

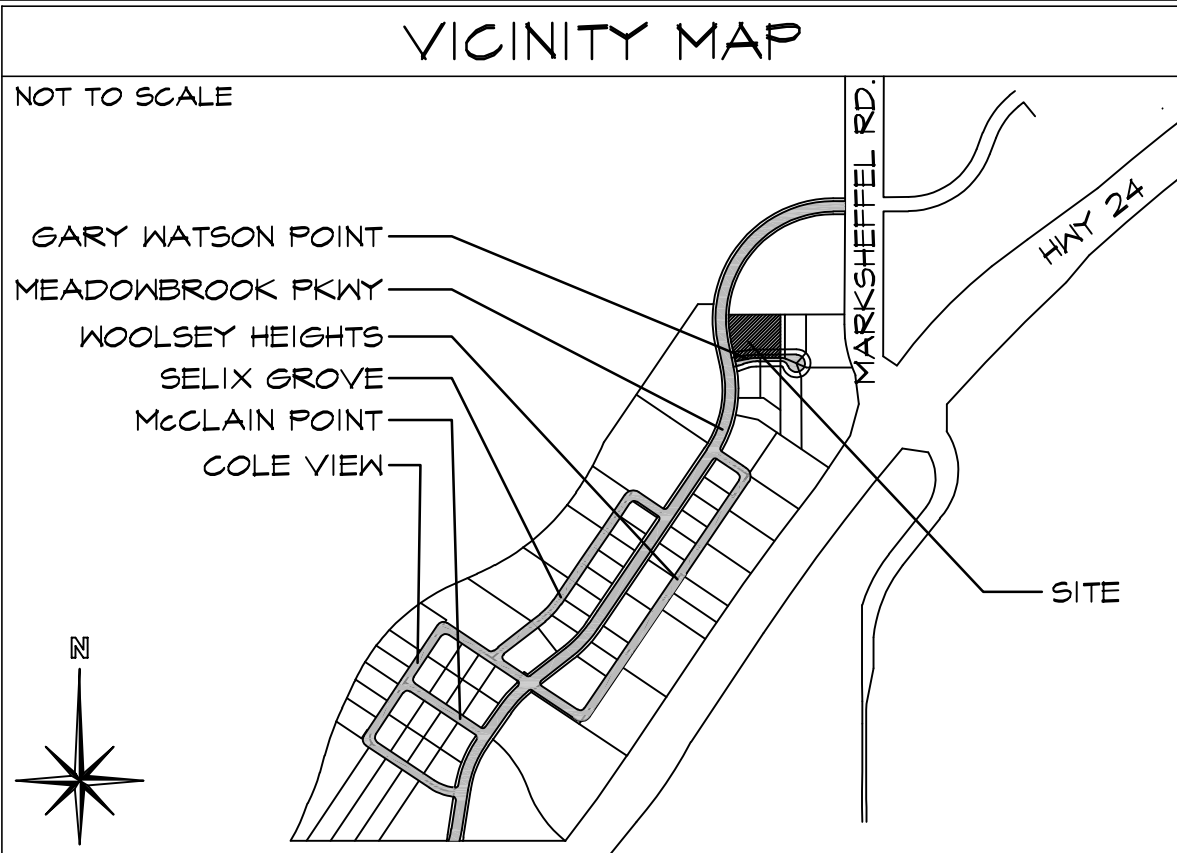
SITE PLAN
 SCALE: 1"=20'-0"

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 - GRADING & EROSION COVER SHEET
- 4 OF 12 - GRADING & EROSION CONTROL PLAN
- 5 OF 12 - GRADING & EROSION NOTES & DETAILS
- 6 OF 12 - UTILITY SERVICE COVER SHEET
- 7 OF 12 - UTILITY SERVICE PLAN
- LI.1 - 8 OF 12 - LANDSCAPE PLAN
- LI.2 - 8 OF 12 - LANDSCAPE DETAILS
- 10 OF 12 - PHOTOMETRIC PLAN
- 11 OF 12 - SPECIFICATIONS
- 12 OF 12 - DP BUILDING ELEVATIONS

