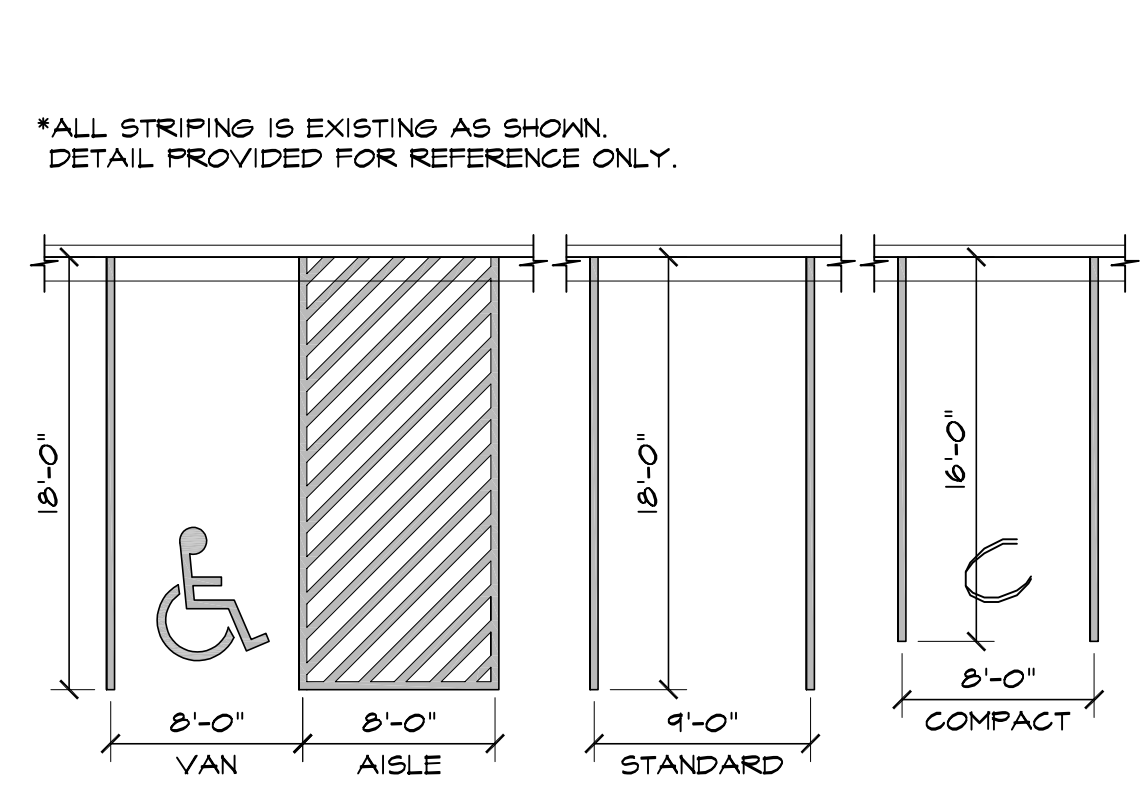


3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



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

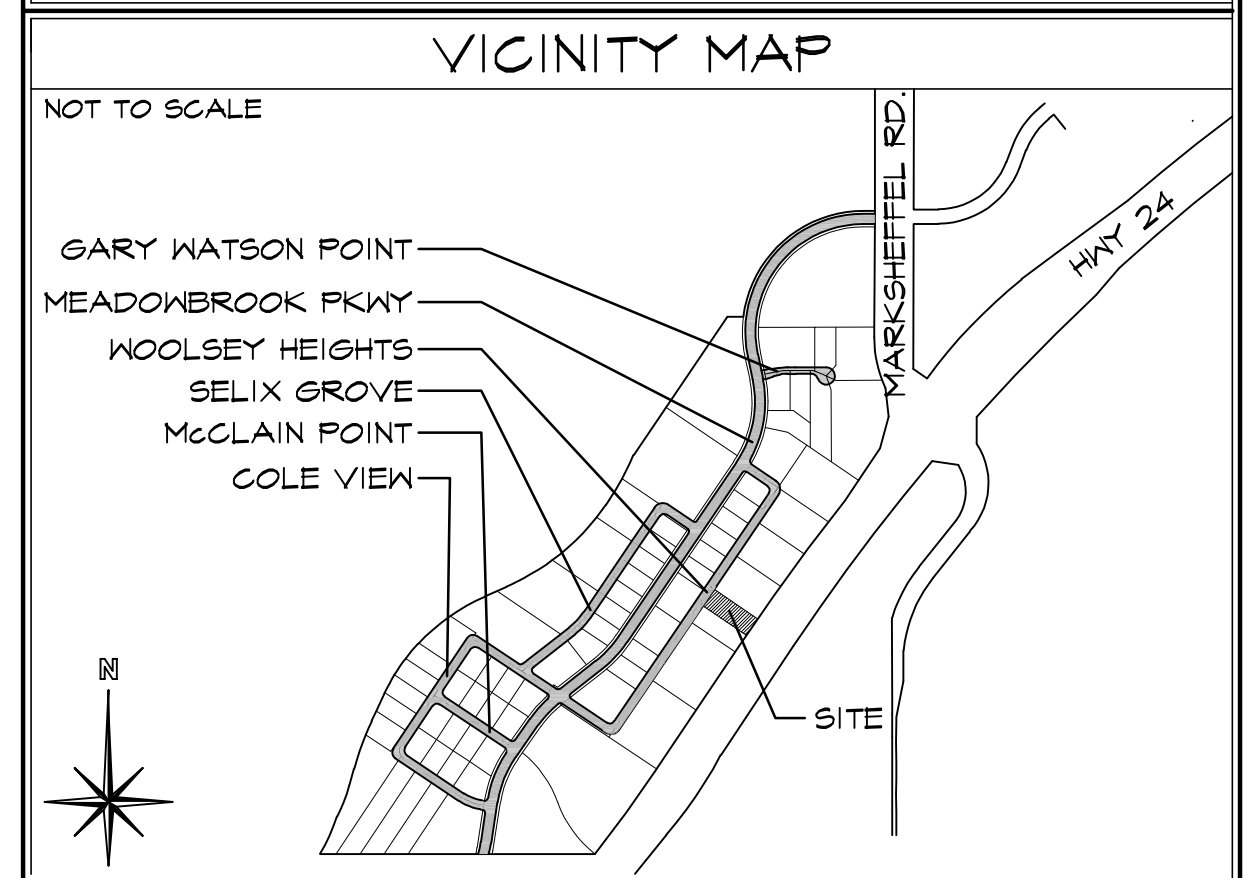
ACCESSIBILITY NOTES
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT 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.

