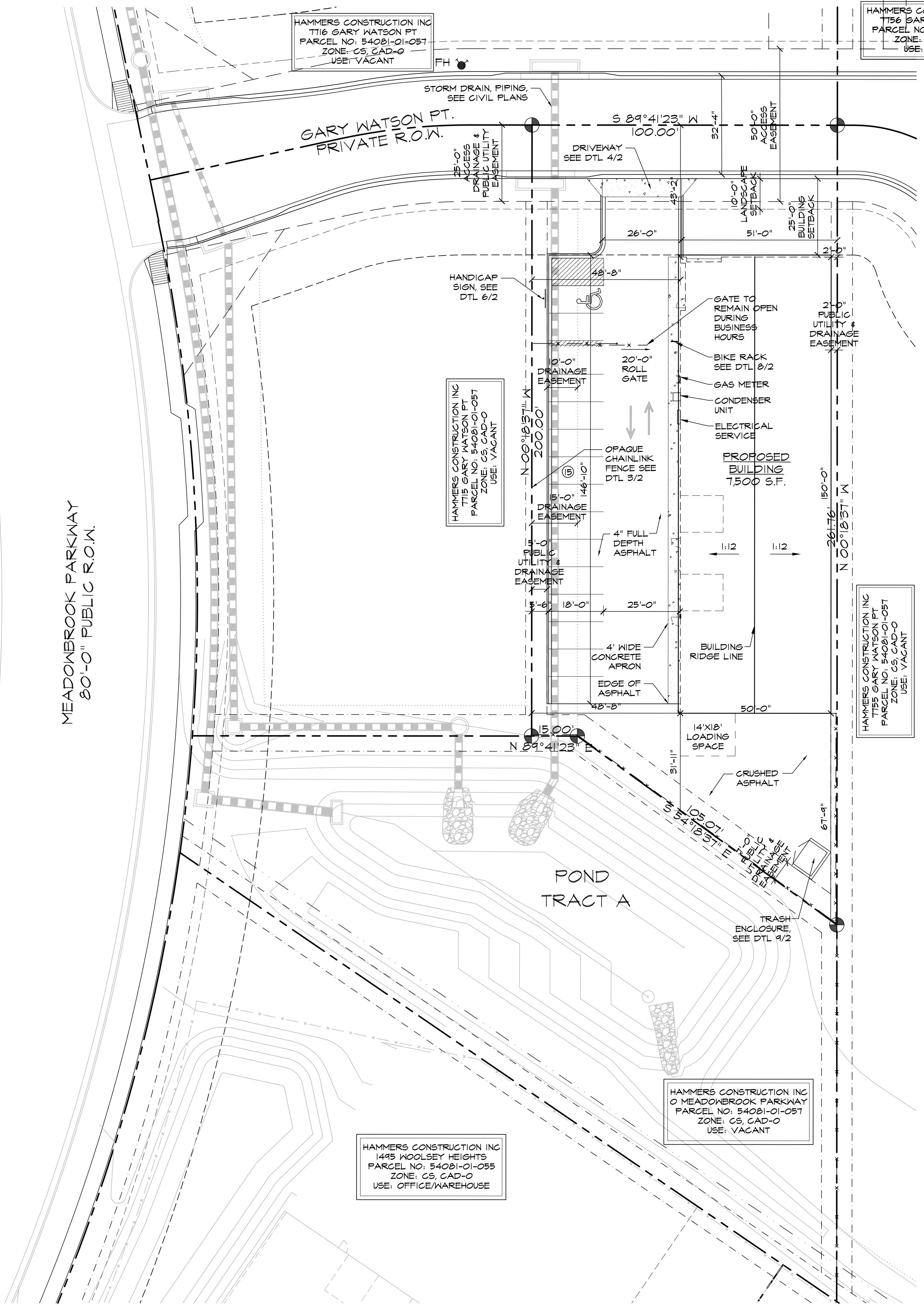


MEADOWBROOK PARKWAY  
80'-0" PUBLIC R.O.W.