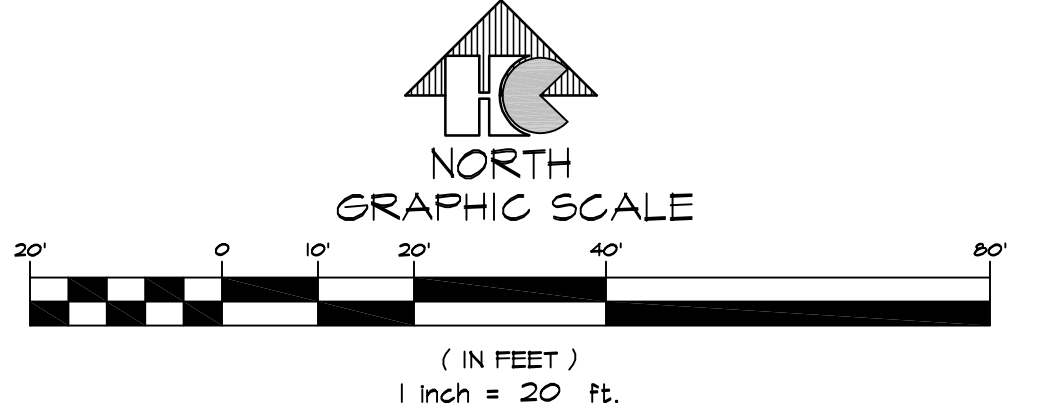


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:.....	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION: CLAREMONT BUSINESS PARK 2	
PARCEL NUMBER:.....	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 6, DATED DEC. 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:.....	OFFICE & WAREHOUSE
STRUCTURAL COVERAGE:.....	8%
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.)	8
(1,500 S.F. / 200 S.F.)	8
WAREHOUSE-(1 SPACE/1,000 S.F.)	9
(8,500 S.F. / 1,000 S.F.)	1
H.C.-(1 SPACE/25 FEET)	18
TOTAL PARKING SPACES REQUIRED:.....	20
TOTAL PARKING PROVIDED:.....	19
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. SPRINGS, 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
-----	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

