

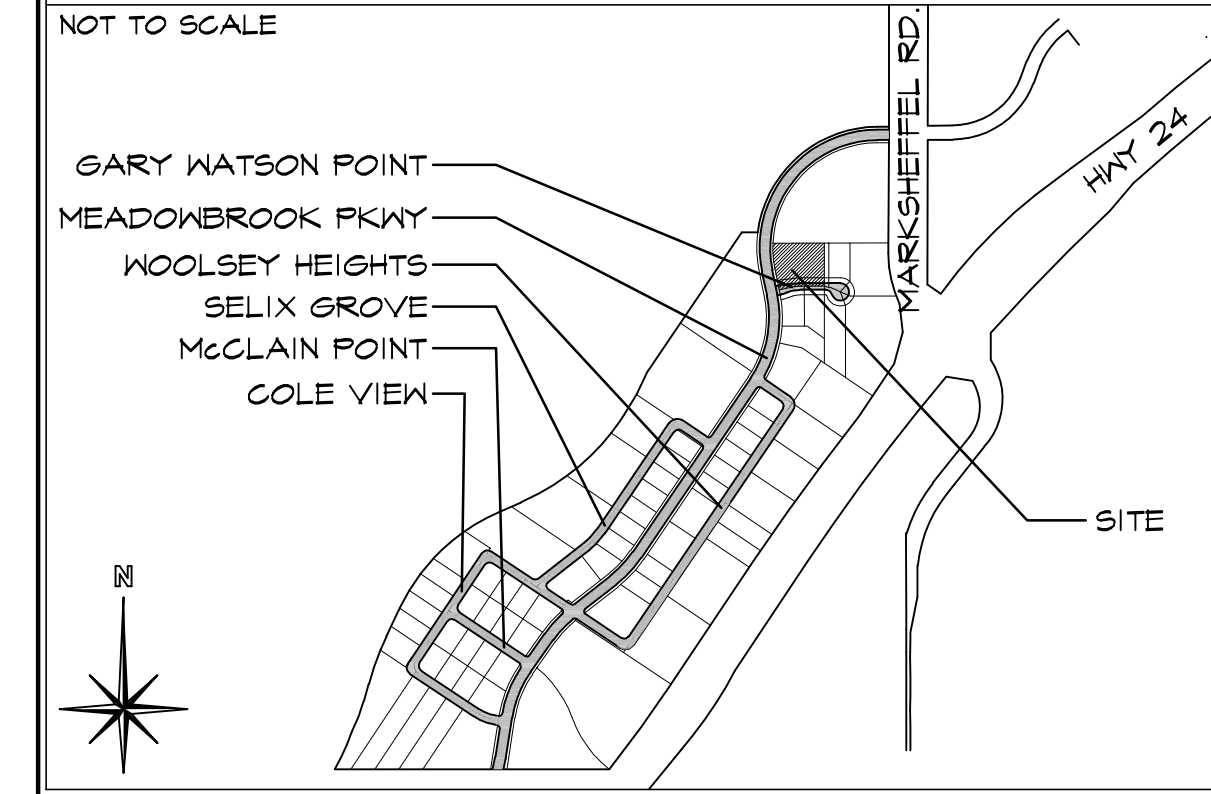
### ADA NOTES

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

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- 3 OF 12 - GRADING & EROSION COVER SHEET
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- 11 OF 12 - SPECIFICATIONS
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### VICINITY MAP



