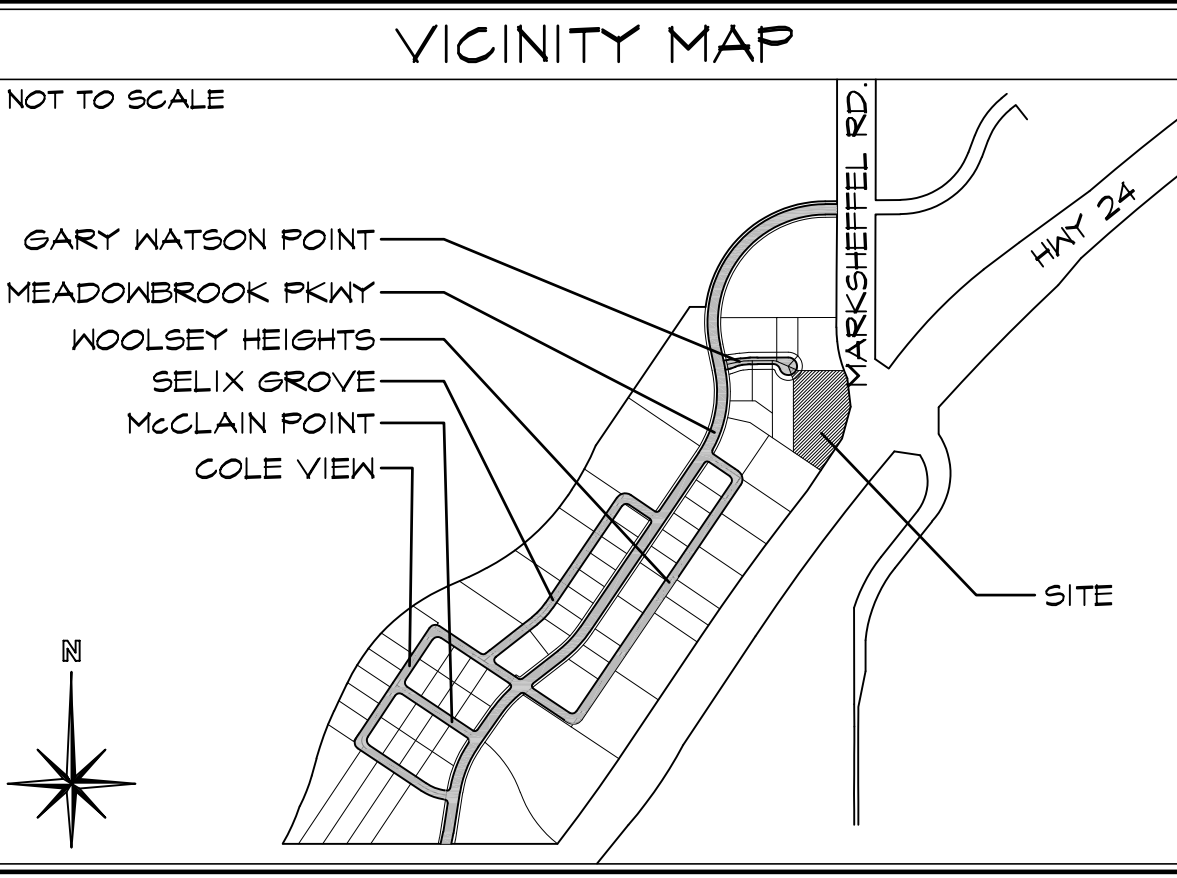


ADA NOTES

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

- 1 OF 12 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX
- 2 OF 12 - SITE DETAILS
- 3 OF 12 - UTILITY SERVICE PLAN COVER SHEET
- 4 OF 12 - UTILITY SERVICE PLAN
- 5 OF 12 - GRADING & EROSION COVER SHEET
- 6 OF 12 - GRADING & EROSION CONTROL PLAN
- 7 OF 12 - GRADING & EROSION DETAILS
- 8 OF 12 - LANDSCAPE PLAN
- 9 OF 12 - LANDSCAPE DETAILS
- 10 OF 12 - PHOTOMETRIC PLAN
- 11 OF 12 - LIGHTING CUT SHEETS
- 12 OF 12 - DP BUILDING ELEVATIONS



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 54021-01-057
 ZONING: CS, CAD-0
 LOT SIZE: 116,588 SF (2.68 ACRES)
 CURRENT USE: VACANT
 FLOODPLAIN STATEMENT: ZONE X (MAP NO. 080410T56 G, DATED DEC. 7, 2018)

ZONING CODE STUDY

PROPOSED PRINCIPAL USE: OFFICE & WAREHOUSE
 STRUCTURAL COVERAGE: 9%
 PAVEMENT COVERAGE: 51%
 STREET COVERAGE: 1%
 BUILDING STRUCTURAL HEIGHT: 14'-10" (45'-0" MAX)
 FRONT YARD SETBACK: 25'-0"
 SIDE YARD SETBACK: 25'-0" (EAST SIDE ONLY)
 REAR YARD SETBACK: 0'-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.): 50
 WAREHOUSE (1 SPACE/1,000 S.F.): 10
 (8500 S.F. / 1,000 S.F.): 8
 H.C. (1 SPACE/25 REQ'D): 4
 TOTAL PARKING SPACES REQUIRED: 68
 TOTAL PARKING PROVIDED: 22
 STANDARD SPACES PROVIDED: 21
 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

