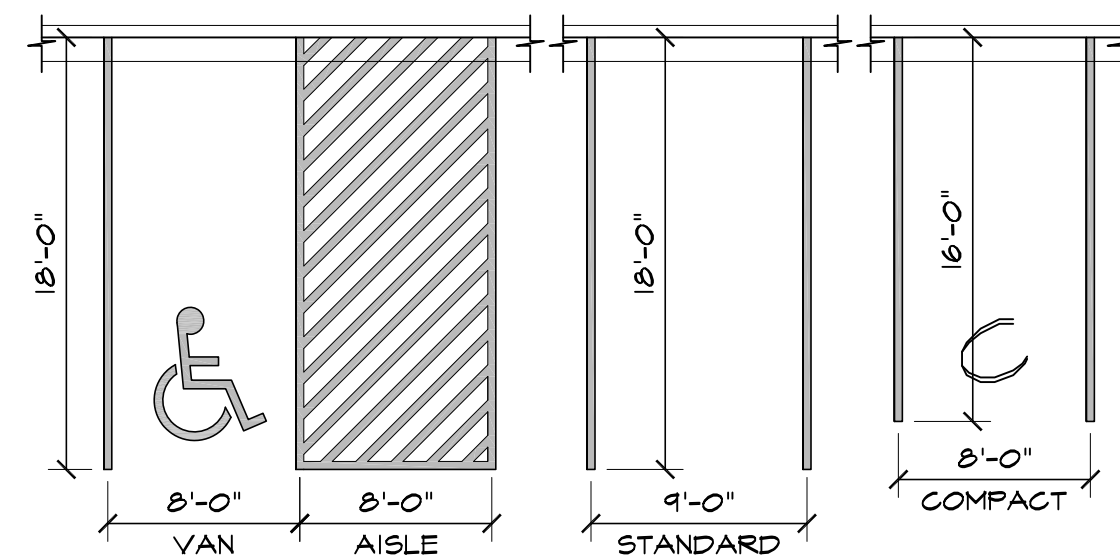
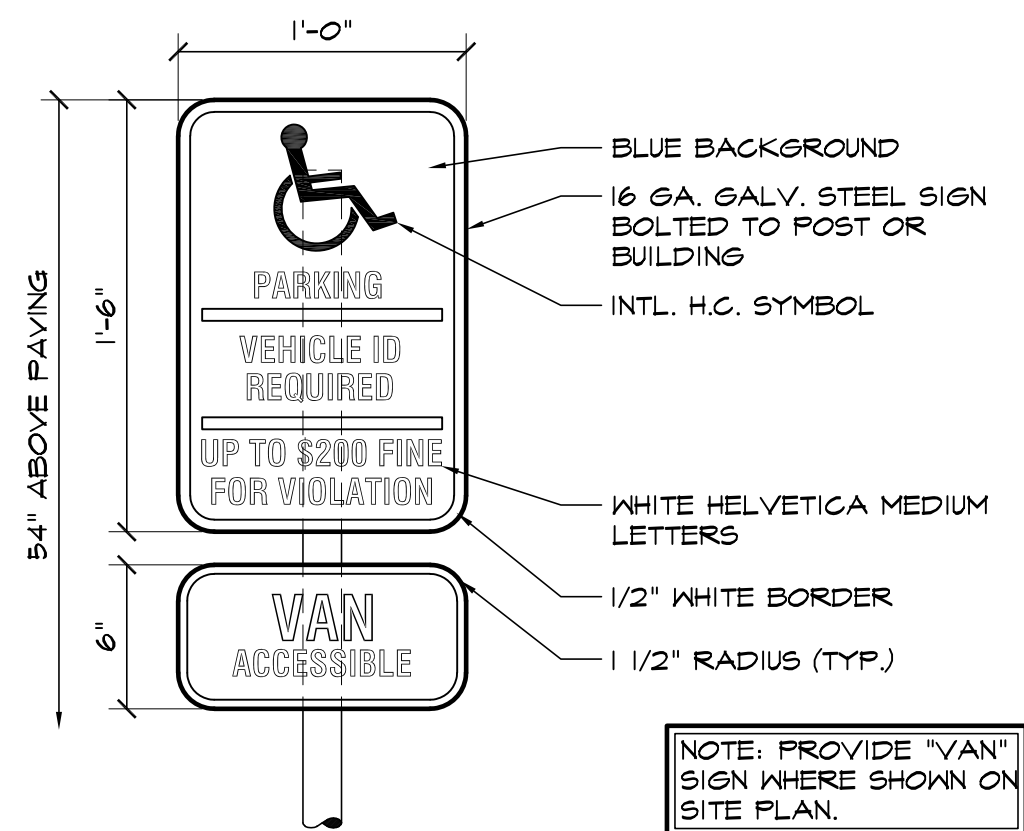


