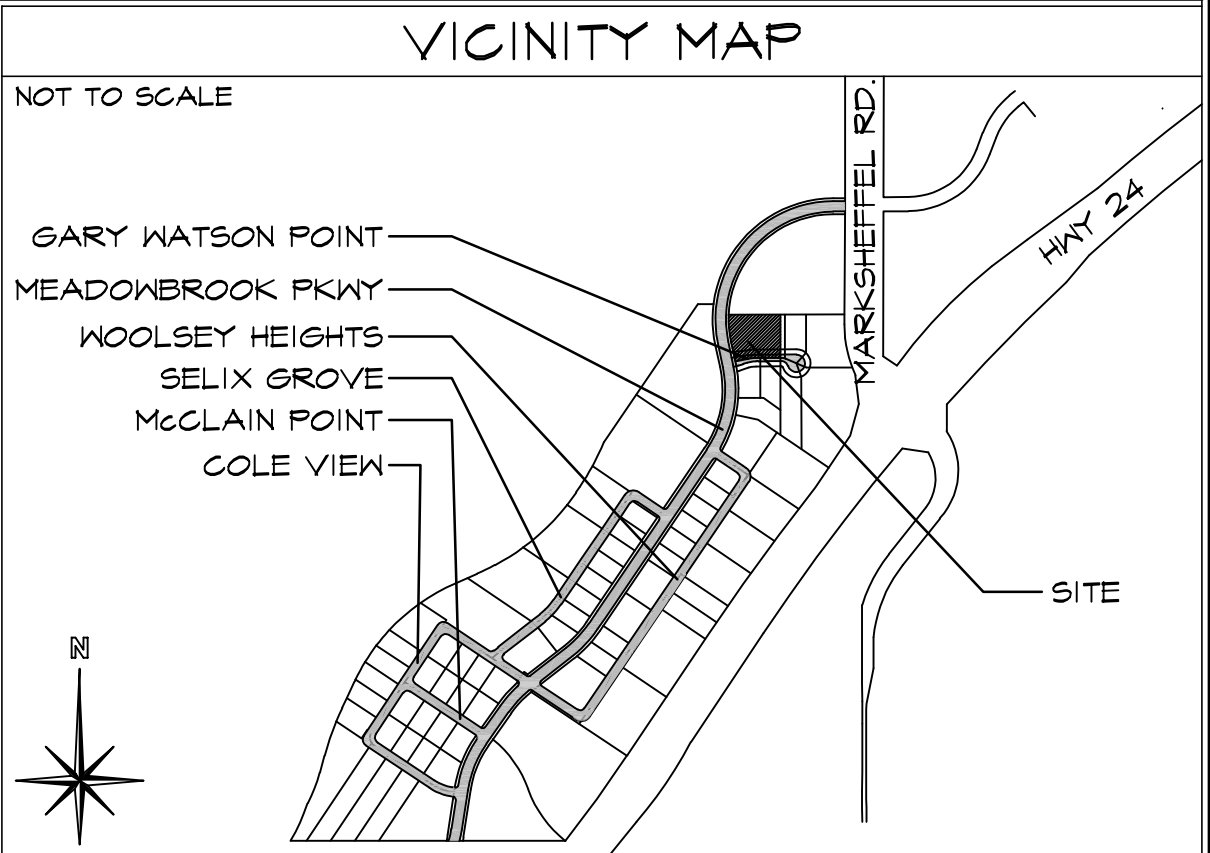


ADA NOTES

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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- 4 OF 12 - GRADING & EROSION CONTROL PLAN
- 5 OF 12 - GRADING & EROSION NOTES & DETAILS
- 6 OF 12 - UTILITY SERVICE COVER SHEET
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- L1.1 - 8 OF 12 - LANDSCAPE PLAN
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- 12 OF 12 - DP BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FILE NO. 1 LOT 7 54081-01-027 ZONING: CS, CAD-0 LOT SIZE: 54,271 SF (1.24 ACRES) CURRENT USE: VACANT FLOODPLAIN STATEMENT: ZONE X (MAP NO. 08041COT56 & DATED DEC. 7, 2018)
ZONING CODE STUDY:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	18%
PAVEMENT COVERAGE:	19%
STREET COVERAGE:	1%
BUILDING STRUCTURAL HEIGHT:	18'-7 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0" (EAST) 25'-0" (WEST)
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION	
GROSS BUILDING AREA	10,000 SF
BUILDING OCCUPANCY	B/S-2
