

MICHAEL & JULIE MEAD
 7560 FALCON MEADOW BLVD.
 PARCEL NO: 53020-05-021
 ZONE: RR-5
 USE: RESIDENTIAL

E. WOODMEN ROAD
 R.O.W. VARIES
 S 89°10'31" E
 189.22'

BLH NO 1, LLC
 0 11-13-45
 PARCEL NO: 53111-00-001
 ZONE: PUD RR-5 CSD-0
 USE: GRAZING LAND

GOLDEN SAGE ROAD
 80'-0" R.O.W.

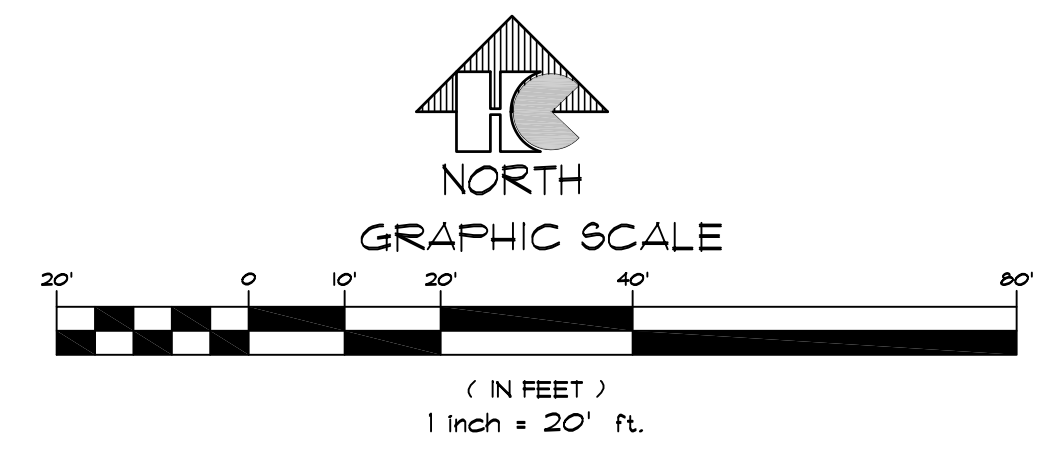
EXISTING BUILDING
 10,000 S.F.

JESSE & SHERIE TIX
 10654 MALTESE POINT
 PARCEL NO: 53111-01-002
 USE: VACANT

KUHL INVESTORS, LLC
 10611 & 10635 MALTESE POINT
 PARCEL NO: 53111-01-015
 ZONE: PUD
 USE: VACANT

MALTESE POINT
 49'-0" EASEMENT

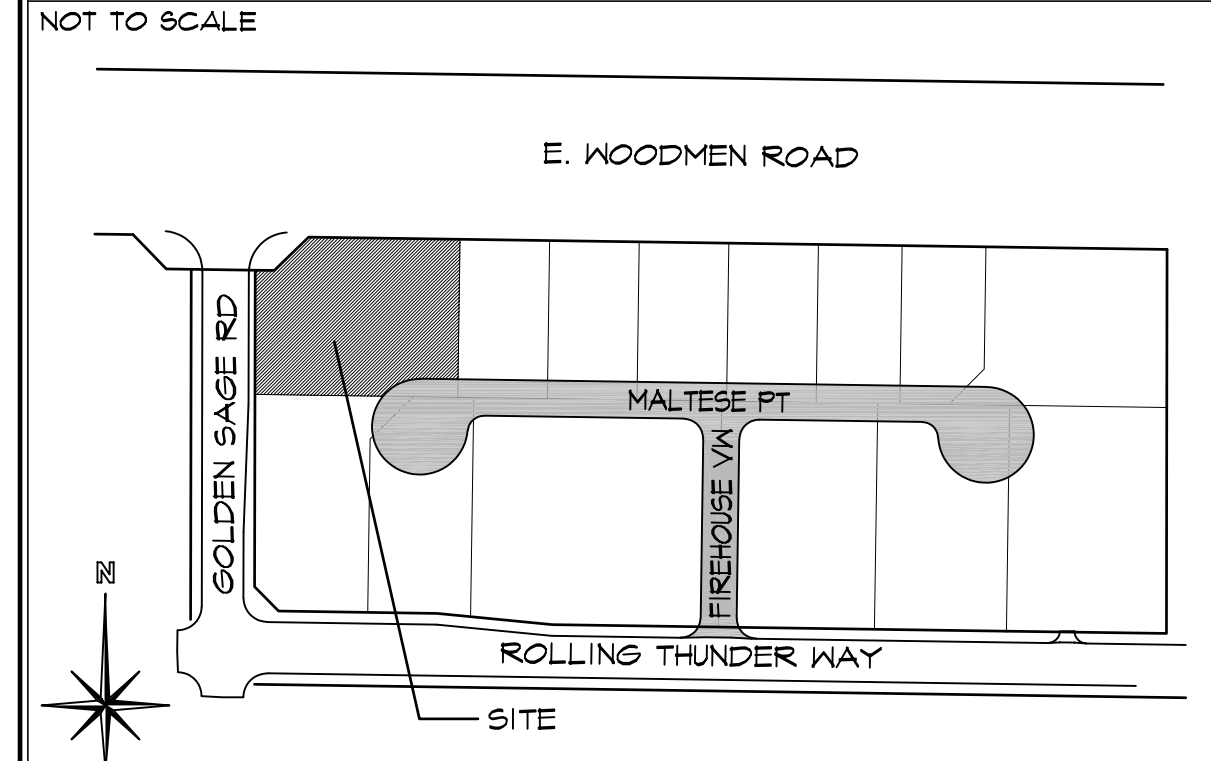
1 SITE PLAN
 SCALE: 1"=20'-0"