6 FIRE LANE SIGN
SCALE: 1/2"=1'-0"

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 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

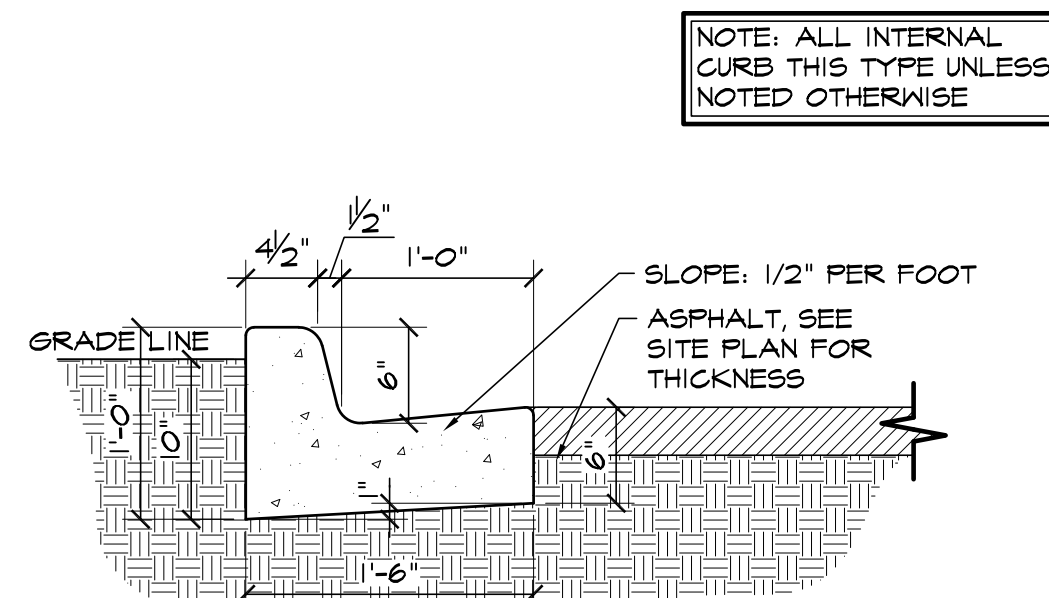


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



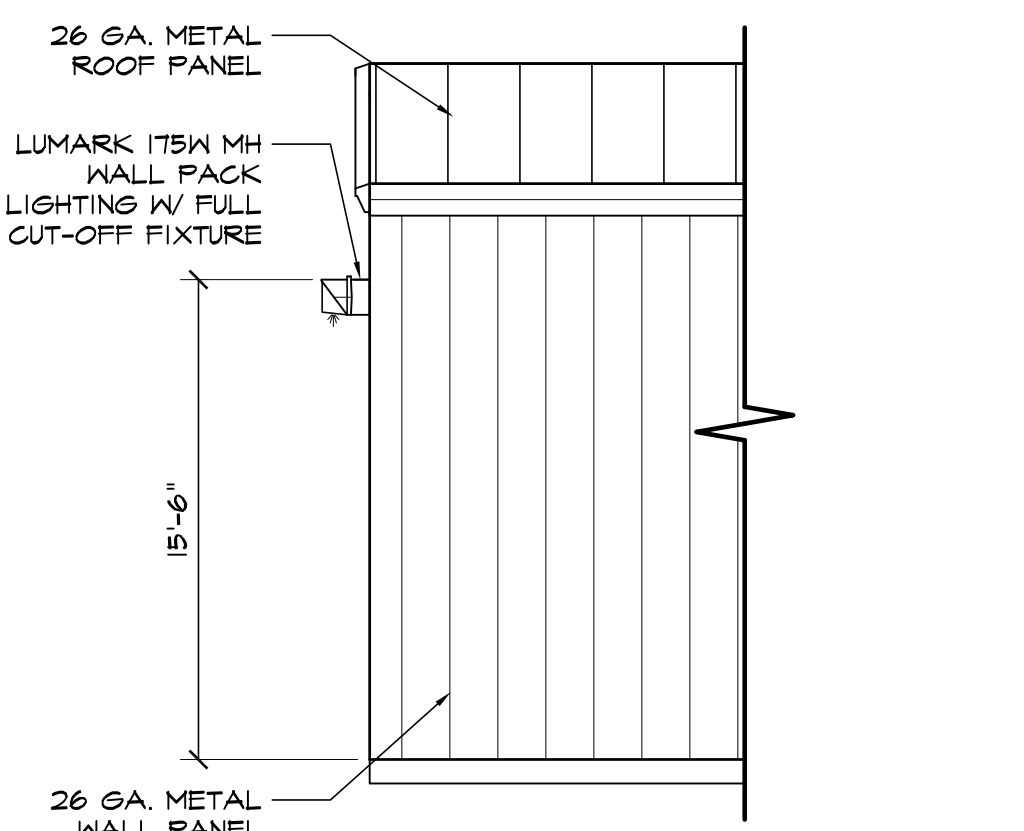
7 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"

NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN.

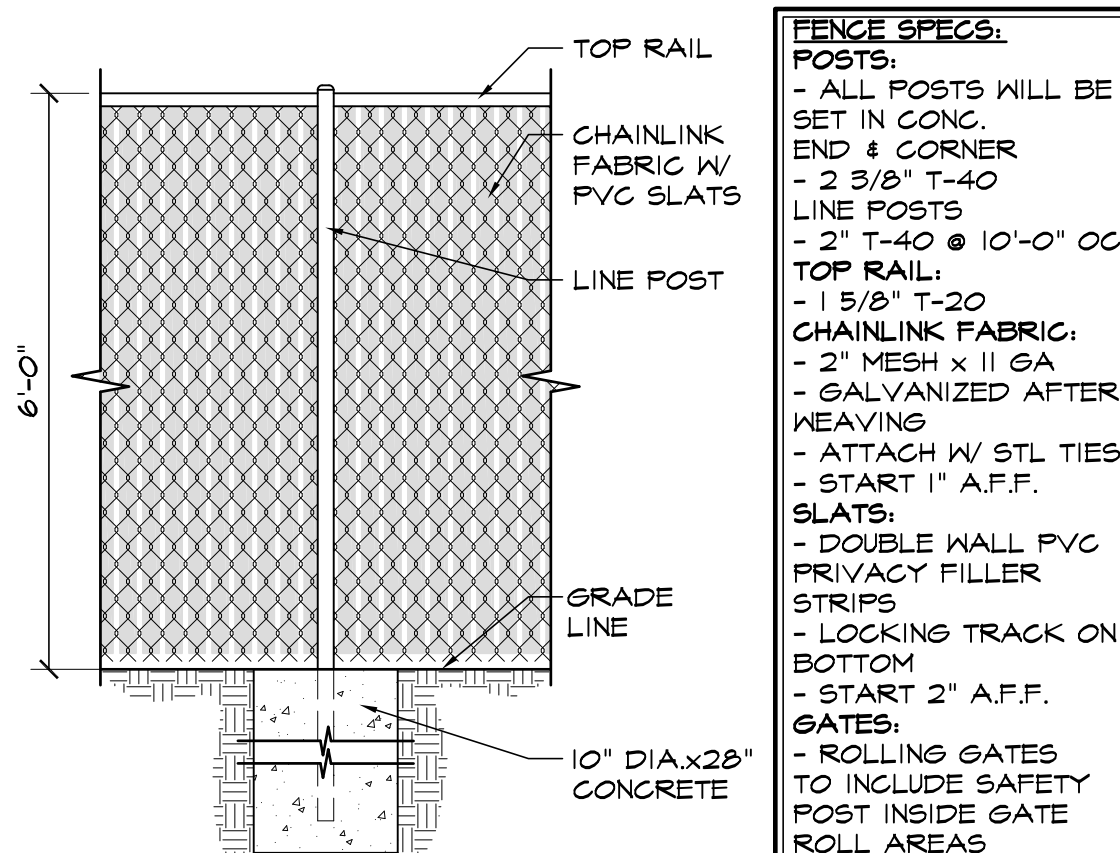


3 EPC TYPE B CURB
SCALE: 1"=1'-0"

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE

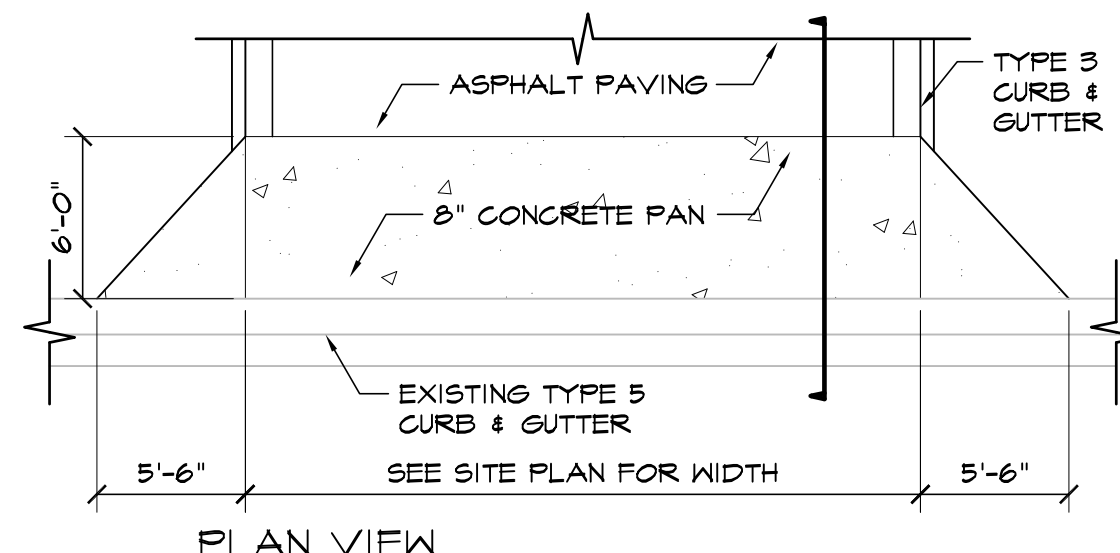


8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



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

FENCE SPEC. POSTS:
 - ALL POSTS WILL BE SET IN CONC.
 - END & CORNER - 2 3/8" 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