HAMMERS CONSTRUCTION INC  
7116 GARY WATSON PT  
PARCEL NO. 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

HAMMERS CONSTRUCTION INC  
7156 GARY WATSON PT  
PARCEL NO. 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

HAMMERS CONSTRUCTION INC  
7116 GARY WATSON PT  
PARCEL NO. 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

HAMMERS CONSTRUCTION INC  
7156 GARY WATSON PT  
PARCEL NO. 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

HAMMERS CONSTRUCTION INC  
1415 WOOLSEY HEIGHTS  
PARCEL NO. 54081-01-055  
ZONE: CS, CAD-0  
USE: OFFICE/WAREHOUSE

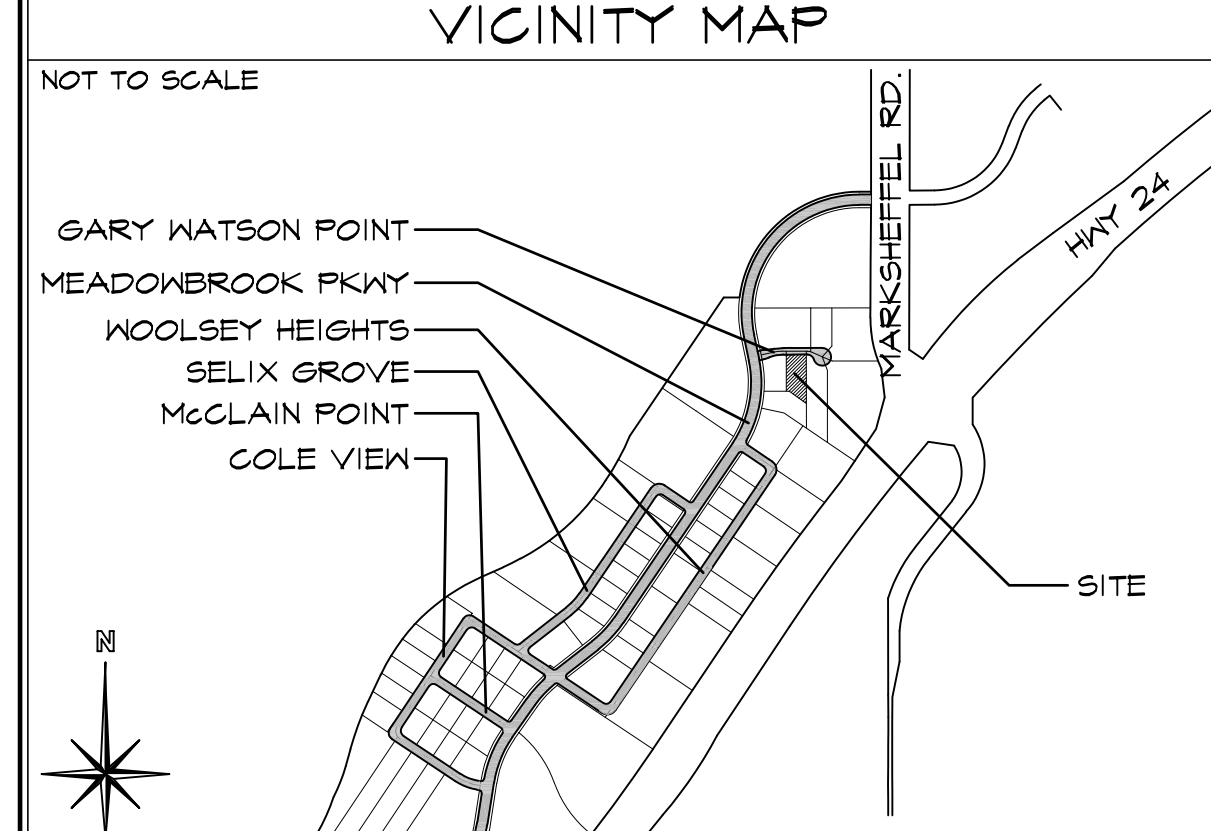
HAMMERS CONSTRUCTION INC  
0 MEADOWBROOK PARKWAY  
PARCEL NO. 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

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

**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 - UTILITY SERVICE PLAN COVER SHEET
- 4 OF 11 - UTILITY SERVICE PLAN
- 5 OF 11 - GRADING & EROSION COVER SHEET
- 6 OF 11 - GRADING & EROSION CONTROL PLAN
- L1.1 - 7 OF 11 - LANDSCAPE PLAN
- L1.2 - 8 OF 11 - LANDSCAPE DETAILS & NOTES
- 9 OF 11 - PHOTOMETRIC SITE PLAN
- 10 OF 11 - LIGHTING CUT SHEETS
- 11 OF 11 - DP BUILDING ELEVATIONS

