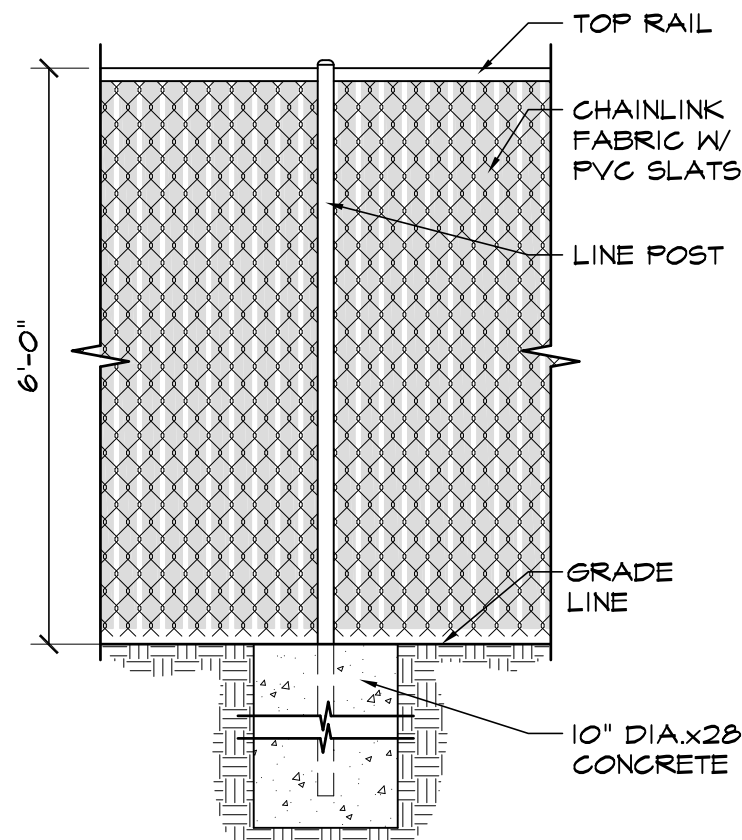


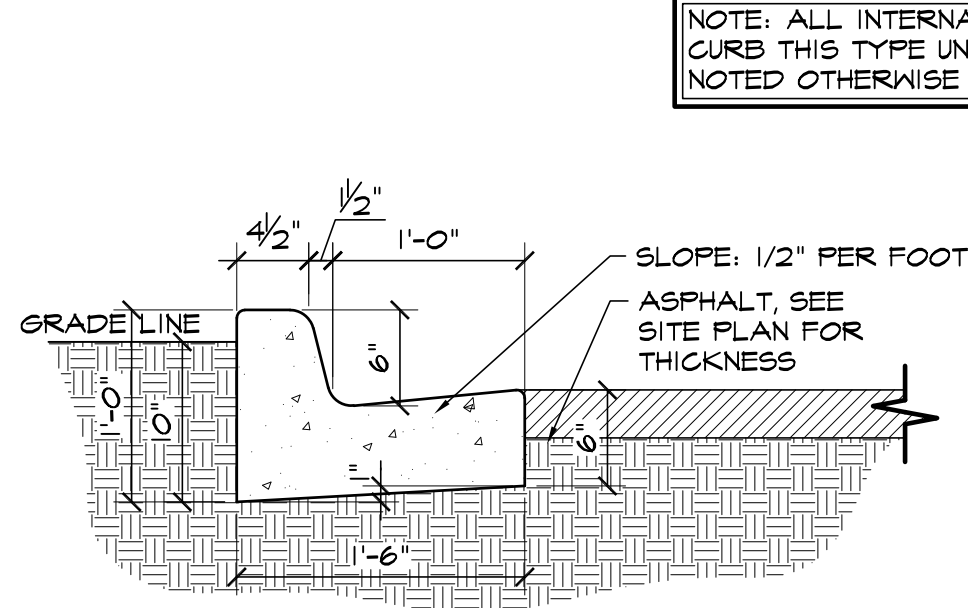
8 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"

Per the LDC revisions approved 12/12/17 we require the ADA route to be shown on the plans (can be separate page) and the following note added:  
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.



