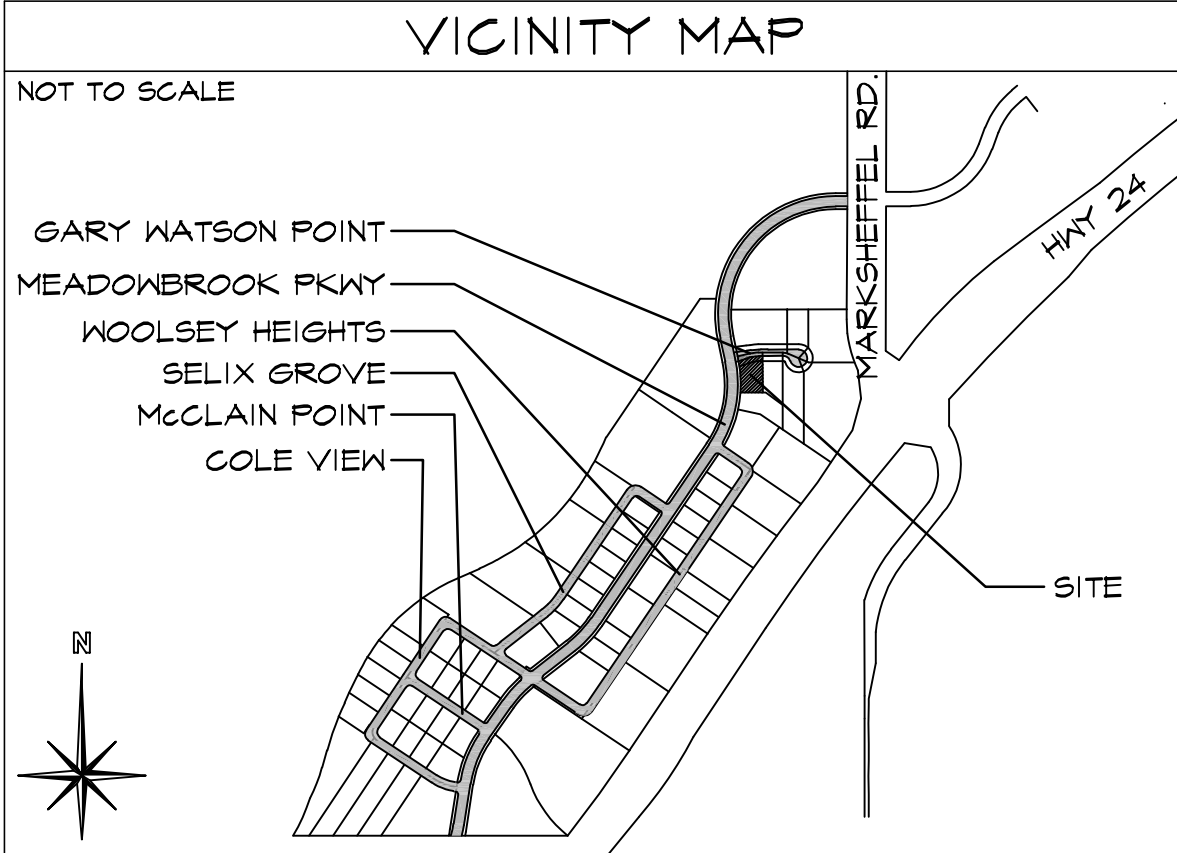


ADA NOTES

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
- 4 OF 12 - GRADING & EROSION CONTROL PLAN
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- 6 OF 12 - UTILITY SERVICE COVER SHEET
- 7 OF 12 - UTILITY SERVICE PLAN
- 8 OF 12 - LANDSCAPE PLANS
- 9 OF 12 - LANDSCAPE DETAILS & NOTES
- 10 OF 12 - PHOTOMETRIC SITE PLAN
- 11 OF 12 - LIGHTING CUT SHEETS
- 12 OF 12 - DP BUILDING ELEVATIONS

