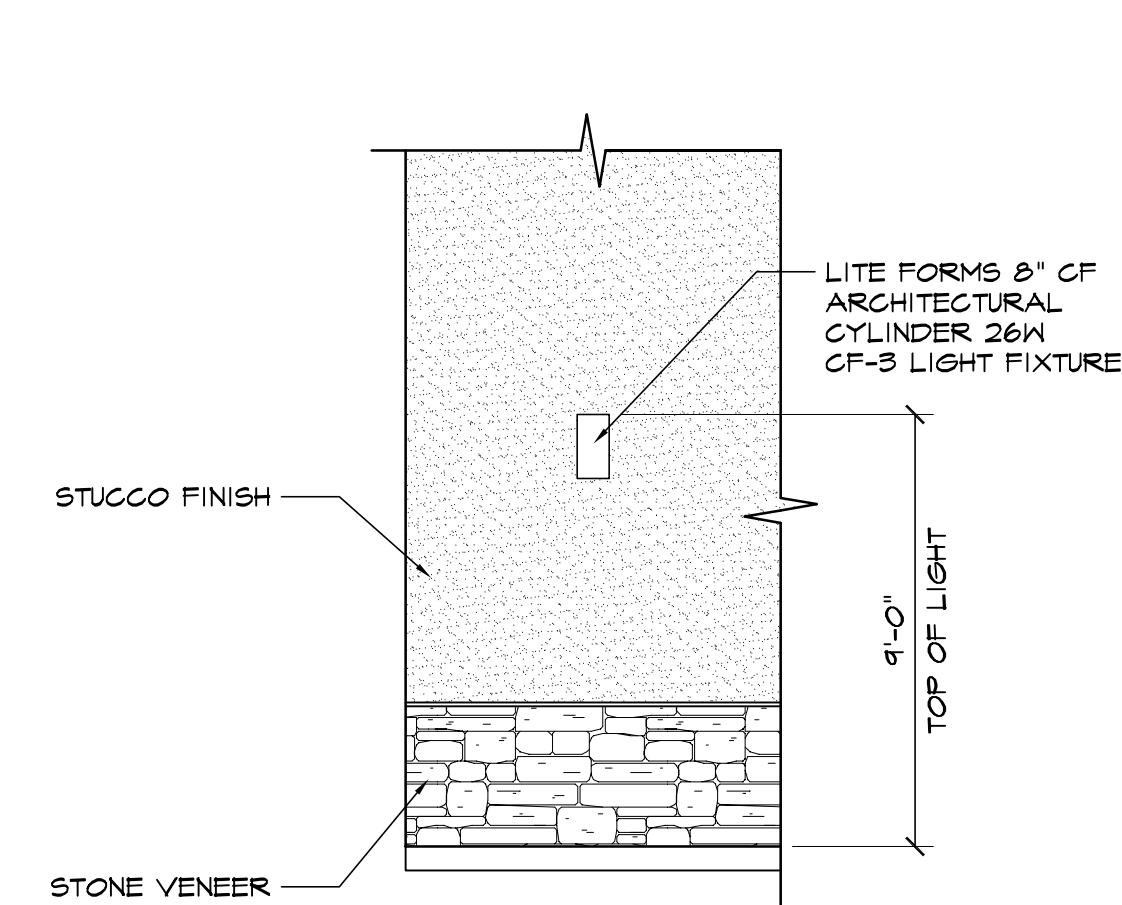
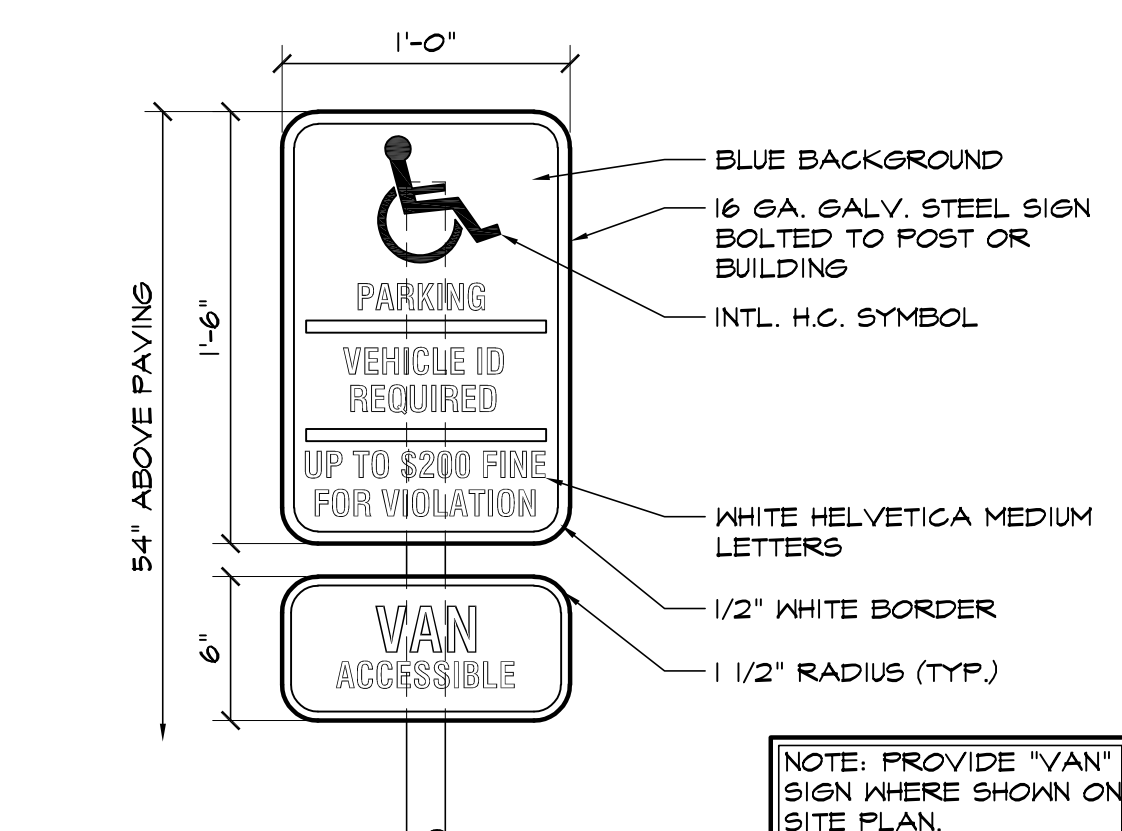


