

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

GARY WATSON PT.  
PRIVATE R.O.W.

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7116 GARY WATSON PT  
PARCEL NO: 54081-01-057  
ZONE: CS, CAD-0  
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HAMMERS CONSTRUCTION INC  
7156 GARY WATSON PT  
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ZONE: CS, CAD-0  
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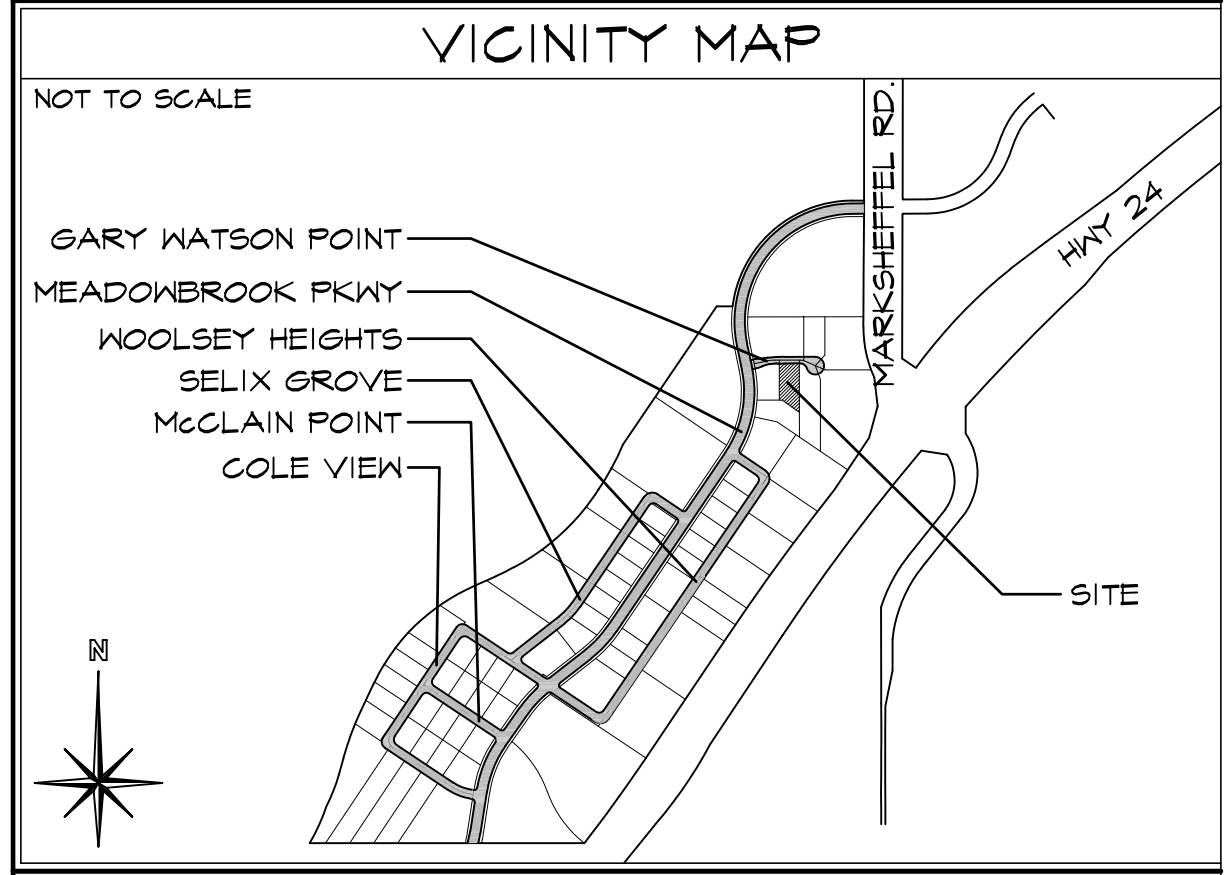
HAMMERS CONSTRUCTION INC  
1445 WOOLSEY HEIGHTS  
PARCEL NO: 54081-01-055  
ZONE: CS, CAD-0  
USE: OFFICE/WAREHOUSE