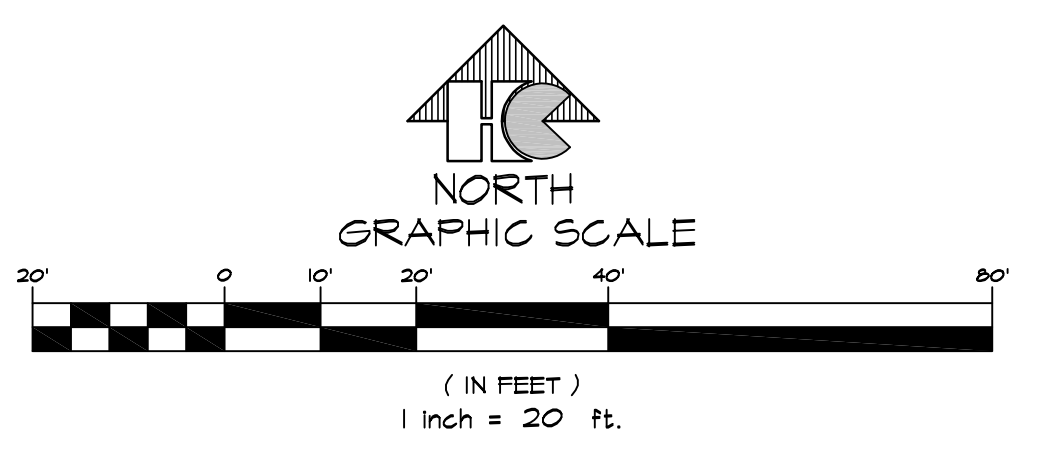


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	CLAREMONT BUSINESS PARK 2 FIL. NO. 1 LOT 1 54081-01-057
PARCEL NUMBER:	CS, CAD-0
ZONING:	22,163 SF (0.51 ACRES)
LOT SIZE:	VACANT
CURRENT USE:	ZONE X (MAP NO. 080410756 G, DATED DEC 7, 2018)
FLOODPLAIN STATEMENT:	
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:	32%
PAVEMENT COVERAGE:	35%
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:	1,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
EXTERIOR FIRE WALLS:	I HR (EAST SIDE ONLY)
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 S.F.)	4
(850 S.F. / 200 S.F.)	
WAREHOUSE-(1 SPACE/1,000 S.F.)	6
(6,150 S.F. / 1,000 S.F.)	
H.C.-(1 SPACE/25 REOD)	11
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	13
STANDARD SPACES PROVIDED:	1
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	1 (14'X18')
LOADING SPACE PROVIDED:	(SEE DETAIL 1/2 FOR DIMENSIONS)
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2020
LANDSCAPING:	WINTER 2021
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1599
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	---	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	○	MANHOLE
□	WALL PACK LIGHTING	○	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT	○	PROPOSED FIRE HYDRANT



