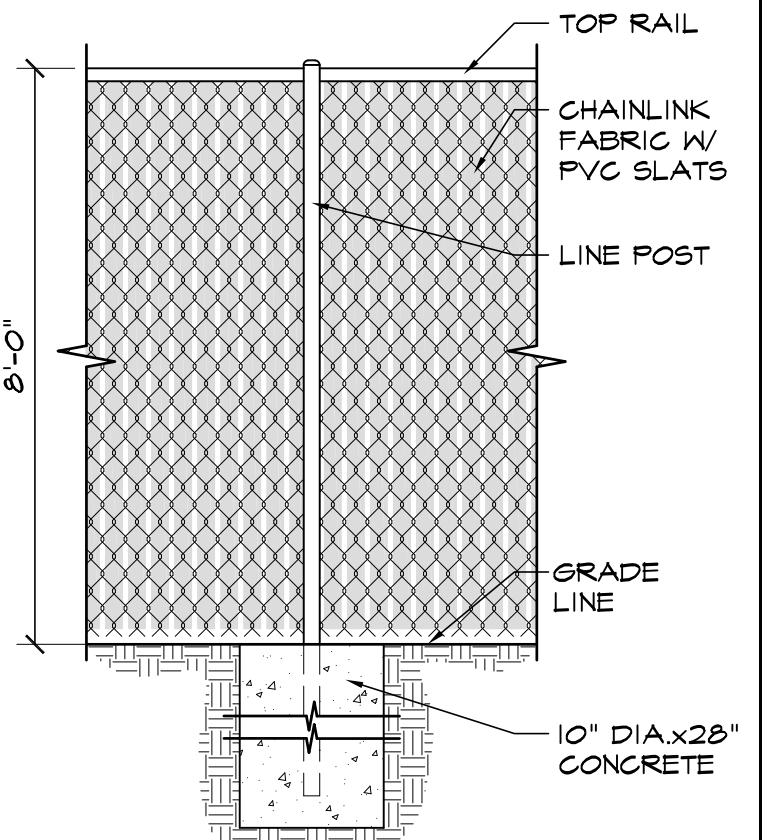


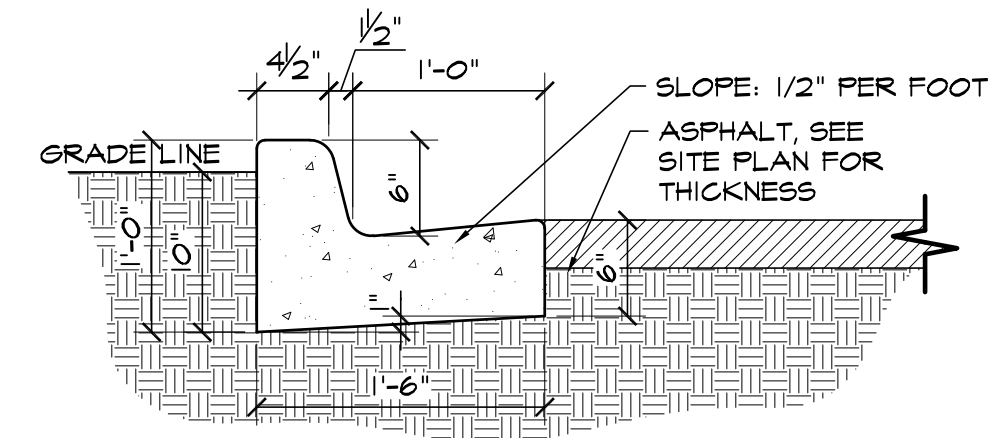
3 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



