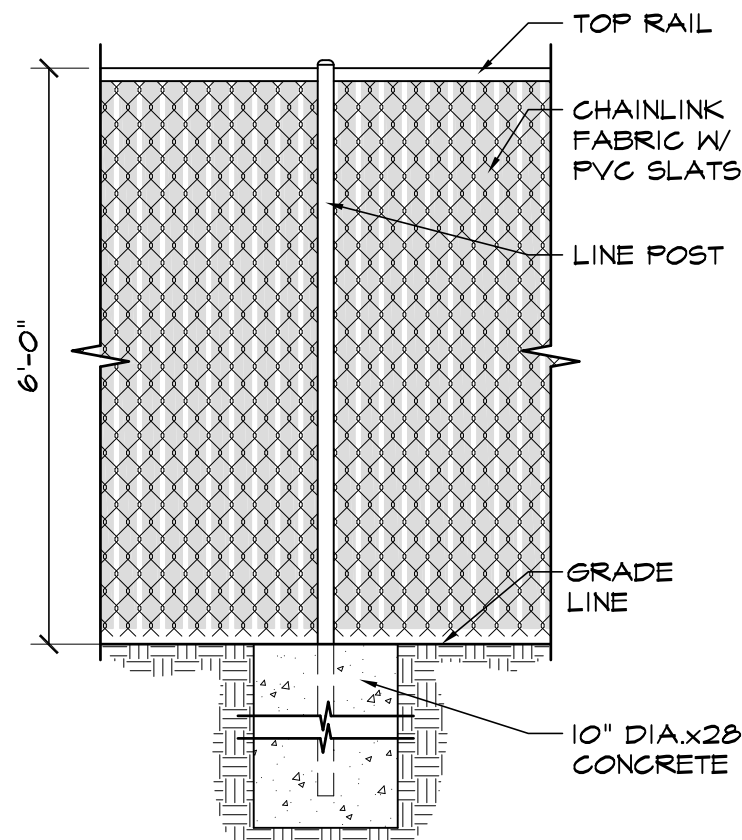
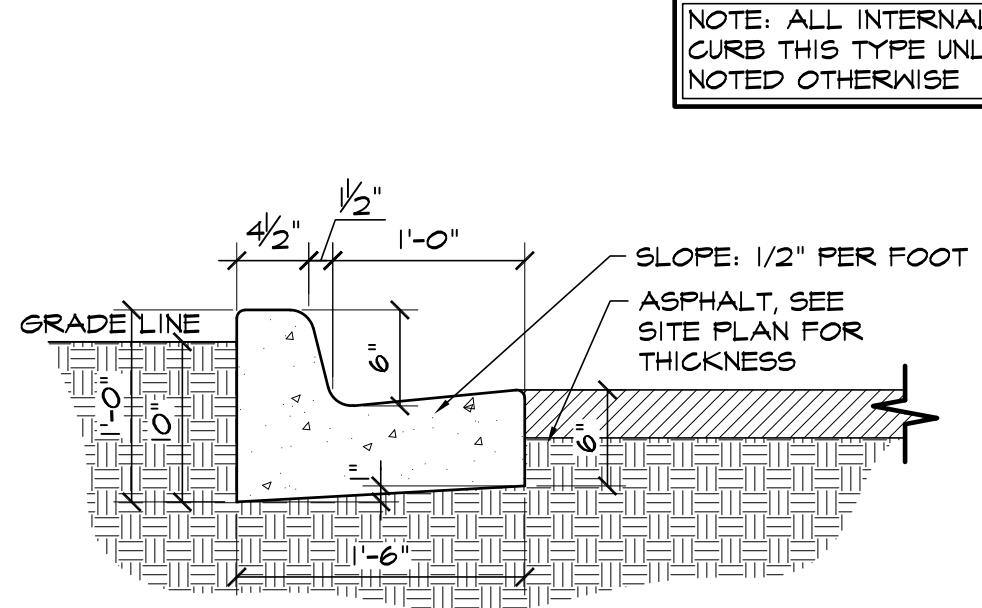