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

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

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VICE PRES: DAVID J. HAMMERS
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COLORADO SPRINGS, CO 80915
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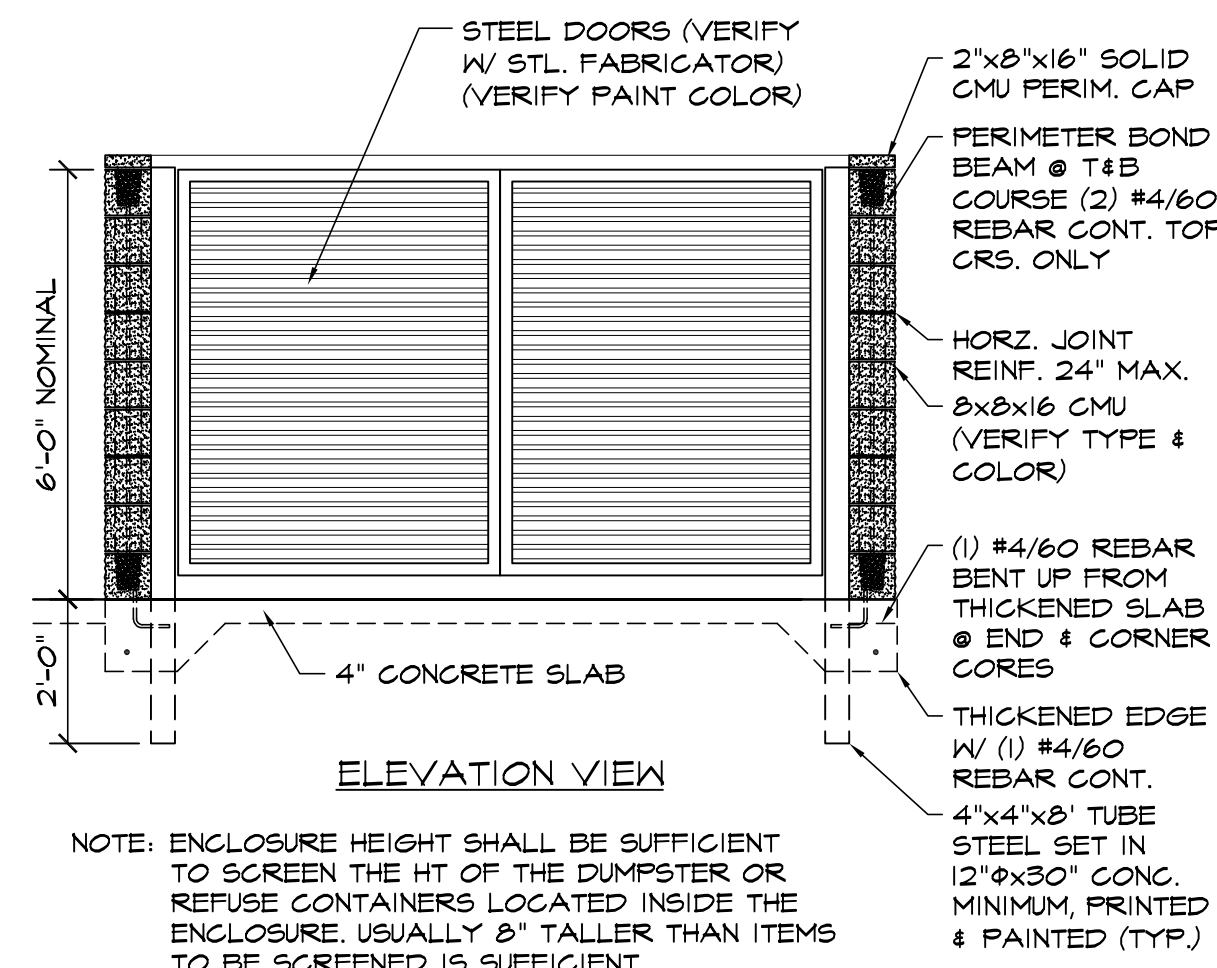
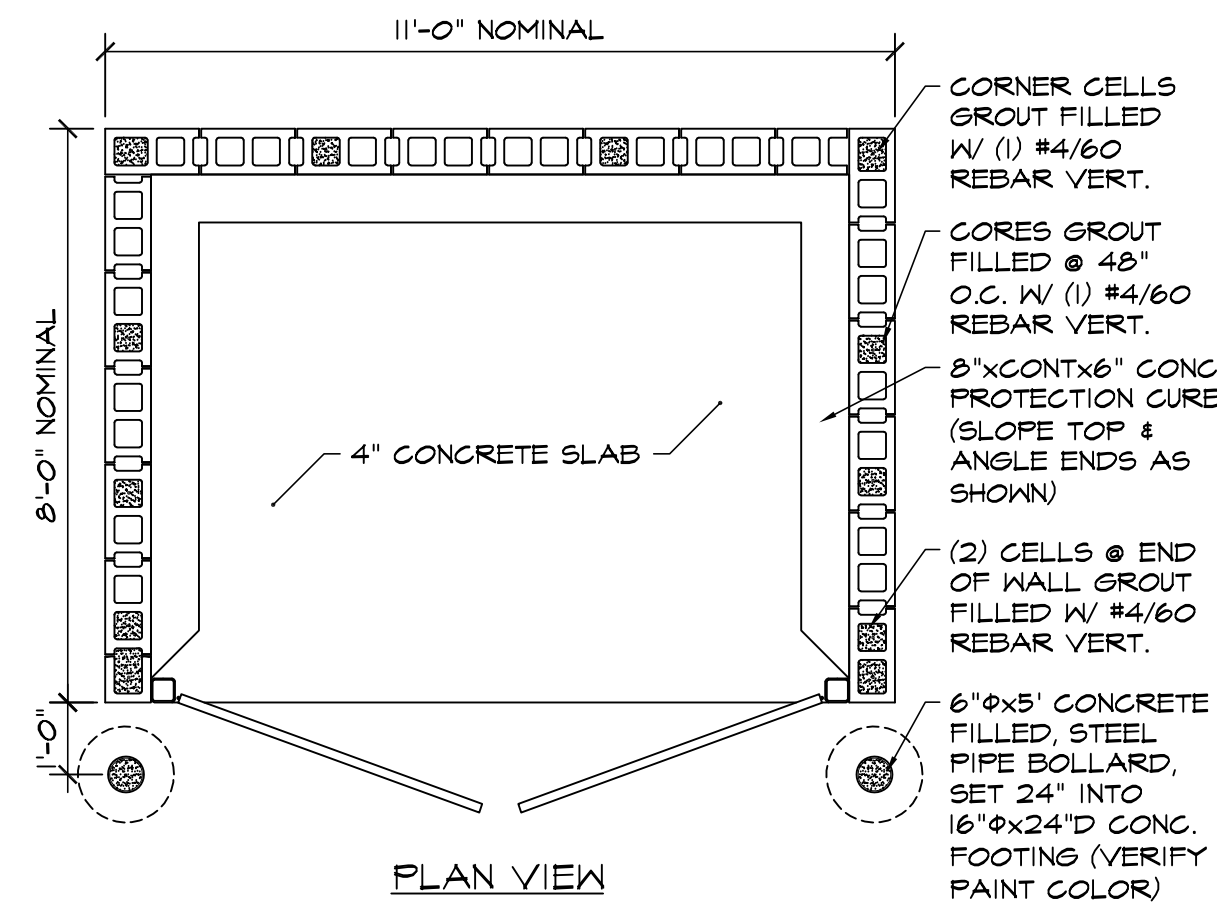
CBP 2-1, LOT 1