TYPE OF CONSTRUCTION	II-B
FIRE SYSTEMS	NONE
AREA SEPARATION WALLS	NONE
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.) (1,500 S.F. / 200 S.F.)	0
WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.)	9
H.C.-(1 SPACE/25 FEET)	1
TOTAL PARKING SPACES REQUIRED:	10
TOTAL PARKING PROVIDED:	20
STANDARD SPACES PROVIDED:	19
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION	FALL 2020
LANDSCAPING	WINTER 2021
DEVELOPMENT APPLICANT	
COMPANY	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, CO 80915
PHONE NUMBER	(719)-570-1594
FAX NUMBER	(719)-570-7008
APPLICANT NAME	LISA PETERSON
APPLICANT E-MAIL	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE	○	EXISTING FIRE HYDRANT
---	RIGHT OF WAY	○	PROPOSED FIRE HYDRANT
---	BUILDING SETBACK	○	MANHOLE
---	LANDSCAPE SETBACK	○	ELECTRICAL TRANSFORMER
---	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) 570-1599 FAX (719) 570-7008
 www.hammersconstruction.com

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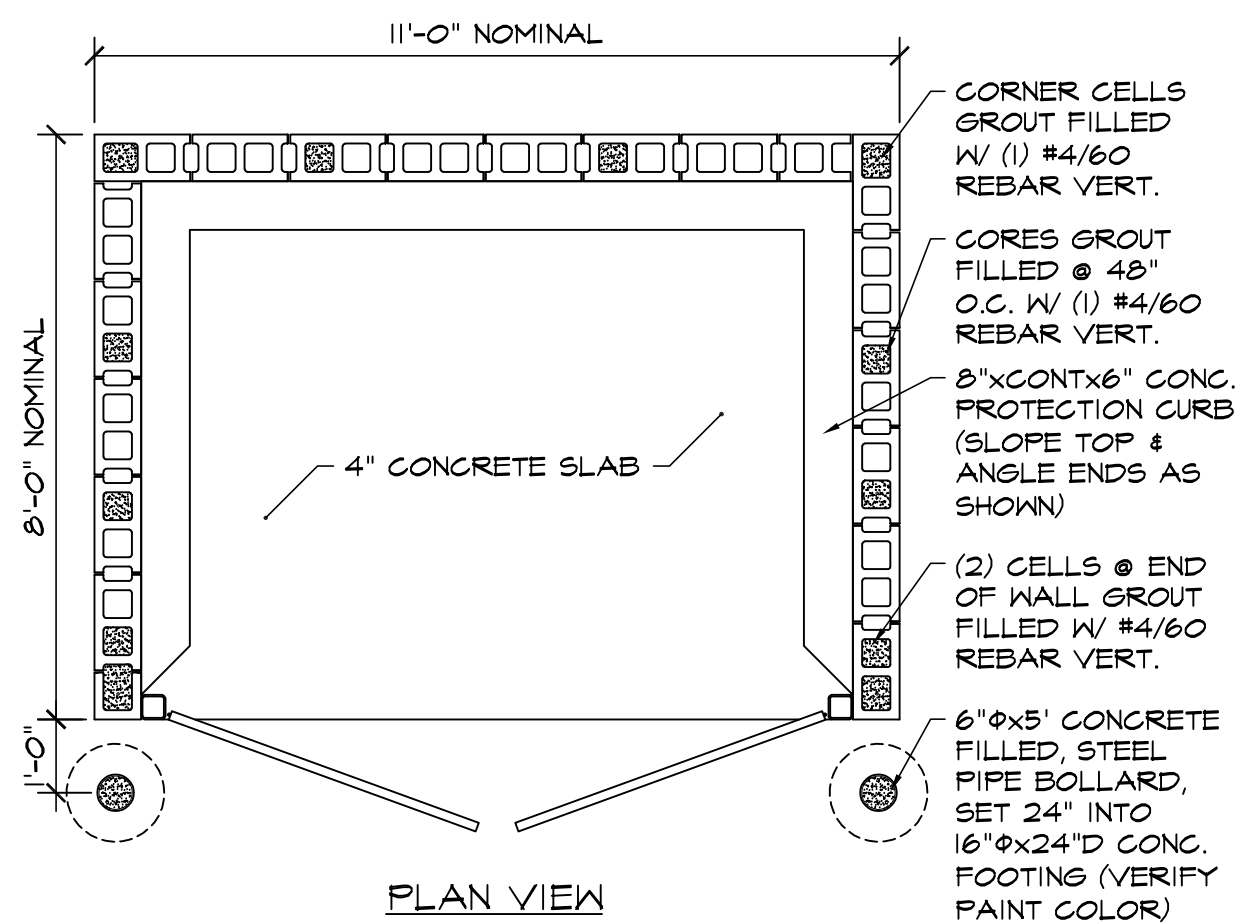
CBP 2-1, LOT 7