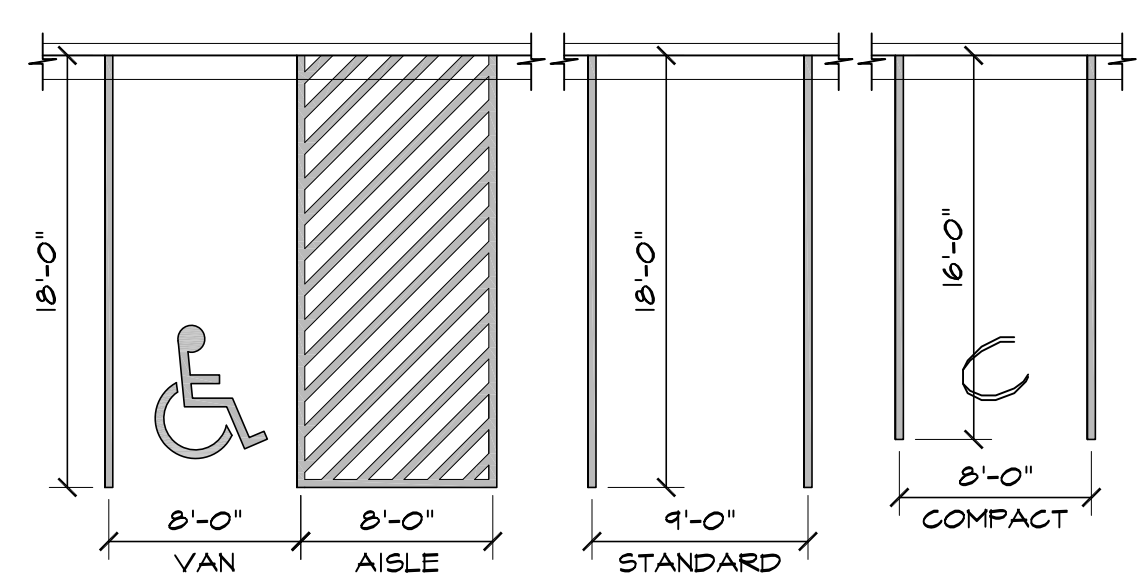
4 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"

**FENCE SPECS:**  
**POSTS:**  
 - ALL POSTS WILL BE SET IN CONC.  
 - END & CORNER - 2 3/8" T-40  
 - LINE POSTS - 2" T-40 @ 10'-0" OC  
**TOP RAIL:**  
 - 1 5/8" T-20  
**CHAINLINK FABRIC:**  
 - 2" MESH x 11 GA  
 - GALVANIZED AFTER WEAVING  
 - ATTACH W/ STL TIES - START 1" A.F.F.  
**SLATS:**  
 - DOUBLE WALL PVC PRIVACY FILLER STRIPS  
 - LOCKING TRACK ON BOTTOM  
 - START 2" A.F.F.  
**GATES:**  
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

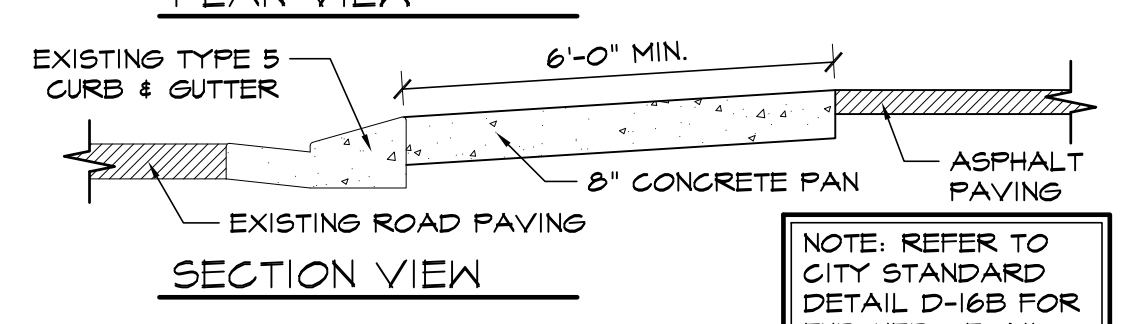
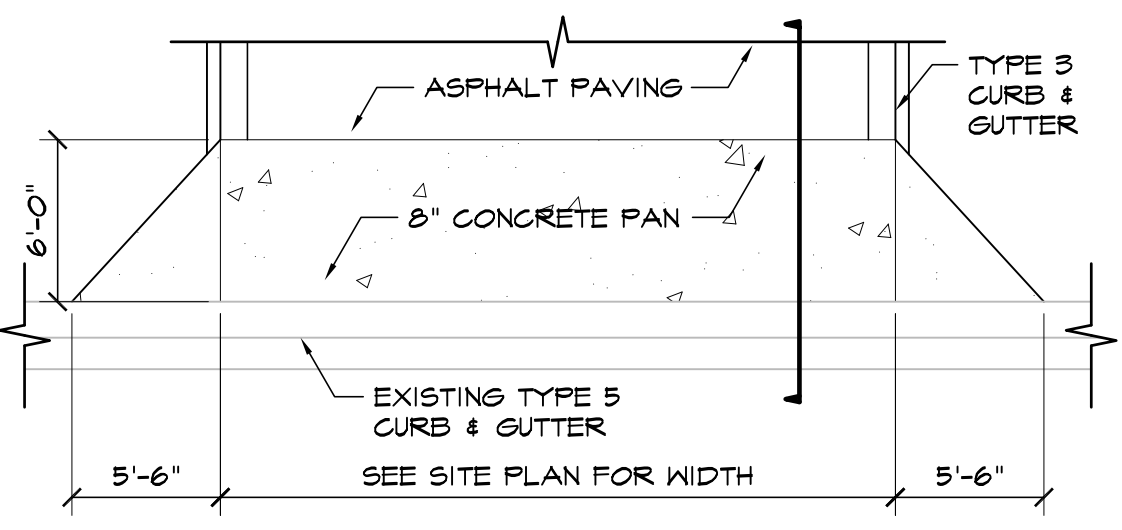
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