### PROJECT INFORMATION

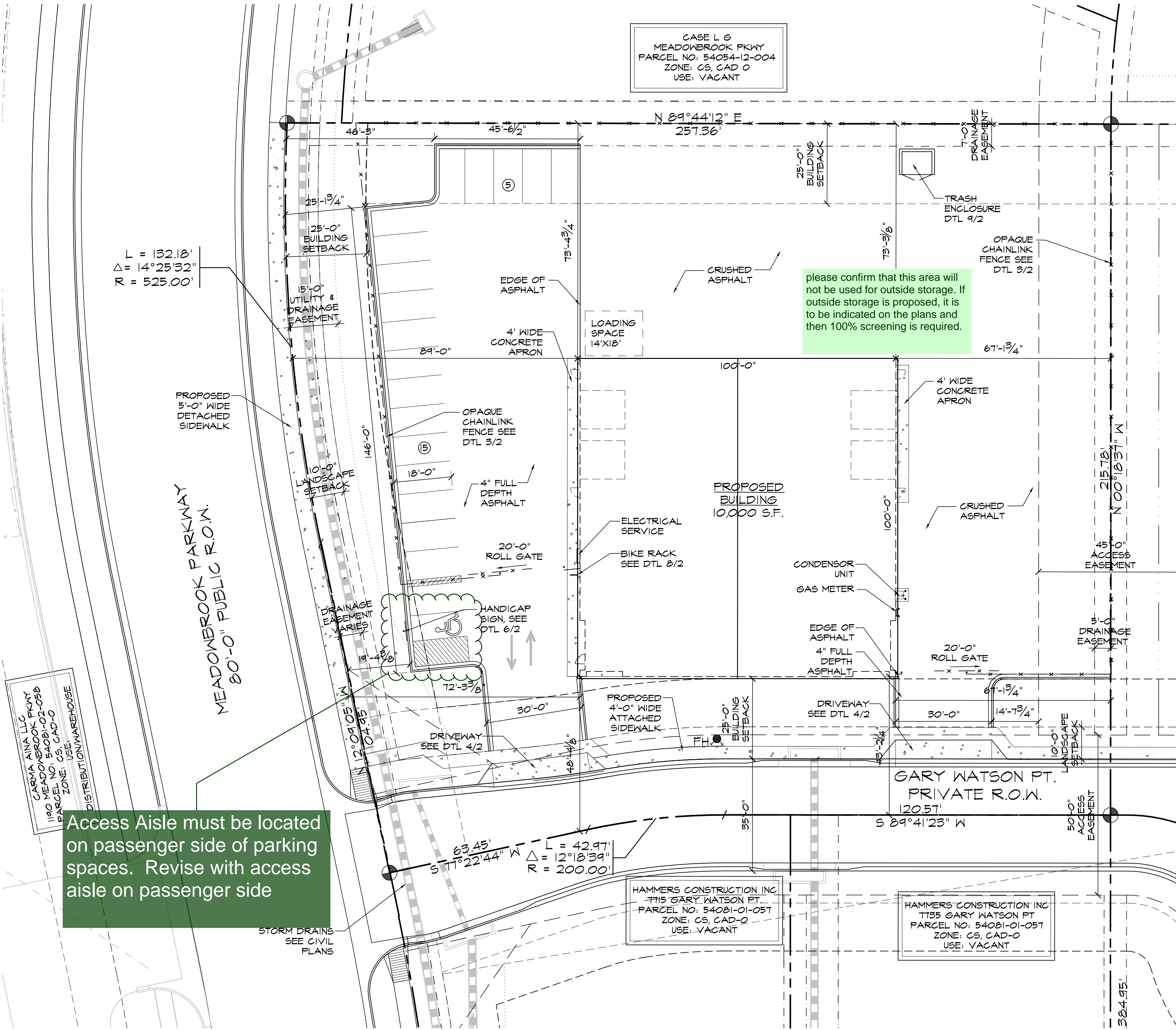
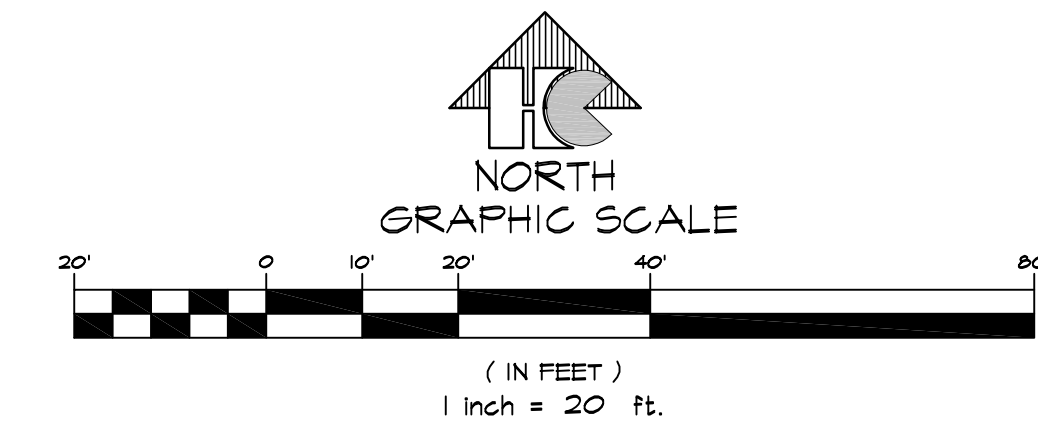
PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL NO. 1 LOT 7
PARCEL NUMBER:	54081-01-027
ZONING:	CS, CAD-0
LOT SIZE:	54,271 SF (1.24 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 S, DATED DEC. 7, 2018)
ZONING CODE STUDY:	
PROPOSED PRINCIPAL USE:	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 SF.) (1500 SF. / 200 SF.)	8
WAREHOUSE-(1 SPACE/1000 SF.) (8500 SF. / 1000 SF.)	9
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	18
TOTAL PARKING PROVIDED:	20
STANDARD SPACES PROVIDED:	19
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED: (SEE DETAIL 1/2 FOR DIMENSIONS)	1 (14'x18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2020
LANDSCAPING:	WINTER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., 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	○	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	○	SIGN
→	TRAFFIC FLOW	○	
□	WALL PACK LIGHTING	○	