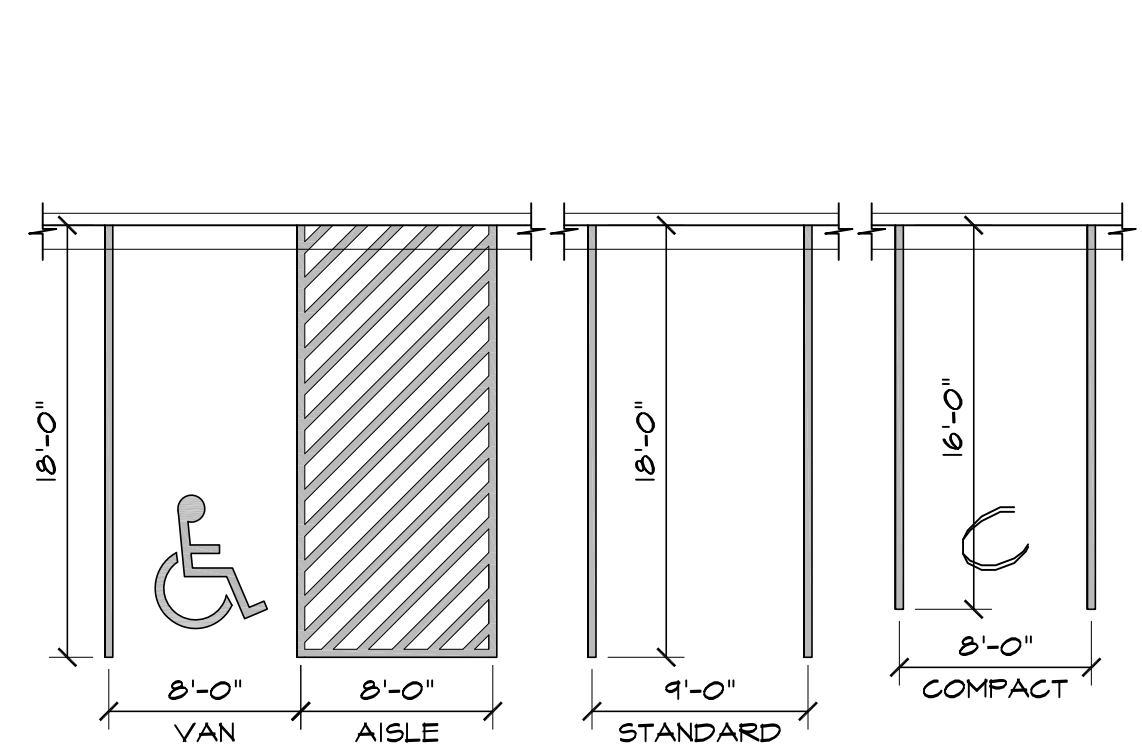
4 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"