8 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"

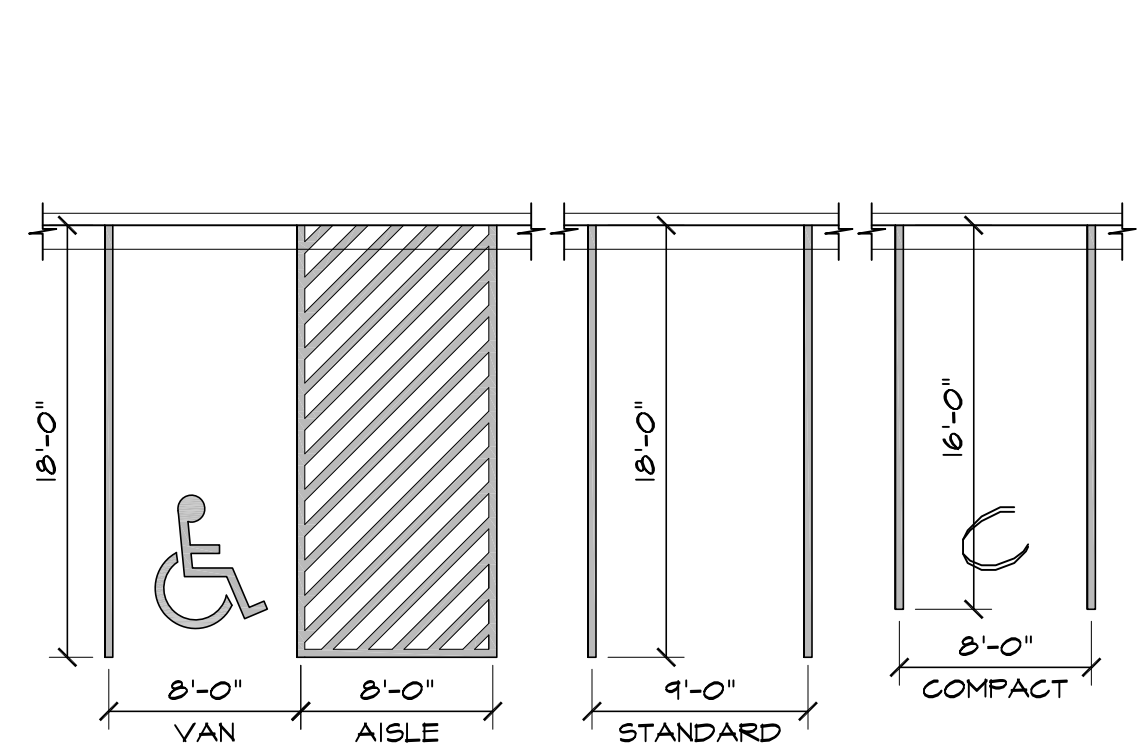


4 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"

**FENCE SPECS:**  
**POSTS:**  
 - ALL POSTS WILL BE SET IN CONC.  
 END & CORNER - 2 3/8" T-40  
 LINE POSTS - 1 7/8" 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