7116 GARY WATSON POINT
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

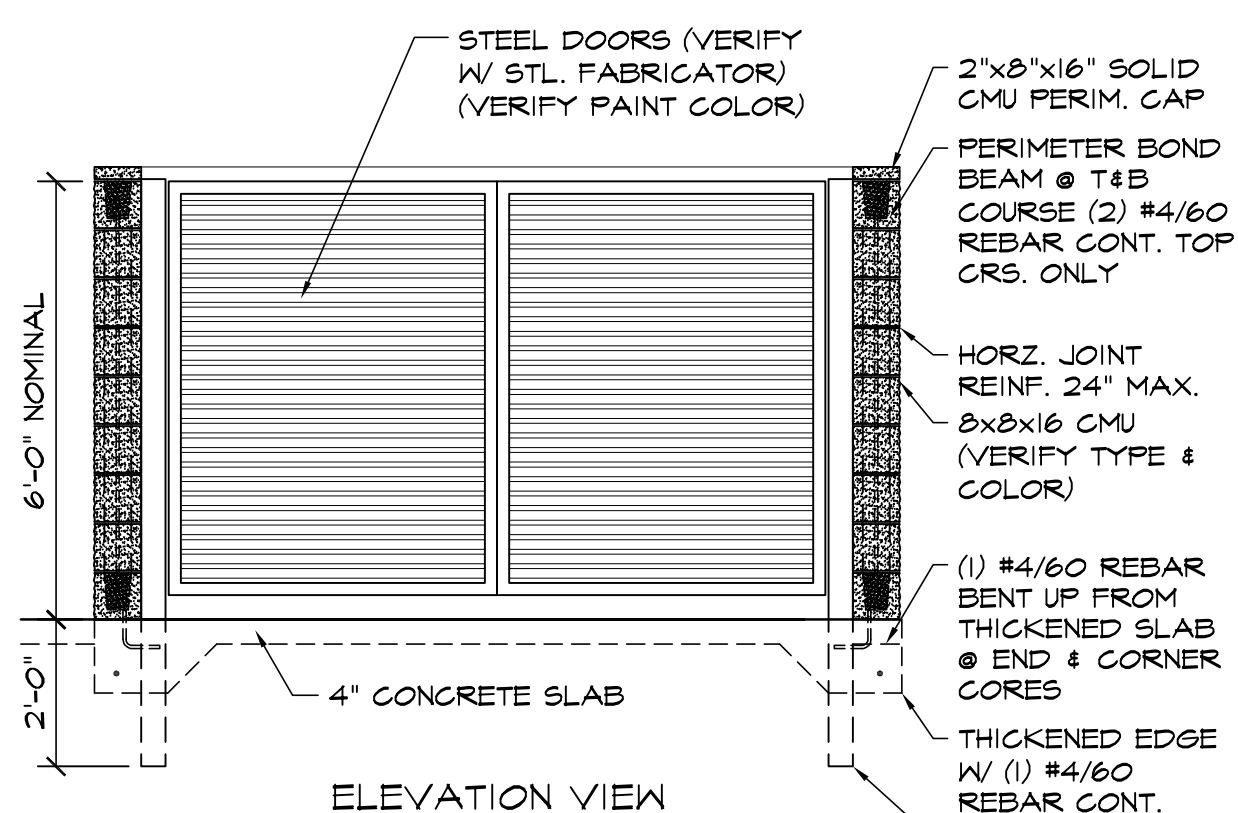
DATE: SEPT 14, 2020
 DRAWN BY: D. AGUINO
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1165