**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

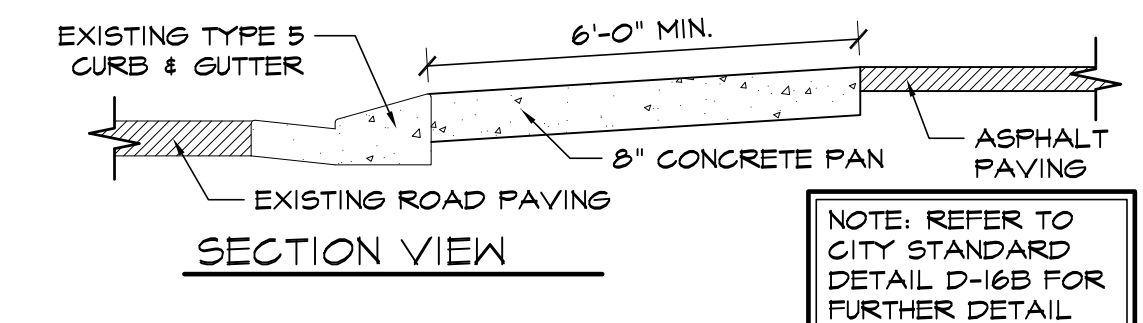
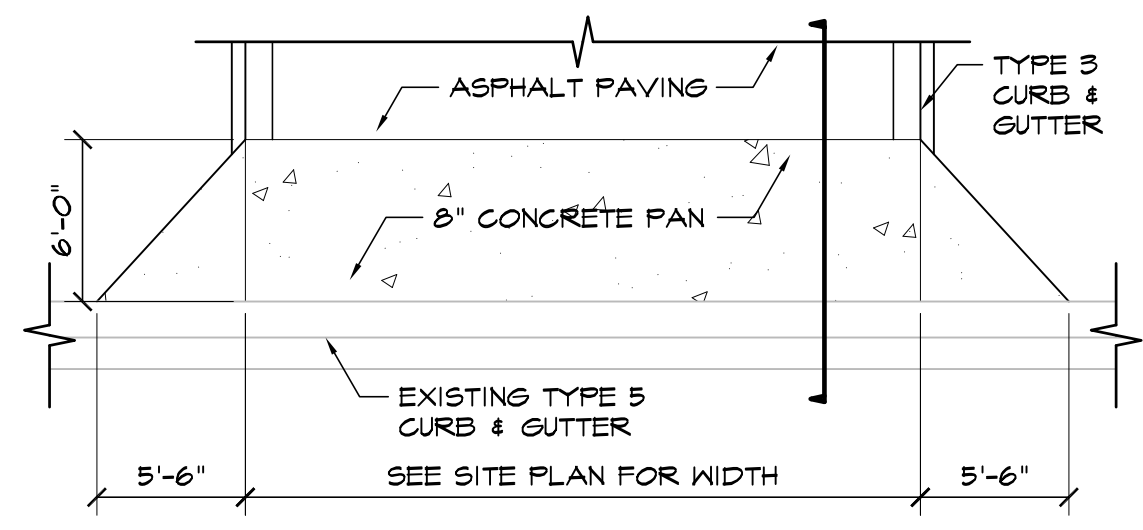