DEVELOPING APPLICANT

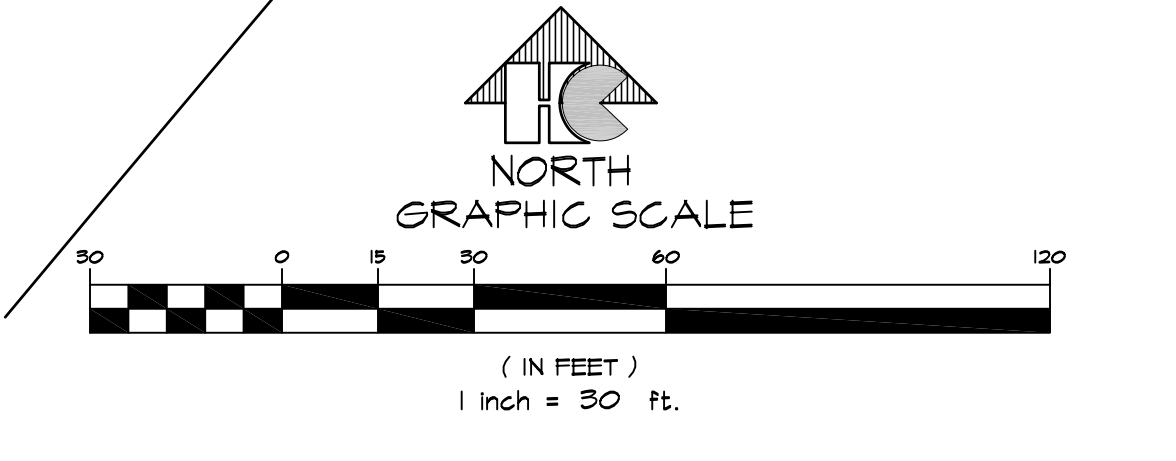
COMPANY: HAMMERS CONSTRUCTION, INC.
 1411 WOOLSEY HEIGHTS
 COLO. SPRGS, CO 80915

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 EASEMENT
- OPAQUE CHAINLINK FENCE
- 6' HIGH WROUGHT IRON 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, EXISTING FIRE HYDRANT, TRAFFIC FLOW, MANHOLE, PROPOSED FIRE HYDRANT, WALL PACK LIGHTING, ELECTRICAL TRANSFORMER, WALK DOOR OR OVERHEAD DOOR LOCATIONS



1 SITE PLAN
 SCALE: 1"=30'-0"

EL PASO COUNTY FILE NO. PPR-21-010

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
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 www.hammersconstruction.com