RESUBMITTAL:
 12/3/20-DP COMMENTS-10/19/20
 1/29/2021-DP COMMENTS-1/17/21

1 of 12
 SITE PLAN



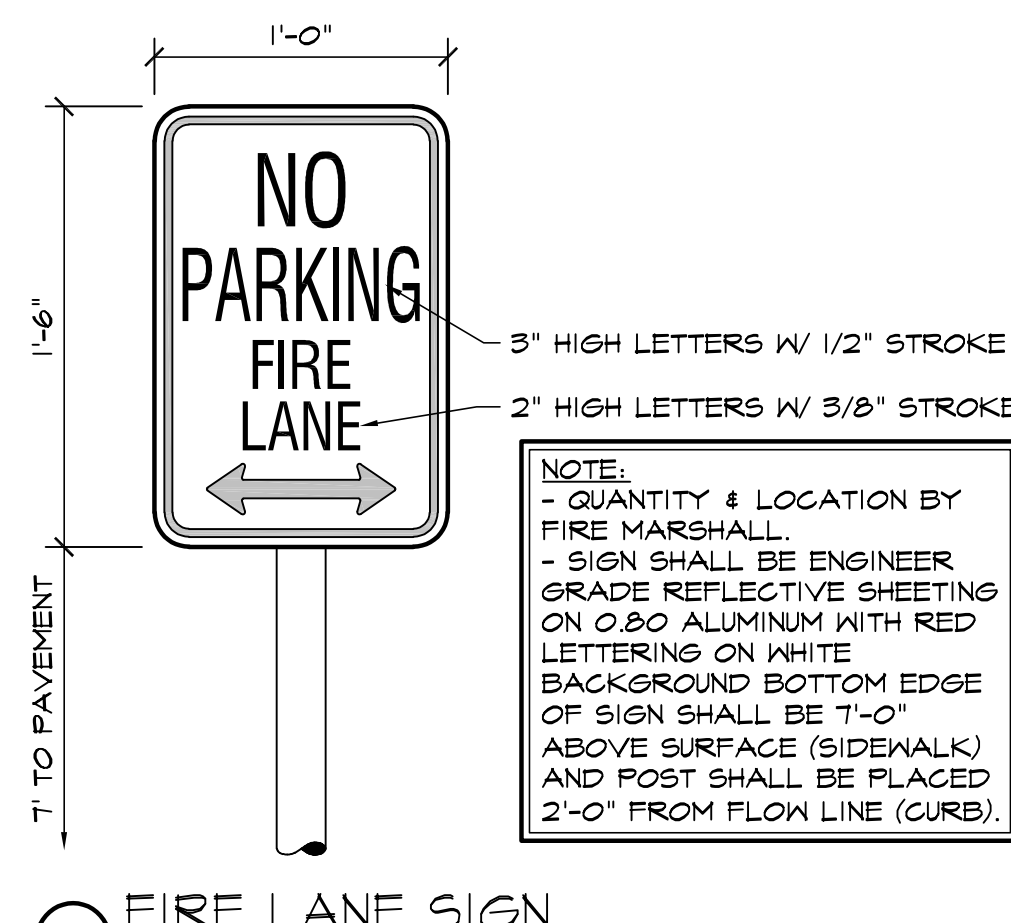
PLAN VIEW



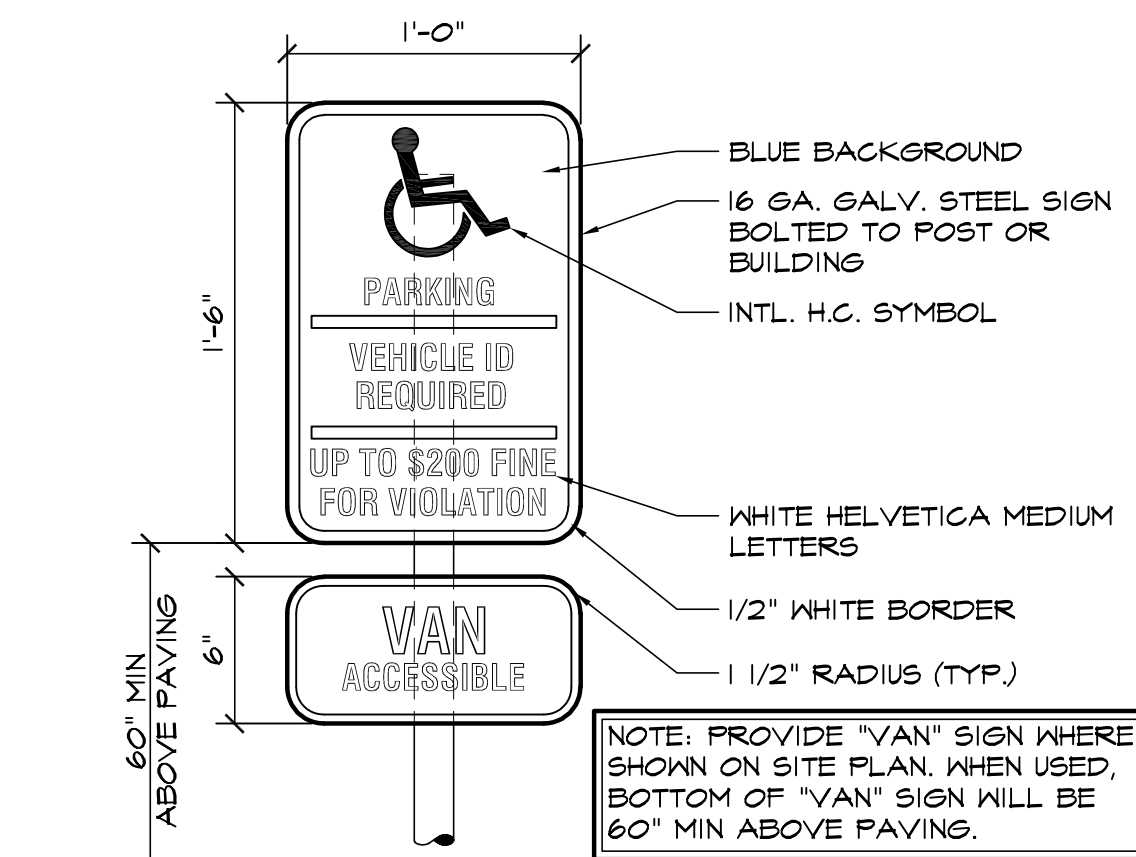
ELEVATION VIEW