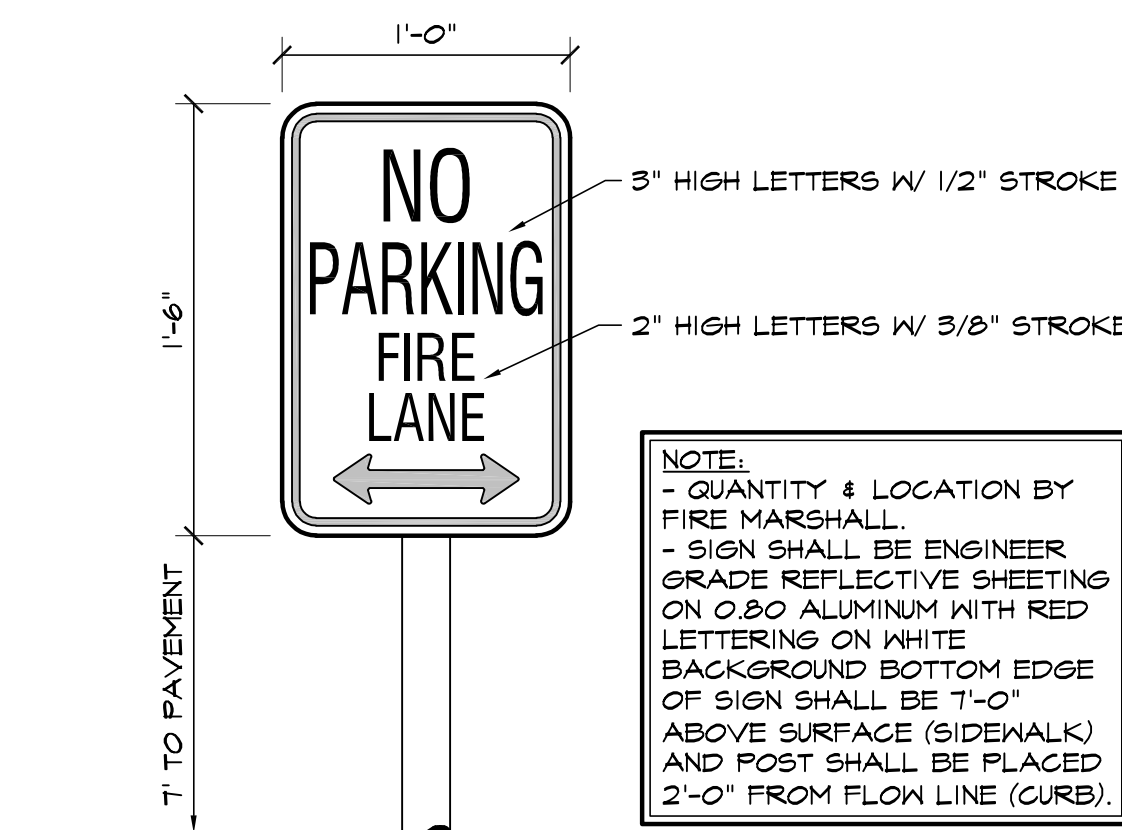
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



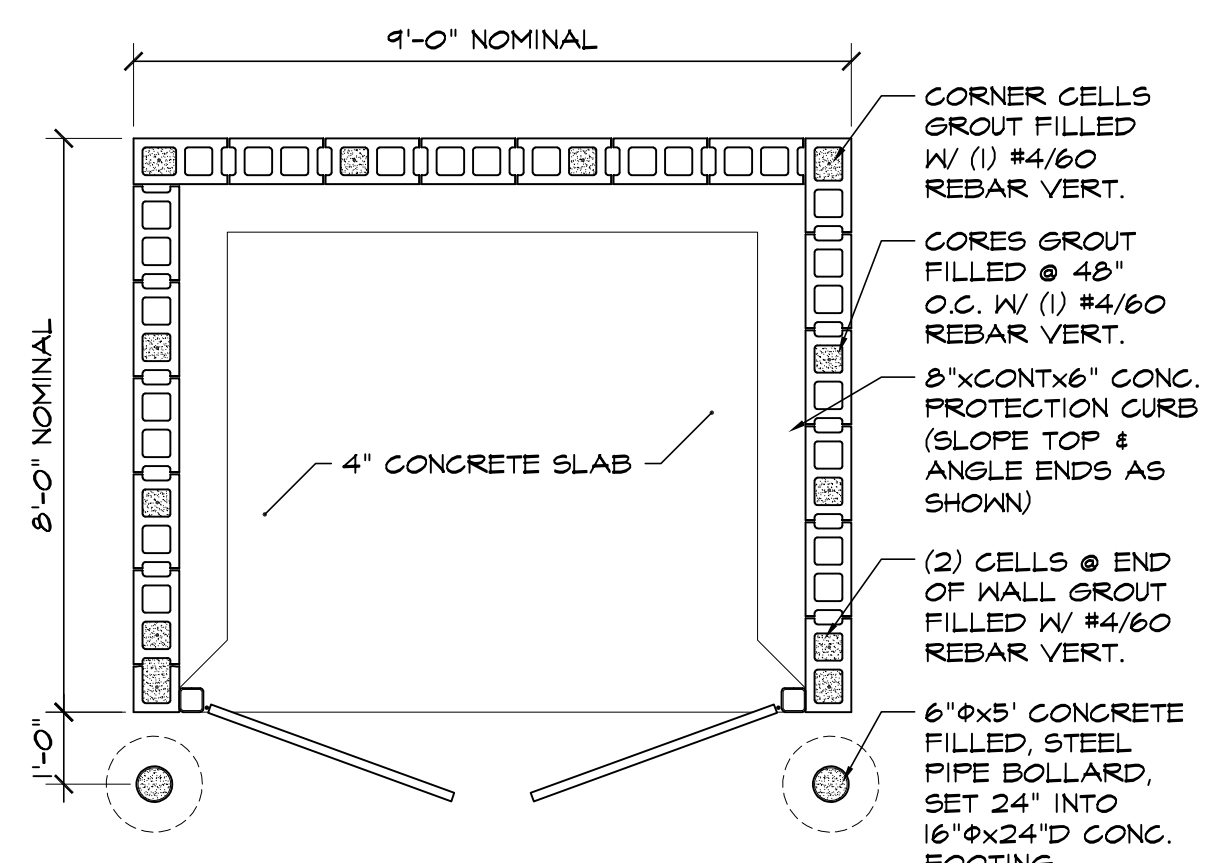
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