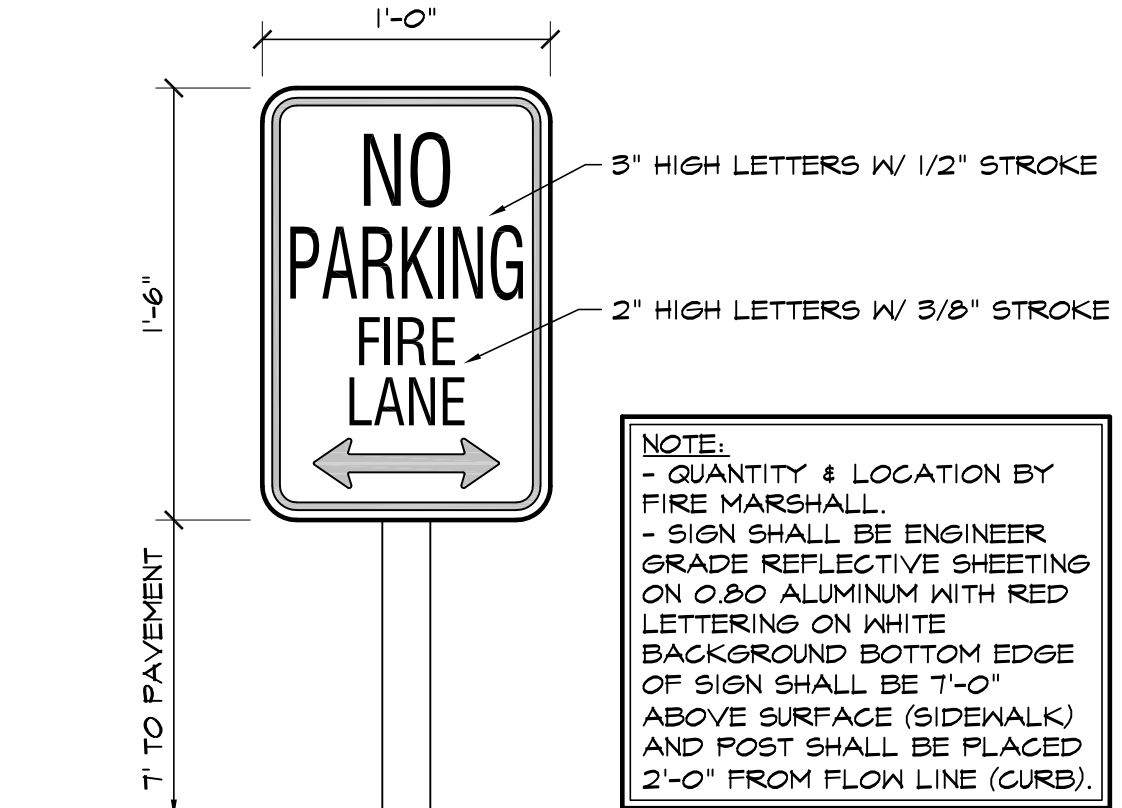
3 EPC TYPE B CURB  
SCALE: 1"=1'-0"



