

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

HAMMERS CONSTRUCTION INC  
7716 GARY WATSON PT  
PARCEL NO: 54081-01-057  
ZONE: CS, CAD-0  
USE: VACANT

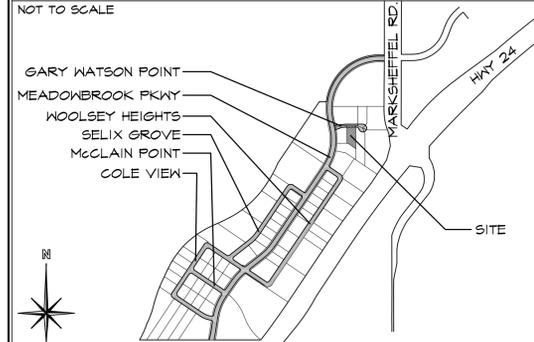
HAMMERS CONSTRUCTION INC  
7756 GARY WATSON PT  
PARCEL NO: 54081-01-057  
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**ADA NOTES**  
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS 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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**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
<b>LEGAL DESCRIPTION:</b>	CLAREMONT BUSINESS PARK 2 FILING NO 1, LOT 2 54081-01-057
<b>PARCEL NUMBER:</b>	54081-01-057
<b>ZONING:</b>	CS, CAD-0
<b>LOT SIZE:</b>	22,625 SF (0.519 ACRES)
<b>CURRENT USE:</b>	VACANT
<b>FLOODPLAIN STATEMENT:</b>	ZONE X (MAP NO. 08041COT56 G, DATED DEC. 7, 2018)
<b>ZONING CODE STUDY</b>	OFFICE & WAREHOUSE
<b>PROPOSED PRINCIPAL USE:</b>	OFFICE & WAREHOUSE
<b>STRUCTURAL COVERAGE:</b>	33%
<b>PAVEMENT COVERAGE:</b>	29%
<b>STREET COVERAGE:</b>	18%
<b>BUILDING STRUCTURAL HEIGHT:</b>	18'-1 3/8" (45'-0" MAX)
<b>FRONT YARD SETBACK:</b>	25'-0"
<b>SIDE YARD SETBACK:</b>	0'-0"
<b>REAR YARD SETBACK:</b>	0'-0"
<b>BUILDING INFORMATION</b>	
<b>GROSS BUILDING AREA:</b>	7,500 SF
<b>BUILDING OCCUPANCY:</b>	B/S-2
<b>TYPE OF CONSTRUCTION:</b>	II-B
<b>FIRE SYSTEMS:</b>	NONE
<b>EXTERIOR FIRE WALLS:</b>	1 HR. (EAST SIDE ONLY)
<b>REQUIRED PARKING SPACES</b>	
<b>OFFICE-(1 SPACE/200 S.F.)</b> (1,500 S.F. / 200 S.F.)	8
<b>WAREHOUSE-(1 SPACE/1,000 S.F.)</b> (6,000 S.F. / 1,000 S.F.)	6
<b>H.C.-(1 SPACE/25 REQ'D)</b>	1
<b>TOTAL PARKING SPACES REQUIRED:</b>	14
<b>TOTAL PARKING PROVIDED:</b>	15
<b>STANDARD SPACES PROVIDED:</b>	14
<b>H.C. SPACES PROVIDED:</b>	1
<b>COMPACT SPACES PROVIDED:</b>	0
<b>LOADING SPACE PROVIDED</b> (SEE DETAIL 1/2 FOR DIMENSIONS)	1 (14'x18')
<b>DEVELOPMENT SCHEDULE</b>	
<b>CONSTRUCTION:</b>	SPRING 2021
<b>LANDSCAPING:</b>	SUMMER 2021
<b>DEVELOPMENT APPLICANT</b>	
<b>COMPANY:</b>	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
<b>PHONE NUMBER:</b>	(719)-570-1544
<b>FAX NUMBER:</b>	(719)-570-7008
<b>APPLICANT NAME:</b>	LISA PETERSON
<b>APPLICANT E-MAIL:</b>	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
○	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) 570-1544 FAX (719) 570-7008  
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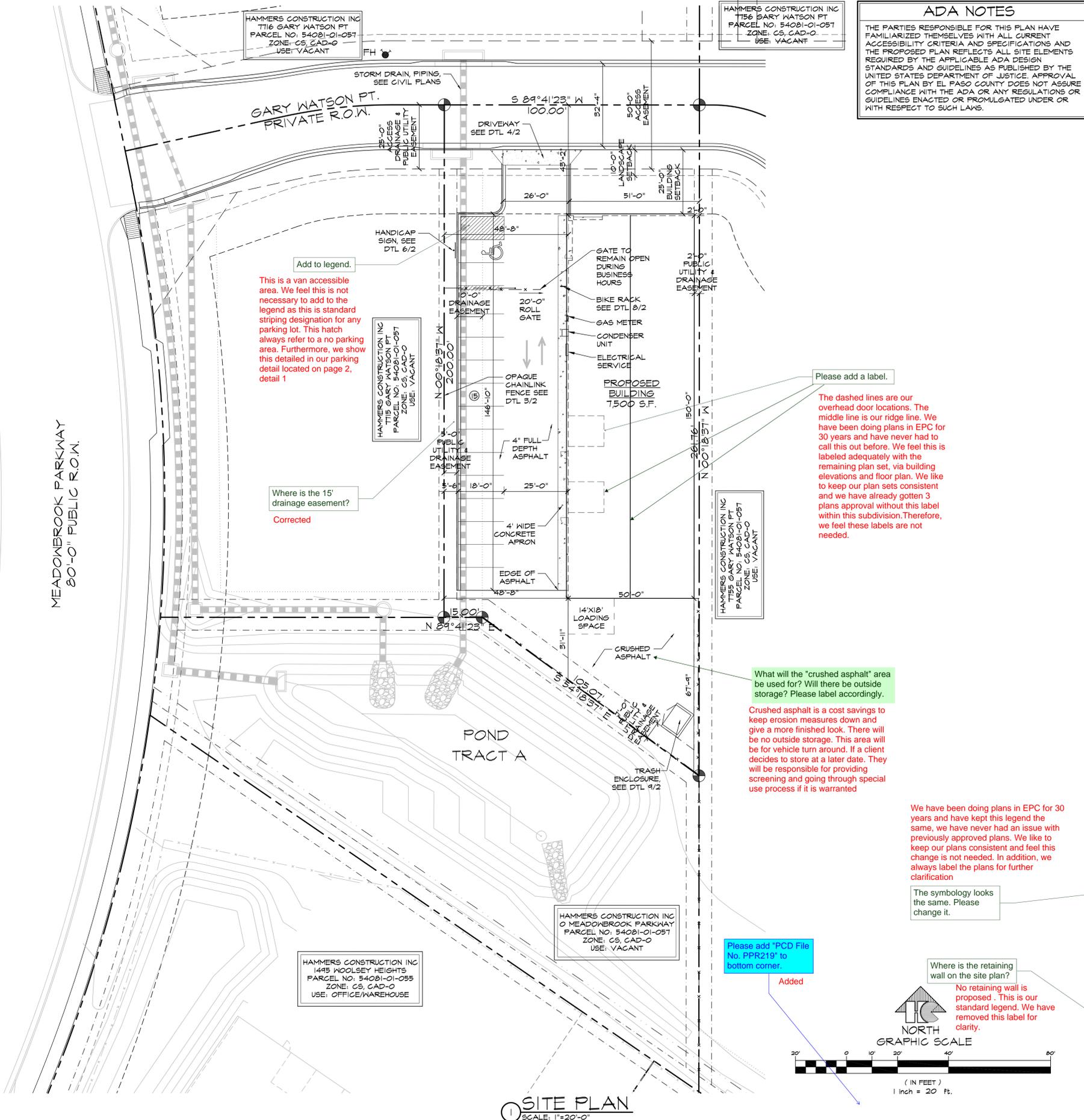
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**CBP 2-1, LOT 2**  
7756 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