### 1 SITE PLAN

SCALE: 1"=20'-0"



Access Aisle must be located on passenger side of parking spaces. Revise with access aisle on passenger side

please add ADA route.

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL 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  
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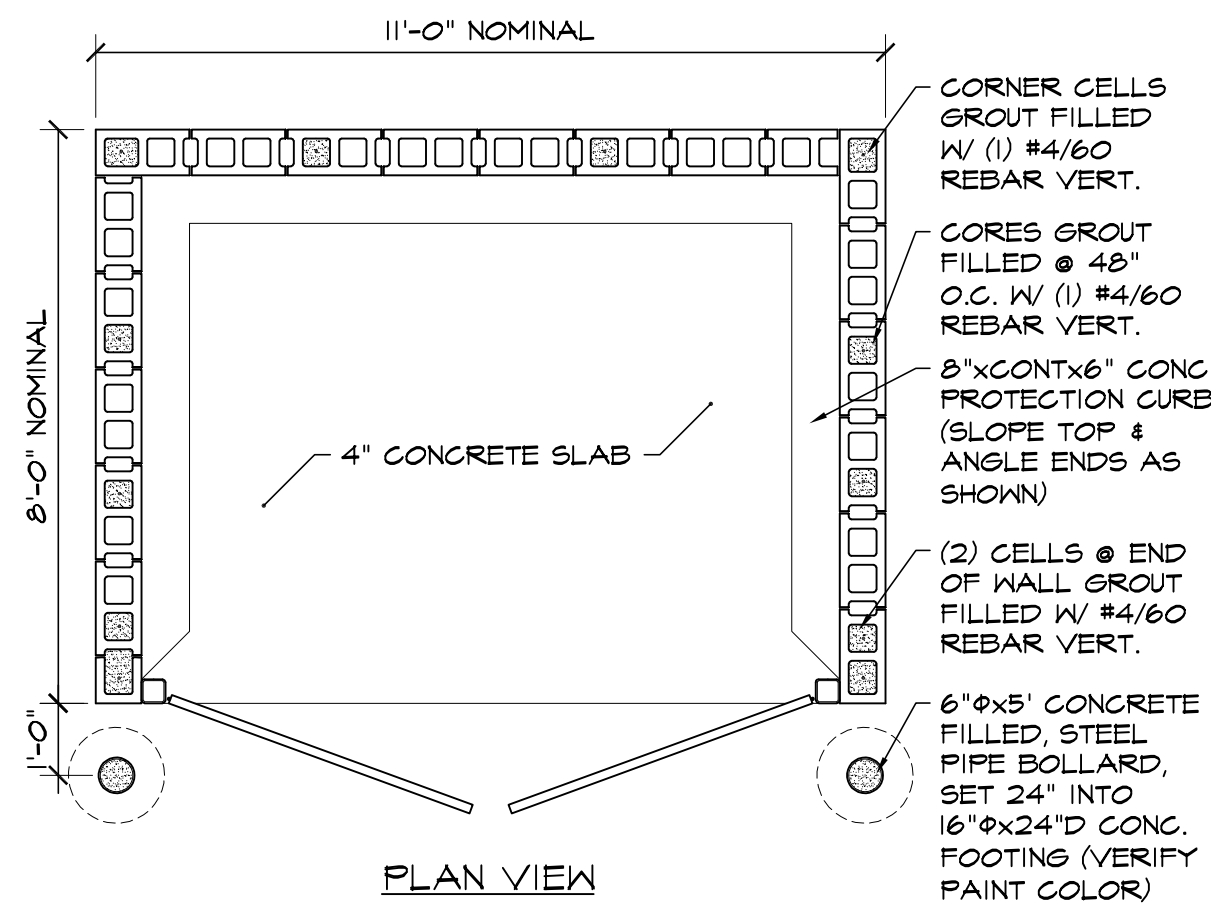
**CBP 2-1, LOT 7**  
7716 GARY WATSON POINT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