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.

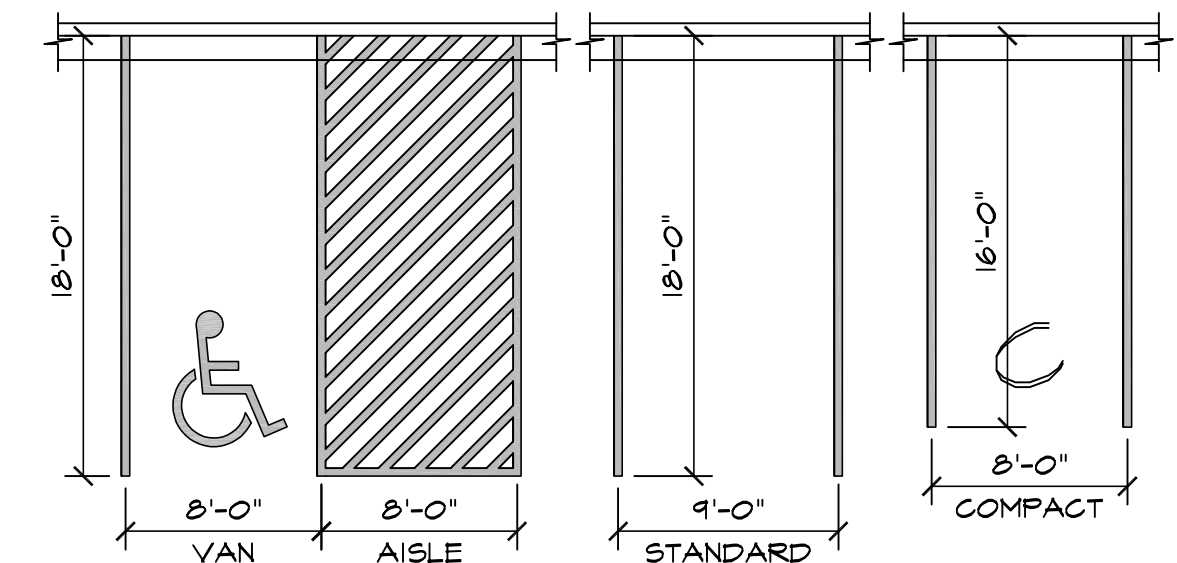
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



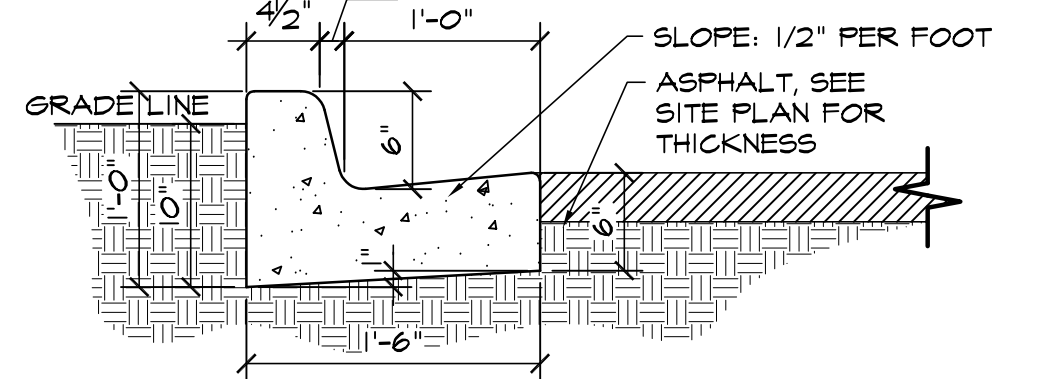
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