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CBP 2, 1 - LOT 4

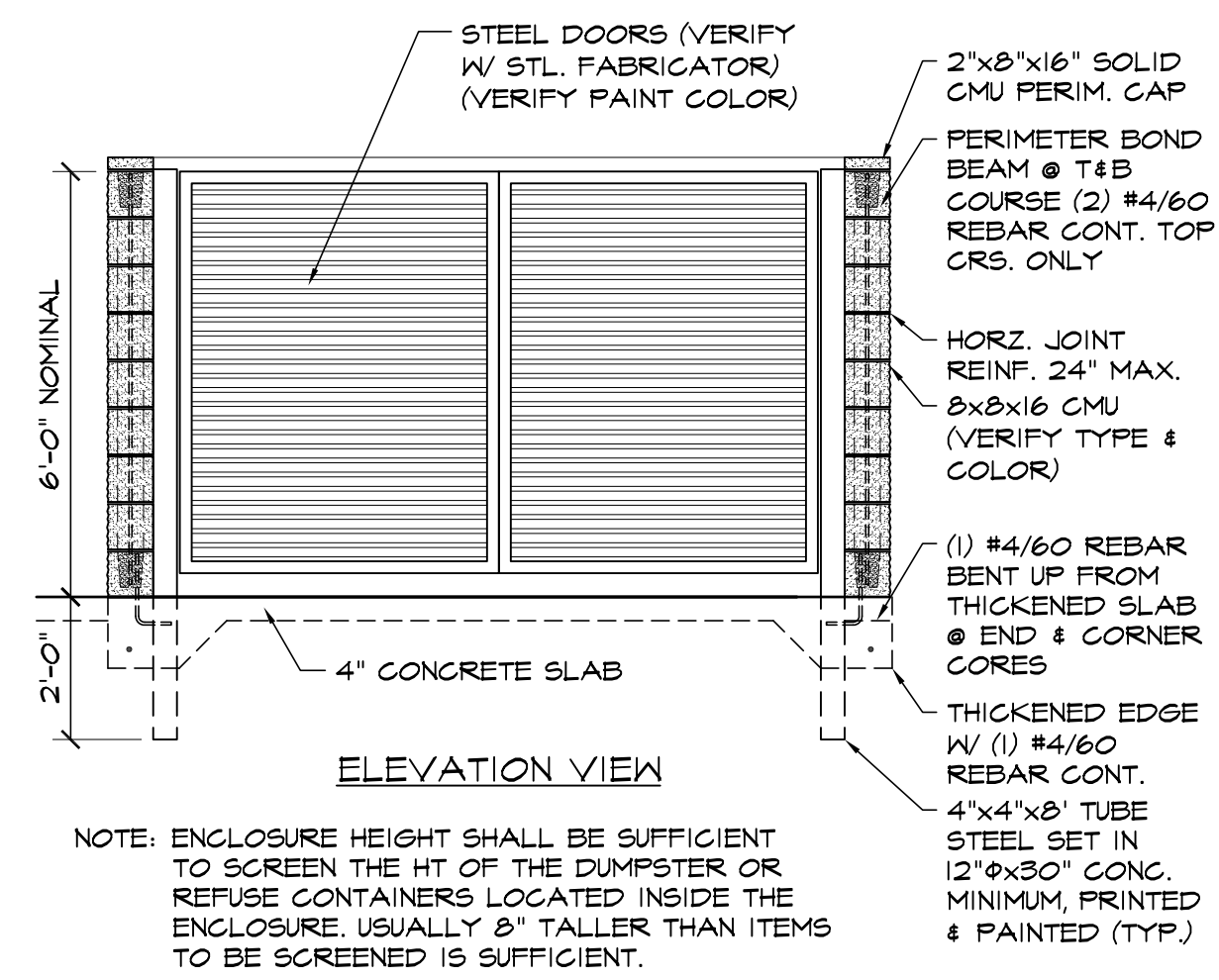
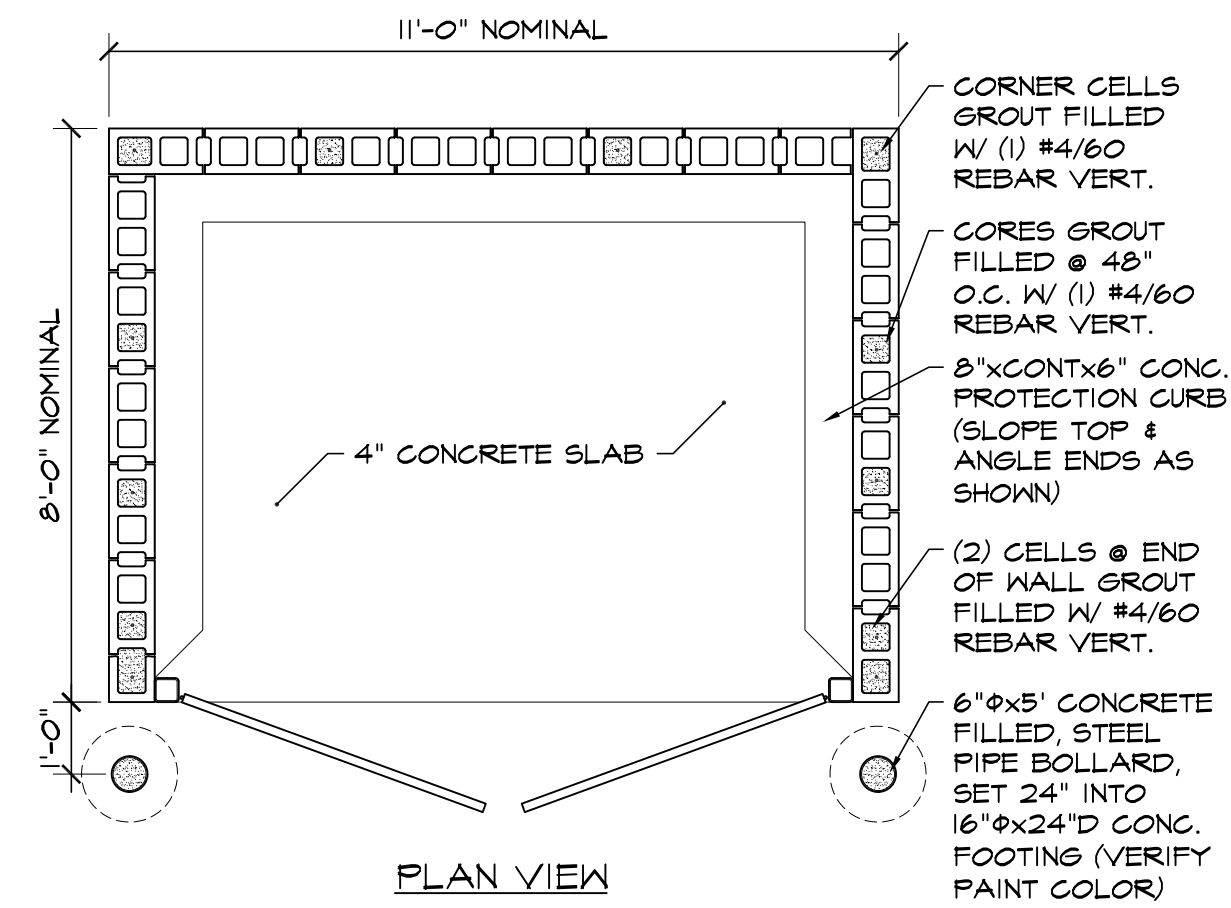
1156 GARY WATSON POINT
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: APR. 8, 2021
 DRAWN BY: A. MADALONE
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1162