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2021 HAMMERS CONSTRUCTION

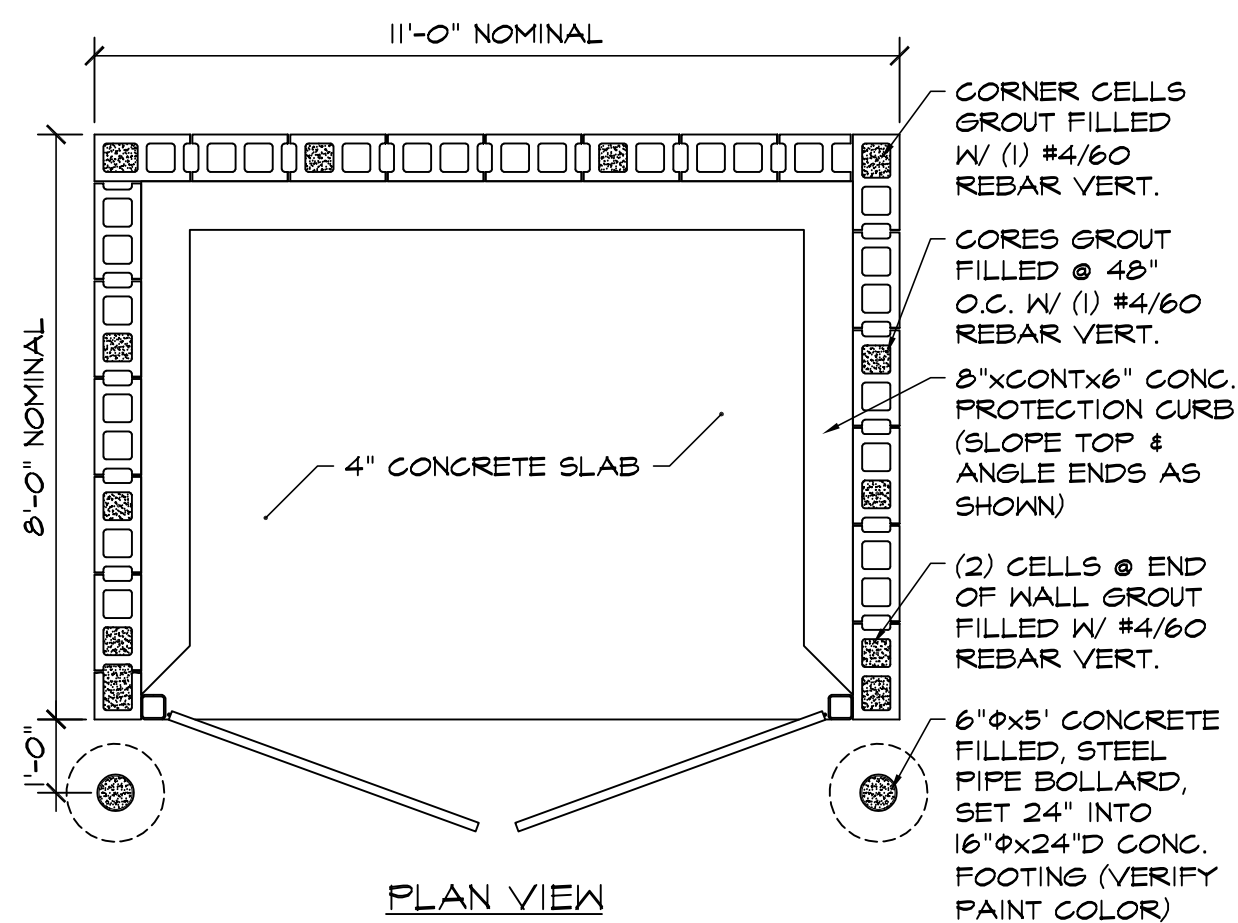
CBP 2-1, LOT 7

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

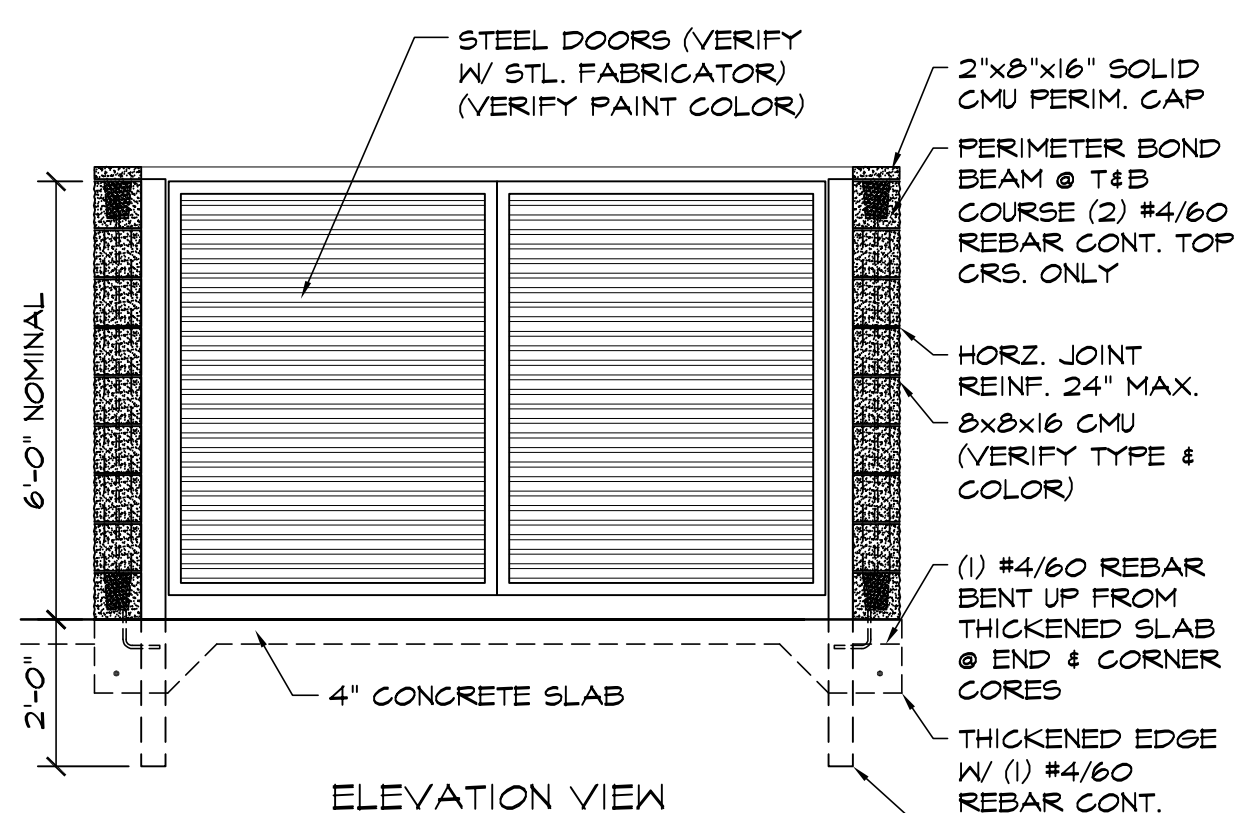
DATE: SEPT 14, 2020
 DRAWN BY: D. AGUINO
 PROJ. MNGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1165