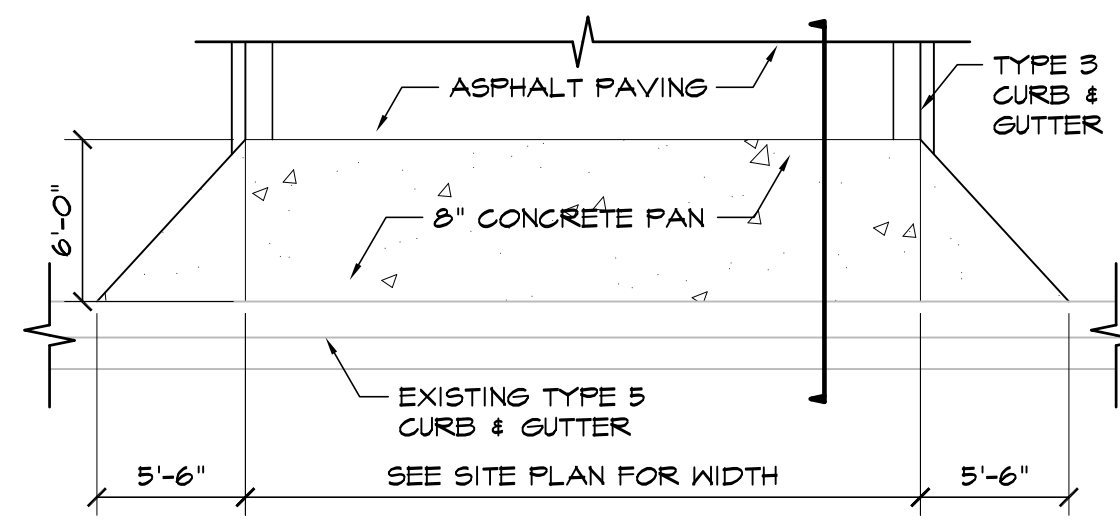


3 EPC TYPE B CURB  
SCALE: 1"=1'-0"



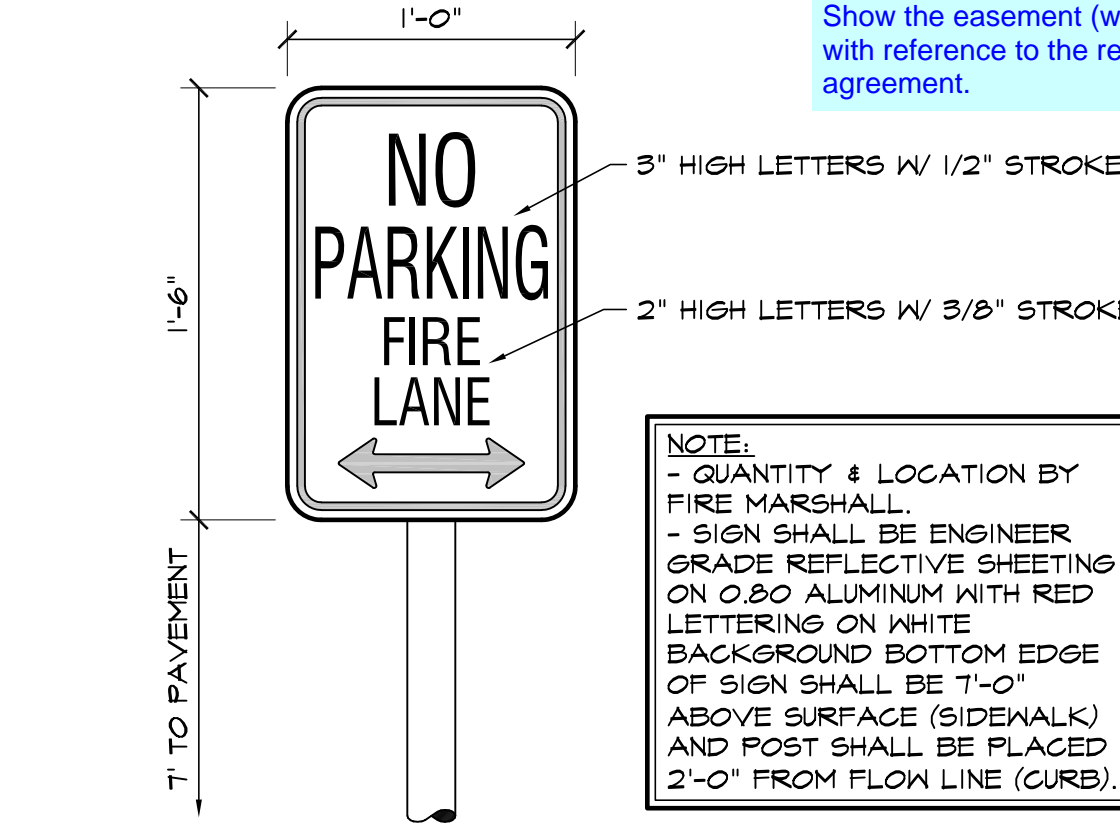
2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"