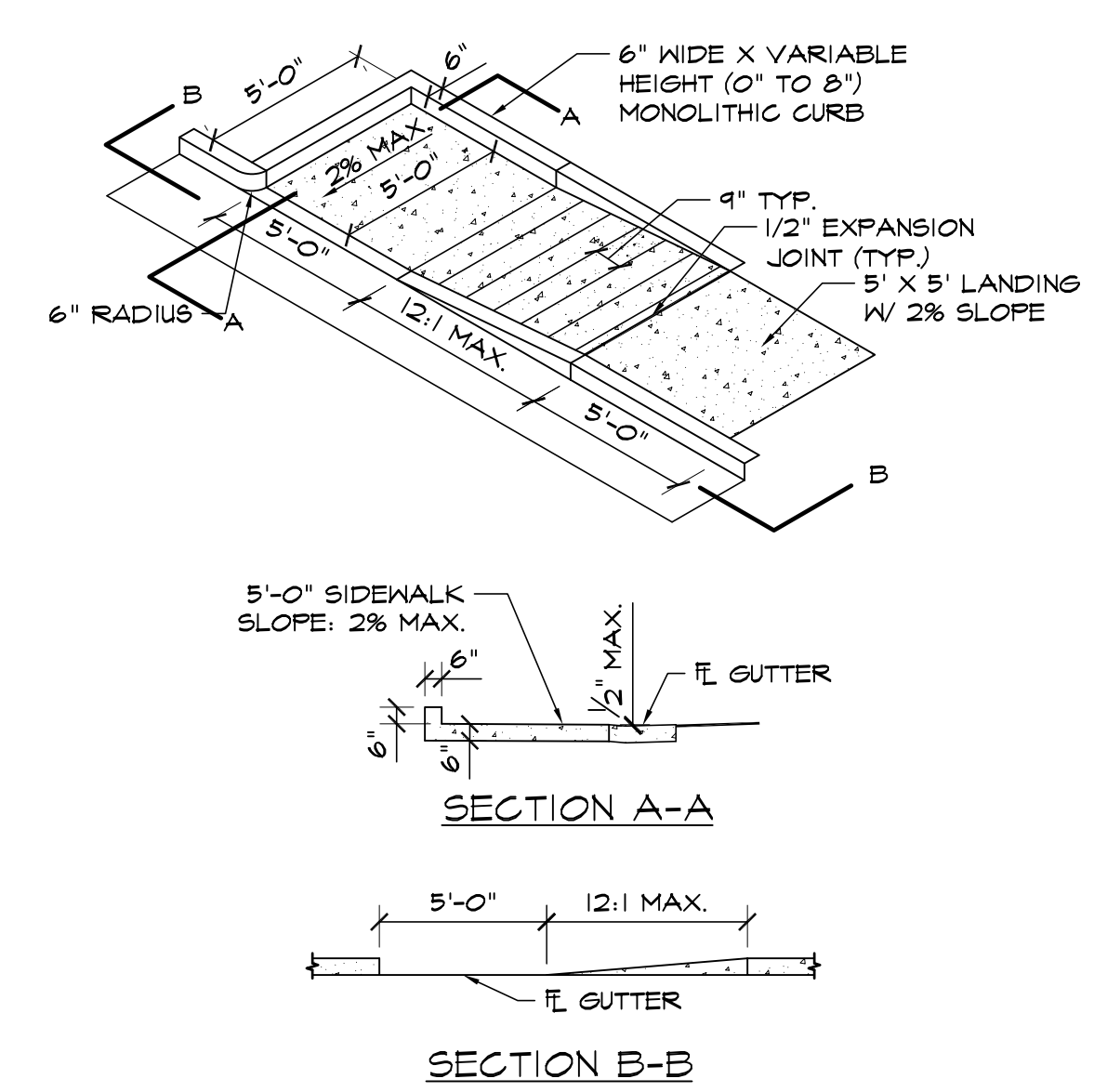
RESUBMITTALS:

- 4-20-21 / COMMENTS 3-24-21
- 5-3-21 / COMMENTS 5-3-21

1 of 12
 SITE PLAN



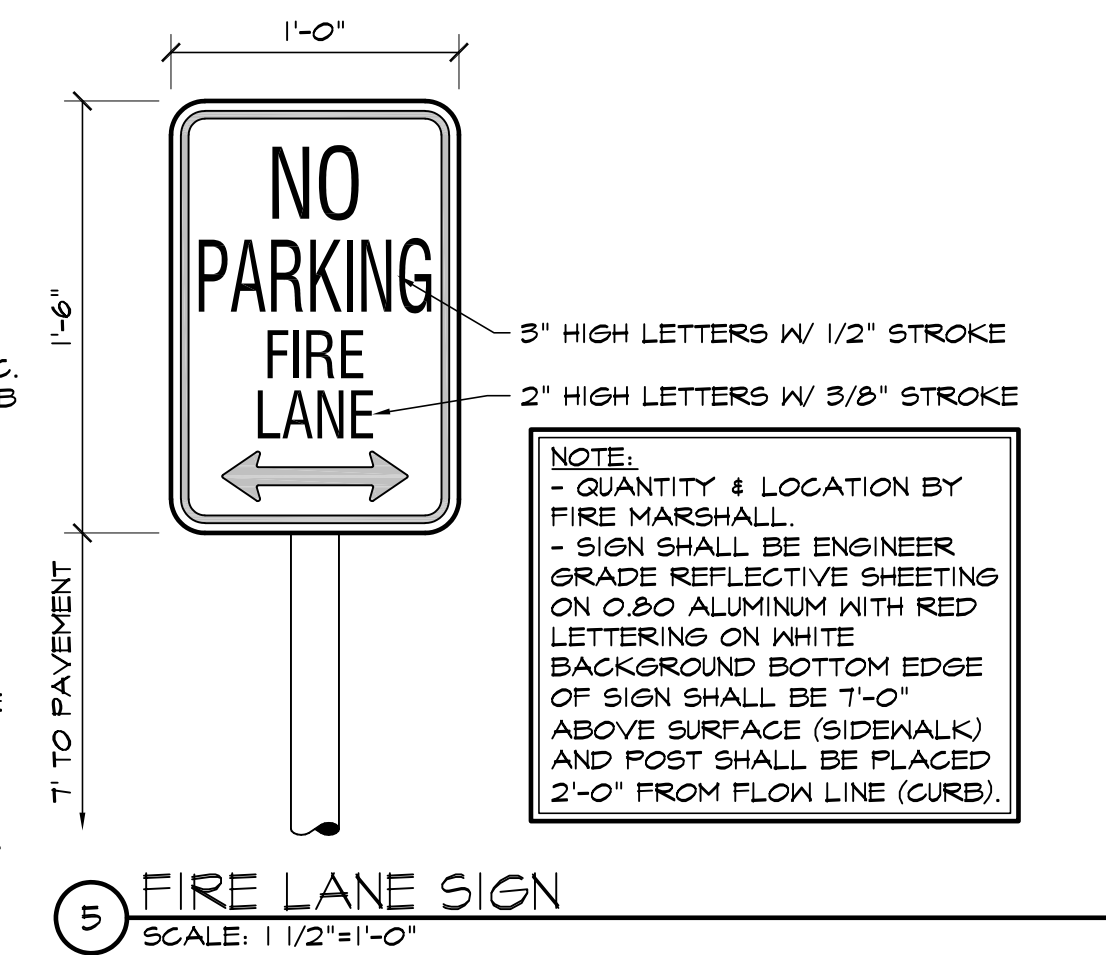
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