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

**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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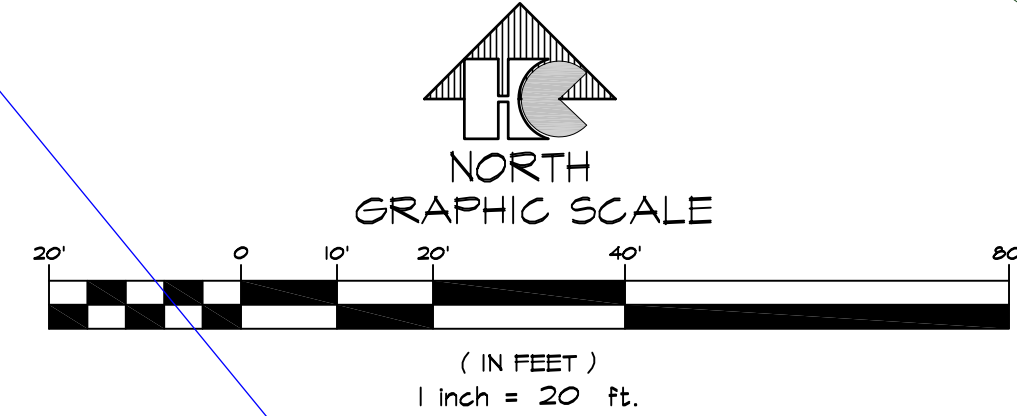


**PROJECT INFORMATION**

<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 54081-01-057
PARCEL NUMBER:	CS, CAD-0
LOT SIZE:	22,625 SF (0.519 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 080410756 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'-1 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:	7,500 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
EXTERIOR FIRE WALLS:	1 HR. (EAST SIDE ONLY)
<b>REQUIRED PARKING SPACES</b>	
OFFICE-(1) SPACE/200 S.F.) (1,500 S.F. / 2,000 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 (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)-570-1544
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
	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