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

DATE: SEP. 30. 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1159

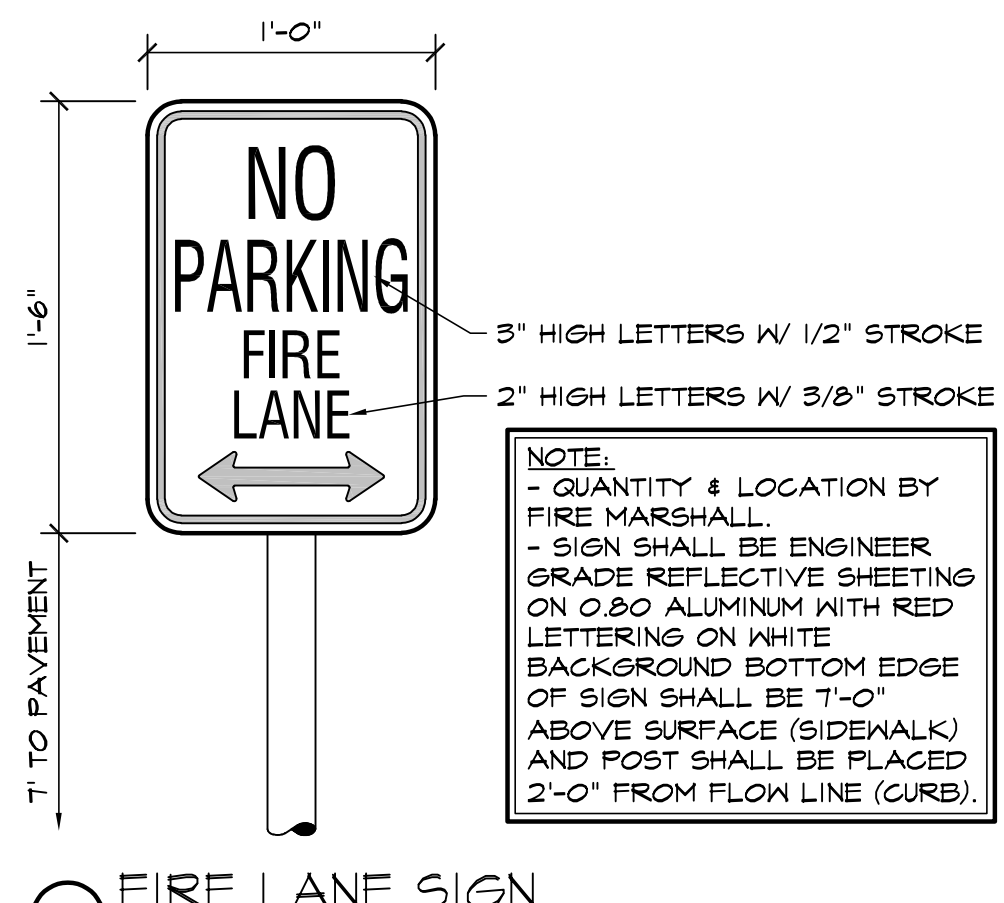
RESUBMITTALS:
02/5/21-DP COMMENTS-10/21/20

1 of 12
SITE PLAN



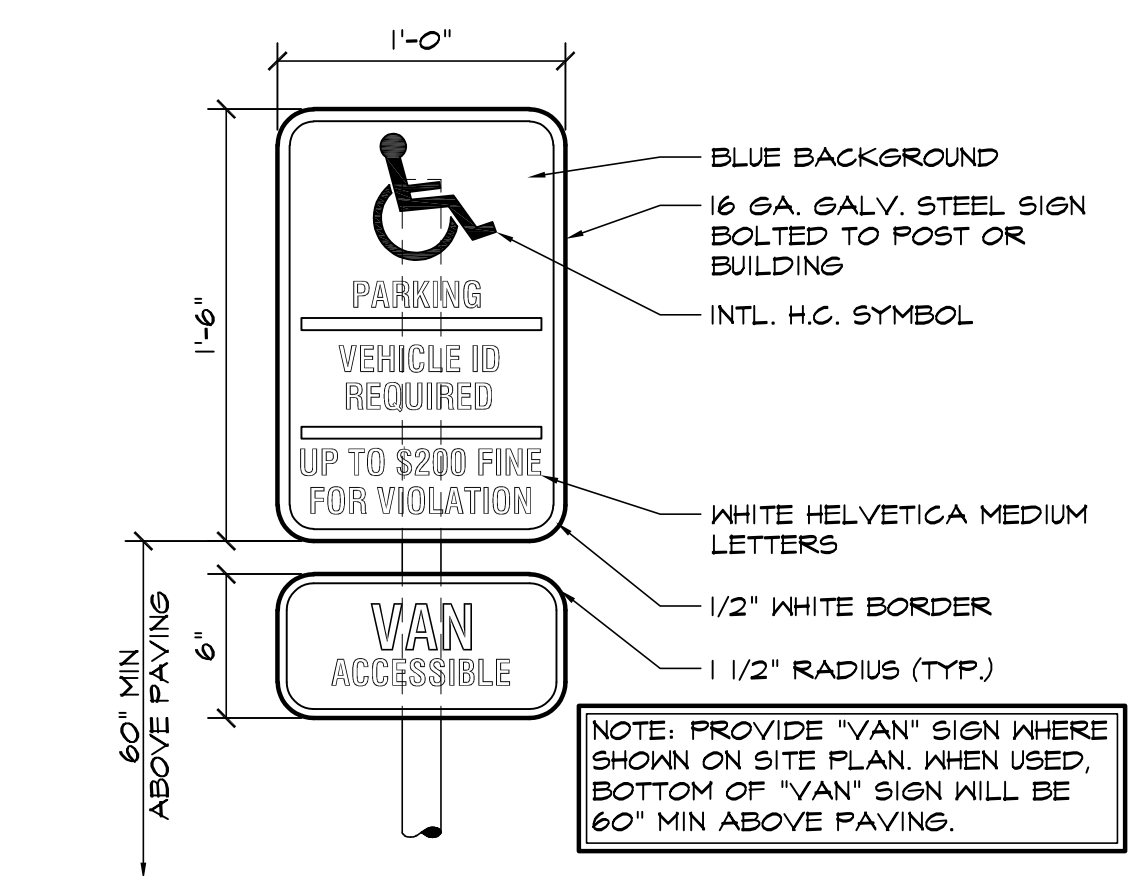
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