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

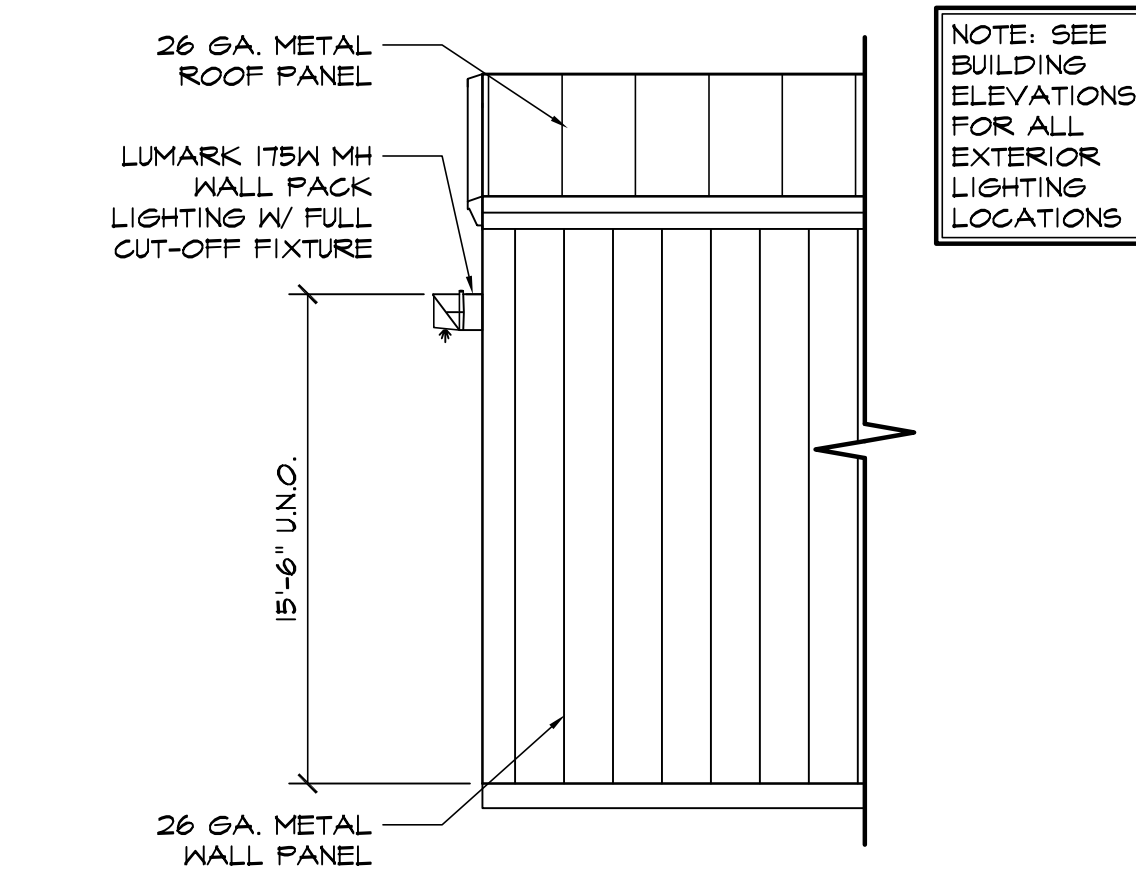


1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

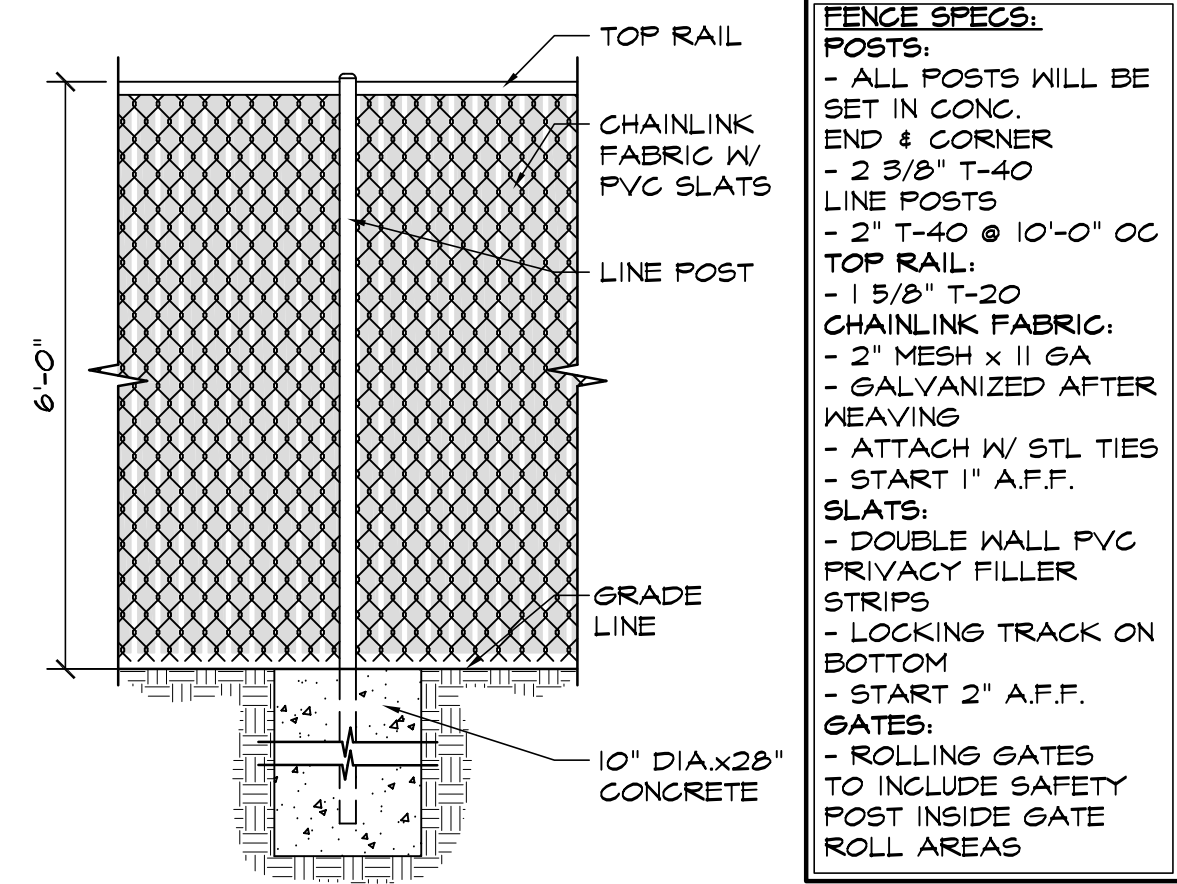