3 EPC TYPE B CURB  
SCALE: 1"=1'-0"

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE

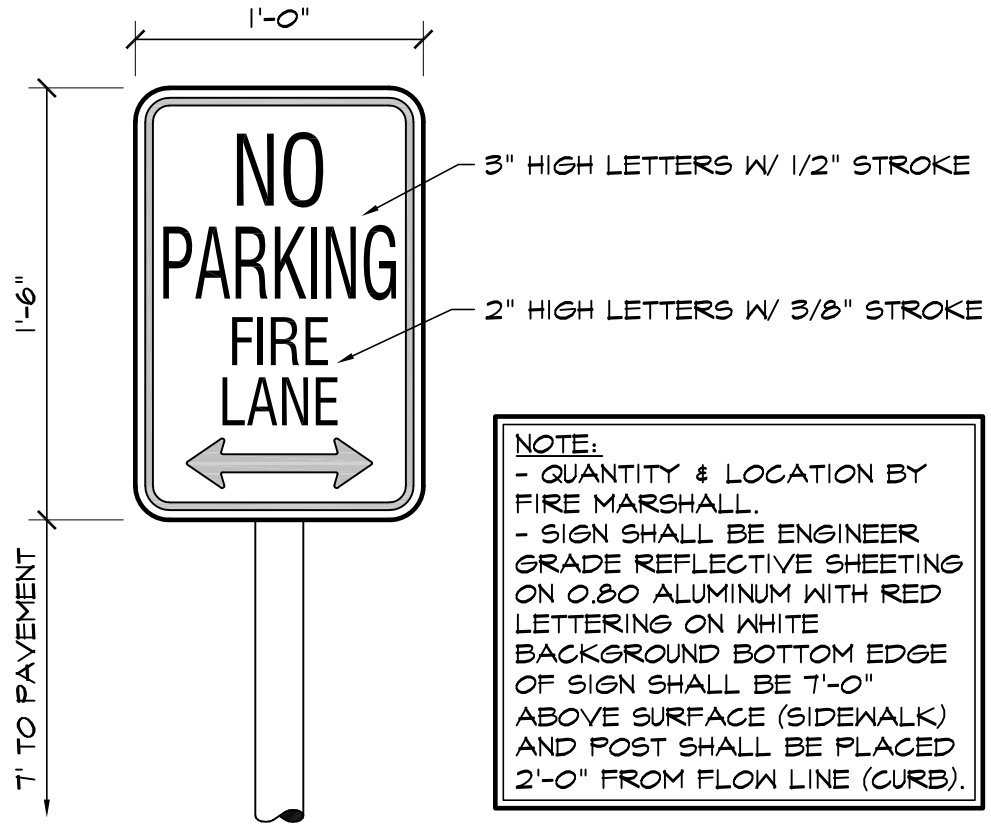


2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



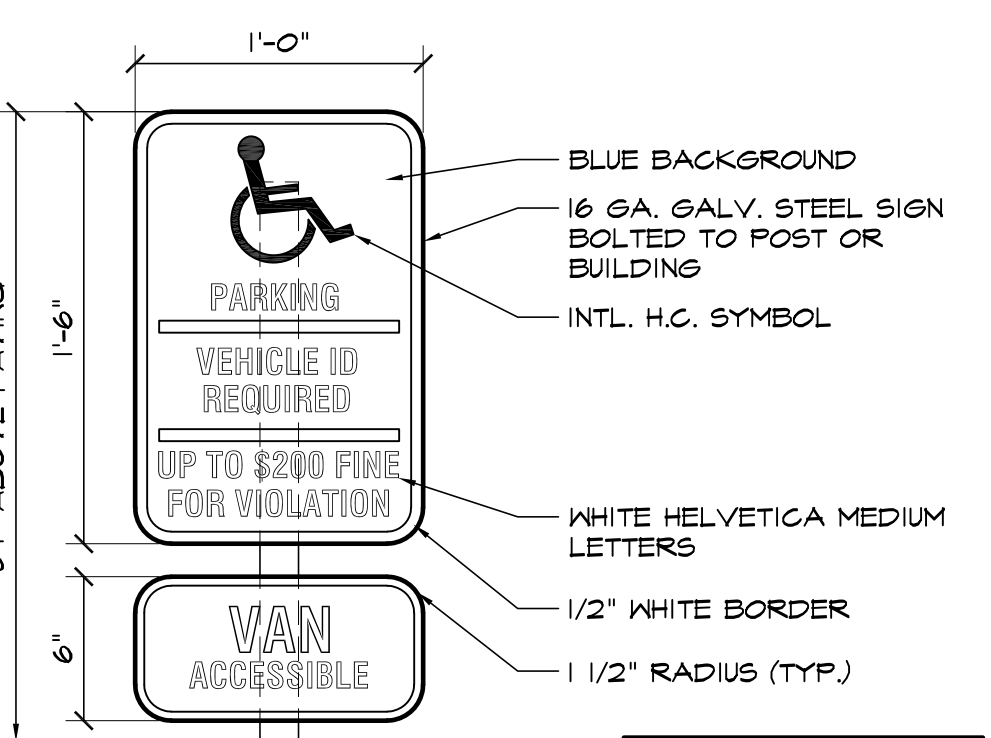
5 DRIVEWAY DETAIL  
NOT TO SCALE