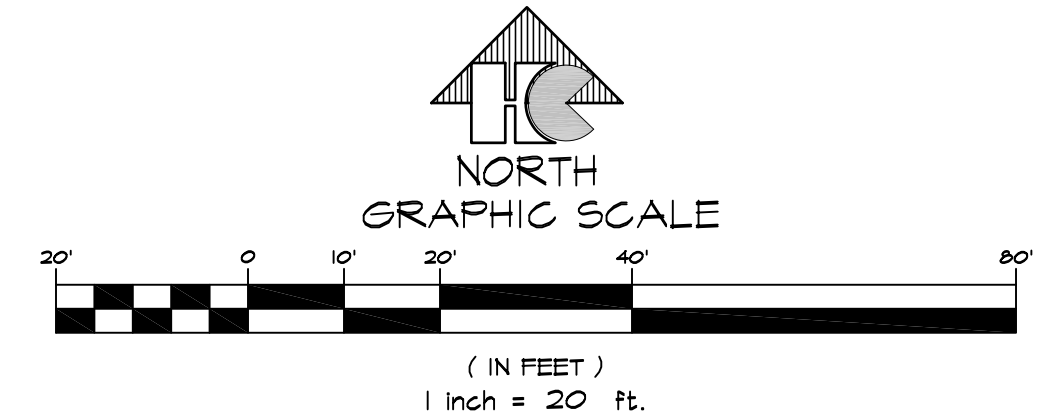


**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FILING NO 1, LOT 2
PARCEL NUMBER:	54081-01-057
ZONING:	CS, CAD-0
LOT SIZE:	22,625 SF (0.519 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 G, DATED DEC. 7, 2018)
<b>ZONING CODE STUDY</b>	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	33%
PAVEMENT COVERAGE:	29%
STREET COVERAGE:	18%
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>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	7500 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
EXTERIOR FIRE WALLS:	1 HR. (EAST SIDE ONLY)
<b>REQUIRED PARKING SPACES</b>	
OFFICE-(1 SPACE/200 S.F.) (1500 S.F. / 2000 S.F.)	8
WAREHOUSE-(1 SPACE/1000 S.F.) (6,000 S.F. / 1,000 S.F.)	6
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	15
STANDARD SPACES PROVIDED:	14
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACES PROVIDED (SEE DETAIL 1/2 FOR DIMENSIONS)	1 (14'x18')
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2021
LANDSCAPING:	SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	
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
---	ELEC/FIBER TELE EASEMENT
---	ACCESS EASEMENT
---	UTILITY & DRAINAGE EASEMENT
---	UTILITY EASEMENT
x x x x x x x x	OPAQUE CHAINLINK FENCE
o o o o o o o o	GAS LINE
h h h h h h h h	WATER LINE
e e e e e e e e	ELECTRICAL LINE
s s s s s s s s	SANITARY SEWER LINE
---	STORM SEWER LINE
+	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
⊙	WALK DOOR OR OVERHEAD DOOR LOCATIONS



EL PASO COUNTY FILE NO. PPR-21-009

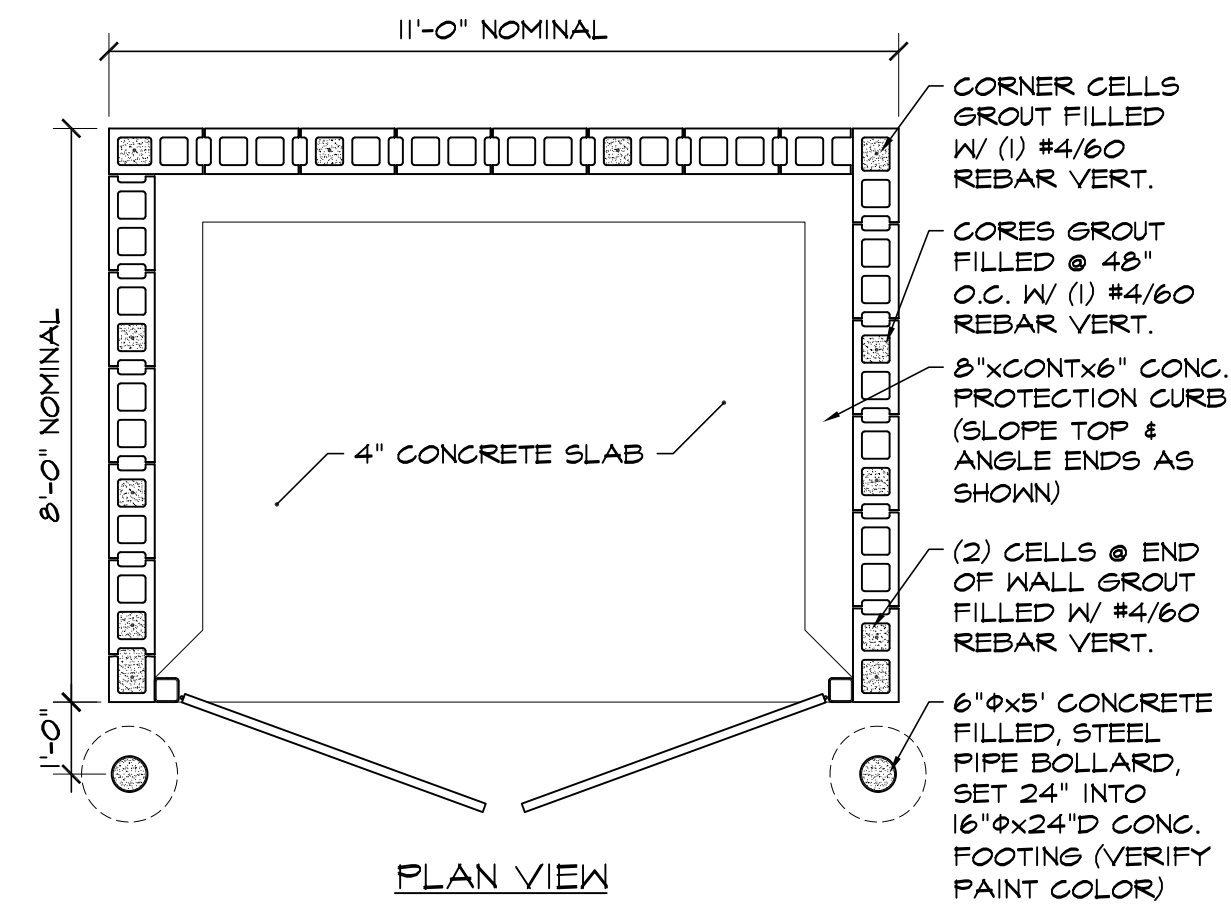
**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
www.hammersconstruction.com