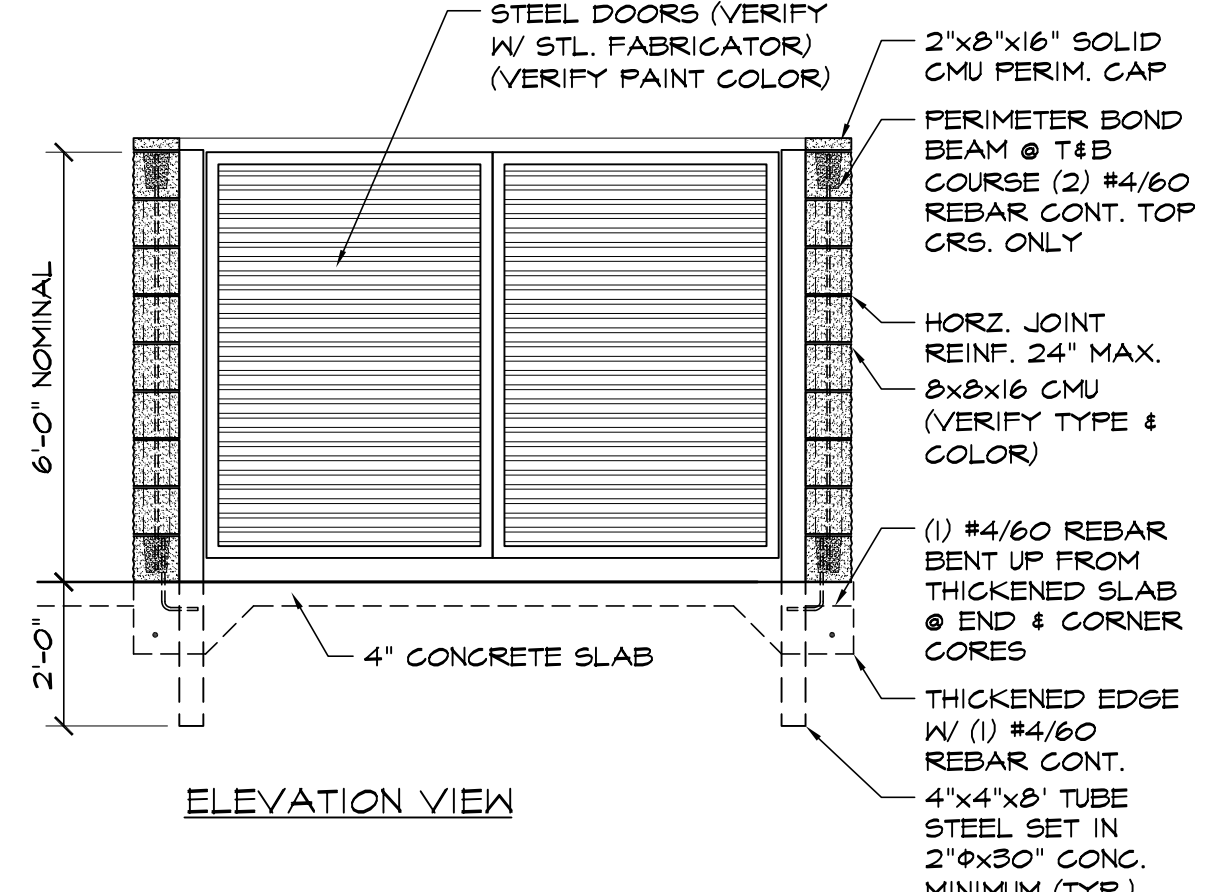
4 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



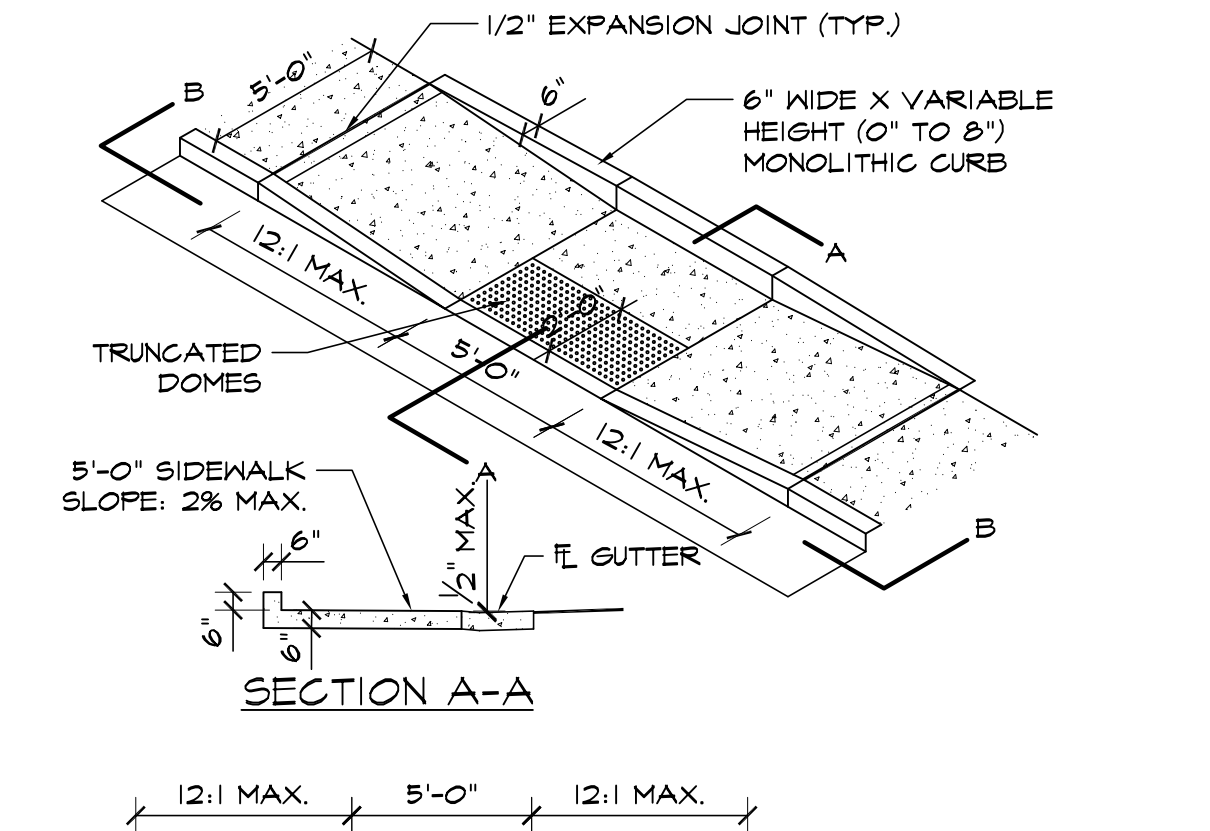
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