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.



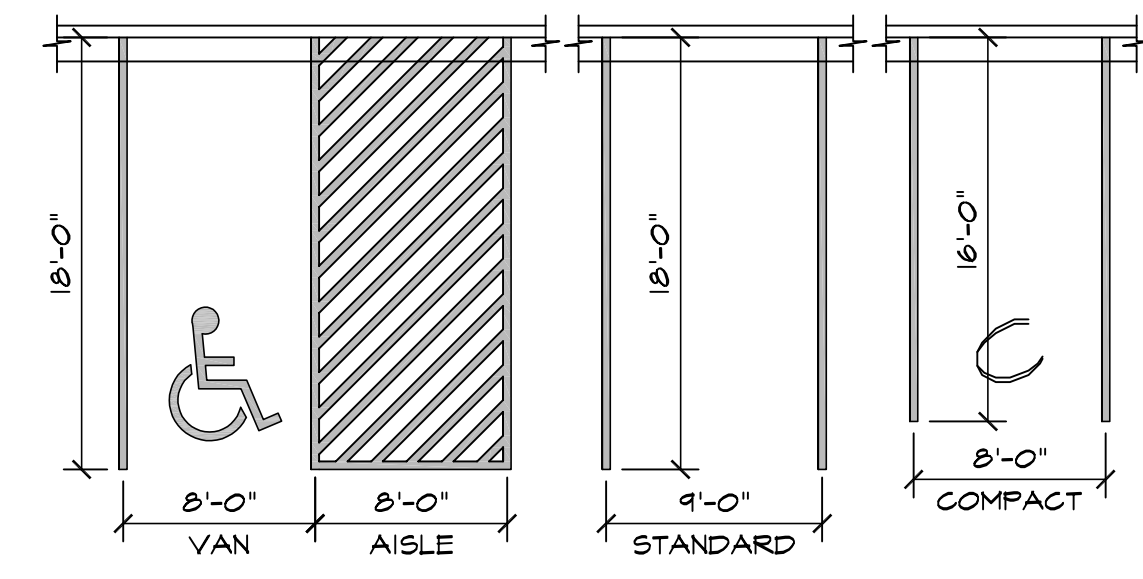
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