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

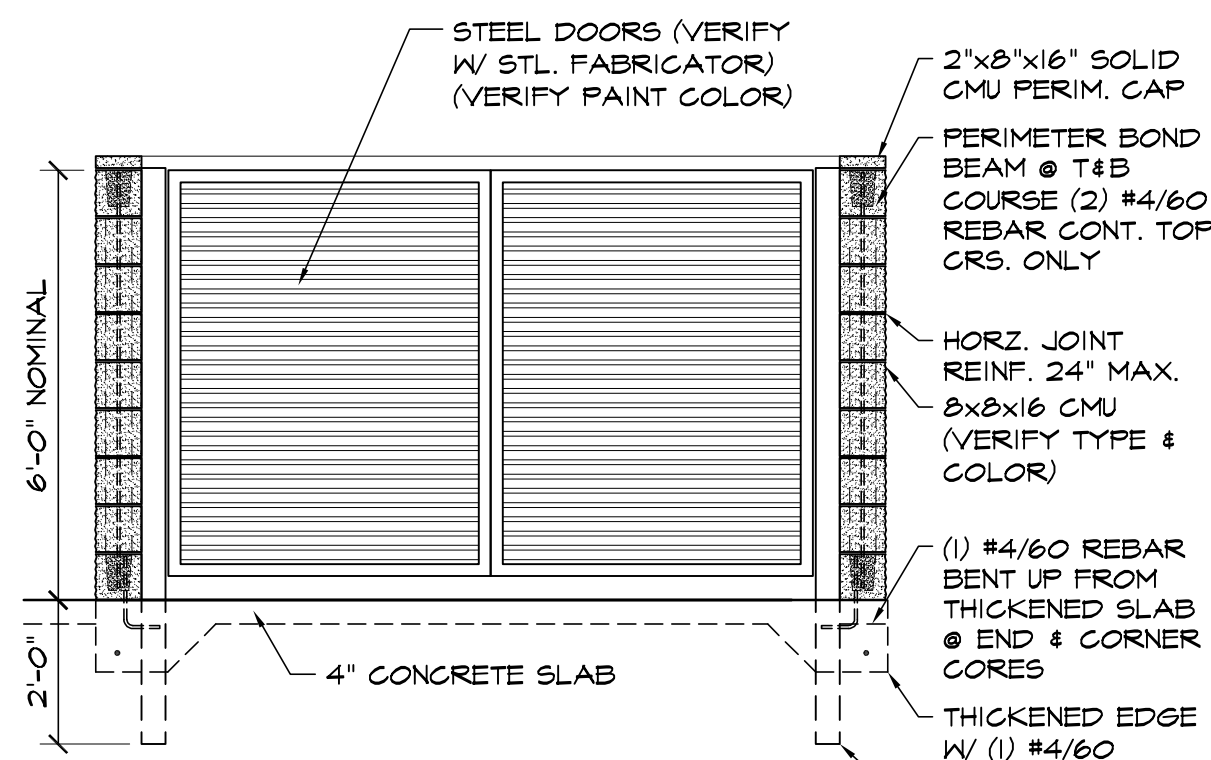
RESUBMITTAL:  
12/3/20-DP COMMENTS-10/19/20