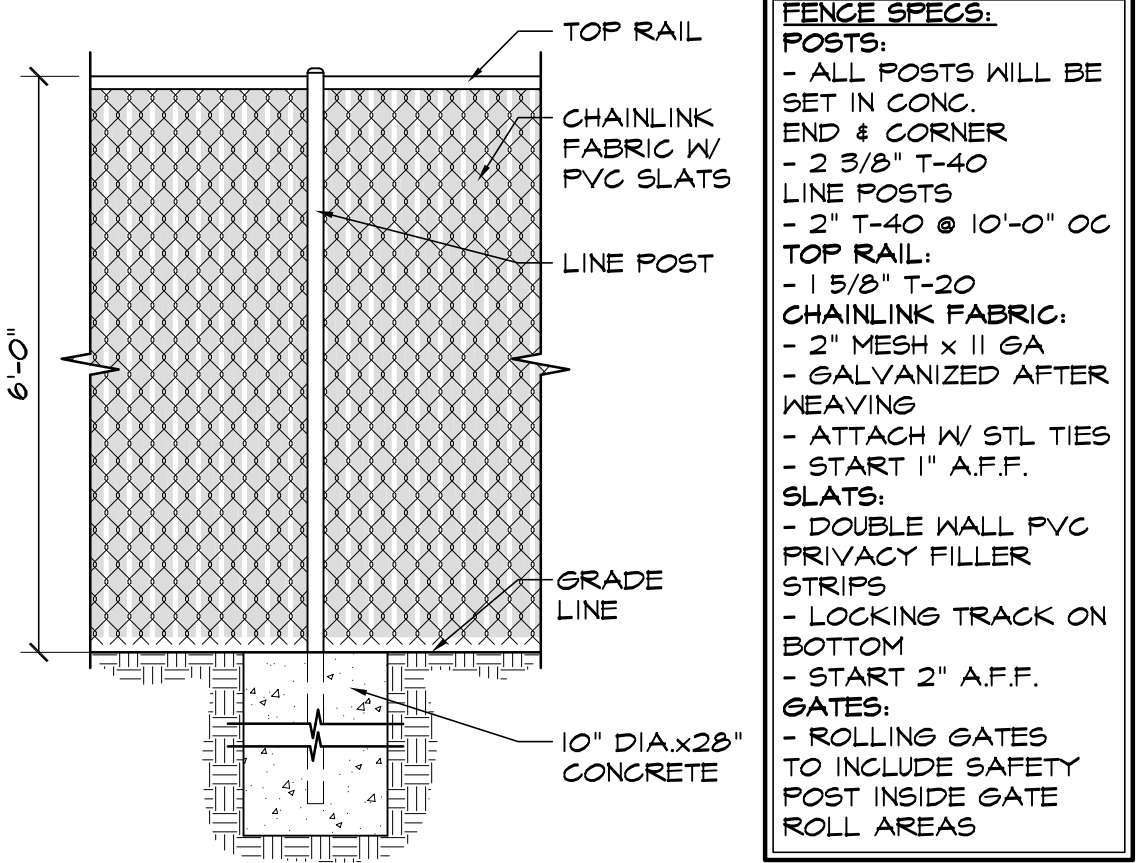
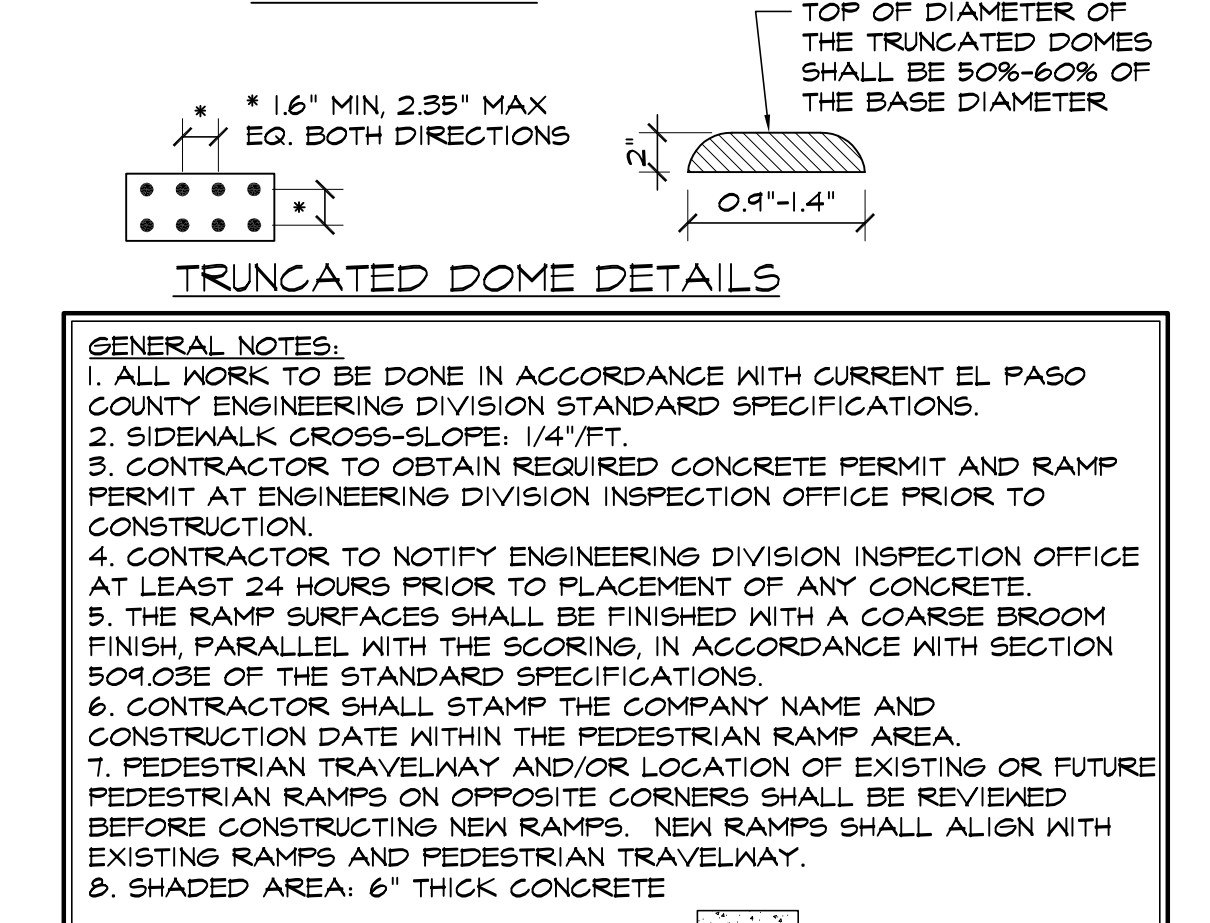
6 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



