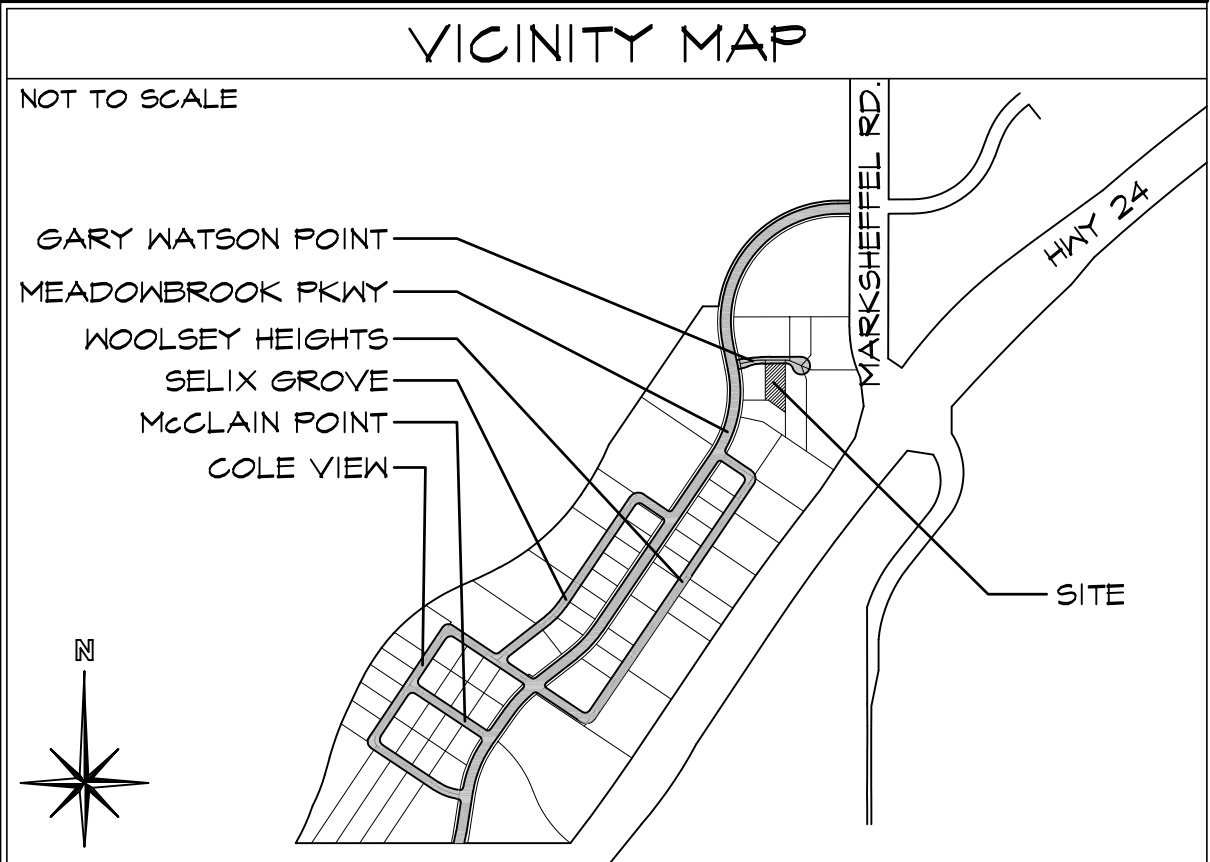


ADA NOTES

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.

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PROJECT INFORMATION

| | |
|---------------------------------------|---|
| PROPERTY INFORMATION | |
| OWNER NAME: | HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 |
| LEGAL DESCRIPTION: | CLAREMONT BUSINESS PARK 2 FILING NO 1, LOT 2 54081-01-051 |
| PARCEL NUMBER: | CS, CAD-0 |
| LOT SIZE: | 22,625 SF (0.519 ACRES) |
| CURRENT USE: | VACANT |
| FLOODPLAIN STATEMENT: | ZONE X (MAP NO. 0804ICOT56 G, DATED DEC. 7, 2018) |
| ZONING CODE STUDY | |
| PROPOSED PRINCIPAL USE: | OFFICE & WAREHOUSE |
| STRUCTURAL COVERAGE: | 33% |
| PAVEMENT COVERAGE: | 29% |
| STREET COVERAGE: | 18% |
| BUILDING STRUCTURAL HEIGHT: | (8'-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: | 7,500 SF |
| BUILDING OCCUPANCY: | B/S-2 |
| TYPE OF CONSTRUCTION: | II-B |
| FIRE SYSTEMS: | NONE |
| EXTERIOR FIRE WALLS: | 1 HR. (EAST SIDE ONLY) |
| REQUIRED PARKING SPACES | |
| OFFICE-(1 SPACE/200 S.F.). | |
| (1,500 S.F. / 200 S.F.) | 8 |
| WAREHOUSE-(1 SPACE/1,000 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 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)-570-1008 |
| 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 |
| --- | OPAQUE CHAINLINK 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 |
| --- | MH 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) 570-1008
www.hammersconstruction.com

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CBP 2-1, LOT 2

7155 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: FEB. 22, 2021
DRAWN BY: W. VENEROS
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1160

RESUBMITTALS:

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