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

1 of 12
 SITE PLAN



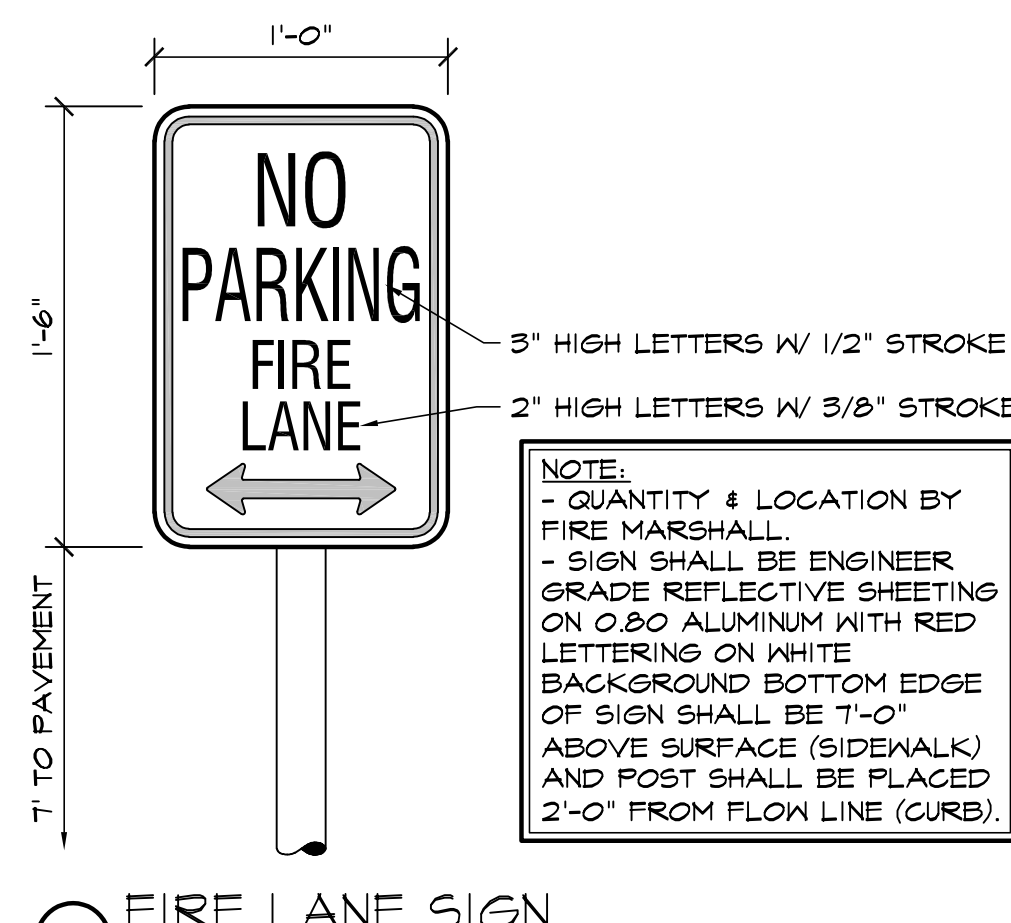
PLAN VIEW



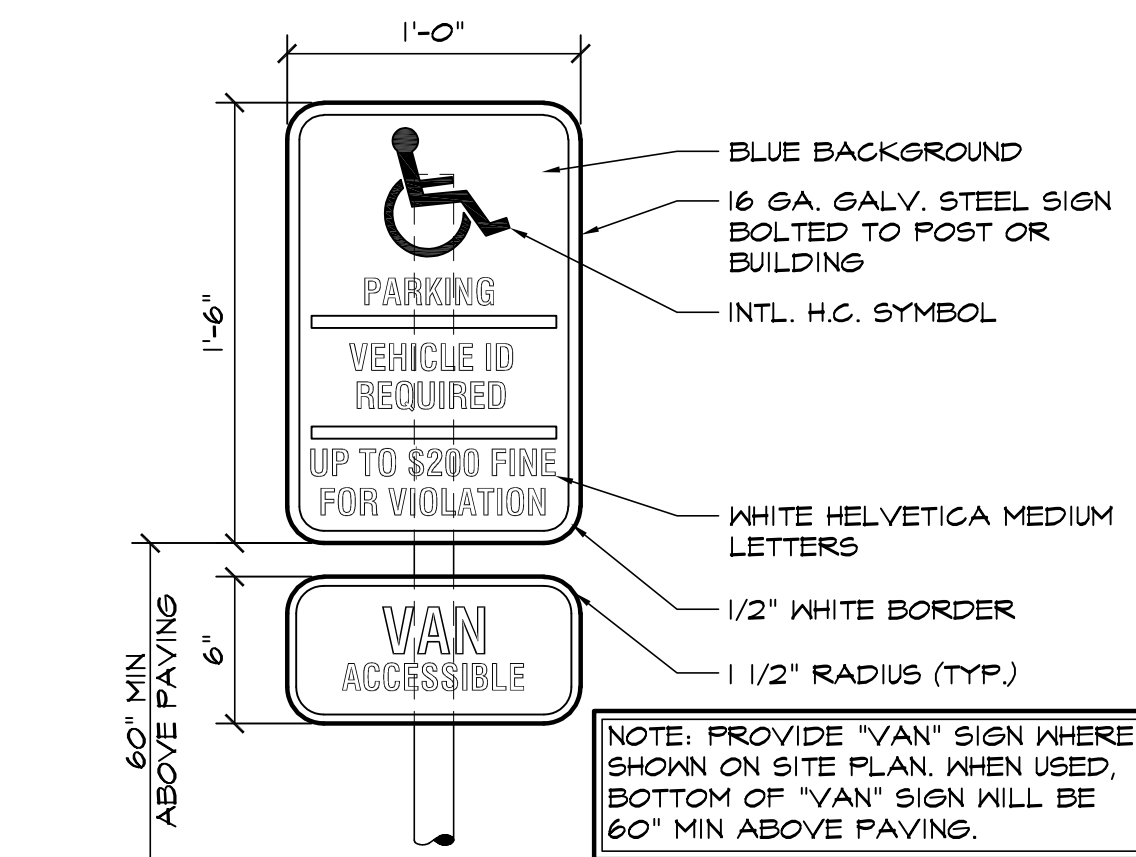