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

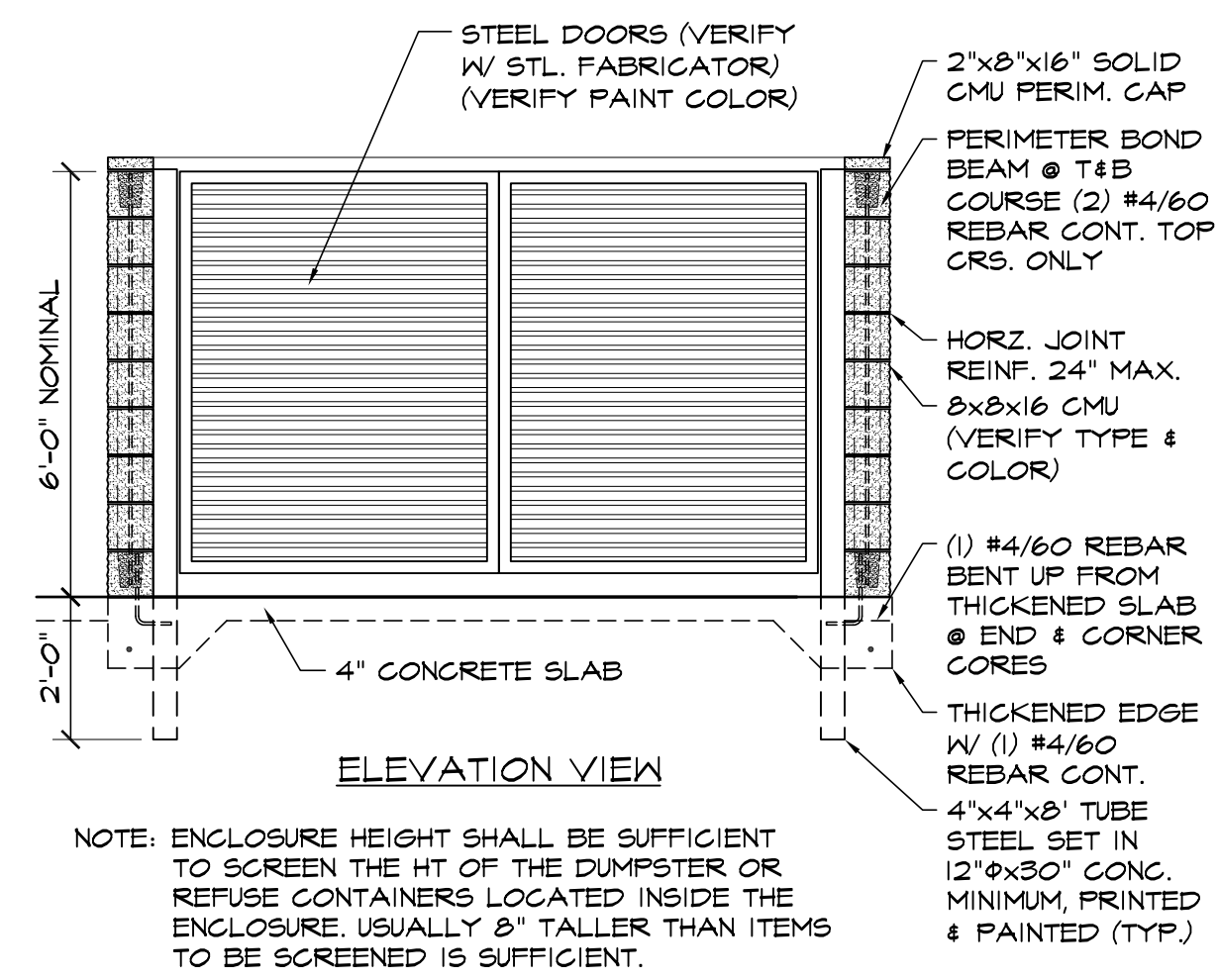
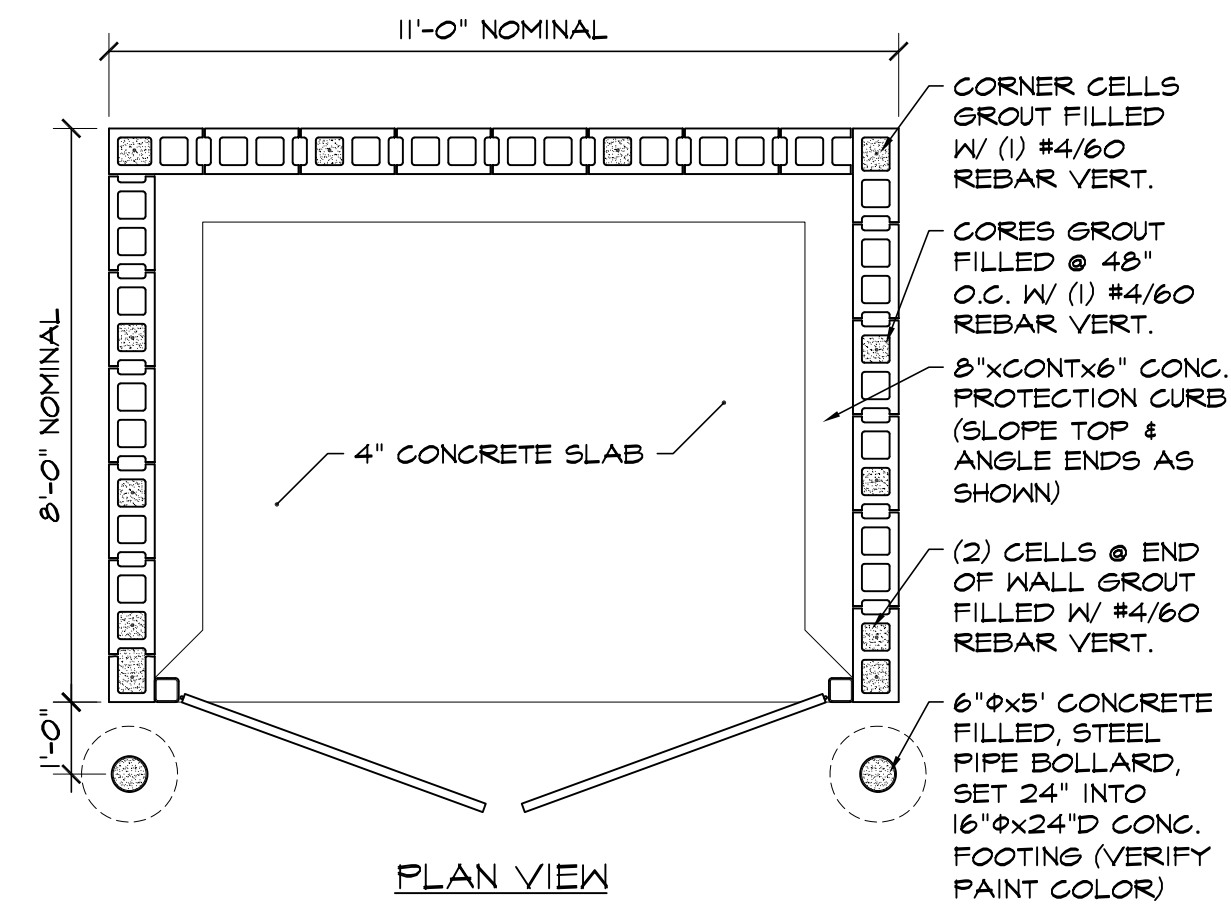
**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1544 