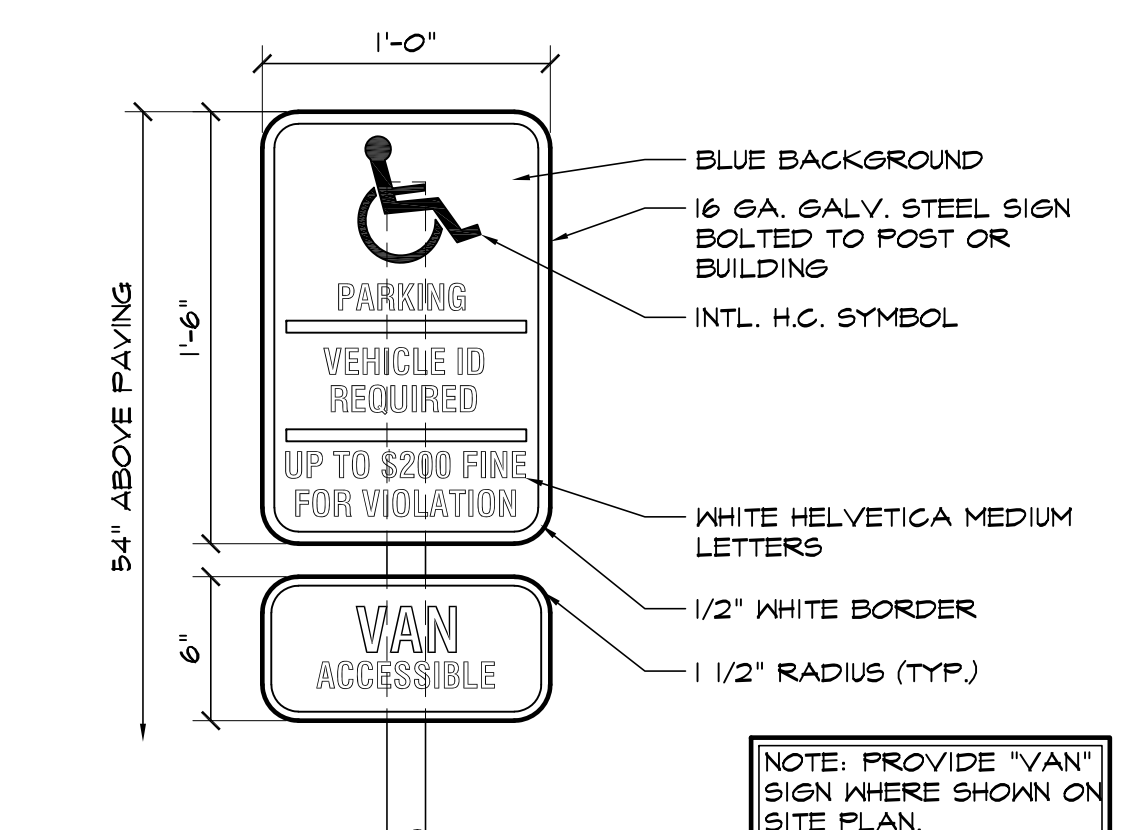
2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