1 of 12  
SITE PLAN





PLAN VIEW



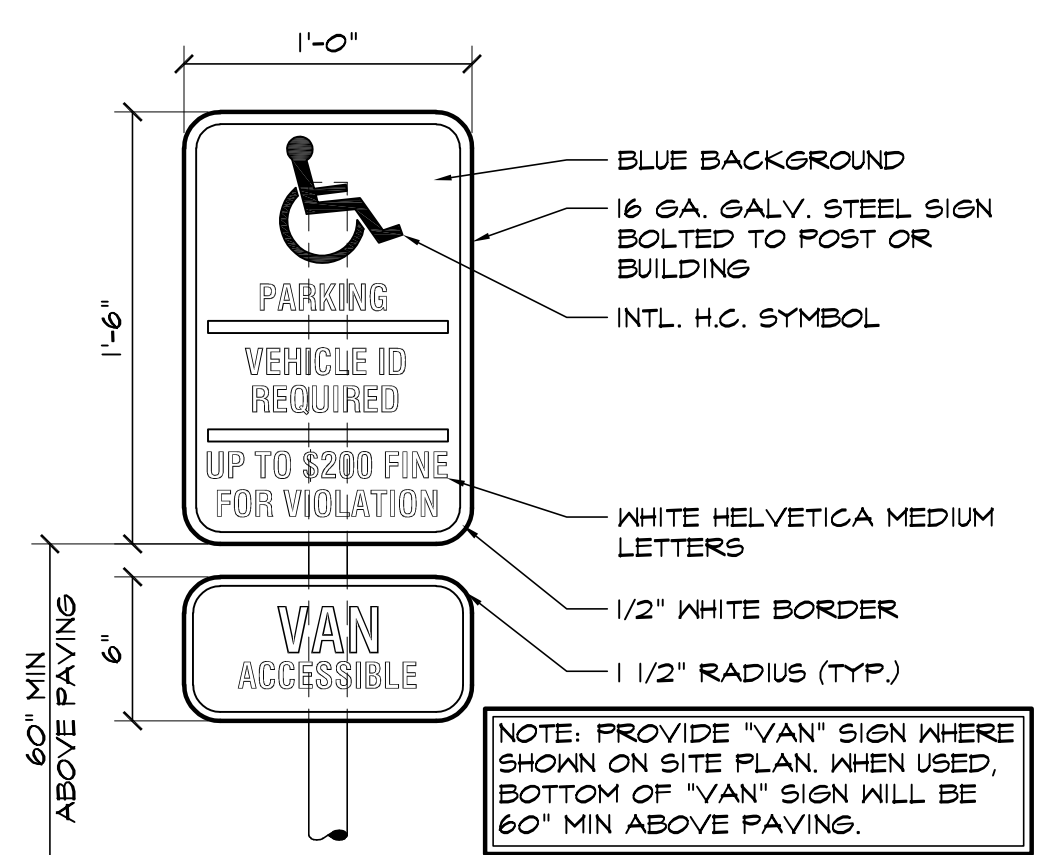
ELEVATION VIEW

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.

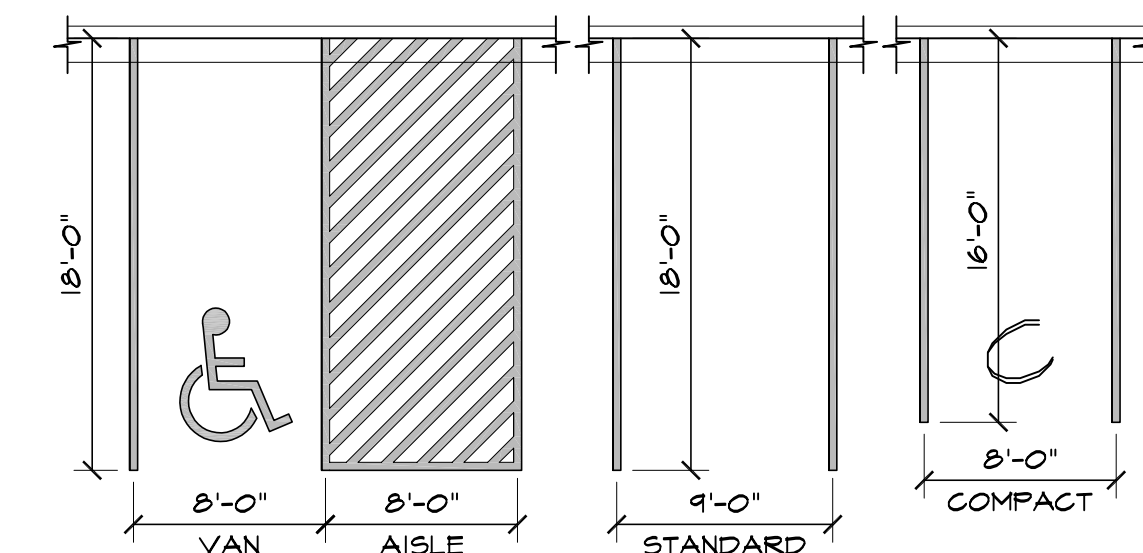
9 CMU TRASH ENCLOSURE DTL  
SCALE: 3/8"=1'-0"