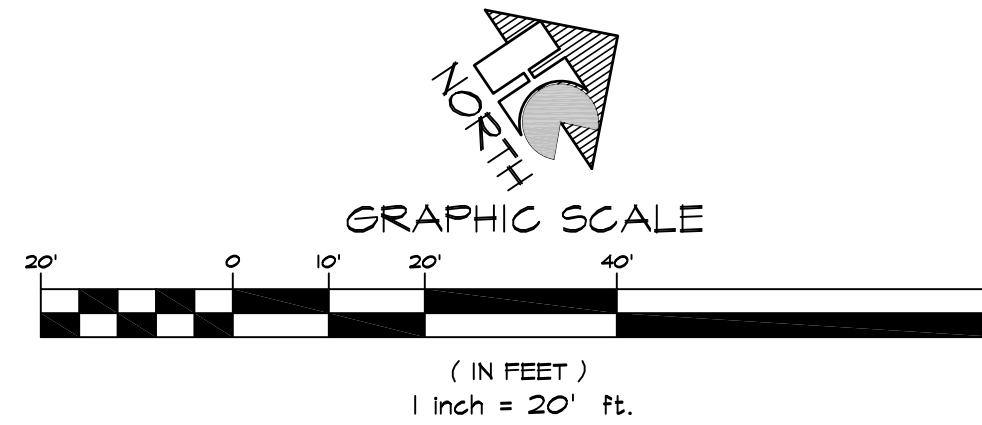


5 DRIVEWAY DETAIL
NOT TO SCALE

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

GENERAL NOTES

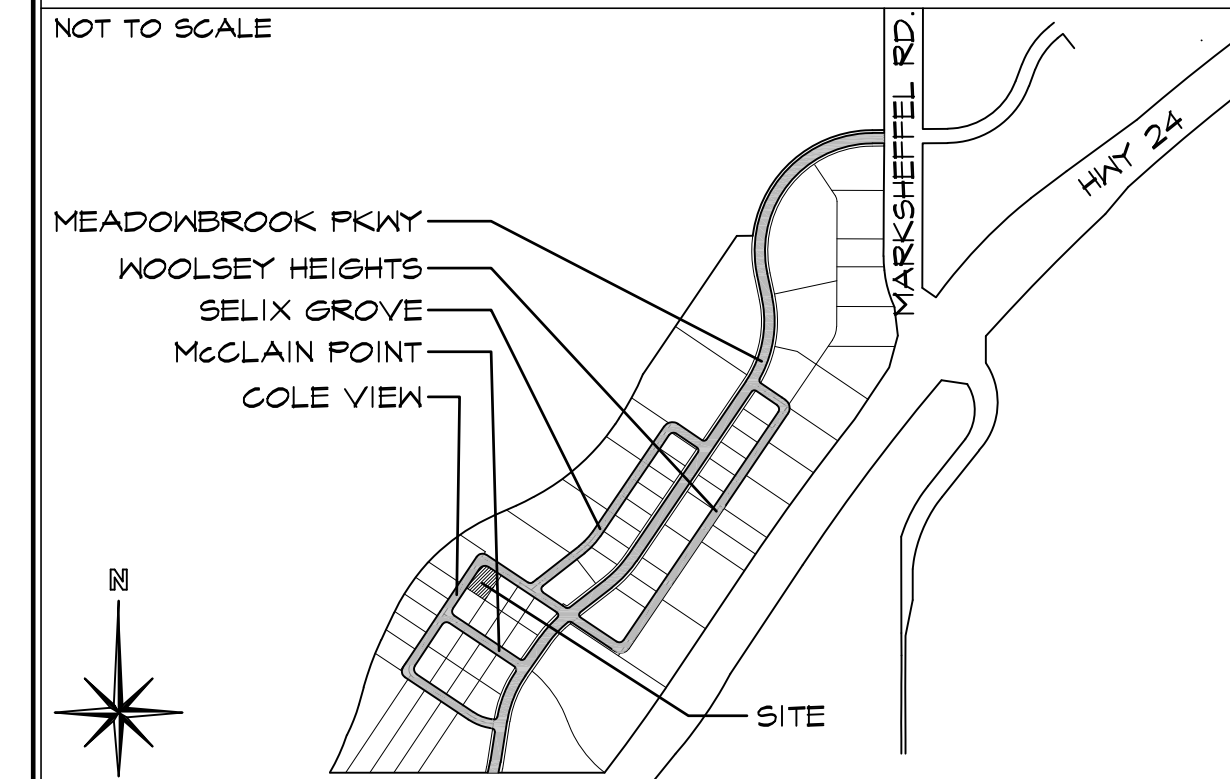
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL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



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- 7 OF 11 - LANDSCAPE PLAN
- 8 OF 11 - LANDSCAPE DETAILS
- 9 OF 11 - PHOTOMETRIC PLAN
- 10 OF 11 - PHOTOMETRIC DETAIL
- 11 OF 11 - DP BUILDING ELEVATIONS