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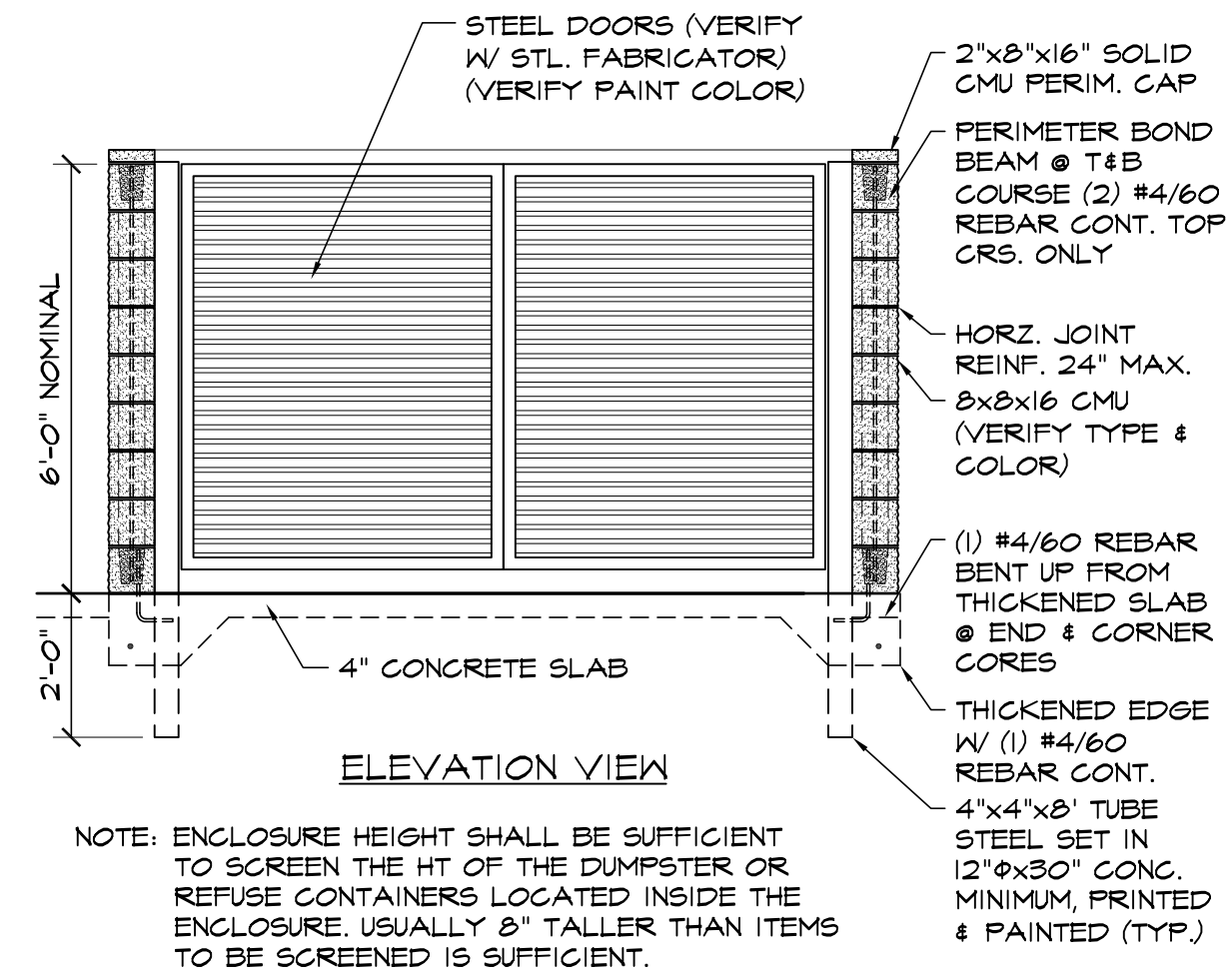
**CBP 2-1, LOT 2**  
7156 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: APRIL 5, 2021  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1160