ELEVATION VIEW

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.

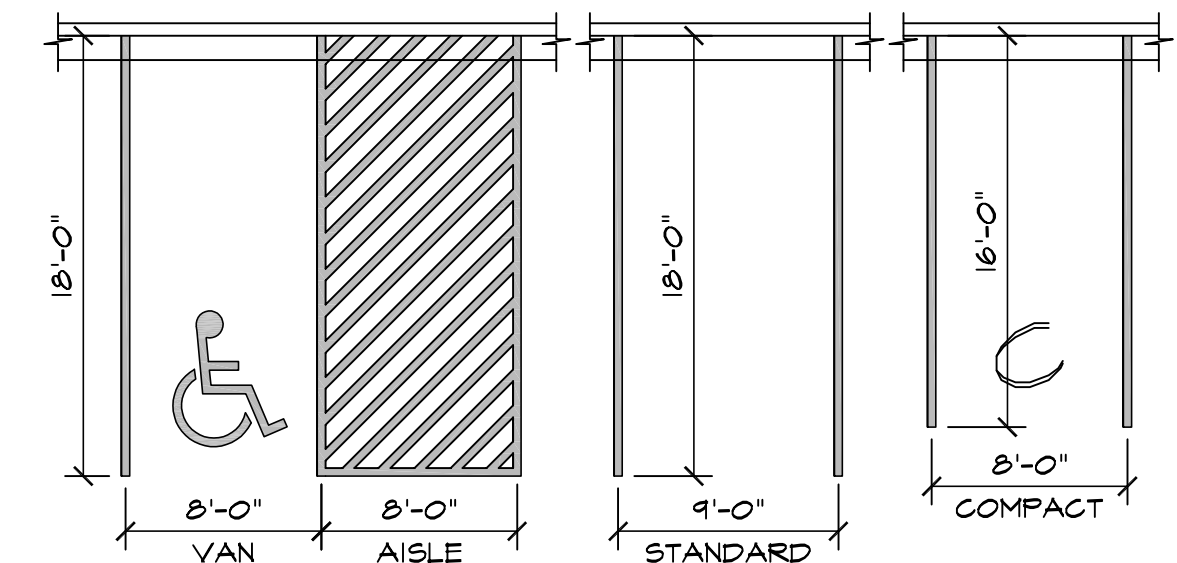
9 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