**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.

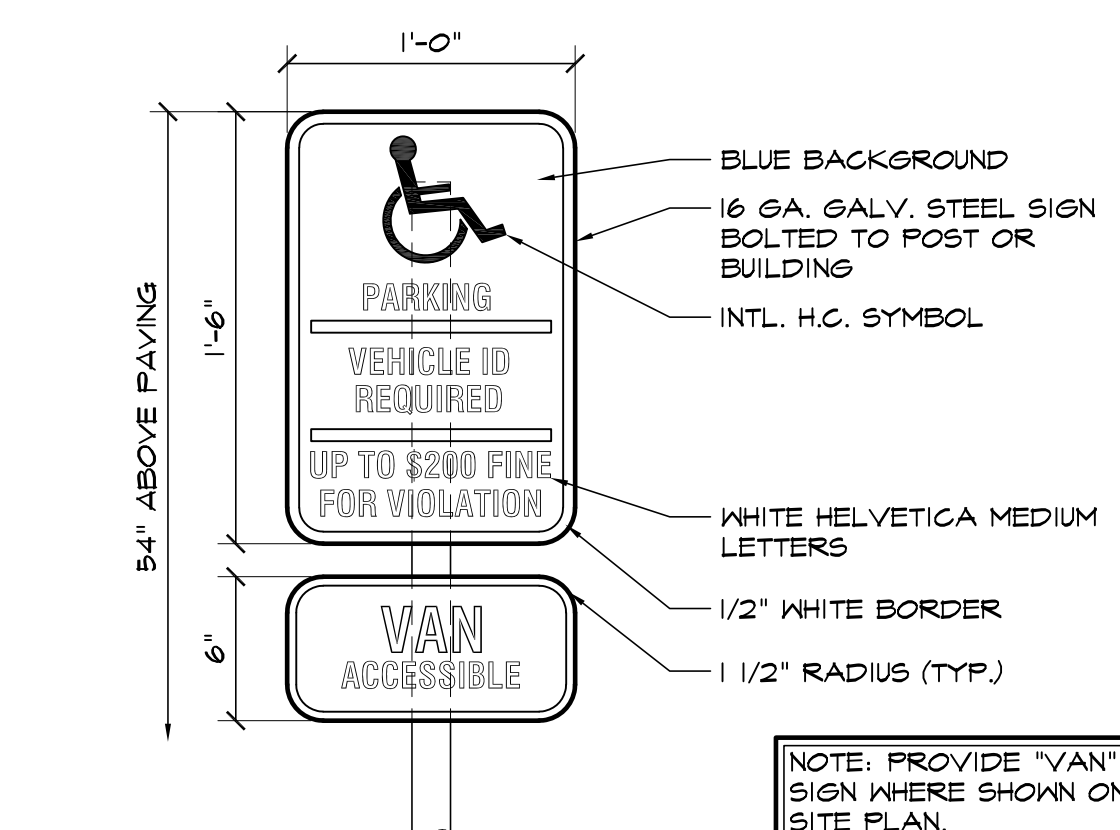


5 DRIVEWAY DETAIL  
NOT TO SCALE

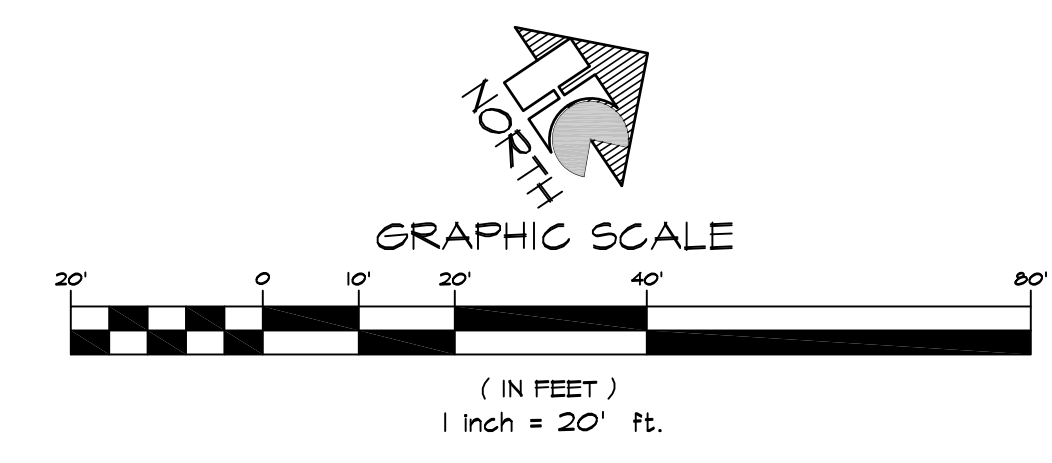
The applicant must obtain a permanent drainage easement from Lot 34. The County will require a copy of the recorded document. The agreement