RESUBMITTALS:  
4-14-21 / COMMENTS 4-1-21  
5-3-21 / COMMENTS 5-3-21



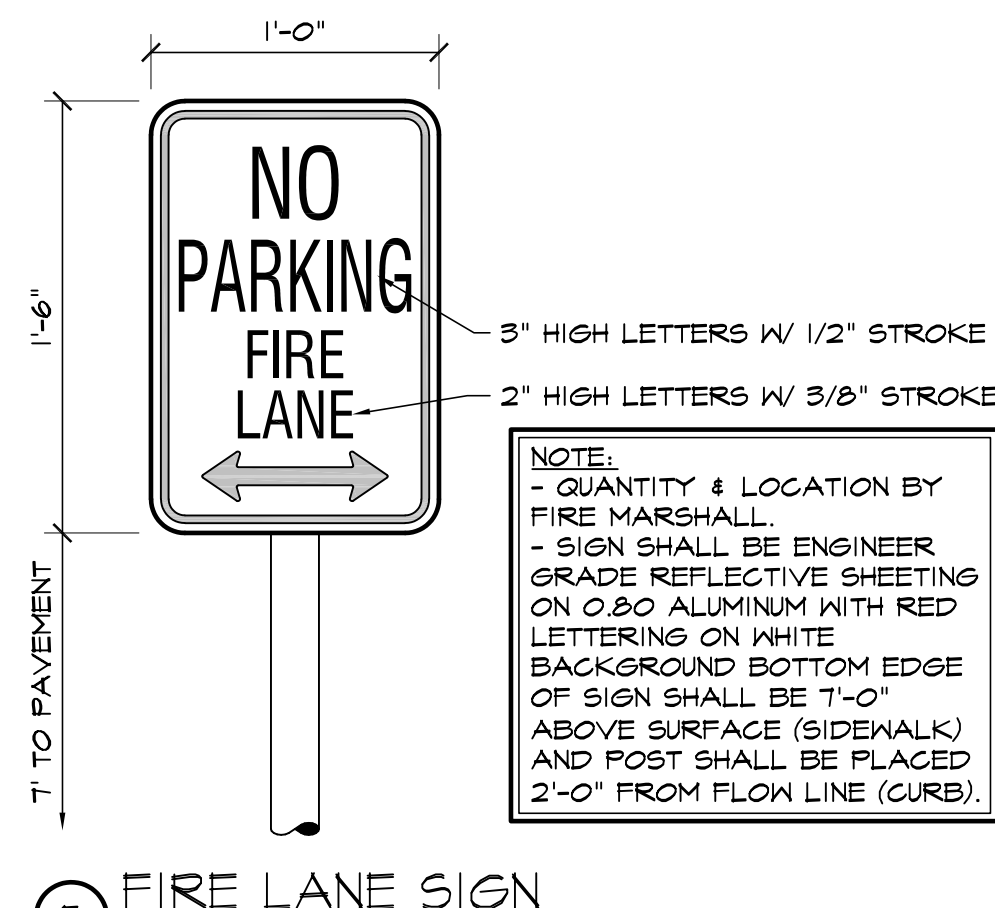
PLAN VIEW



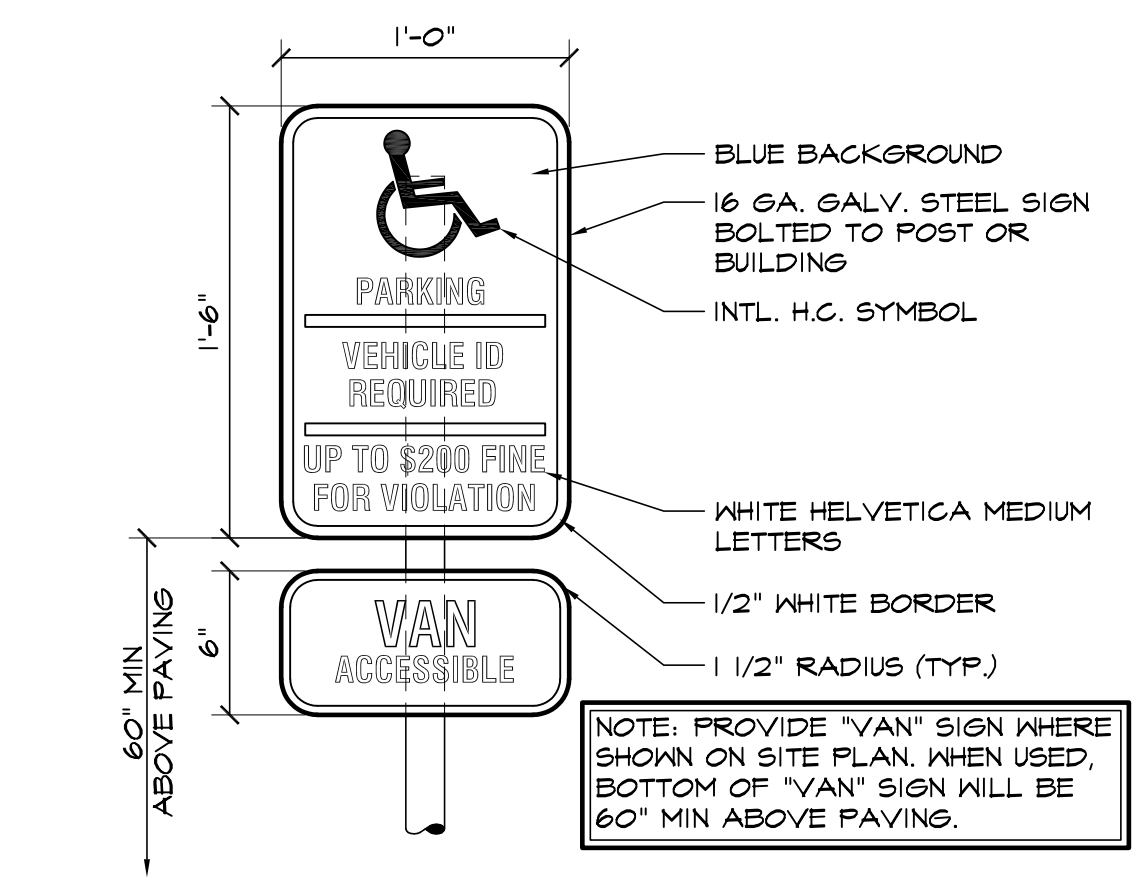
ELEVATION VIEW

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

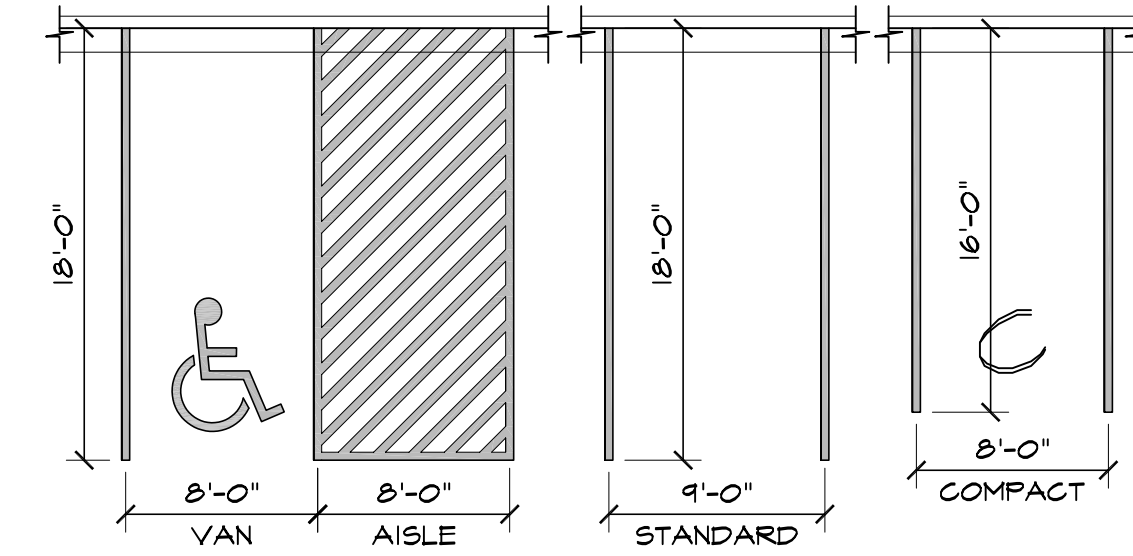
NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE, USUALLY 8' TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.



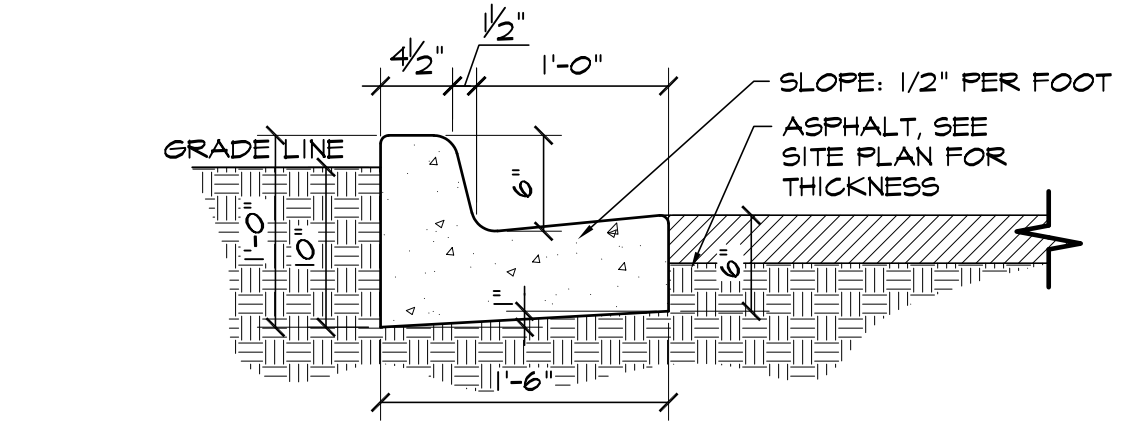
5 FIRE LANE SIGN  
SCALE: 1/2"=1'-0"



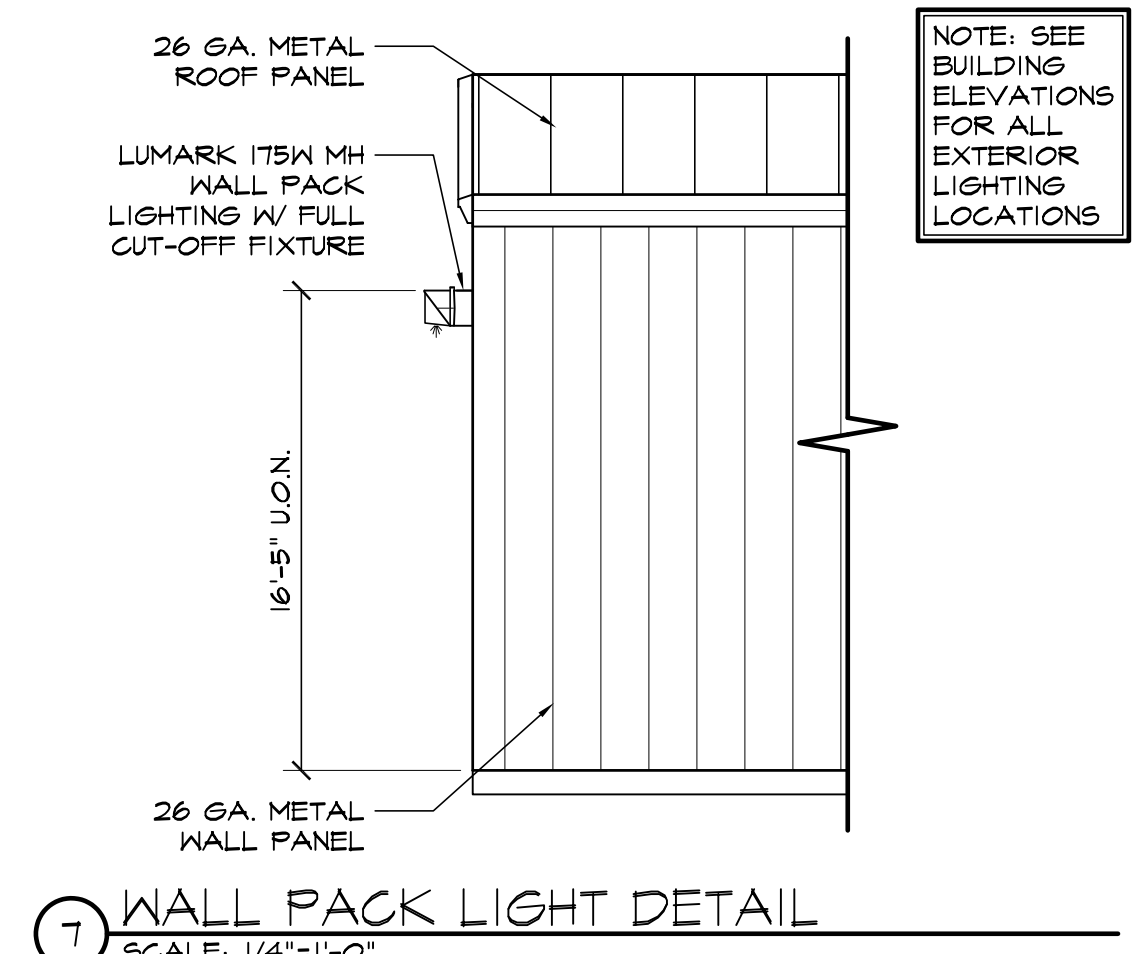
6 HANDICAPPED PARKING SIGN  
SCALE: 1/2"=1'-0"