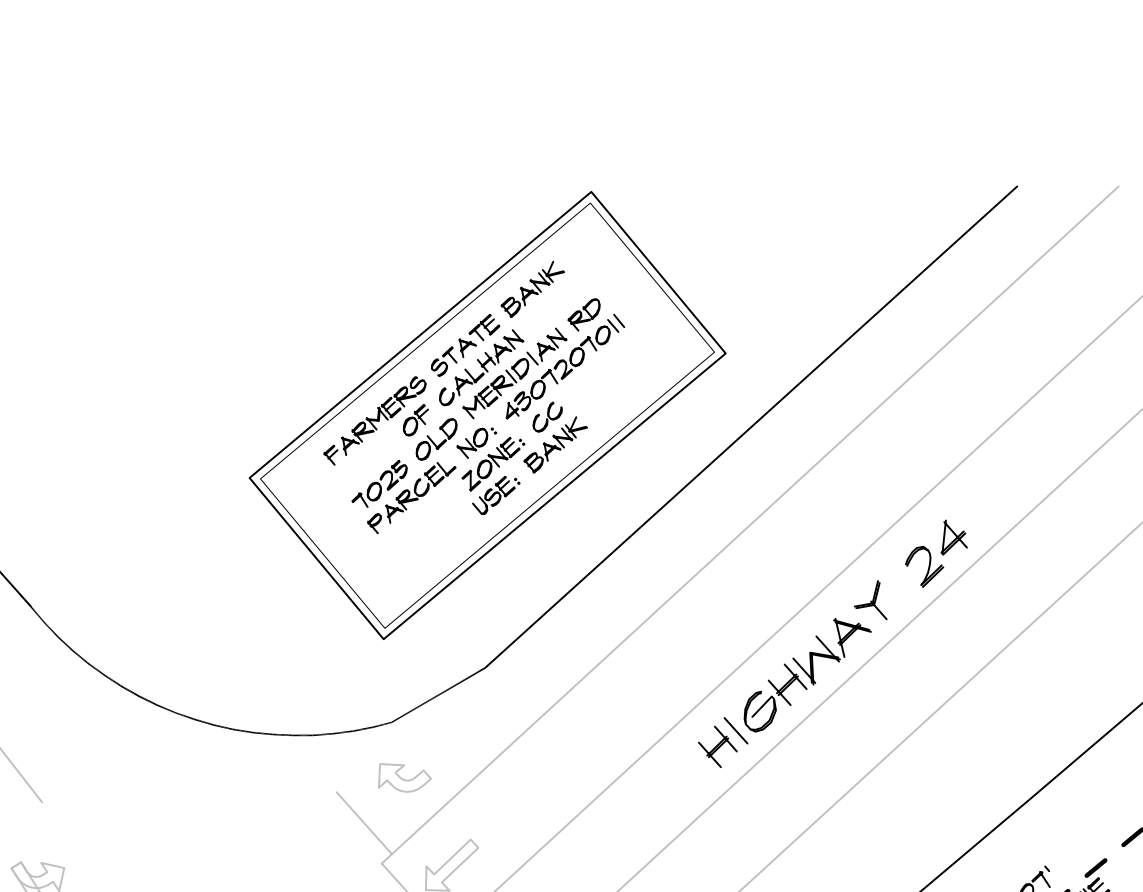
7 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