2 EPC TYPE B CURB
SCALE: 1"=1'-0"

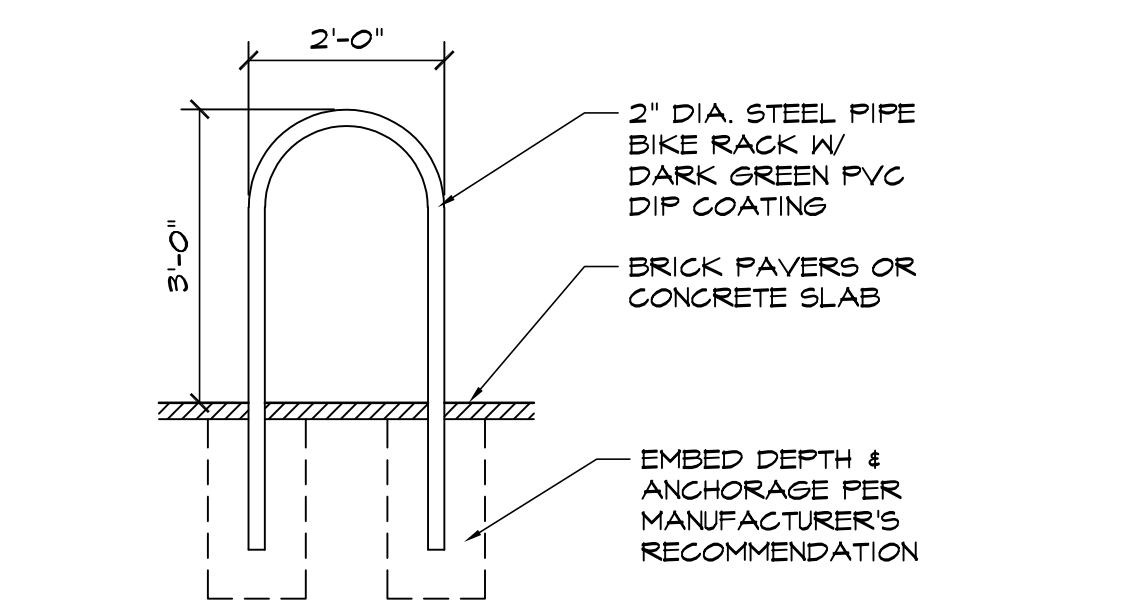
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE. SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS.