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



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

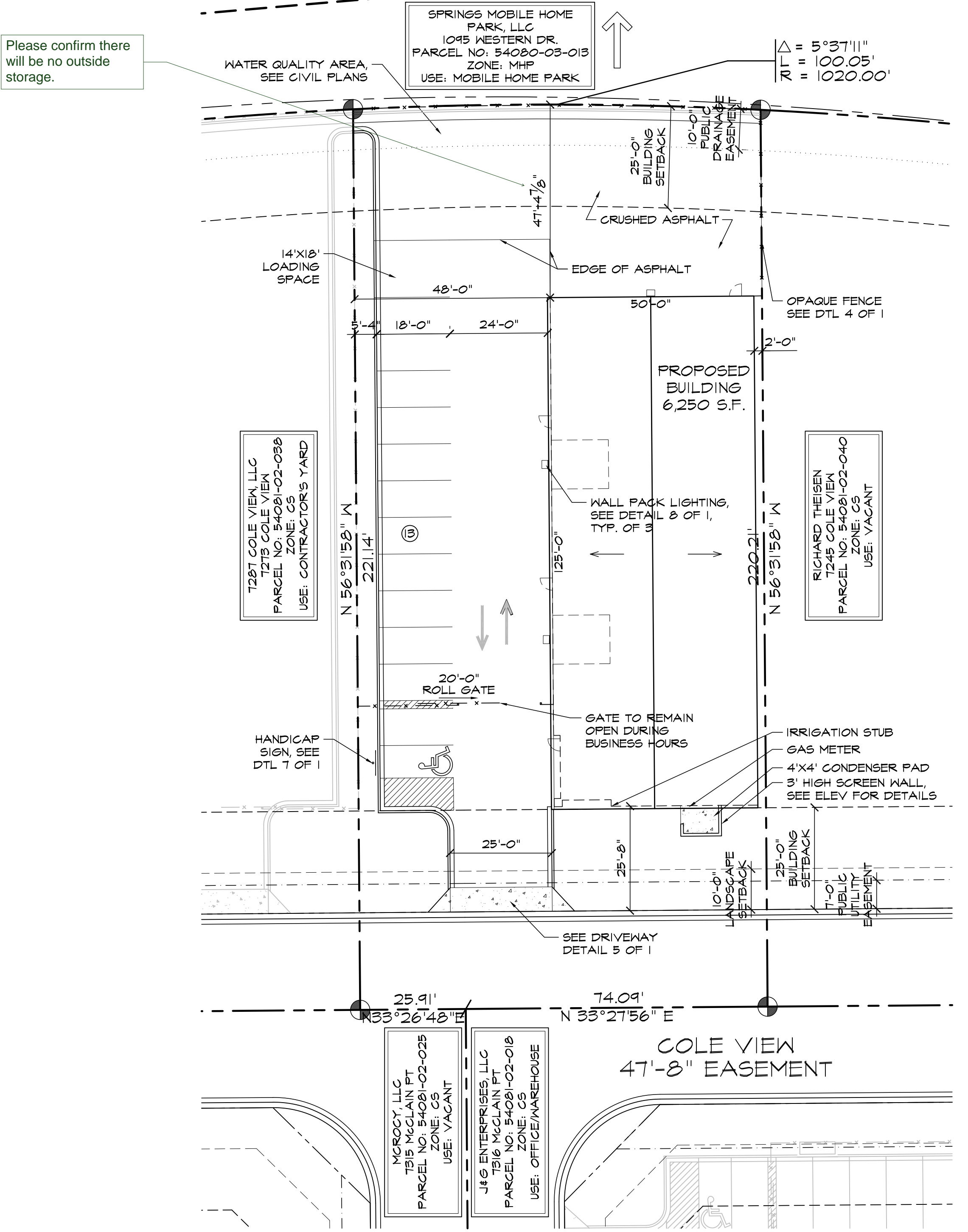
NOTE:  
- QUANTITY & LOCATION BY FIRE MARSHALL  
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 1'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).