VICINITY MAP



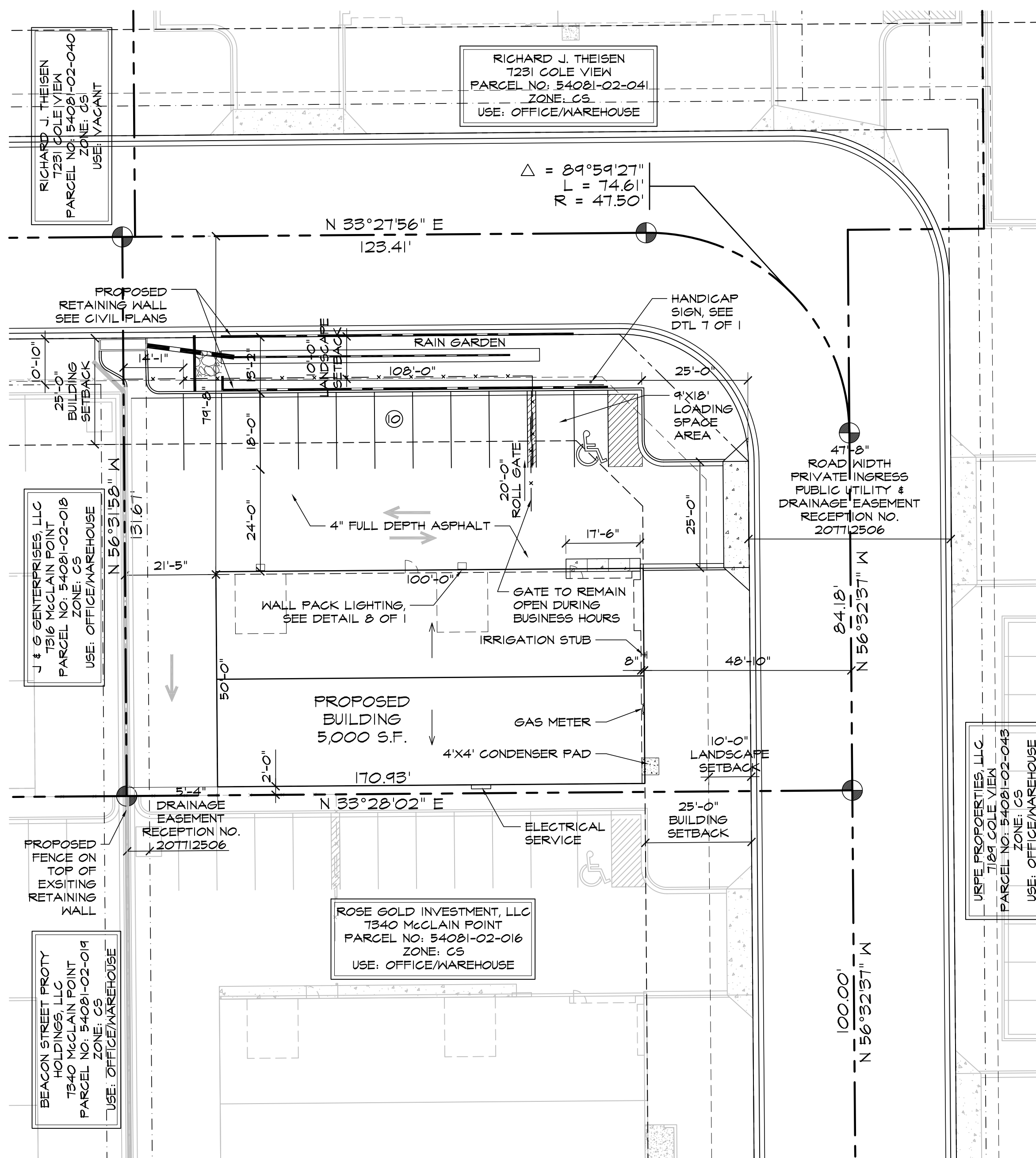
PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	RUCKUS INVESTMENT, LLC 8021 GRANT WAY LITTLETON, CO 80122
LEGAL DESCRIPTION:	LOT 13, FILING 2 OF CLAREMONT BUSINESS PARK
PARCEL NUMBER:	54081-02-017
ZONING:	CS
LOT SIZE:	22,021 SF (51 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 0804160752 F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 06-08-B157P EFFECTIVE DATE DEC. 13, 2006)
BUILDING INFORMATION	
GROSS BUILDING AREA:	5,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/WAREHOUSE
STRUCTURAL COVERAGE:	23%
PAVEMENT COVERAGE:	32%
STREET COVERAGE:	24%
BUILDING STRUCTURAL HEIGHT:	18'-1 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	0'-0"
REQUIRED PARKING SPACES:	
OFFICE-(1 SPACE/300 S.F.) (1,500 S.F. / 300 S.F.)	5
WAREHOUSE-(1 SPACE/1,000 S.F.) (3,500 S.F. / 1,000 S.F.)	4
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	10
TOTAL PARKING PROVIDED:	10
STANDARD SPACES PROVIDED	10
H.C. SPACES PROVIDED	0
COMPACT SPACES PROVIDED	0
LOADING SPACE PROVIDED (SEE DETAIL 2 OF 1 FOR DIMENSIONS)	1 (9'x18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	WINTER 2018
LANDSCAPING:	SPRING 2019
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1549
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
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS 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" OC.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
—	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT

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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LOT 13
 CLAREMONT BUSINESS PARK-LOT 13
 1204 COLE VIEW
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: SEP. 26, 2018
 DRAWN BY: A. MCKENZIE
 PROJ. MGR: Y. DYACHENKO
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1096

RESUBMITTALS:
 12-03-18/COMMENTS 10-24-18

1 of 11
 SITE PLAN