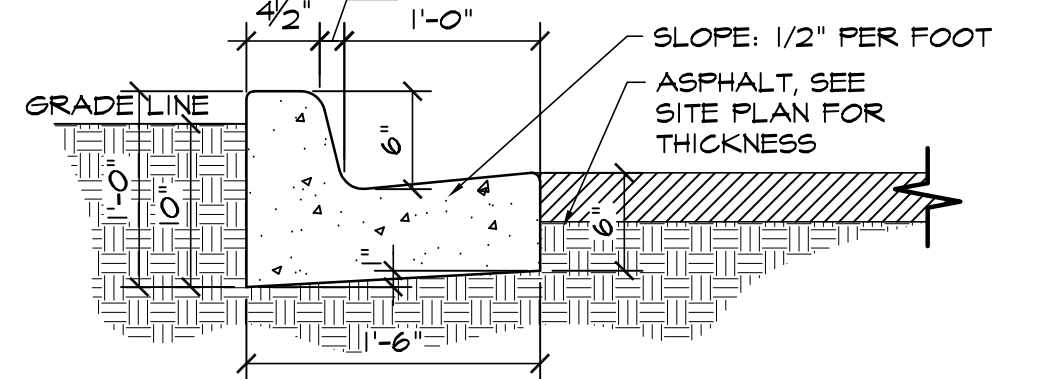
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