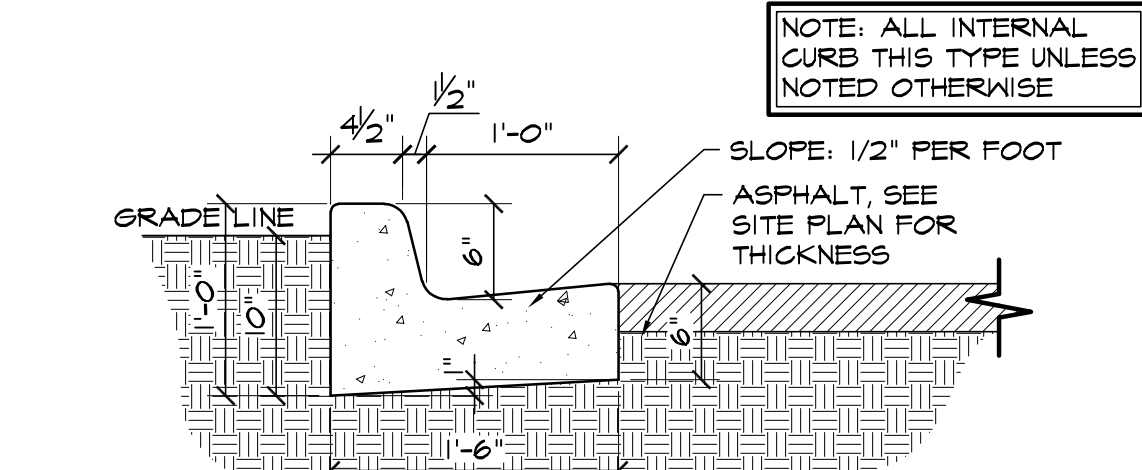
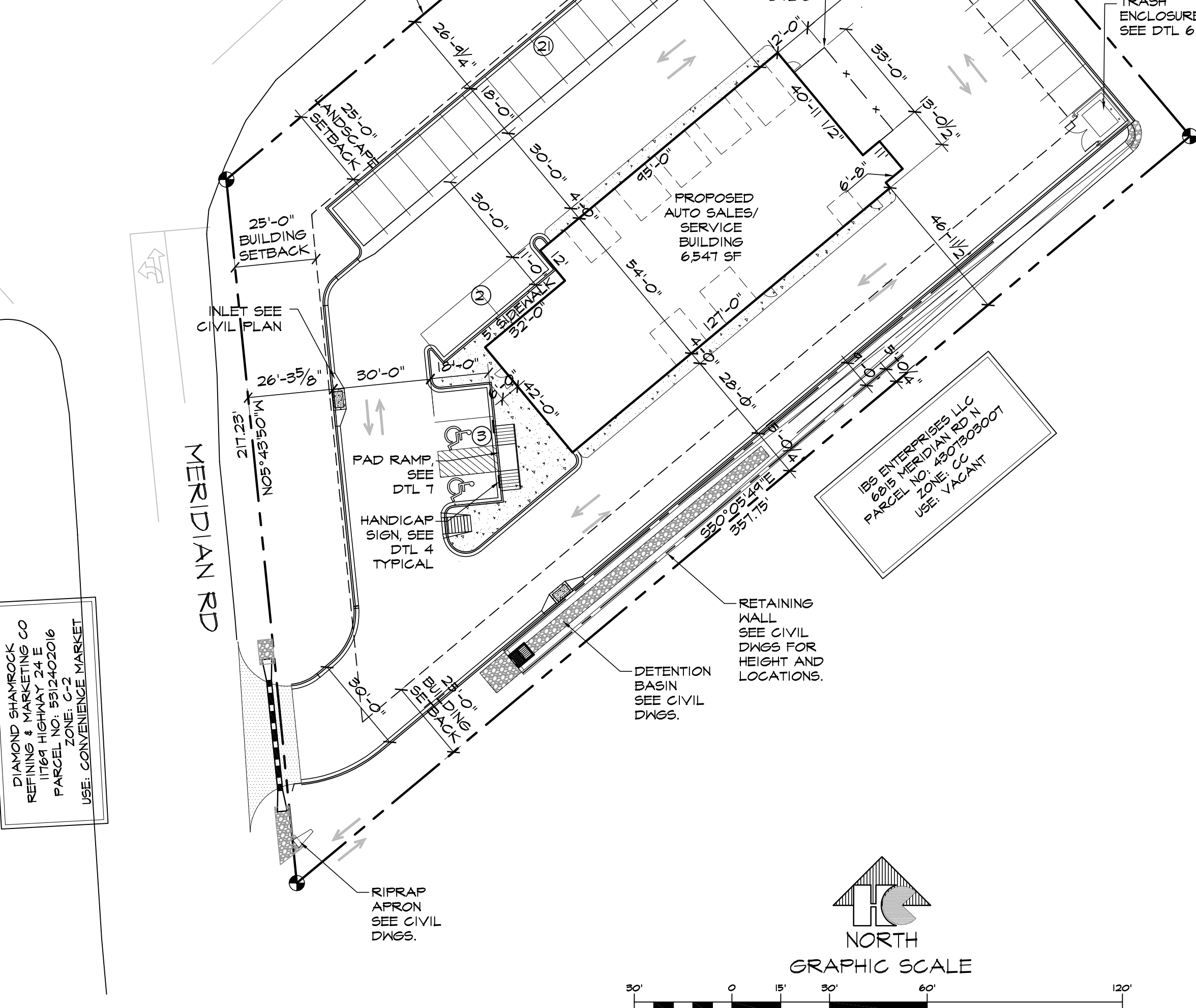
8 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



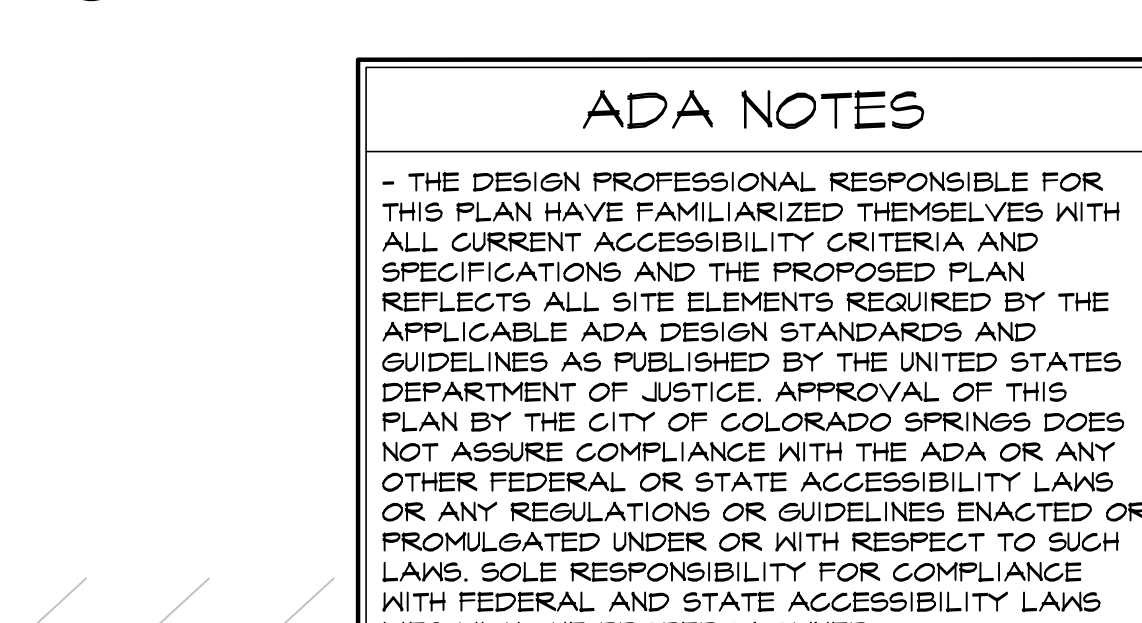
9 EPC TYPE B CURB
SCALE: 1"=1'-0"