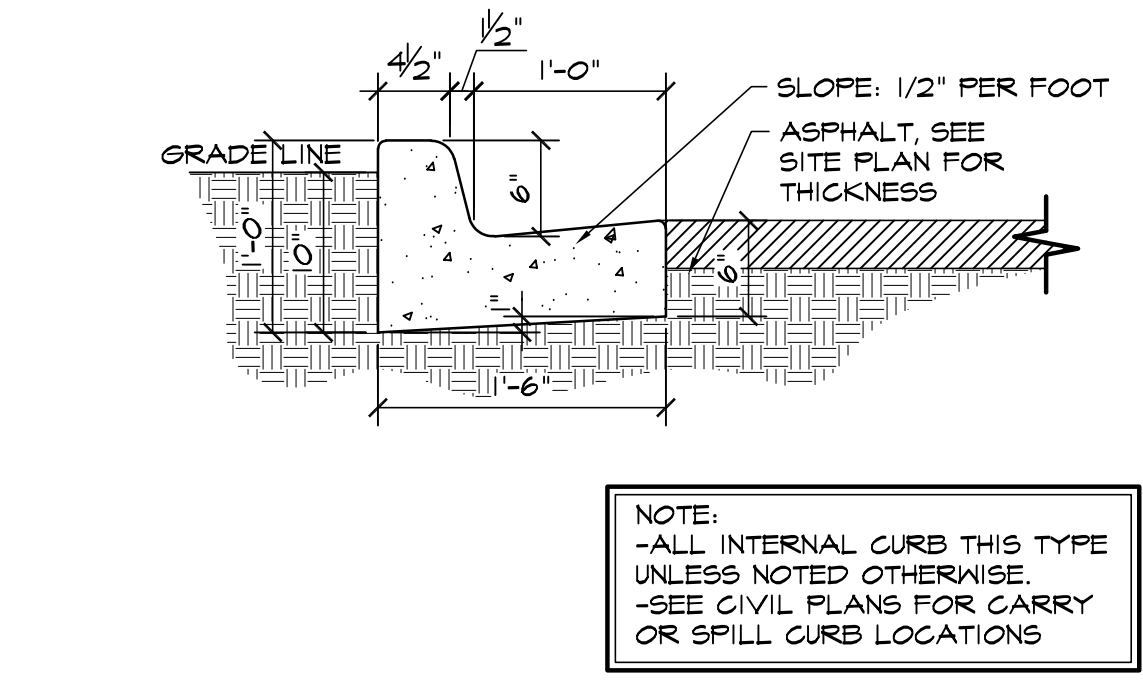


6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"

NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MIN ABOVE PAVING.