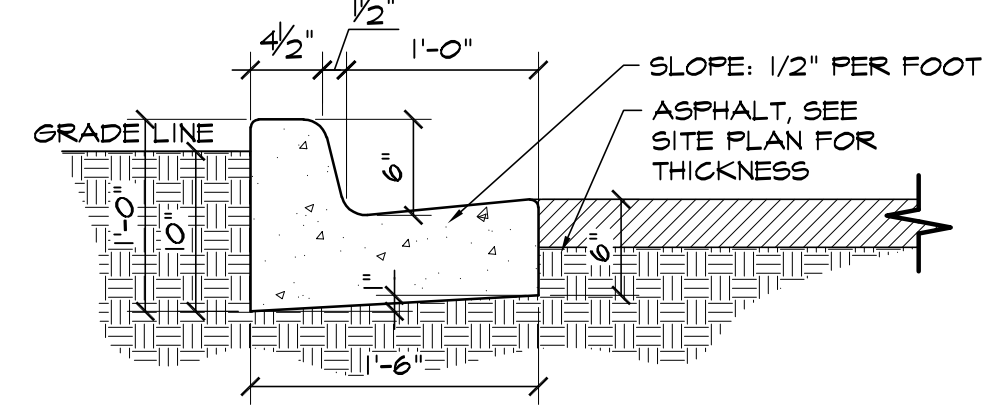
5 FIRE LANE SIGN  
SCALE: 1/2"=1'-0"



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

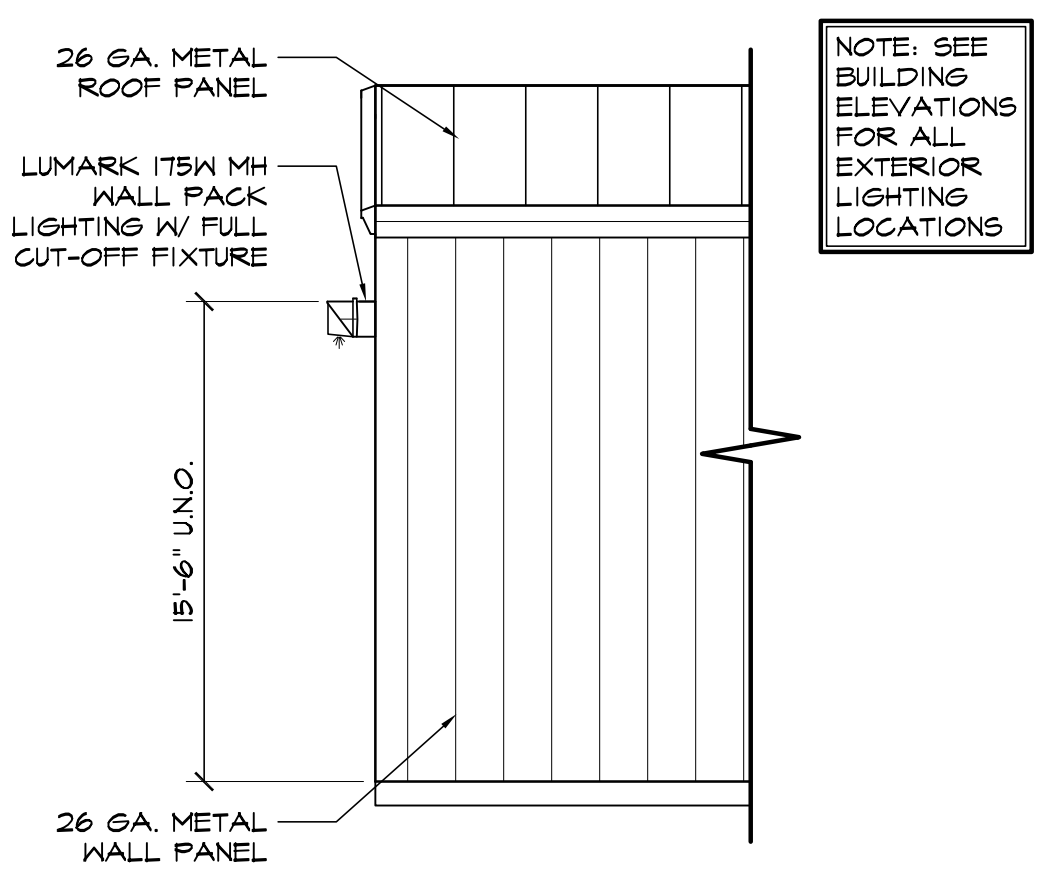


1 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"