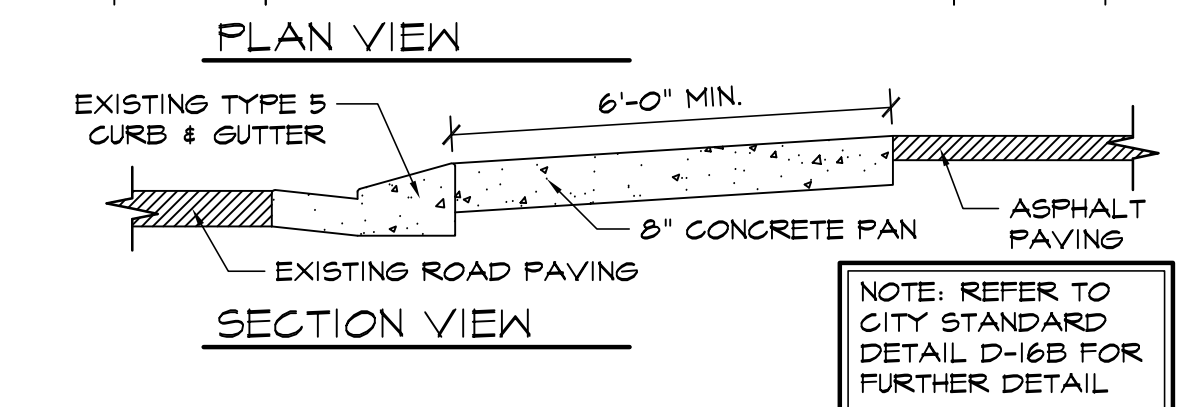
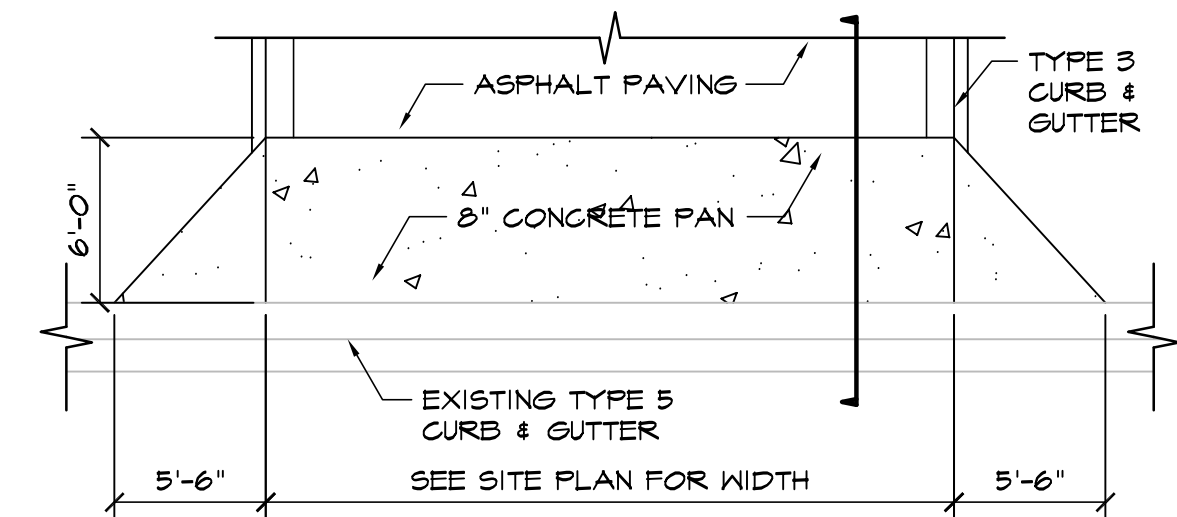
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



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-20-030

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