between Lots must outline the maintenance responsibility for the permanent facility.  
 Show the easement (w/ bearing & distance label) on the site plan with reference to the reception number of the recorded easement agreement.



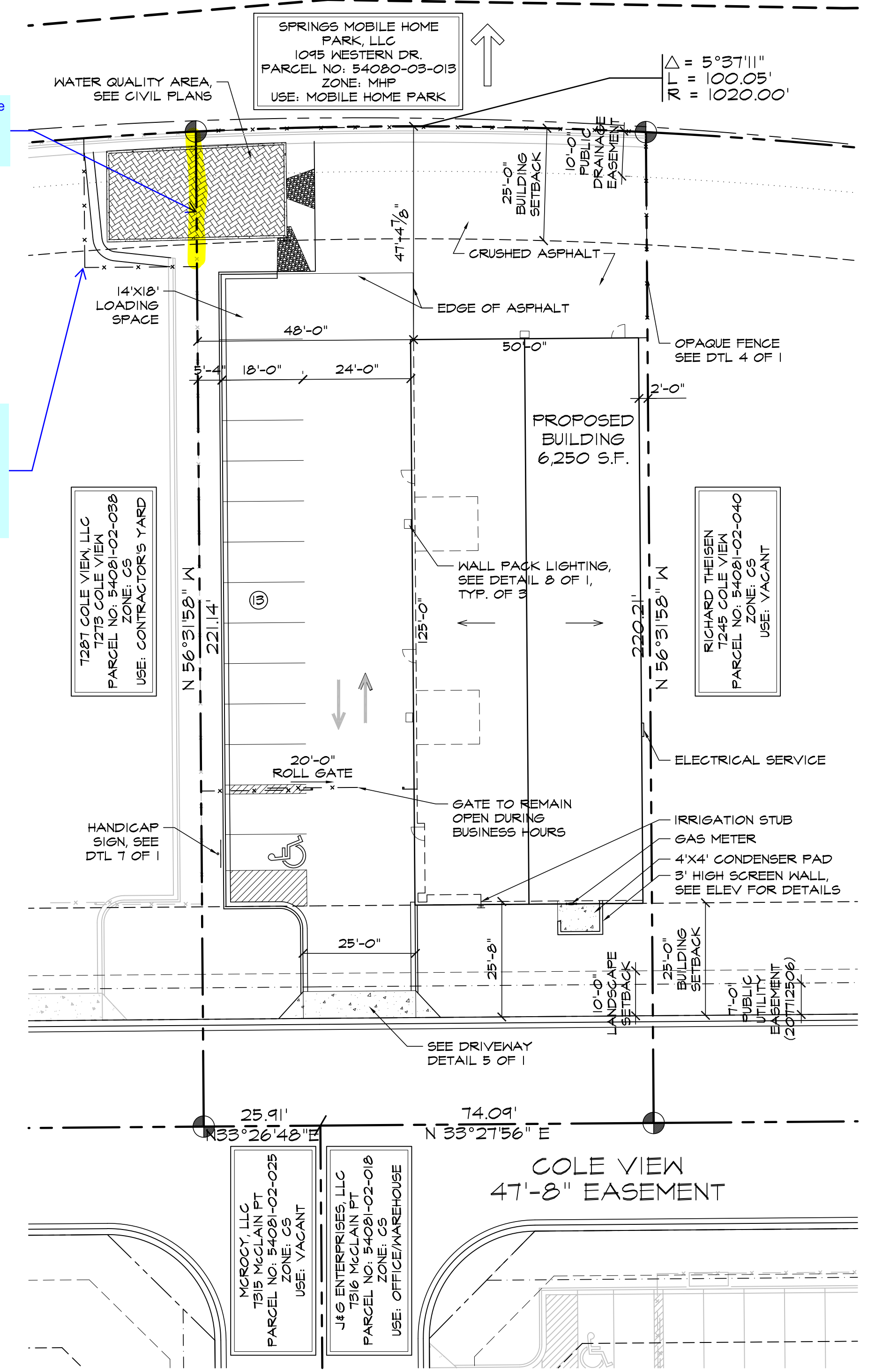
6 FIRE LANE SIGN  
SCALE: 1/2"=1'-0"