FAX (719) 570-7008  
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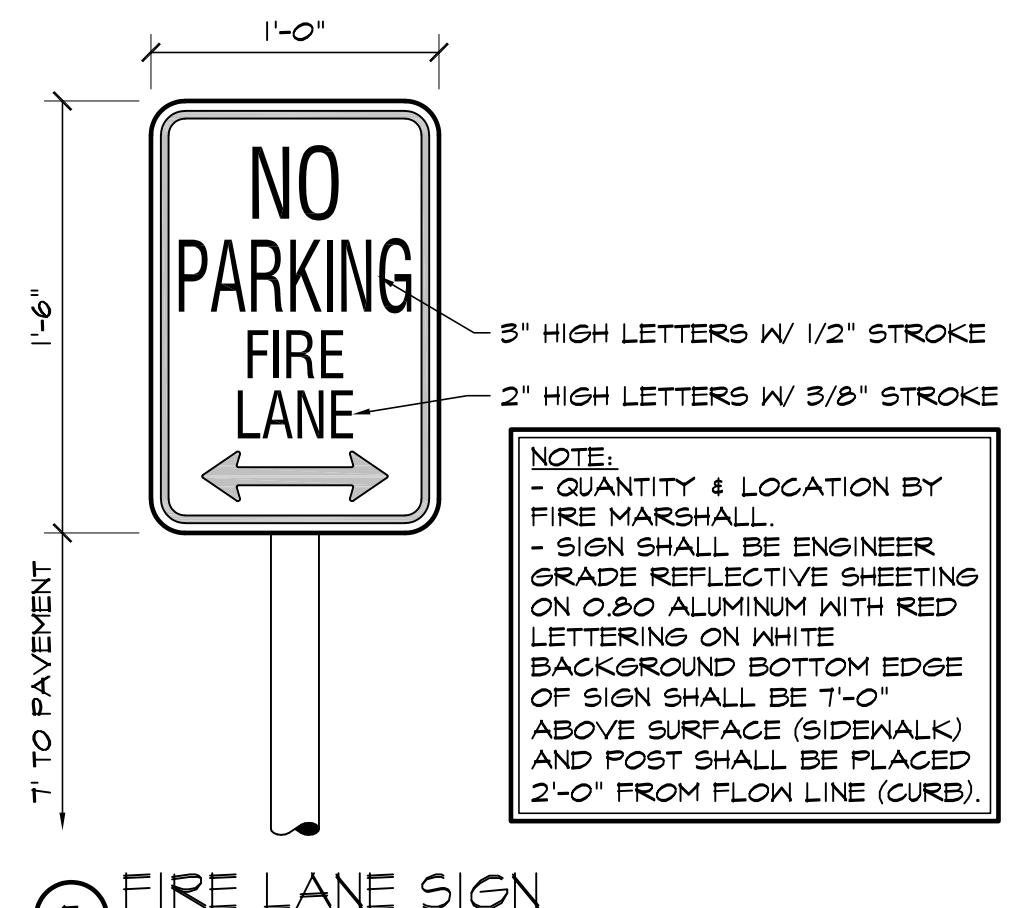
**CBP 2-1, LOT 2**  
7156 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