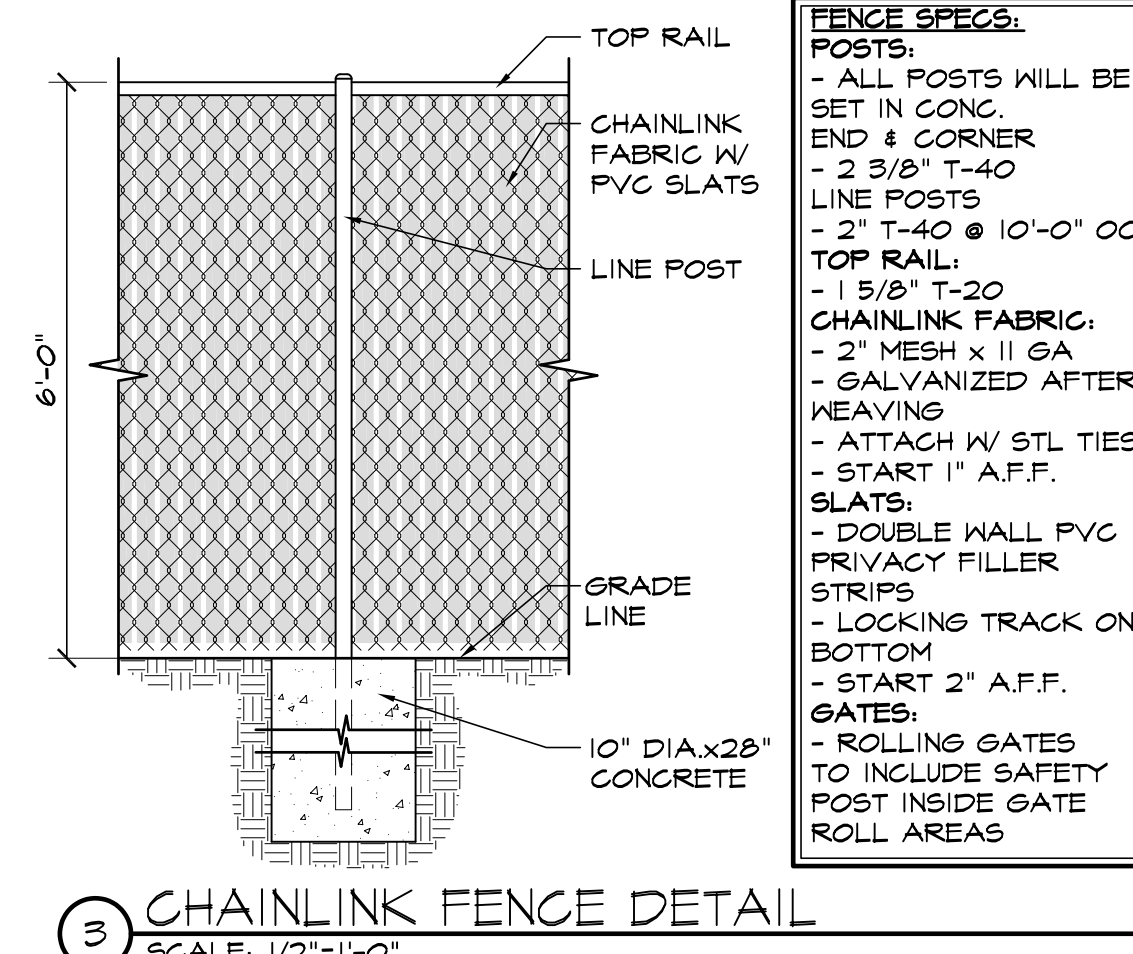
1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