5 DRIVEWAY DETAIL  
NOT TO SCALE

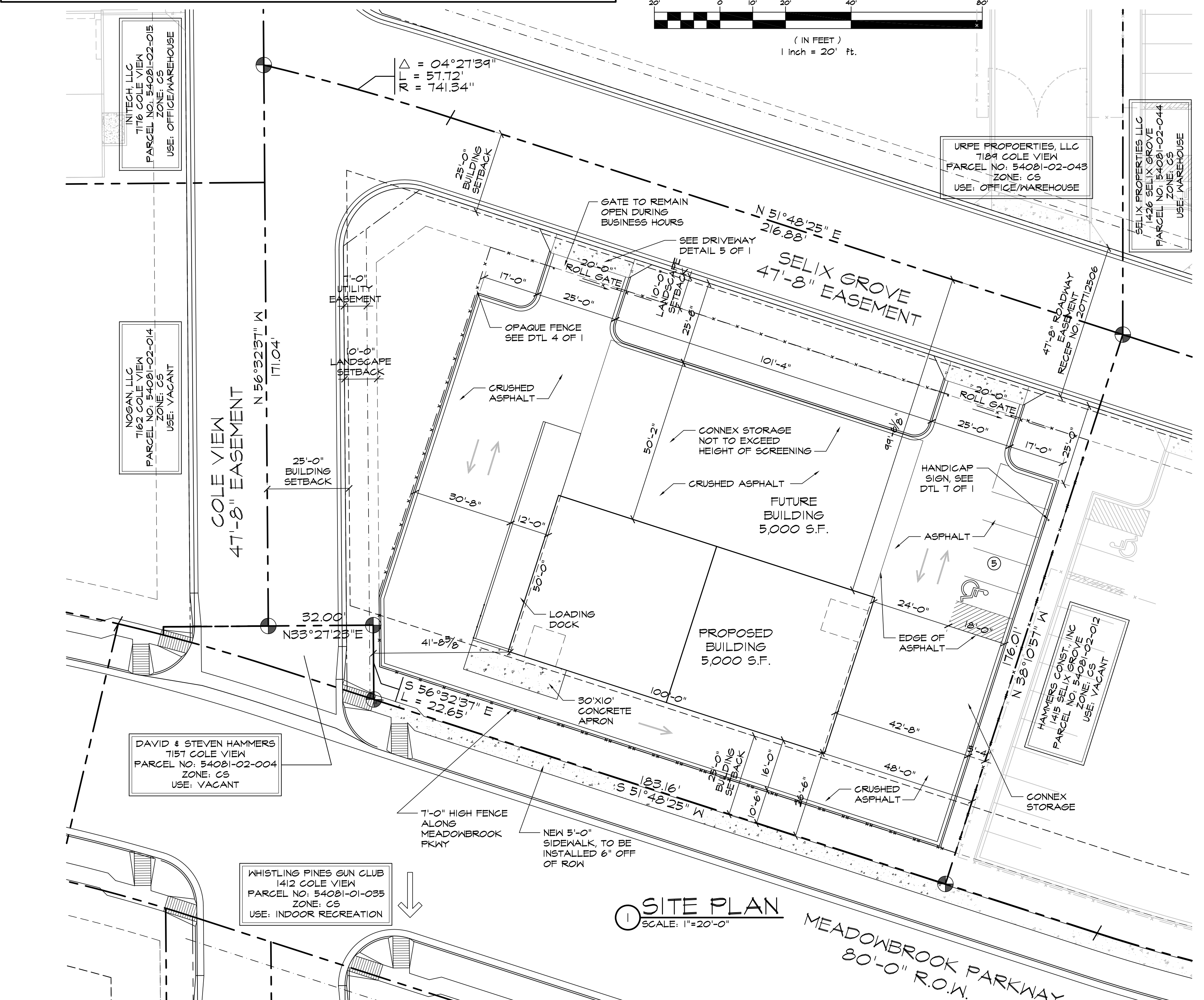


6 FIRE LANE SIGN  
SCALE: 1 1/2"=1'-0"



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

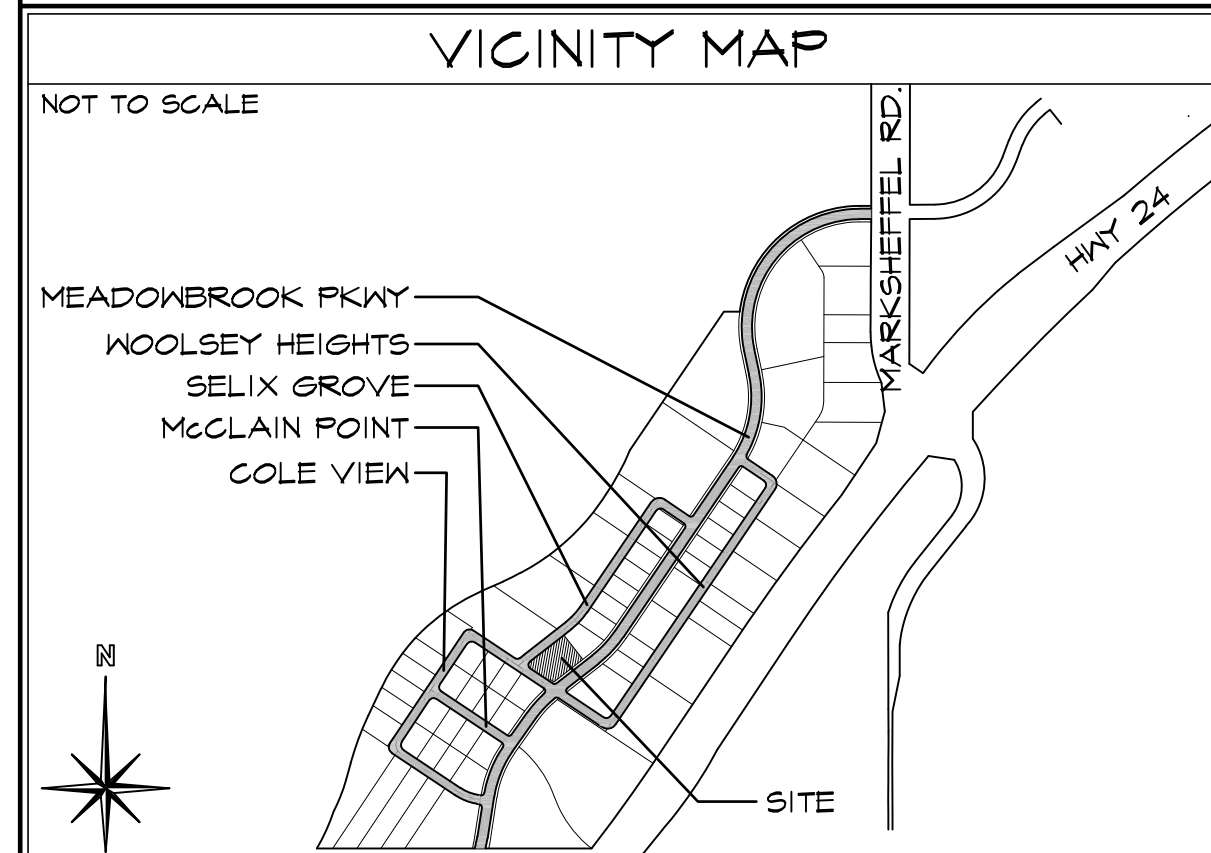
**GENERAL NOTES**  
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT 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.



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
02-1-4 OF 10 - GRADING & EROSION CONTROL DETAILS
02-2-5 OF 10 - GRADING & EROSION CONTROL DETAILS
02-3-6 OF 10 - LANDSCAPE PLAN
L-01-7 OF 10 - LANDSCAPE DETAILS
L-02-8 OF 10 - PHOTOMETRIC PLAN
9 OF 10 - PHOTOMETRIC DETAILS
10 OF 10 - DP BUILDING ELEVATIONS



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	CMONT, LLC 1285 MESA AVE COLORADO SPRINGS, CO 80906
<b>LEGAL DESCRIPTION:</b> 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 06-08-08-B13P EFFECTIVE DATE DEC. 13, 2006)
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	5,000 SF
BUILDING OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	
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"
<b>REQUIRED PARKING SPACES:</b>	
WAREHOUSE-(1 SPACE/1,000 S.F.) (5,000 S.F. / 1,000 S.F.)	5
H.C.-(1 SPACE/25 REQ'D)	1
<b>TOTAL PARKING SPACES REQUIRED:</b>	5
<b>TOTAL PARKING SPACES PROVIDED:</b>	5
STANDARD SPACES PROVIDED	4
H.C. SPACES PROVIDED	1
COMPACT SPACES PROVIDED	0
LOADING SPACE PROVIDED	0
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	LOADING DOCK
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	WINTER 2018
LANDSCAPING:	SPRING 2018
<b>DEVELOPMENT APPLICANT</b>	
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 AIRTIGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W CONTROL JOINTS @ 5'-0" OC.
●	PROPERTY CORNER
---	TRAFFIC FLOW
□	WALL PACK LIGHTING
---	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT

COUNTY FILE NO. PPR-18-007

**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:  
 3-13-18/DP COMMENTS 3-5-18  
 3-24-18/FINAL SUBMITTAL

1 of 10  
 SITE PLAN