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

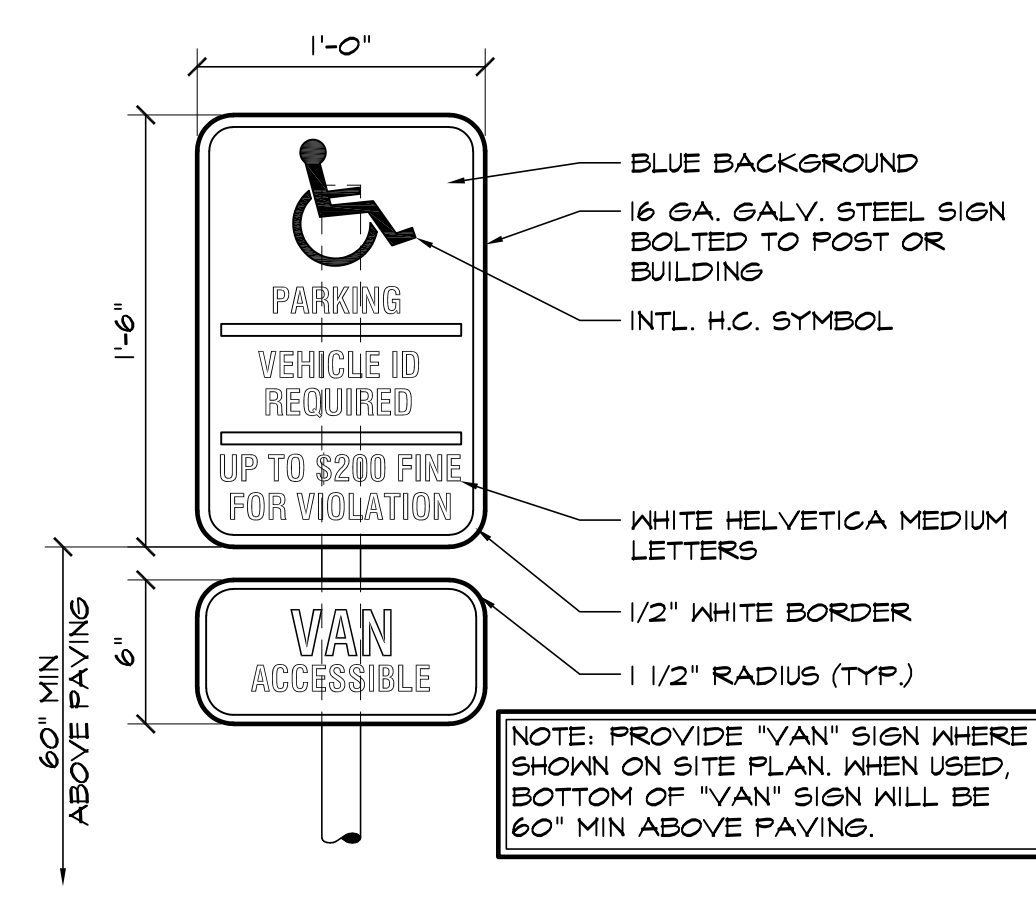
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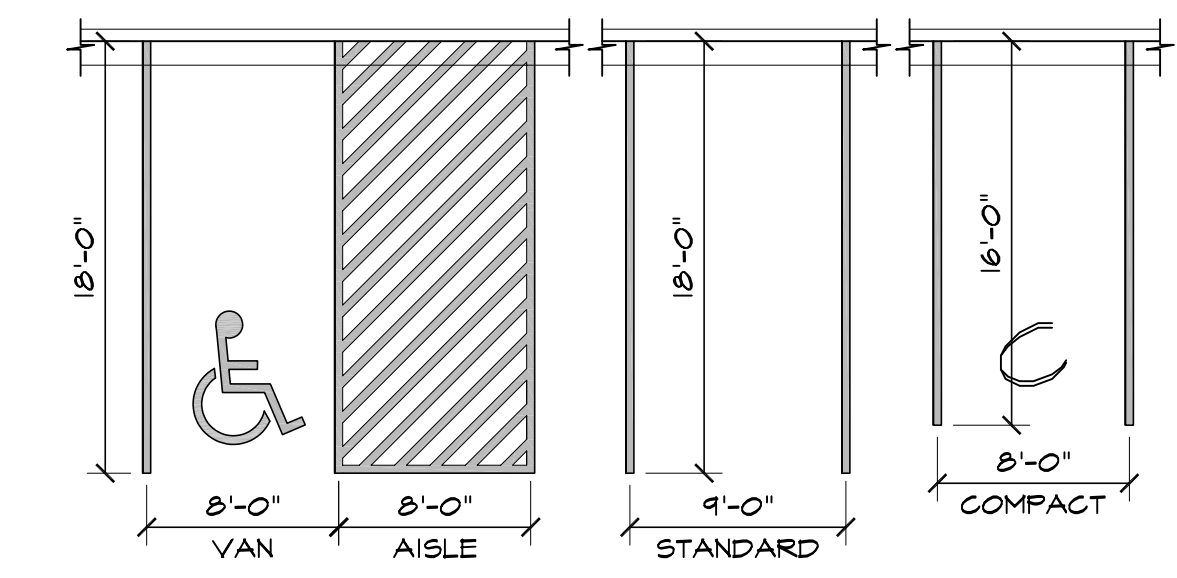
9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"