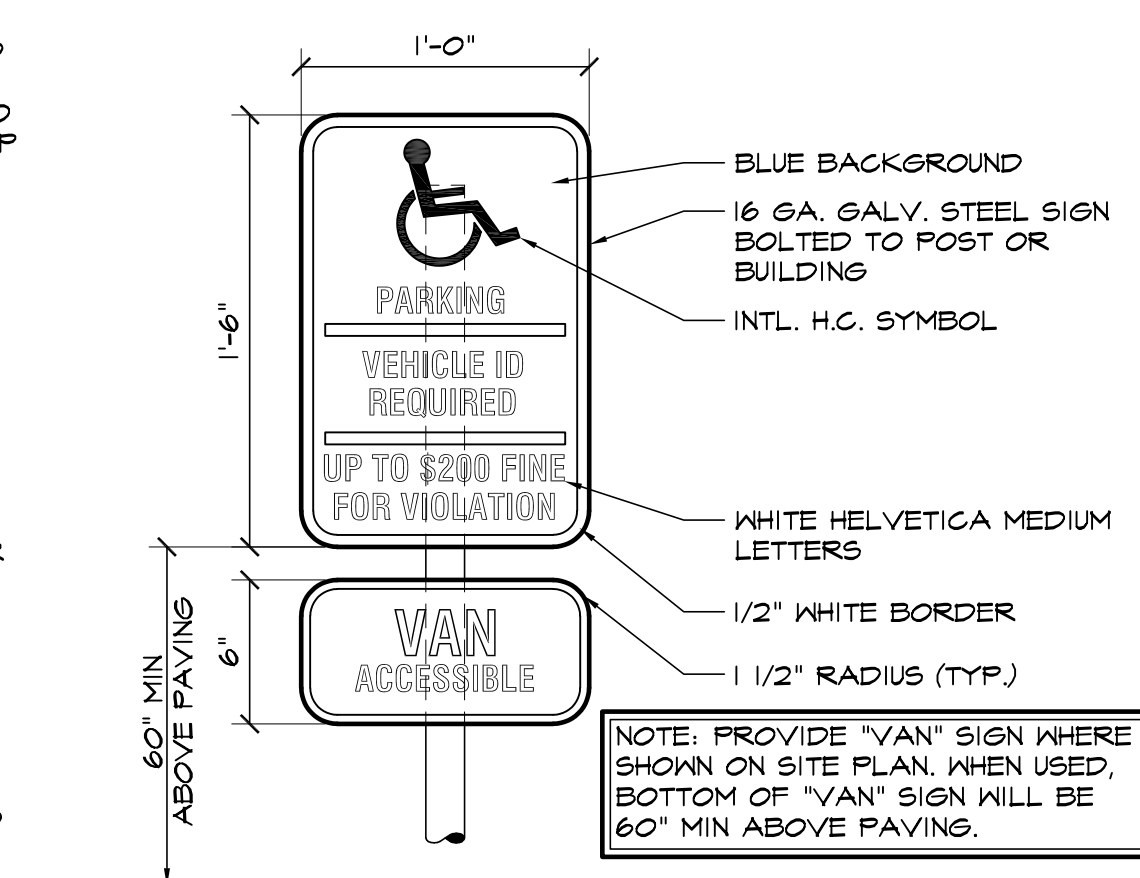
GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 509.02E OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

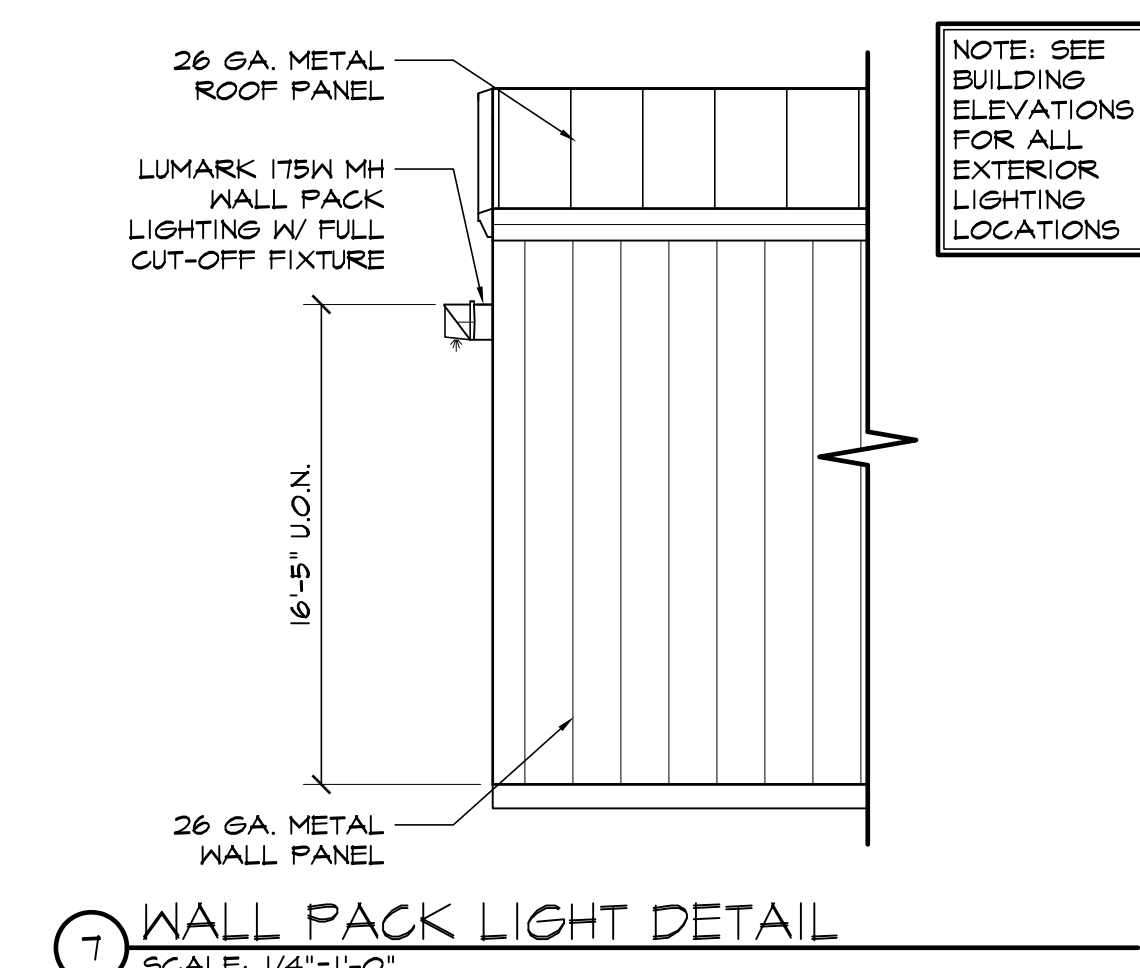
10 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