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



**EAST FORK SAND CREEK**

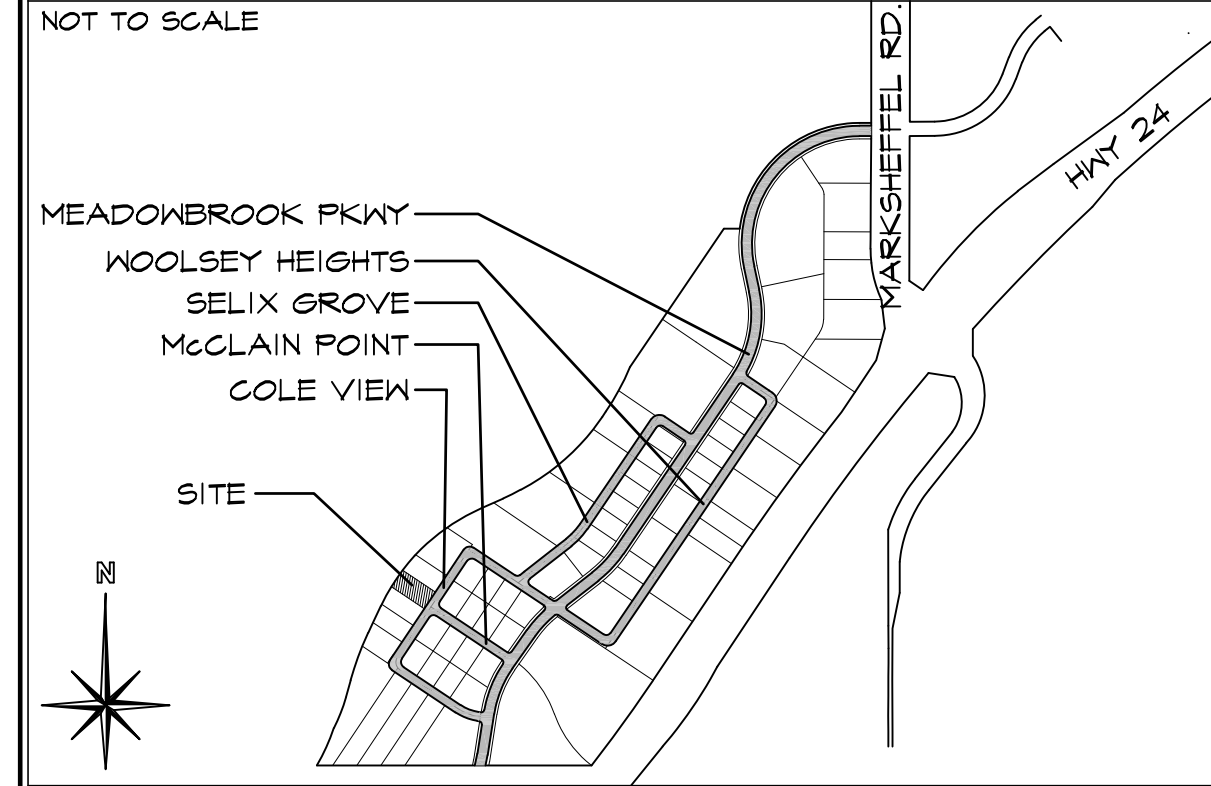


1 SITE PLAN  
SCALE: 1"=20'-0"

**DRAWING INDEX**

- 1 OF 8 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 8 - UTILITY PLAN
- 3 OF 8 - GRADING & EROSION CONTROL PLAN
- 4 OF 8 - EROSION CONTROL DETAILS
- 5 OF 8 - LANDSCAPE PLAN
- 6 OF 8 - LANDSCAPE DETAILS
- 7 OF 8 - PHOTOMETRIC PLAN
- 8 OF 8 - DP BUILDING ELEVATIONS

**VICINITY MAP**



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	OWNER NAME: DAVID DILLINGER 1287 COLE VIEW COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 35, FILING 2 OF CLAREMONT BUSINESS PARK
PARCEL NUMBER:	54081-02-034
ZONING:	CS
LOT SIZE LOT 10:	22,149 SF (0.51 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0752 F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 06-08-B131P EFFECTIVE DATE DEC. 13, 2006)
<b>BUILDING INFORMATION</b>	GROSS BUILDING AREA: 6,250 SF
BUILDING OCCUPANCY:	5/5-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
<b>ZONING CODE STUDY</b>	PROPOSED PRINCIPAL USE: OFFICE WAREHOUSE
STRUCTURAL COVERAGE:	28%
PAVEMENT COVERAGE:	46%
STREET COVERAGE:	11%
BUILDING STRUCTURAL HEIGHT:	18'-7 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"
<b>REQUIRED PARKING SPACES:</b>	
OFFICE (1 SPACE/300 S.F.)	5
WAREHOUSE (1 SPACE/1,000 S.F.)	5
H.C. (1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	11