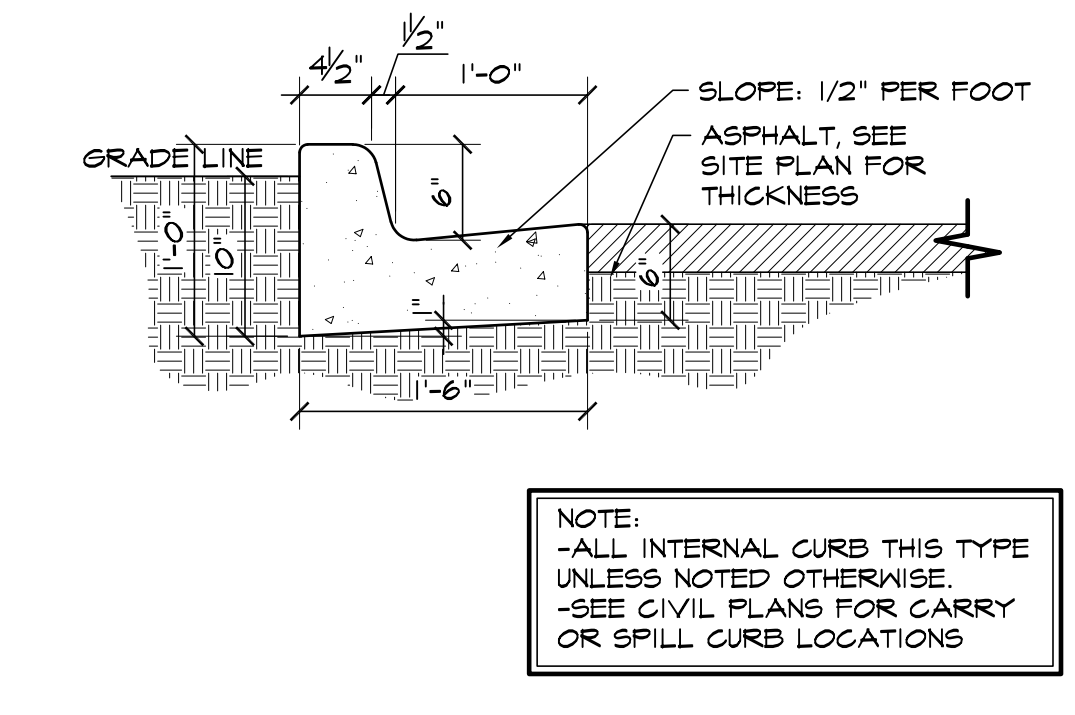
5 FIRE LANE SIGN  
SCALE: 1/2"=1'-0"



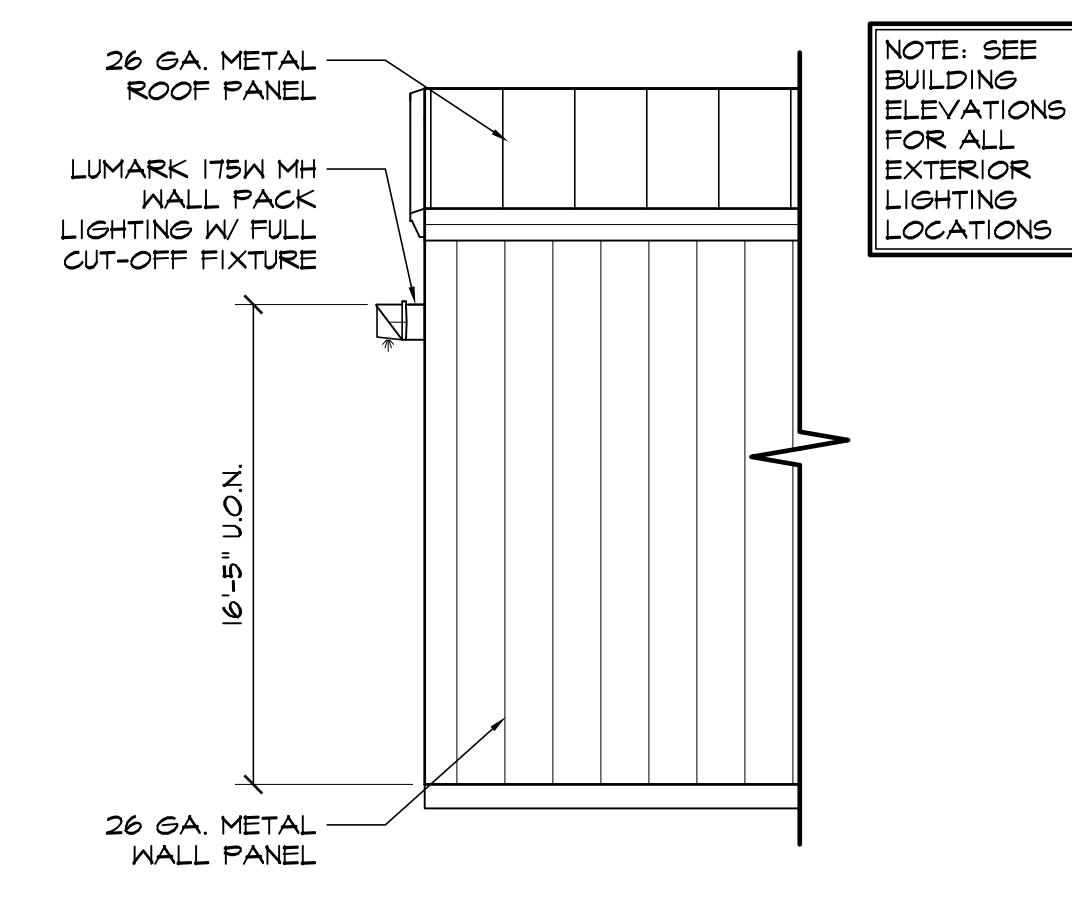
6 HANDICAPPED PARKING SIGN  
SCALE: 1 1/2"=1'-0"