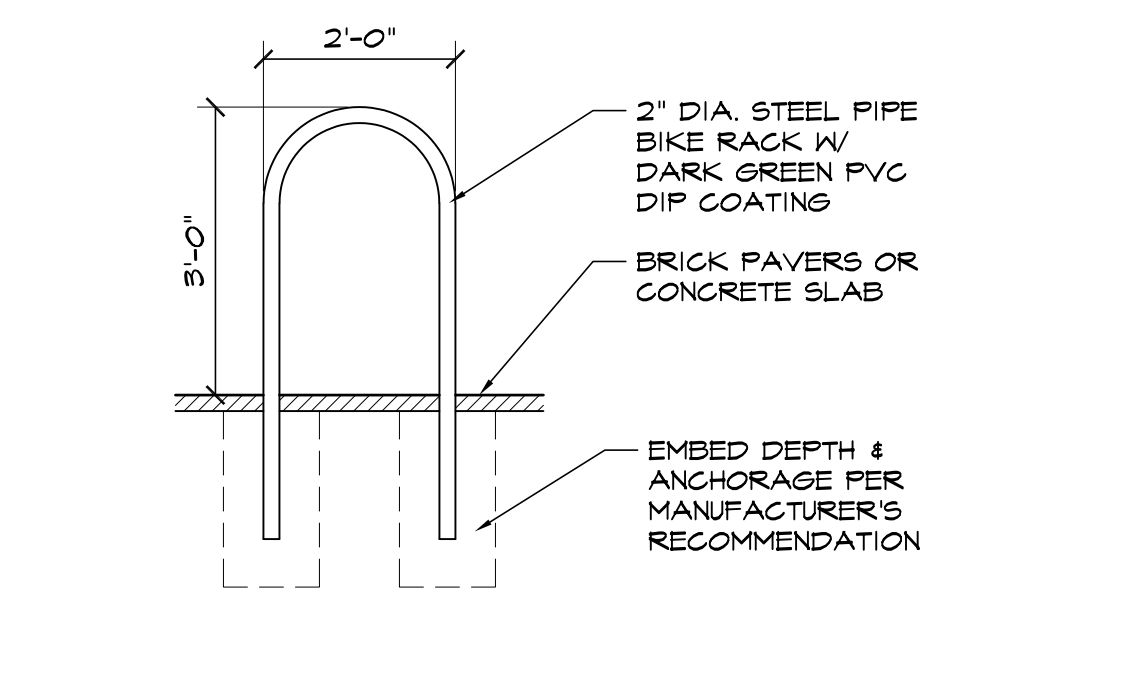
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



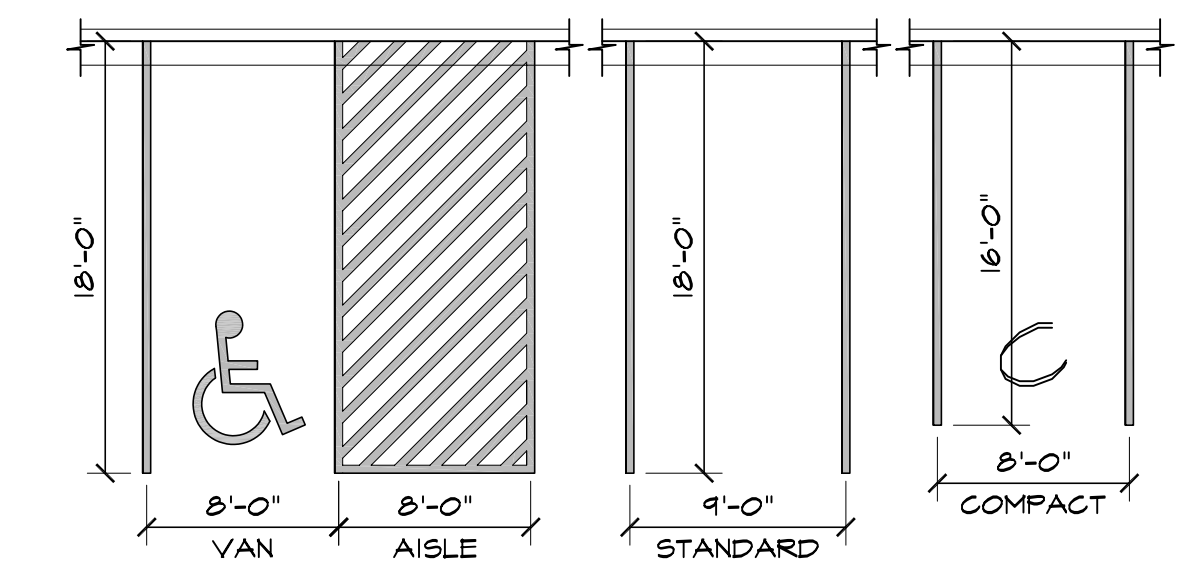
6 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