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

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

EAST FORK SAND CREEK

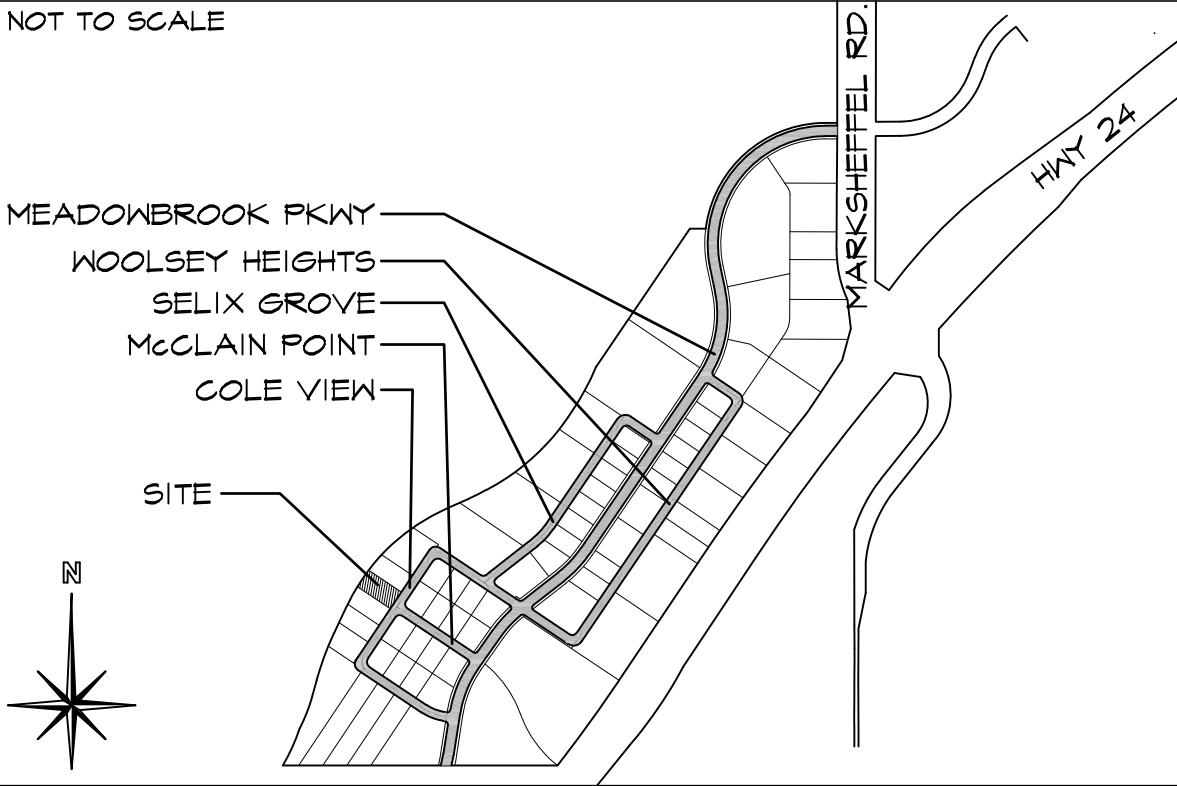


1 SITE PLAN  
SCALE: 1"=20'-0"

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 OCCUPANT:	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
(1,045 S.F. / 200 S.F.)	
WAREHOUSE (1 SPACE/1,000 S.F.)	5
(5,155 S.F. / 1,000 S.F.)	
H.C. (1 SPACE/25 REOD)	1
<b>TOTAL PARKING SPACES REQUIRED:</b>	10
TOTAL PARKING SPACES 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)-570-1544
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-???

**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 © 2017 HAMMERS CONSTRUCTION

**MASTER BLASTER**  
GBP LOT 35-2  
1254 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:  
▲  
▲  
▲  
▲  
▲  
▲  
▲  
▲  
▲  
▲

1 of 8  
SITE PLAN

# Markup Summary

---

## dsdlaforce (1)

---



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

PPR-17-056

---

## dsdruiz (3)

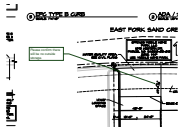
---



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdruiz

Per the LDC revisions approved 12/12/17 we require the ADA route to be shown on the plans (can be separate page) and the following note added:

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.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdruiz

Please confirm there will be no outside storage.



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdruiz

The use does not appear to be warehousing. The parking calculations may need to be amended.