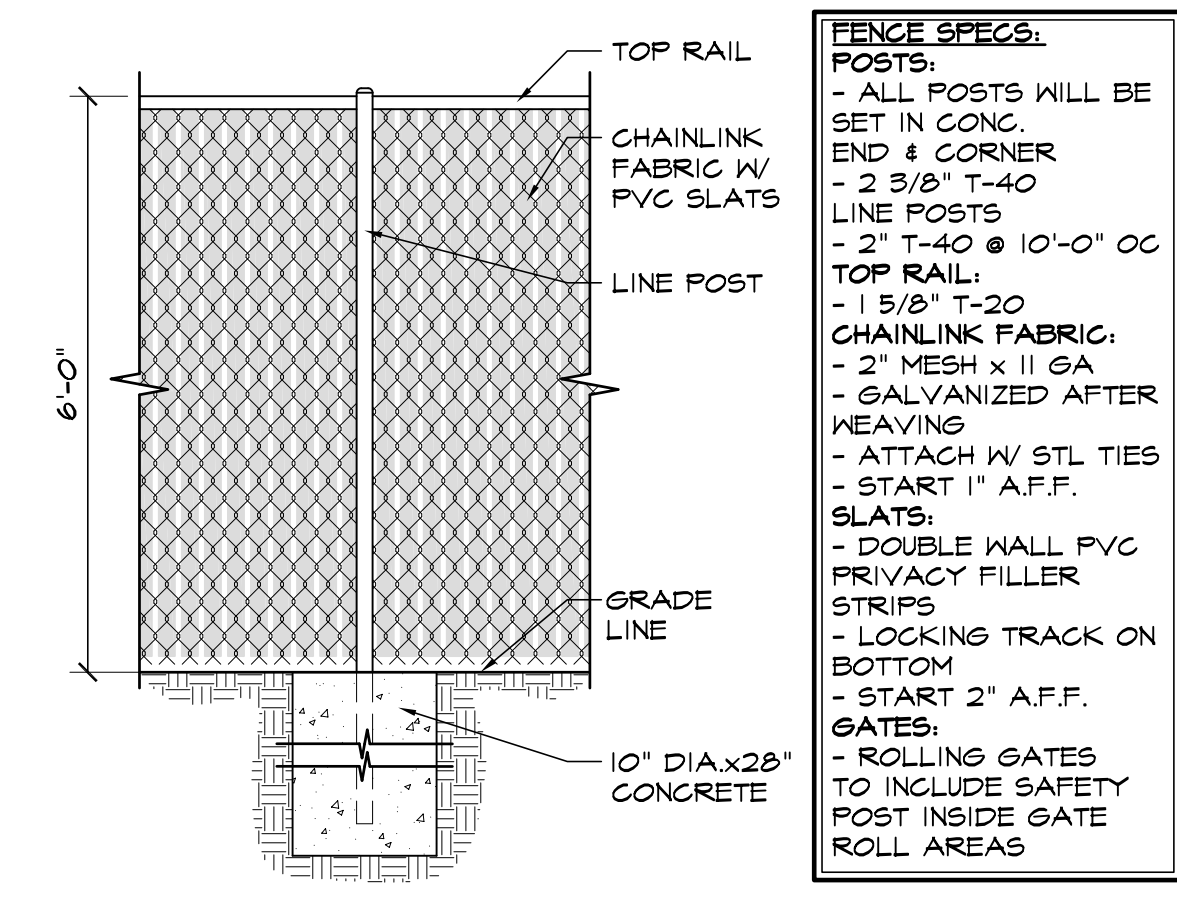
1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



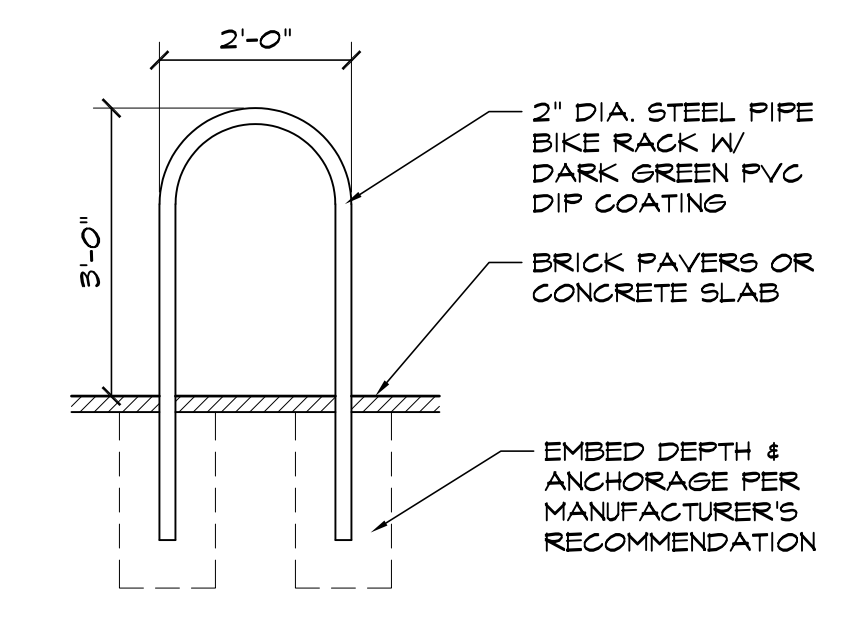
2 EPC TYPE B CURB  
SCALE: 1"=1'-0"