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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1 of 11  
SITE PLAN



Add to legend.  
This is a van accessible area. We feel this is not necessary to add to the legend as this is standard striping designation for any parking lot. This hatch always refer to a no parking area. Furthermore, we show this detailed in our parking detail located on page 2, detail 1

Where is the 15' drainage easement?  
Corrected

Please add a label.  
The dashed lines are our overhead door locations. The middle line is our ridge line. We have been doing plans in EPC for 30 years and have never had to call this out before. We feel this is labeled adequately with the remaining plan set, via building elevations and floor plan. We like to keep our plan sets consistent and we have already gotten 3 plans approval without this label within this subdivision. Therefore, we feel these labels are not needed.

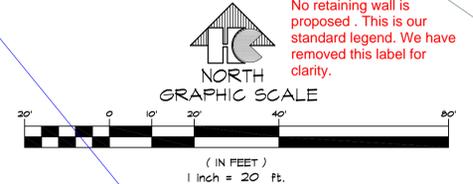
What will the "crushed asphalt" area be used for? Will there be outside storage? Please label accordingly.  
Crushed asphalt is a cost savings to keep erosion measures down and give a more finished look. There will be no outside storage. This area will be for vehicle turn around. If a client decides to store at a later date. They will be responsible for providing screening and going through special use process if it is warranted

We have been doing plans in EPC for 30 years and have kept this legend the same, we have never had an issue with previously approved plans. We like to keep our plans consistent and feel this change is not needed. In addition, we always label the plans for further clarification

The symbology looks the same. Please change it.

Please add "PCD File No. PPR219" to bottom corner.  
Added

Where is the retaining wall on the site plan?  
No retaining wall is proposed. This is our standard legend. We have removed this label for clarity.



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