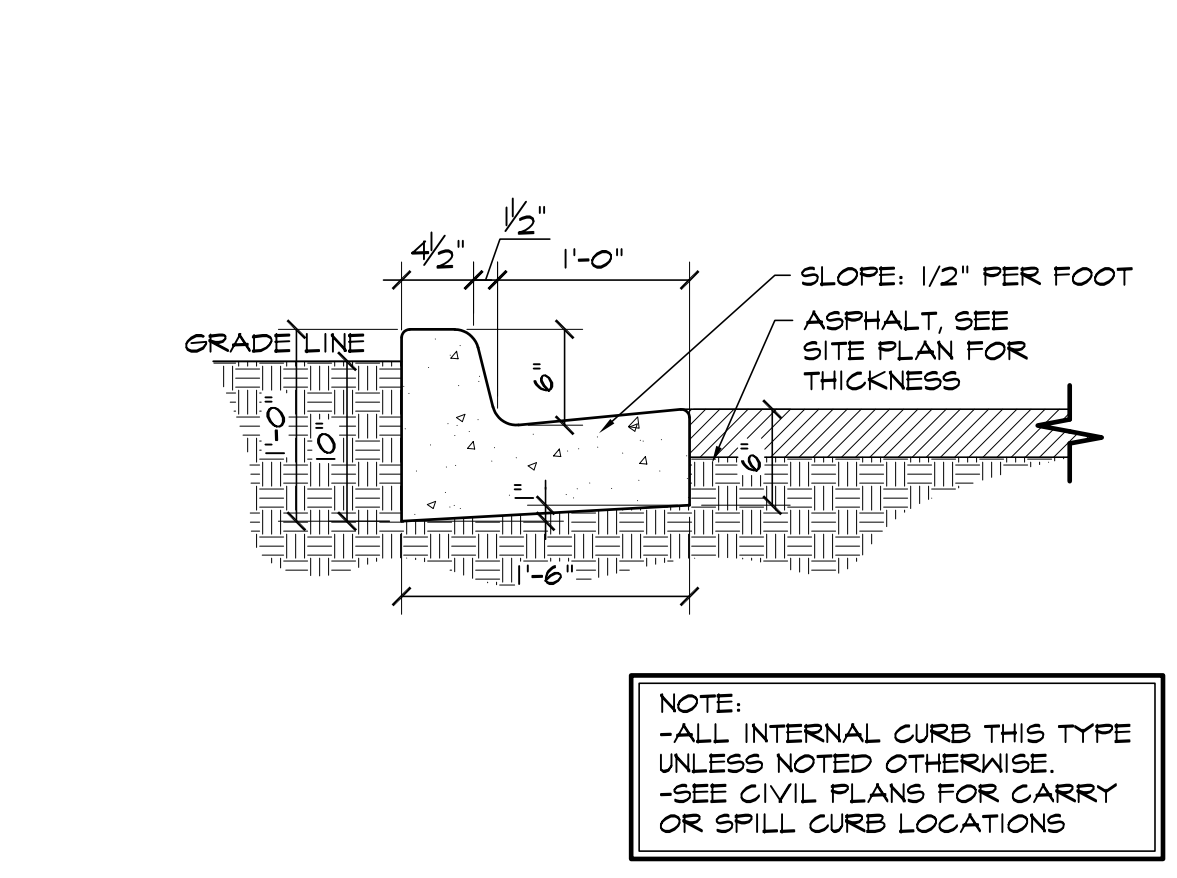
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