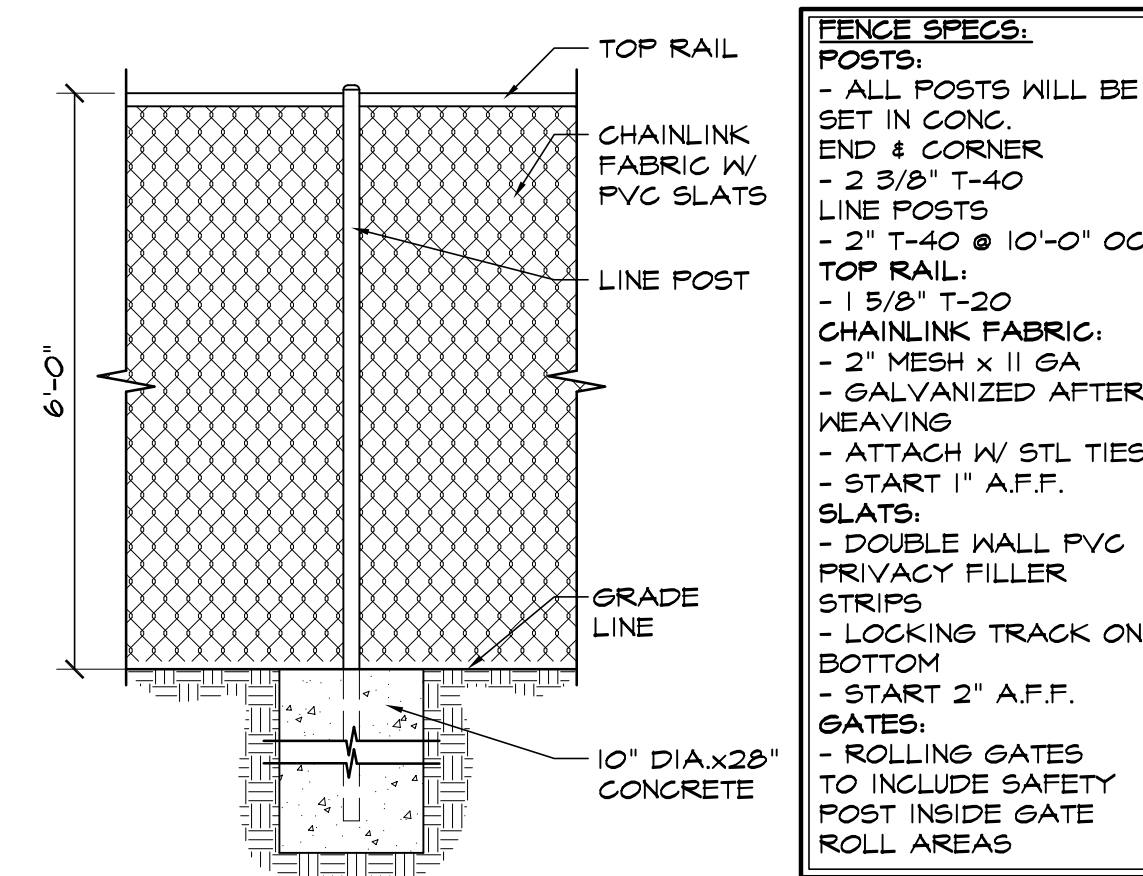


NOTE:  
-ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE.  
-SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS

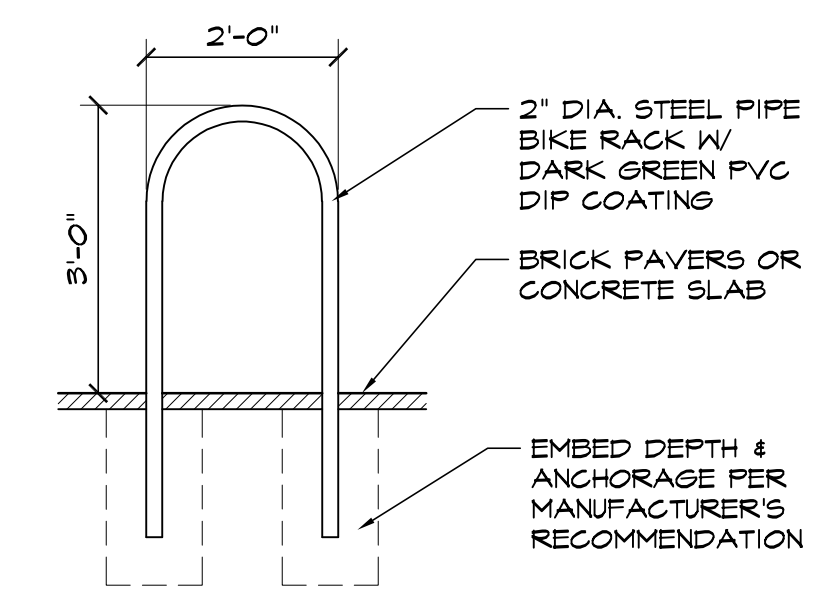
2 EPC TYPE B CURB  
SCALE: 1"=1'-0"