TOTAL PARKING PROVIDED:	13
STANDARD SPACES PROVIDED:	12
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'x18')
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	CONSTRUCTION: WINTER 2018
LANDSCAPING:	SPRING 2018
<b>DEVELOPMENT APPLICANT</b>	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
⬤	SIGN
⬤	EXISTING FIRE HYDRANT
⬤	TRAFFIC FLOW
⬤	MANHOLE
⬤	PROPOSED FIRE HYDRANT
⬤	WALL PACK LIGHTING
⬤	ELECTRICAL TRANSFORMER

COUNTY FILE NO. PPR-17-056/ESQ-17-037

**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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**MASTER BLASTER**  
 GBP LOT 35-2  
 1259 COLE VIEW  
 COLORADO SPRINGS, CO 80915  
 EL PASO COUNTY, COLORADO

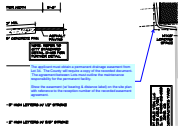
DATE: NOV. 29, 2017  
 DRAWN BY: L. PETERSON  
 PROJ. MGR: J. LATHAM  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1052

RESUBMITTALS:  
 2-22-18/DP COMMENTS 12-14-17

1 of 8  
 SITE PLAN

# Markup Summary

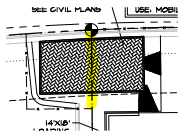
dsdlaforce (3)



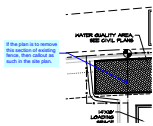
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Show the easement (w/ bearing & distance label) on the site plan with reference to the reception number of the recorded easement agreement.



**Subject:** Highlight  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce

If the plan is to remove this section of existing fence, then callout as such in the site plan.