10 SITE PLAN
SCALE: 1"=30'-0"



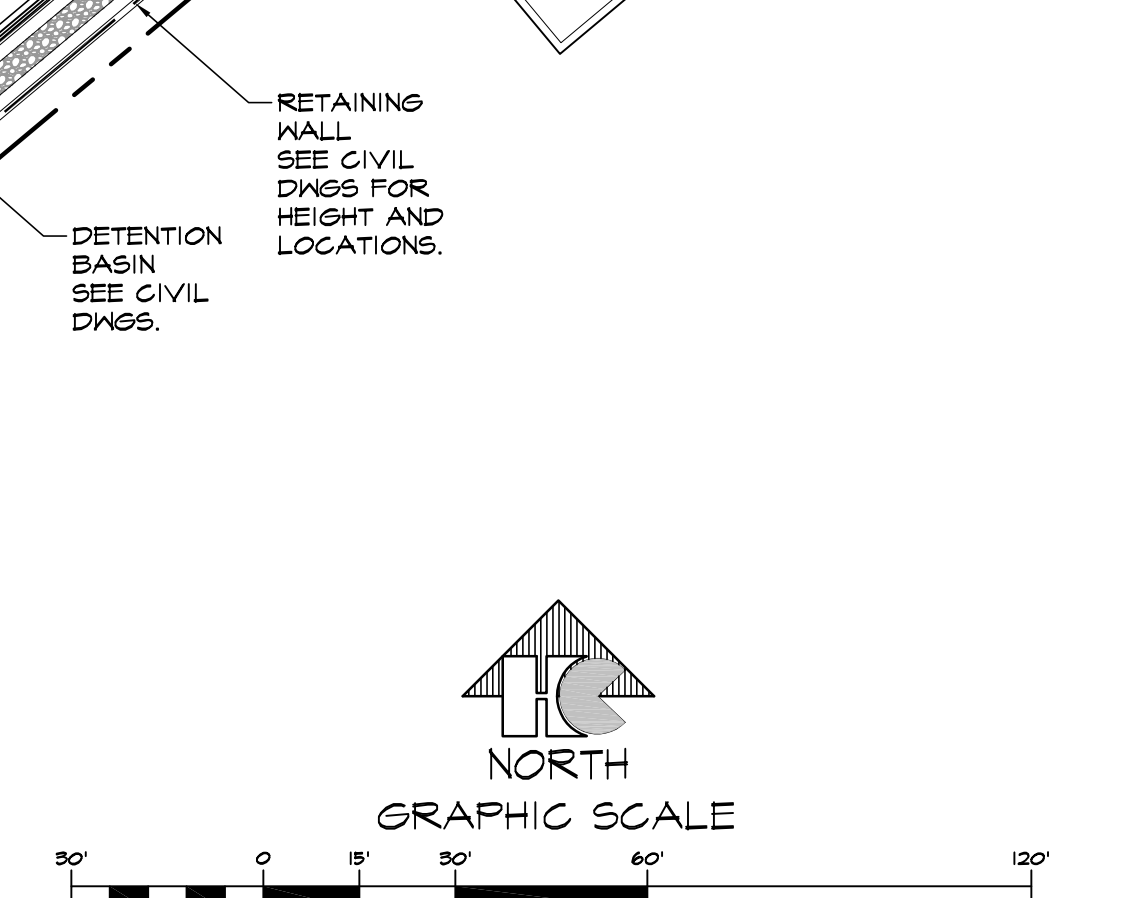
11 VICINITY MAP
NOT TO SCALE



12 PROJECT INFORMATION

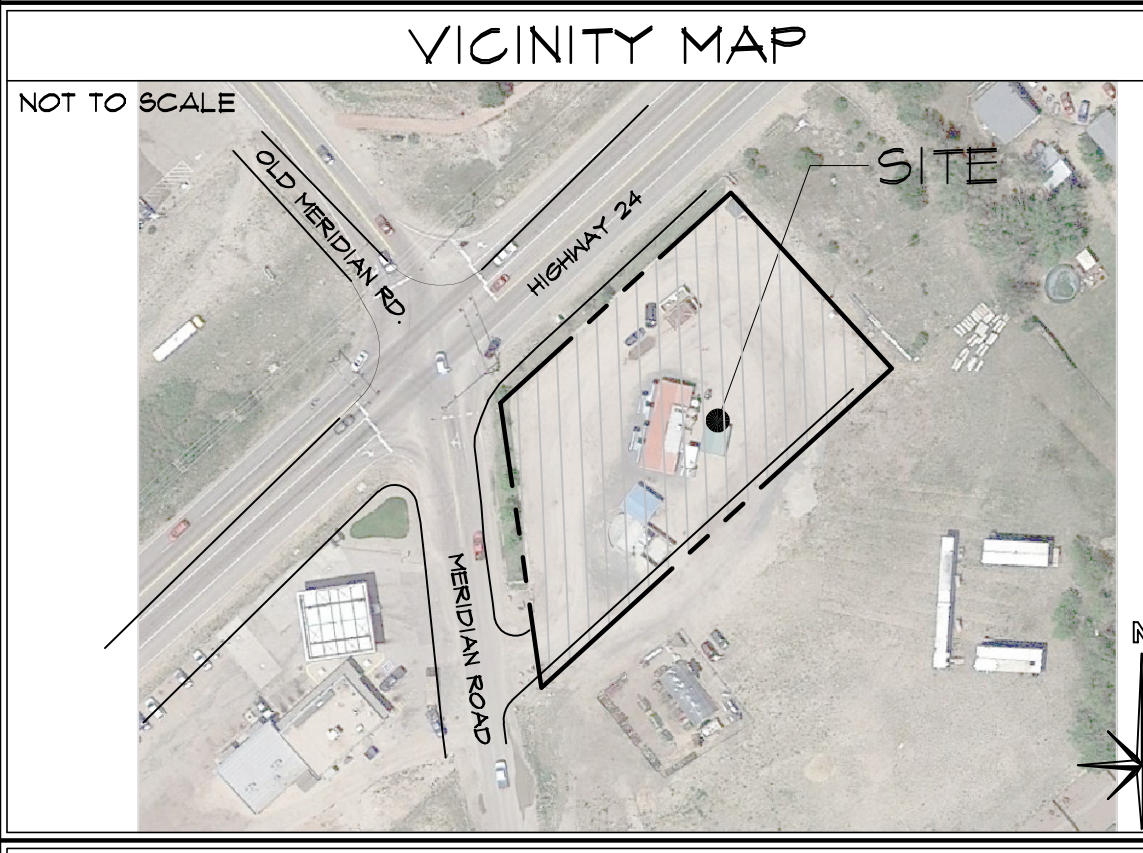
PROPERTY INFORMATION	
OWNER NAME:	SAM THOMAS & ASSOCIATES LLC
LEGAL DESCRIPTION:	975 TERCEL DR PEYTON, CO 80831
PARCEL NUMBER:	53124-01-008
ZONING:	CC
LOT SIZE:	53,143 SF (1.22 ACRES)
CURRENT USE:	VACANT COMMERCIAL LOTS
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0529F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
NEW BUILDING AREA:	6,547 SF
BUILDING OCCUPANCY:	M/S-1
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	AUTO SERVICE/RETAIL
STRUCTURAL COVERAGE OF LOT:	12%
PAVEMENT COVERAGE:	57%
NEW BUILDING STRUCTURAL HEIGHT:	27'-6"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
(NEW BUILDING ONLY):	
AUTO SERVICE 3 SPACES/BAY	15
5 BAYS X 3	5
1 SPACE/EMPLOYEE-MAX SHIFT	5
RETAIL 1 SPACE/250 SF	1384/250 SF
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	28
TOTAL PARKING PROVIDED:	37
NEW STANDARD SPACES PROVIDED:	35
H.C. SPACES PROVIDED:	2
LOADING SPACE PROVIDED	2
(SEE DETAIL 2 FOR DIMENSIONS)	14'x18' AREA PROVIDED
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLO. SPOS., CO 80415
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