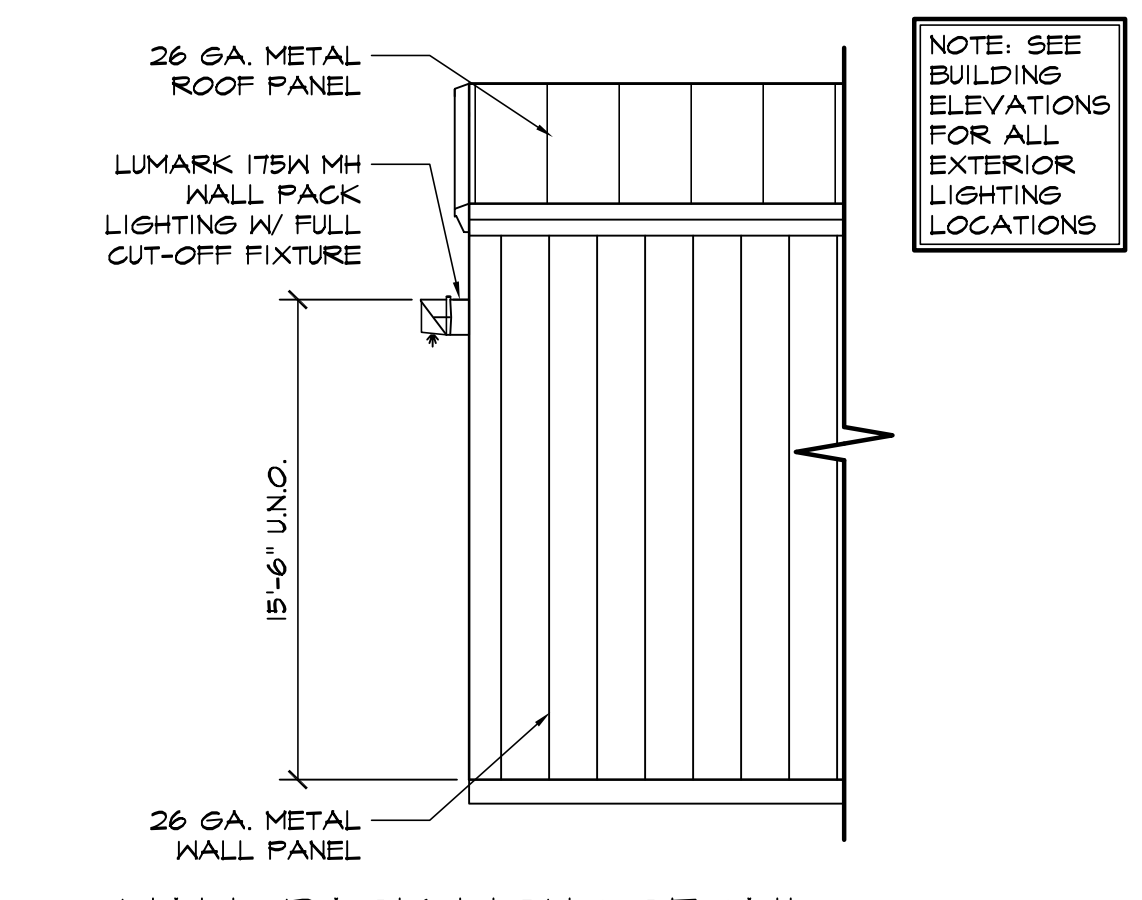


1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



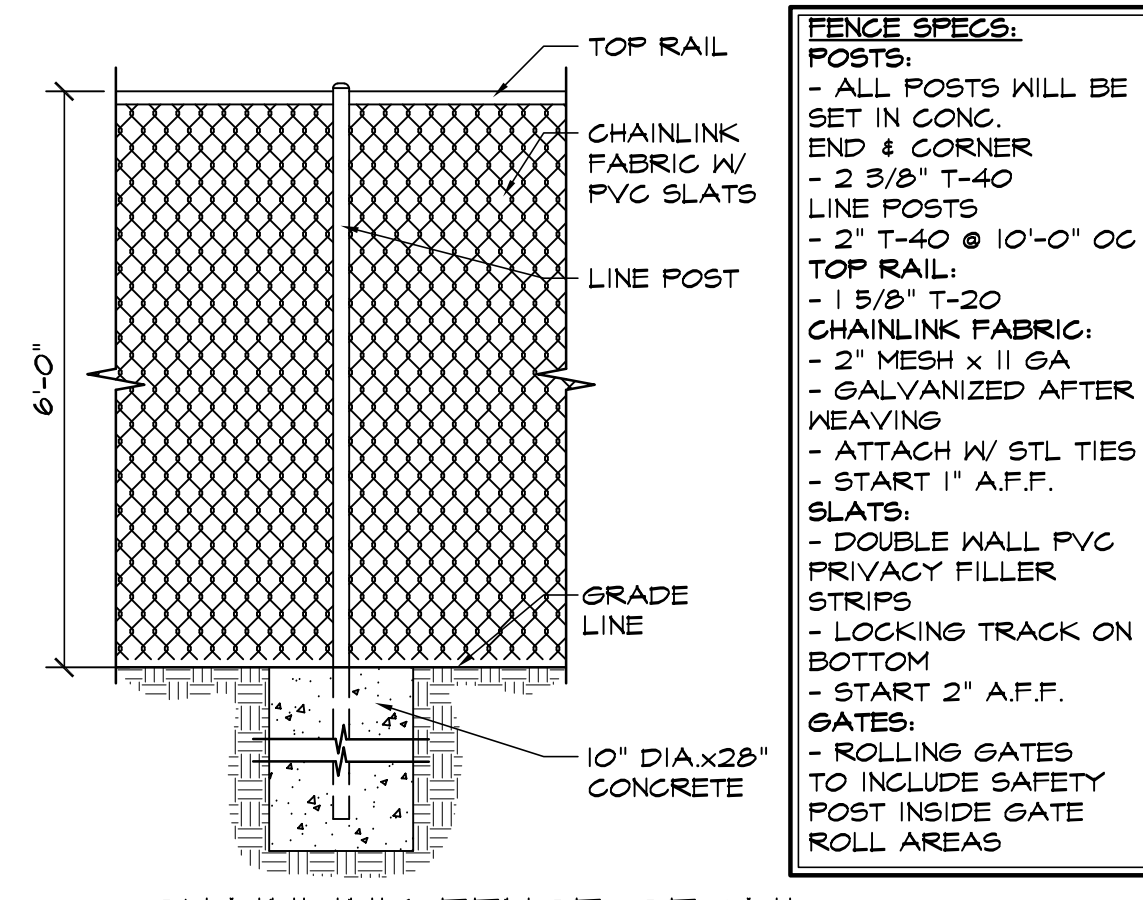
2 EPC TYPE B CURB
SCALE: 1"=1'-0"

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



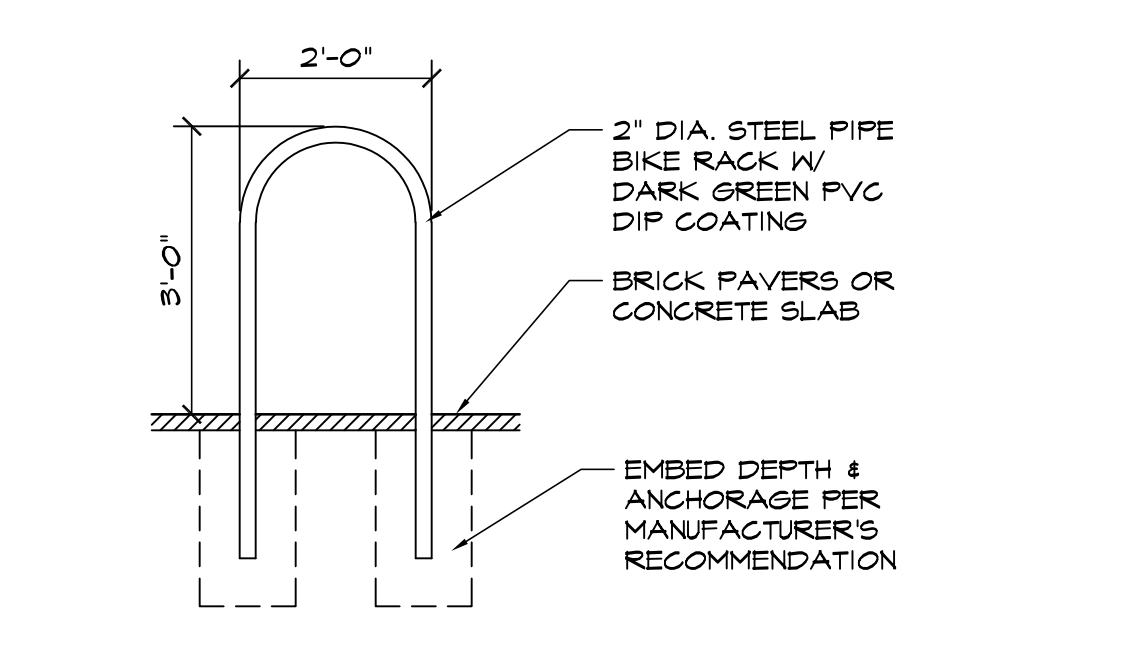
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"