LANDSCAPE NOTE
LANDSCAPING SHEETS INCLUDED IN THIS SET FOR REFERENCE ONLY. ALL LANDSCAPING IS EXISTING AND MATCHES PLANS. NO LANDSCAPING IS PROPOSED WITH THIS CHANGE OF USE REQUEST.

UTILITY NOTE
UTILITY SHEETS INCLUDED IN THIS SET FOR REFERENCE ONLY. ALL UTILITIES ARE EXISTING AND MATCHES PLANS. NO UTILITY WORK IS PROPOSED WITH THIS CHANGE OF USE REQUEST.

DRAWING INDEX

- 1 of 5 - D.P. SITE PLAN, PROJECT INFORMATION, DRAWING INDEX
- 2 of 5 - UTILITY PLAN
- 3 of 5 - D.P. LANDSCAPE PLAN
- 4 of 5 - D.P. LANDSCAPE DETAILS
- 5 of 5 - D.P. BUILDING ELEVATIONS

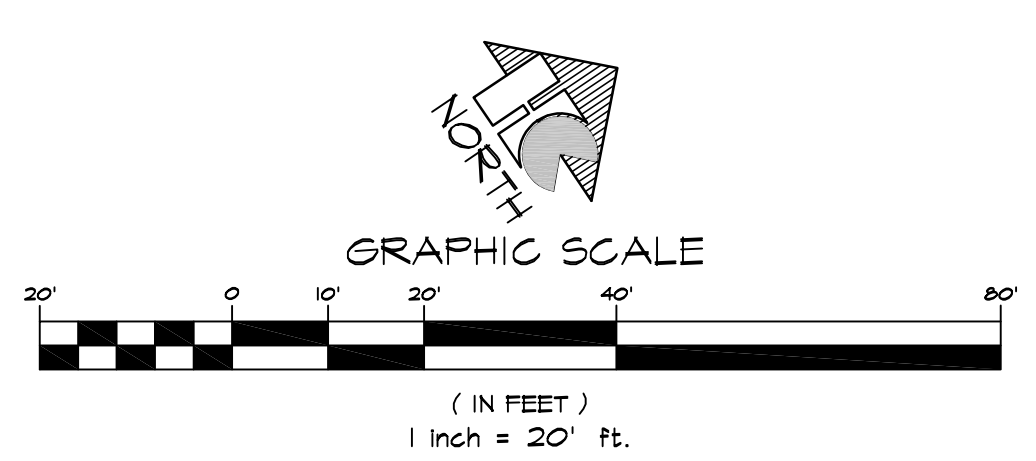


PROJECT INFORMATION

PROPERTY INFORMATION	BLACK CHERRY INVESTMENTS LLC 10443 MILE POST LOOP FOUNTAIN, CO 80017 (719) 574-6811 info@gearhead-diy.com
LEGAL DESCRIPTION:	LOT 9 CLAREMONT BUSINESS PARK FILING NO 1A
PARCEL NUMBER:	54081-01-031
ZONING:	CS-CAD-0
LOT SIZE:	28,248 SF (0.65 ACRES)
CURRENT USE:	MMJ GRON WAREHOUSE/RETAIL
FLOODPLAIN STATEMENT:	NONE (MAP NO. 08041C0756 G, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	5,000 SF (EXISTING)
CURRENT BUILDING OCCUPANCY:	M, B & F-2
PROPOSED BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/AUTO REPAIR
STRUCTURAL COVERAGE OF LOT:	18%
PAVEMENT COVERAGE:	48%
BUILDING STRUCTURAL HEIGHT:	18'-7 7/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
OFFICE-(1 SPACE/200 S.F.)	5
REPAIR GARAGE-(3 SPACES/BAY)	6
2 BAY x3	3
3 EMPLOYEES	1
H.C.-(1 SPACE/25 REOP)	14
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	13
STANDARD SPACES PROVIDED:	13
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	18x18' PROVIDED
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	N/A (USE CHANGE ONLY)
LANDSCAPING:	N/A
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1549
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PHONE LINE
---	OVERHEAD ELECTRICAL LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	WV CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
○	SIGN
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
○	MANHOLE
□	ELECTRICAL TRANSFORMER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING



U.S. HWY 24
R.O.W. VARIES

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

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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GEARHEAD
CLAREMONT BUSINESS PARK, LOT 9
1453 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: DEC. 6, 2021
DRAWN BY: J.CANTERBERRY
PROJ. MGR: G.FAVELLO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1-008

- △ SUBMITTALS:
- △ 12-20-21/EPC COMMENTS 12-8-21
 - △ 2-8-22/EPC COMMENTS 1-21-22