13 SITE LEGEND



DRAWING INDEX

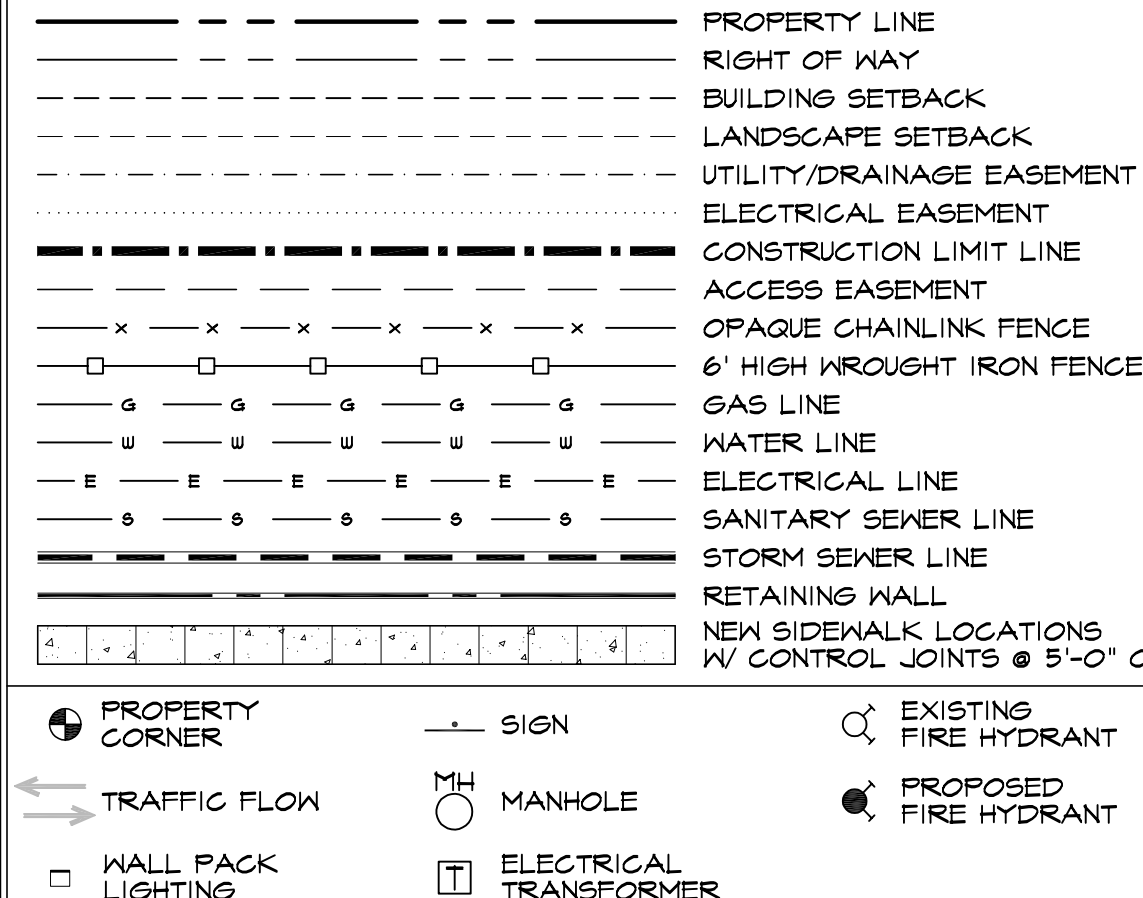
- 1 OF 11 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 11 - U1 SITE UTILITY PLAN
- 3 OF 11 - U2 UTILITY GENERAL NOTES
- 4 OF 11 - S1 TITLE SHEET
- 5 OF 11 - C11 SITE GRADING & EROSION CONTROL PLAN
- 6 OF 11 - C2 CIVIL NOTES AND DETAILS
- 7 OF 11 - C3 CIVIL NOTES AND DETAILS
- 8 OF 11 - LANDSCAPE PLAN
- 9 OF 11 - DETAILS AND NOTES
- 10 OF 11 - PHOTO METRIC
- 11 OF 11 - ELEVATIONS



14 PROJECT INFORMATION

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AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	AUTO SERVICE/RETAIL
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CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLO. SPOS., CO 80415
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

15 SITE LEGEND



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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BIG O TIRES
6985 N. MERIDIAN RD
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: JUL. 16, 2018
DRAWN BY: D. AQUINO
PROJ. MNGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

RESUBMITTALS:
4-12-18/DP COMMENTS 8-30-18

Markup Summary

dskendall (1)

SE..... AUTO SERVICE/RETAIL
% OF LOT..... 12%
% OF LOT..... 57%
AL HEIGHT..... 21'-6"
..... 28'-0"
..... 29'-0"
..... 29'-0"
S/BAY..... 15
: SHIPT..... 5
..... 6
..... 3
S REQUIRED..... 20
S..... 21
PROVIDED..... 23
..... 2
..... 2
..... 4'X10' AREA PROVIDED

Site plan and floor plans show 8 bays

Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dskendall
Date: 10/1/2018 9:57:39 AM
Color: ■

Site plan and floor plans show 8 bays