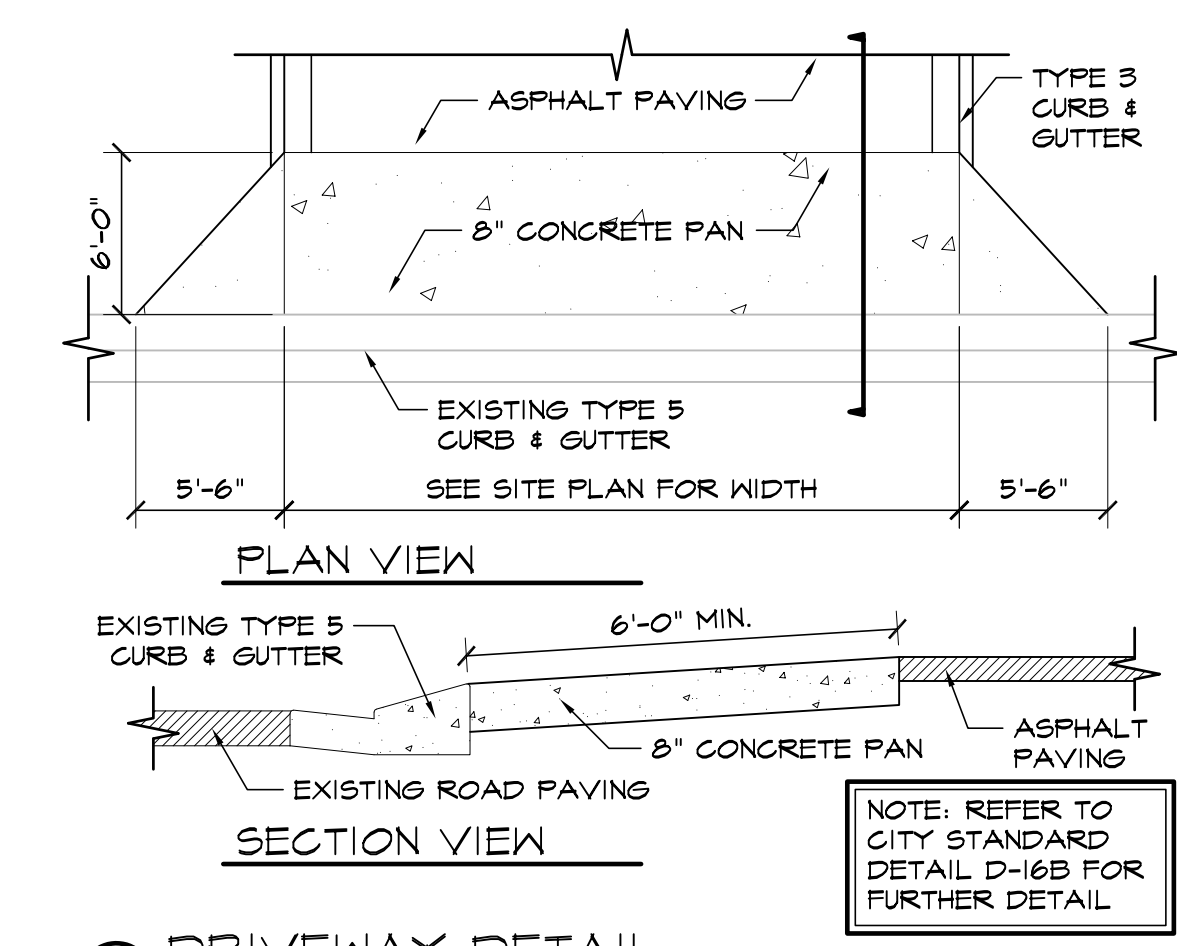
7 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



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



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



4 DRIVEWAY DETAIL  
NOT TO SCALE

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**CBP 2-1, LOT 2**  
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