NOTE: SEE BUILDING ELEVATIONS FOR ALL EXTERIOR LIGHTING LOCATIONS

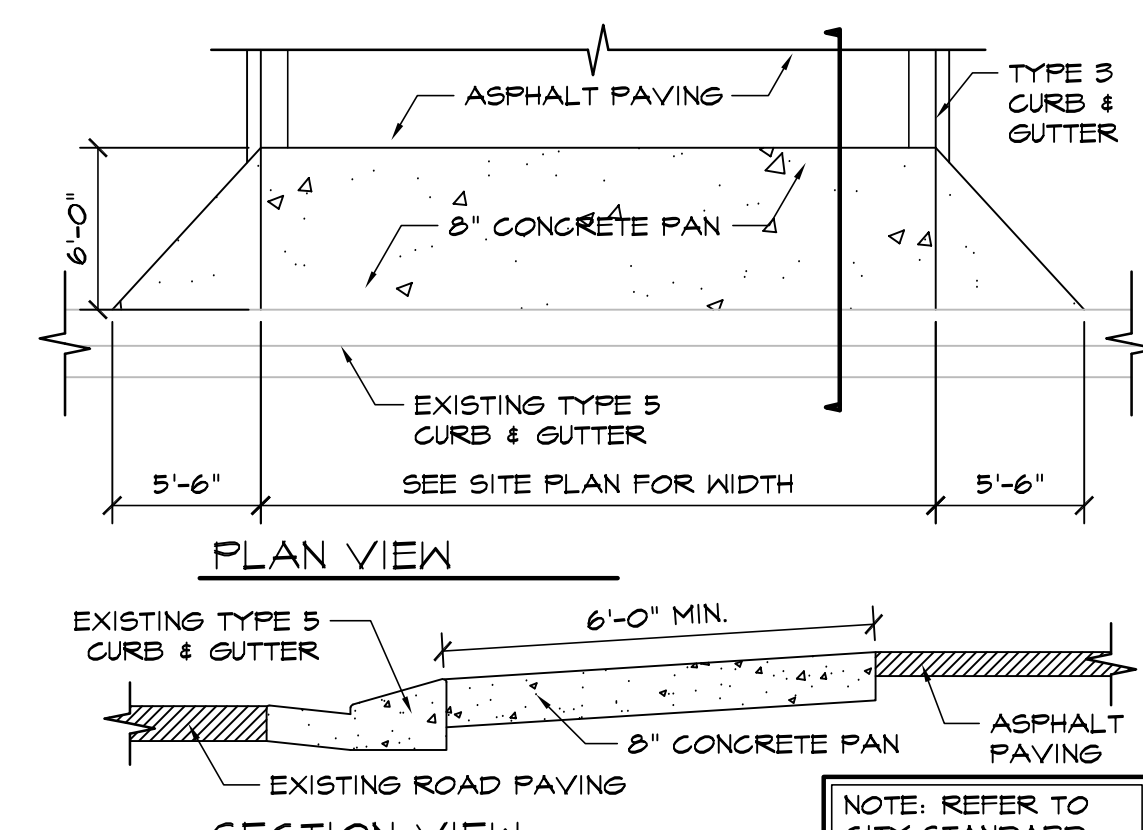


3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
END & CORNER
- 2 5/8" T-40
LINE POSTS
- 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH x 11 GA
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F.
GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



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



4 DRIVEWAY DETAIL
NOT TO SCALE

NOTE: REFER TO CITY STANDARD DETAIL D-16B FOR FURTHER DETAIL

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EL PASO COUNTY, COLORADO

DATE: SEP. 30. 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1154

RESUBMITTALS:
02/21/21-DP COMMENTS-10/21/20

2 of 12
SITE DETAILS