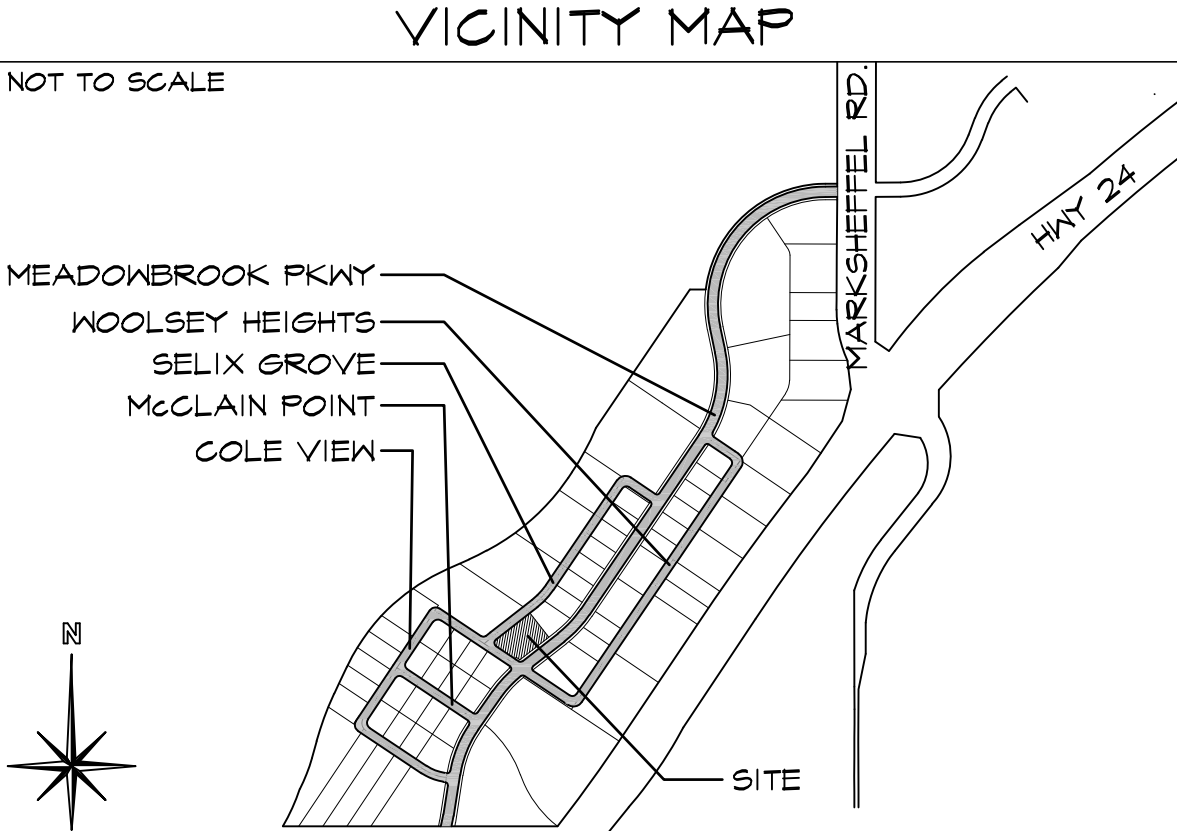
7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



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

DRAWING INDEX

1 OF 10	- SITE PLAN & DETAILS, PROJECT INFO, DRAWING INDEX
000-2 OF 10	- UTILITY PLAN
01-3 OF 10	- GRADING PLAN
02-1 OF 10	- GRADING & EROSION CONTROL DETAILS
02-2 OF 10	- GRADING & EROSION CONTROL DETAILS
02-3 OF 10	- LANDSCAPE PLAN
02-4 OF 10	- LANDSCAPE PLAN
02-5 OF 10	- LANDSCAPE PLAN
02-6 OF 10	- LANDSCAPE PLAN
02-7 OF 10	- LANDSCAPE PLAN
02-8 OF 10	- PHOTO METRIC PLAN
9 OF 10	- PHOTO METRIC DETAILS
10 OF 10	- DP BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	CMONT, LLC 1285 MESA AVE COLORADO SPRINGS, CO 80908
LEGAL DESCRIPTION: LOT 9, FILING 2 OF CLAREMONT BUSINESS PARK	
PARCEL NUMBER LOT 9:	54081-02-013
ZONING:	CS
LOT SIZE LOT 9:	42,714 SF (0.981 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0752 F. DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 06-08-B13P EFFECTIVE DATE DEC. 13, 2006)
BUILDING INFORMATION	
GROSS BUILDING AREA:	5,000 SF
BUILDING OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	WAREHOUSE
STRUCTURAL COVERAGE:	23%
PAVEMENT COVERAGE:	41%
STREET COVERAGE:	12%
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"
REQUIRED PARKING SPACES:	
WAREHOUSE (-1 SPACE/1,000 S.F.) (5,000 S.F. / 1,000 S.F.):	5
H.C. (-1 SPACE/25 REQ'D):	1
TOTAL PARKING SPACES REQUIRED:	5
STANDARD SPACES PROVIDED:	5
H.C. SPACES PROVIDED:	4
COMPACT SPACES PROVIDED:	1
LOADING SPACE PROVIDED:	0
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	LOADING DOCK
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	WINTER 2018
LANDSCAPING:	SPRING 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH PROUGH 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

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 9-2
CLAREMONT BUSINESS PARK-LOT 9-2
1405 SELIX GROVE
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: JAN. 26, 2018
DRAWN BY: L. PETERSON
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1065

RESUBMITTALS:

▲

▲

▲

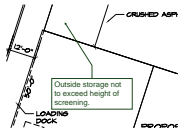
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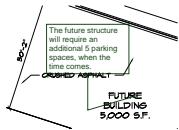
Markup Summary

dsdkendall (4)



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 3/2/2018 10:08:02 AM
Color: ■
Layer:
Space:

Outside storage not to exceed height of screening.



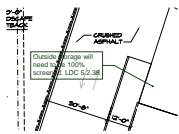
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Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 3/2/2018 10:08:04 AM
Color: ■
Layer:
Space:

The future structure will require an additional 5 parking spaces, when the time comes.



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 3/2/2018 10:08:03 AM
Color: ■
Layer:
Space:

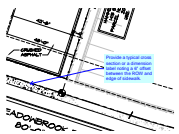
Show where the outdoor storage will be located.



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdkendall
Date: 3/2/2018 10:08:01 AM
Color: ■
Layer:
Space:

Outside storage will need to be 100% screened.
LDC 5.2.38

dsdlaforce (2)



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 3/5/2018 3:10:07 PM
Color: ■
Layer:
Space:

Provide a typical cross section or a dimension label noting a 6" offset between the ROW and edge of sidewalk.



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 3/5/2018 3:10:07 PM
Color: ■
Layer:
Space:

Clarify where the demarcation line between
crushed asphalt and asphalt