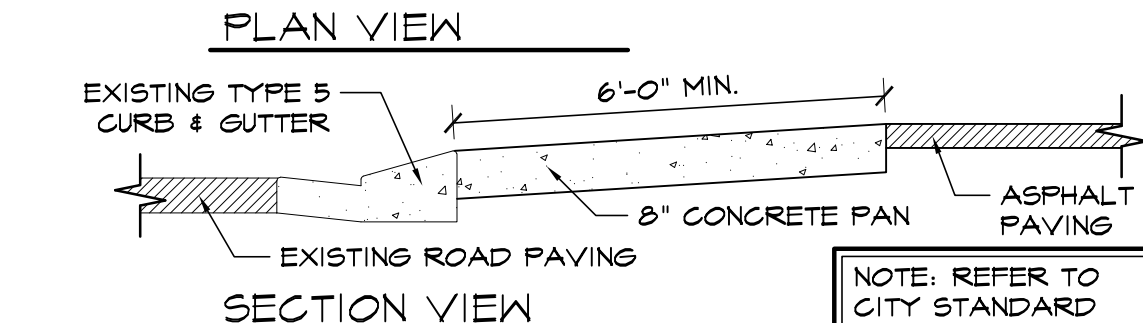
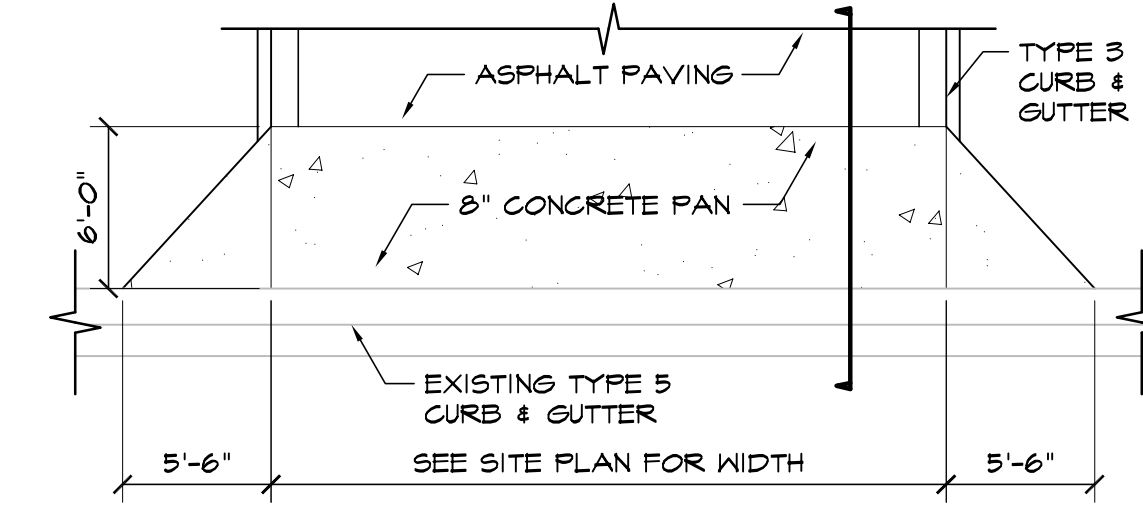
7 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



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-20-030

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

RESUBMITTAL:  
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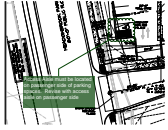
RESUBMITTAL:  
12/3/20-DP COMMENTS-10/14/20

# Site Development Plan\_v2.pdf Markup Summary

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## Cloud+ (1)

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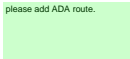
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Access Aisle must be located on passenger side of parking spaces. Revise with access aisle on passenger side

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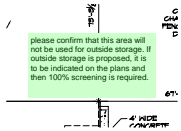
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please add ADA route.



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**Layer:**  
**Space:**

please confirm that this area will not be used for outside storage. If outside storage is proposed, it is to be indicated on the plans and then 100% screening is required.