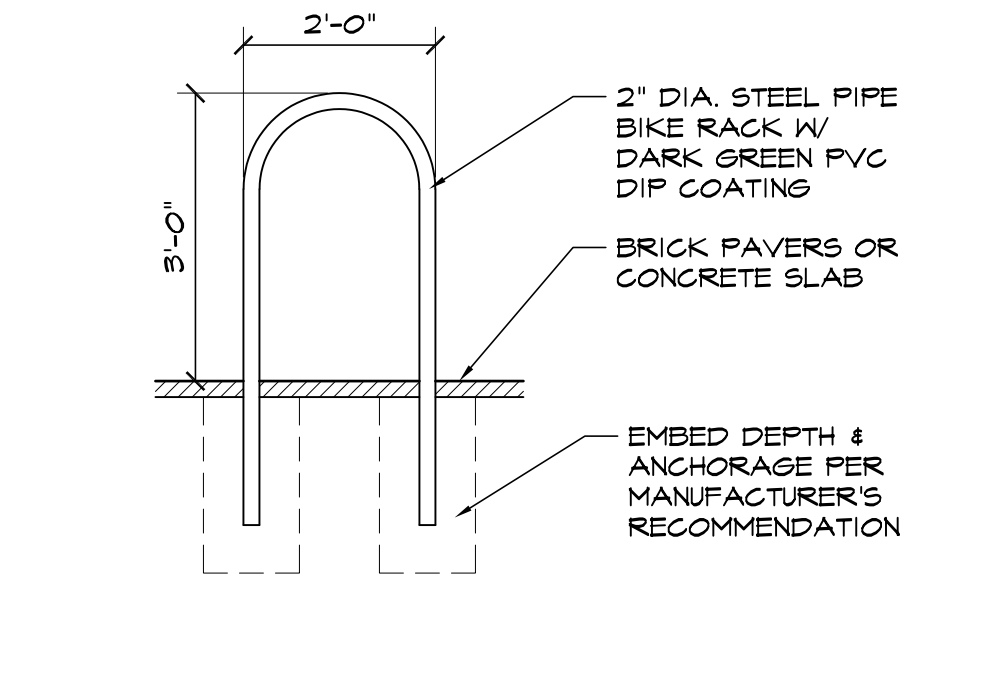
2 EPC TYPE B CURB  
SCALE: 1"=1'-0"



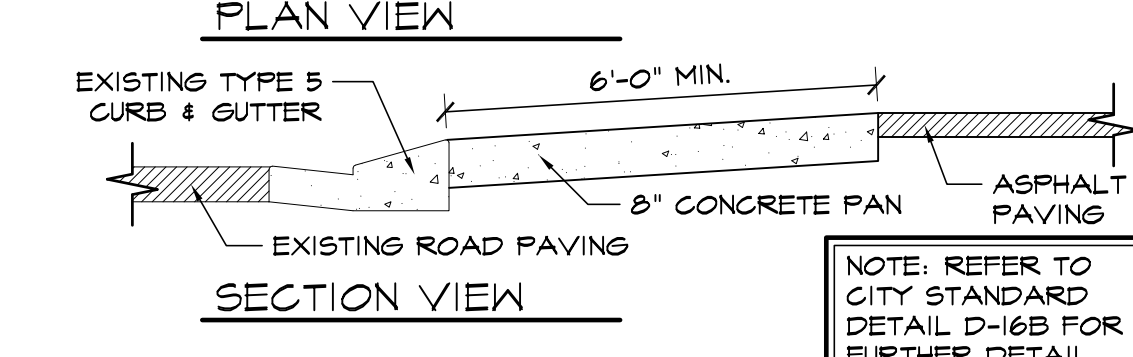
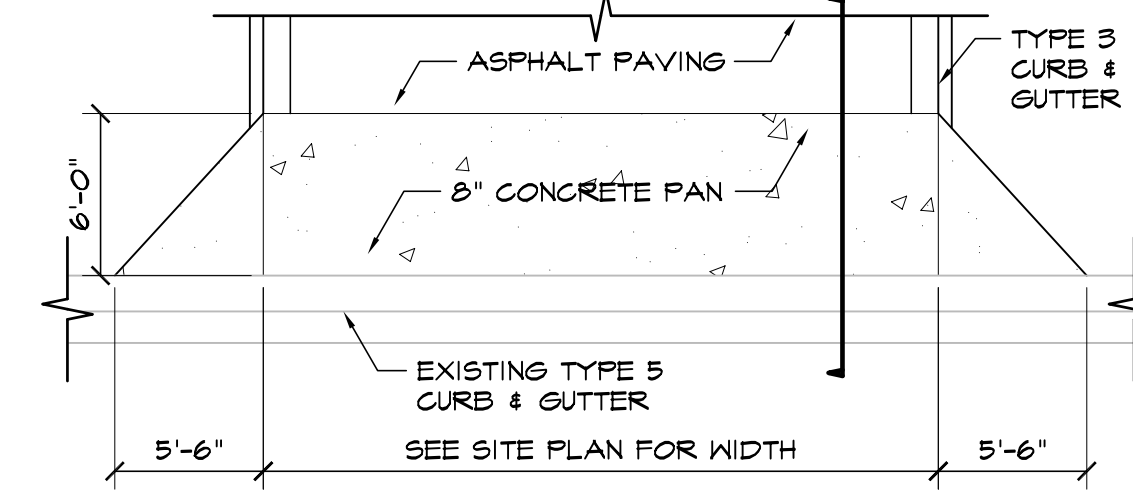
7 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



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



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



4 DRIVEWAY DETAIL  
NOT TO SCALE

EL PASO COUNTY FILE NO. PPR-21-009

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CBP 2-1, LOT 2  
7735 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

DATE: APRIL 5, 2021  
DRAWN BY: W. VENEROS  
PROJ. MGR: R. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1160

- RESUBMITTALS:
- △ 4-14-21 / COMMENTS 4-1-21
  - △ 5-3-21 / COMMENTS 5-3-21
  - △
  - △
  - △