DRAWING INDEX

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

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	TENENT INVESTMENTS, LLC 9019 ROYAL MELBOURNE CIRCLE PEYTON, COLORADO 80831
LEGAL DESCRIPTION: LOT 1 FILING 1 OF ROLLING THUNDER BUSINESS PARK	
PARCEL NUMBER:	53111-01-001
ZONING:	PUD (CNTY FILE NO: PUD-08-002)
LOT SIZE:	48,400 SF (1.11 ACRES)
CURRENT USE:	WAREHOUSE / STORAGE
FLOODPLAIN STATEMENT:	NONE (MAP NO: 08041C0535 G, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	F-2, B, F-2, S-2
TYPE OF CONSTRUCTION:	V-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY PROPOSED PRINCIPAL USE:	OFFICE, PERSONAL IMPROVEMENT, STORAGE, BREWERY 21%
STRUCTURAL COVERAGE OF LOT:	45%
PAVEMENT COVERAGE:	4%
STREET COVERAGE:	20'-0"
BUILDING STRUCTURAL HEIGHT:	19'-8" (45'-0" MAX)
FRONT YARD SETBACK:	NONE
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
OFFICE - (1 SPACE/100 S.F.) (925 S.F. / 100 S.F.)	10
PERSONAL IMPROVEMENT - (1 SPACE/250 S.F.) (1,415 S.F. / 250 S.F.)	5
WAREHOUSE - (1 SPACE/1,000 S.F.) (48,400 S.F. / 1,000 S.F.)	1
NUMBER OF EMPLOYEES • MAX SHIFT H.C. (1 SPACE/25 REQD.)	1
TOTAL PARKING SPACES REQUIRED:	22
TOTAL PARKING PROVIDED:	34
STANDARD SPACES PROVIDED:	32
H.C. SPACES PROVIDED:	2
LOADING SPACE PROVIDED (SEE DETAIL 1 OF 2 FOR DIMENSIONS)	1 (14'x18')
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2020
LANDSCAPING:	SUMMER 2020
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPOS, CO 80915 (719)-570-1599
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

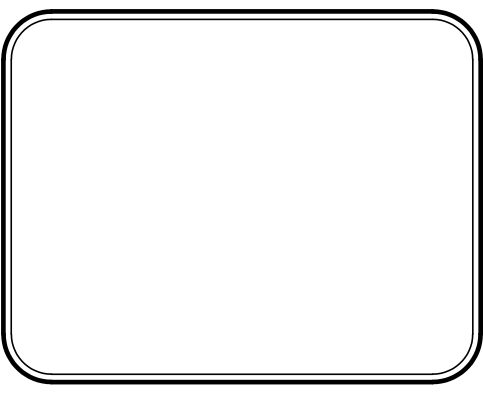
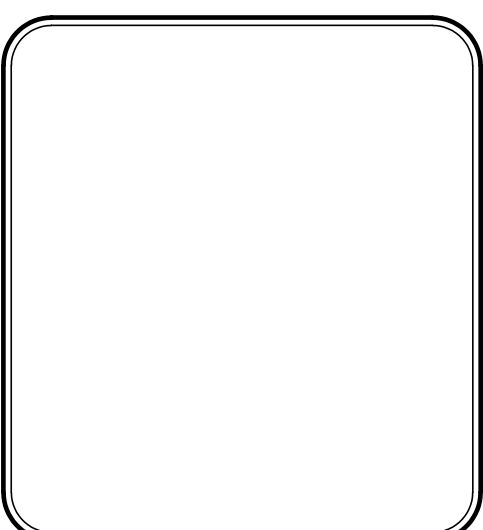
---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	DRAINAGE EASEMENT
---	PUBLIC UTILITY EASEMENT
---	ACCESS EASEMENT
x x x x x x x x	OPAQUE CHAINLINK FENCE
o o o o o o o o	GAS LINE
w w w w w w w w	WATER LINE
e e e e e e e e e e	ELECTRICAL LINE
s s s s s s s s s s	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
o o o o o o o o o o	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS • 5'-0" O.C.
+	PROPERTY CORNER
+	SIGN
+	EXISTING FIRE HYDRANT
←	TRAFFIC FLOW
+	MANHOLE
+	PROPOSED FIRE HYDRANT
+	WALL PACK LIGHTING
+	ELECTRICAL TRANSFORMER

COUNTY FILE NO. PPR-XX-XXX

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 © 2020 HAMMERS CONSTRUCTION

TENENT INVESTMENT, LLC
 FLOOR PLAN
 10610 MALTESE POINT
 PEYTON, CO 80831
 EL PASO COUNTY, COLORADO



DATE: APRIL 7, 2020
 DRAWN BY: A. BURTON
 PROJ. MGR: E. SMITH
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1187

- SUBMITTALS:**
- ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲
 - ▲