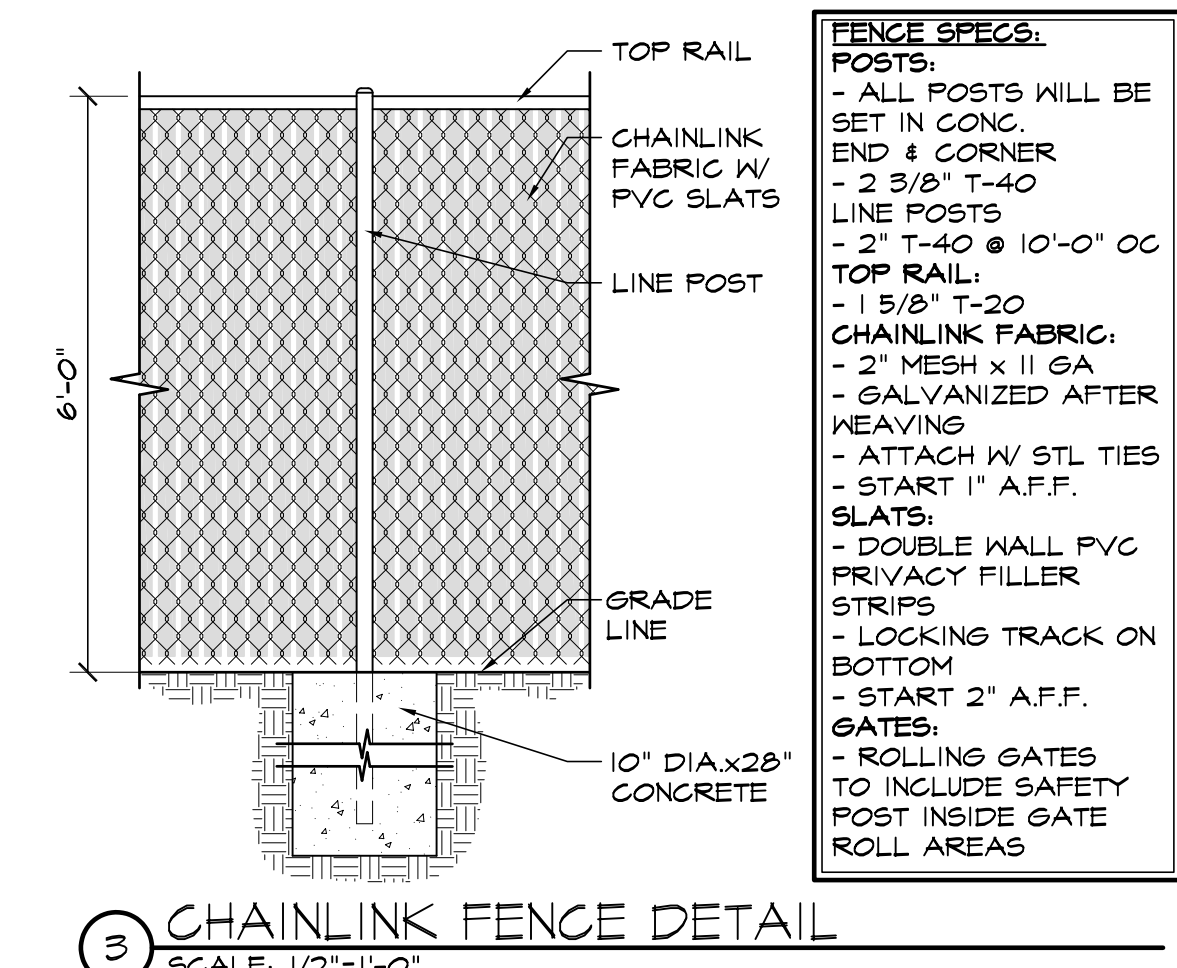
8 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



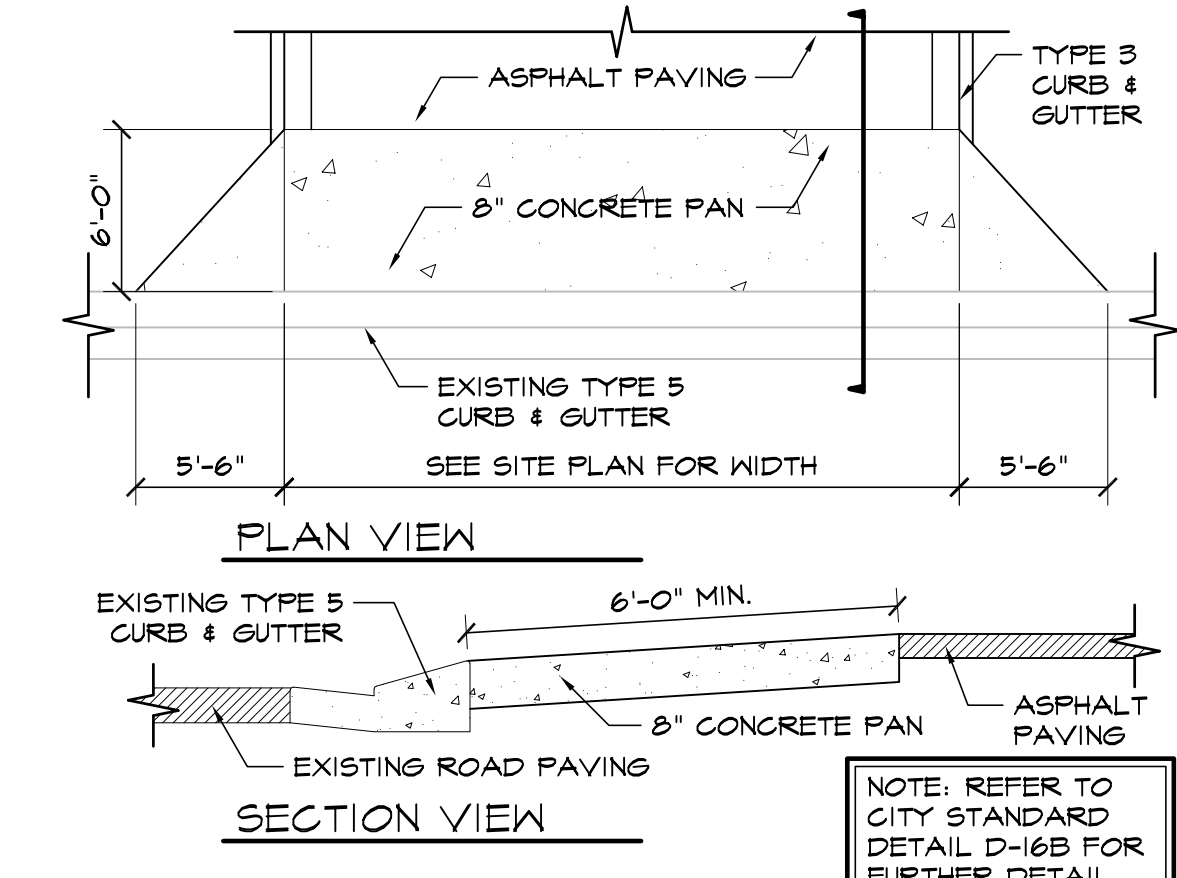
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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



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



4 DRIVEWAY DETAIL
NOT TO SCALE

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DATE: APR. 8, 2021
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