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

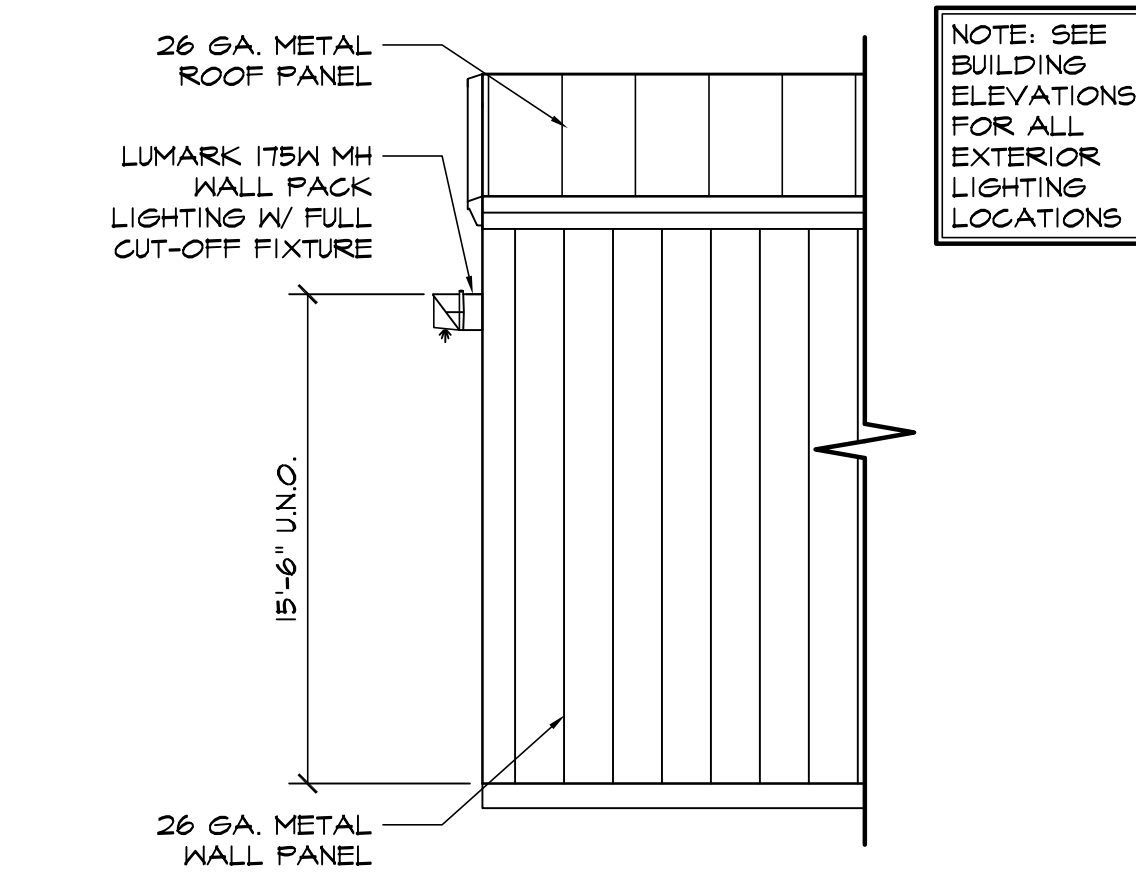


1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

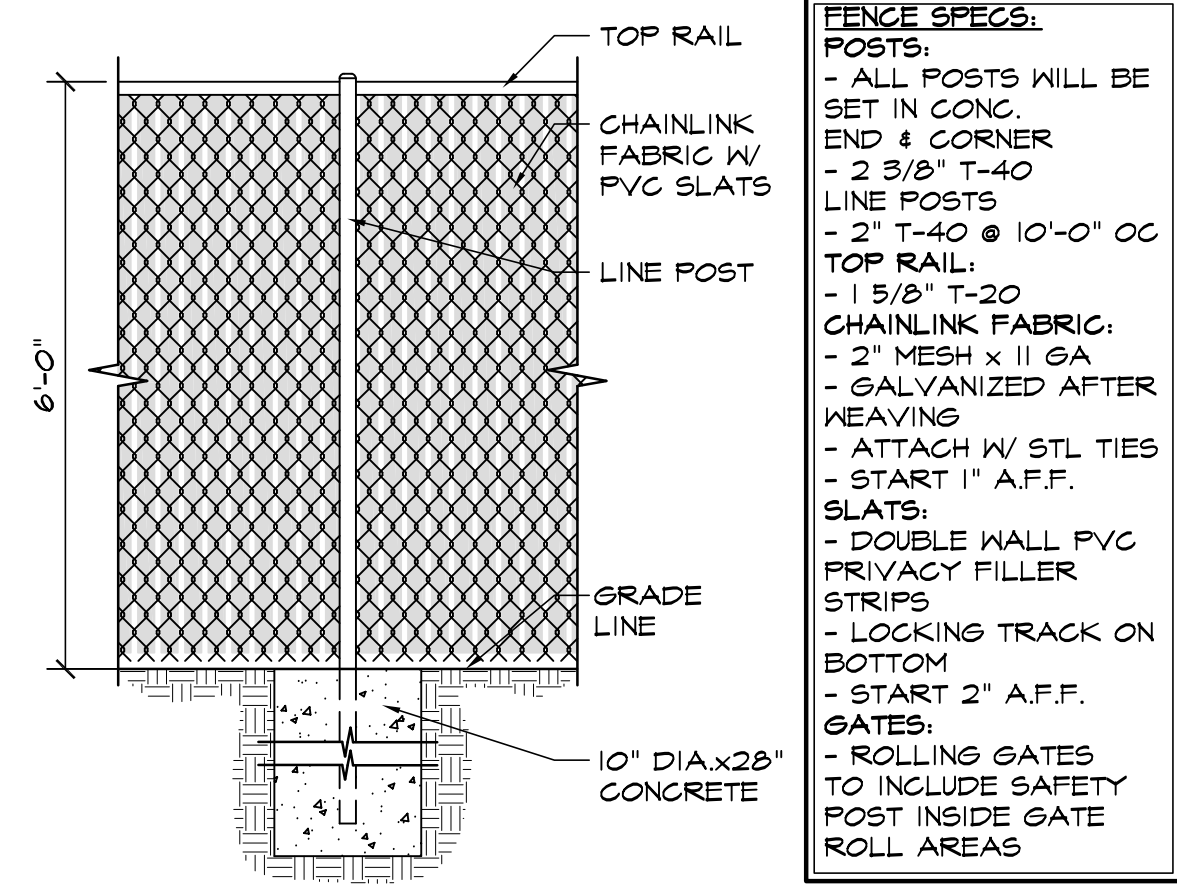


2 EPC TYPE B CURB
SCALE: 1"=1'-0"

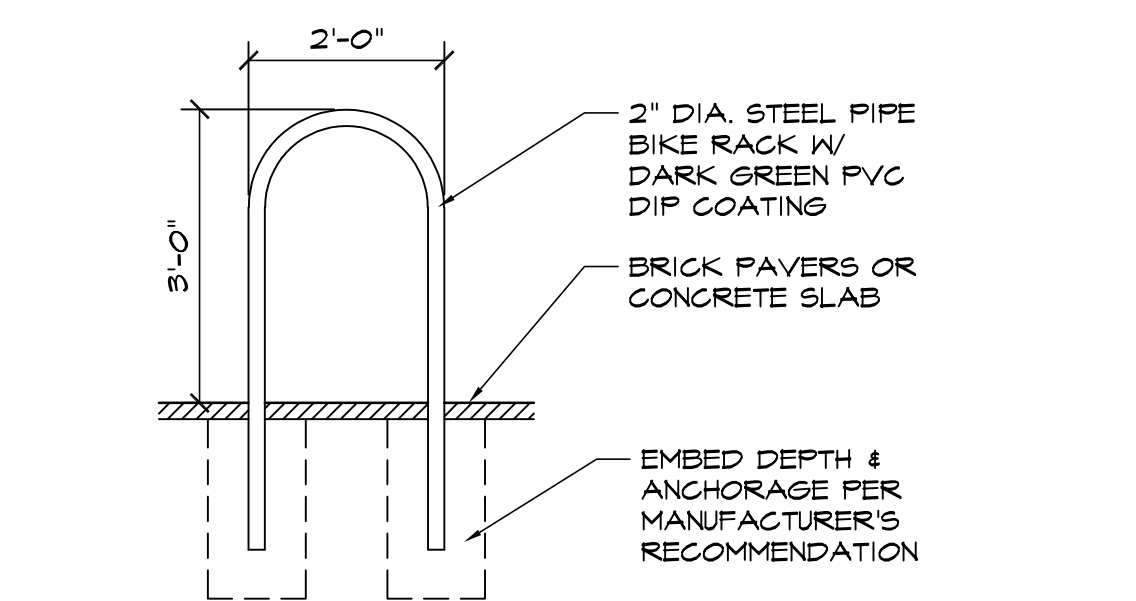
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE. SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS.



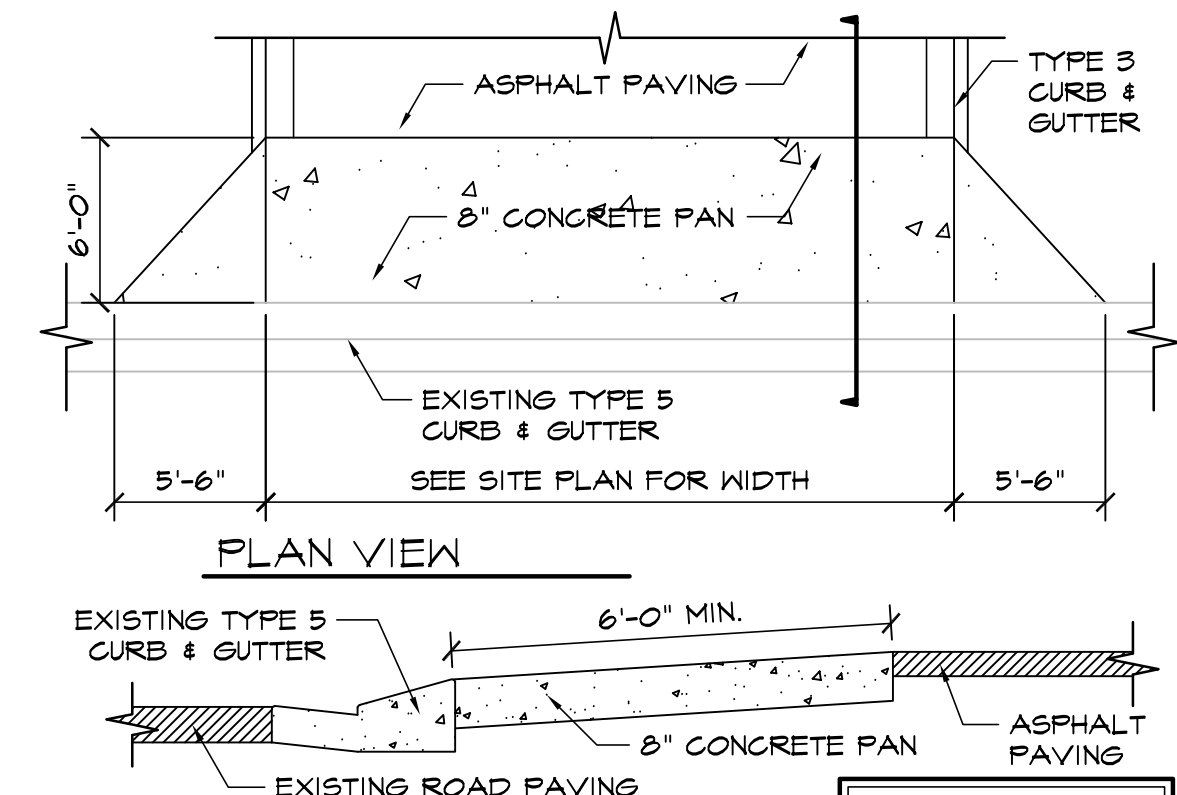
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



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

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOODLEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1569 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2021 HAMMERS CONSTRUCTION

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. MNGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1165

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