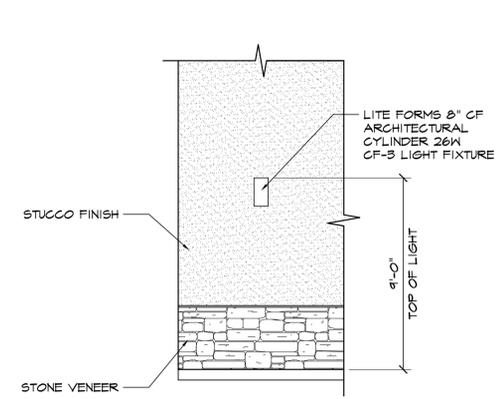
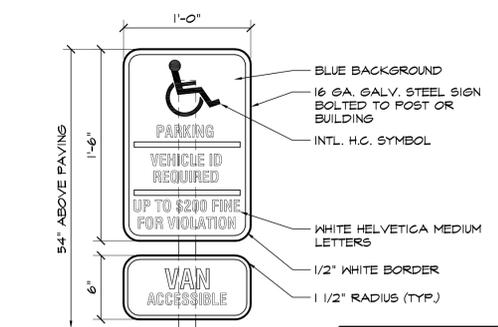


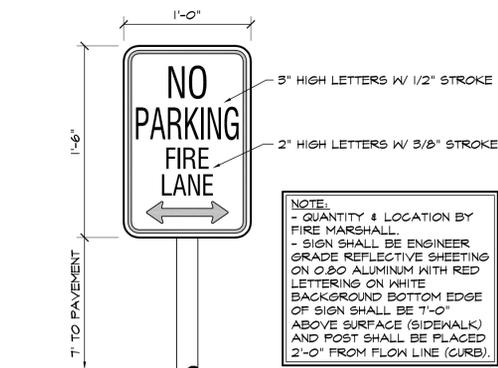
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



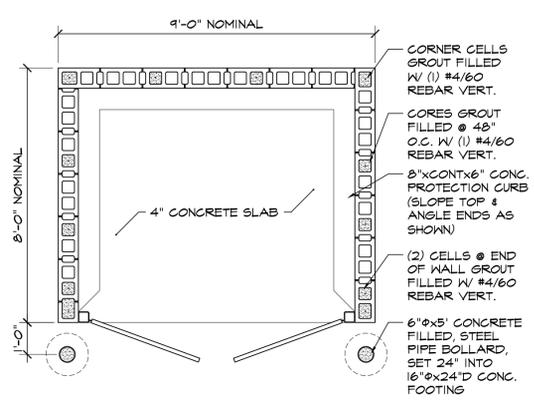
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



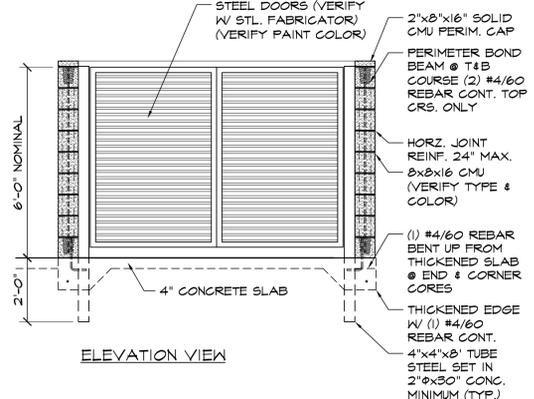
4 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



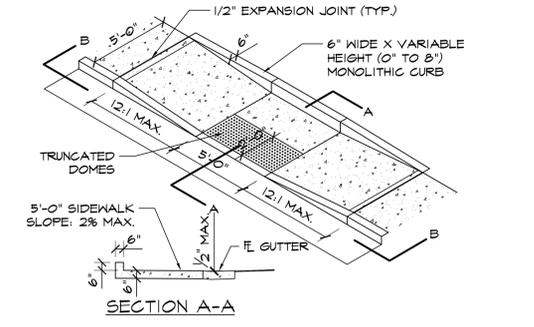
5 FIRE LANE SIGN
SCALE: 1/2"=1'-0"



PLAN VIEW



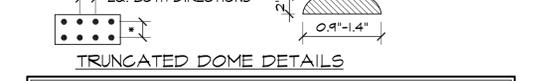
6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



SECTION A-A



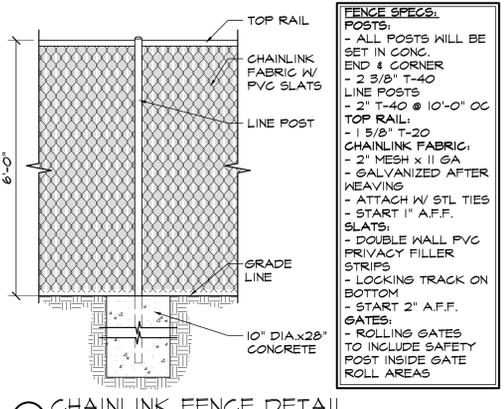
SECTION B-B



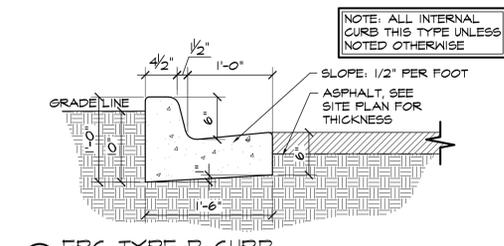
TRUNCATED DOME DETAILS

GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
 2. SIDEWALK CROSS-SLOPE: 1/4" / FT.
 3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
 5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 504.03E OF THE STANDARD SPECIFICATIONS.
 6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
 7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
 8. SHADED AREA: 6" THICK CONCRETE

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

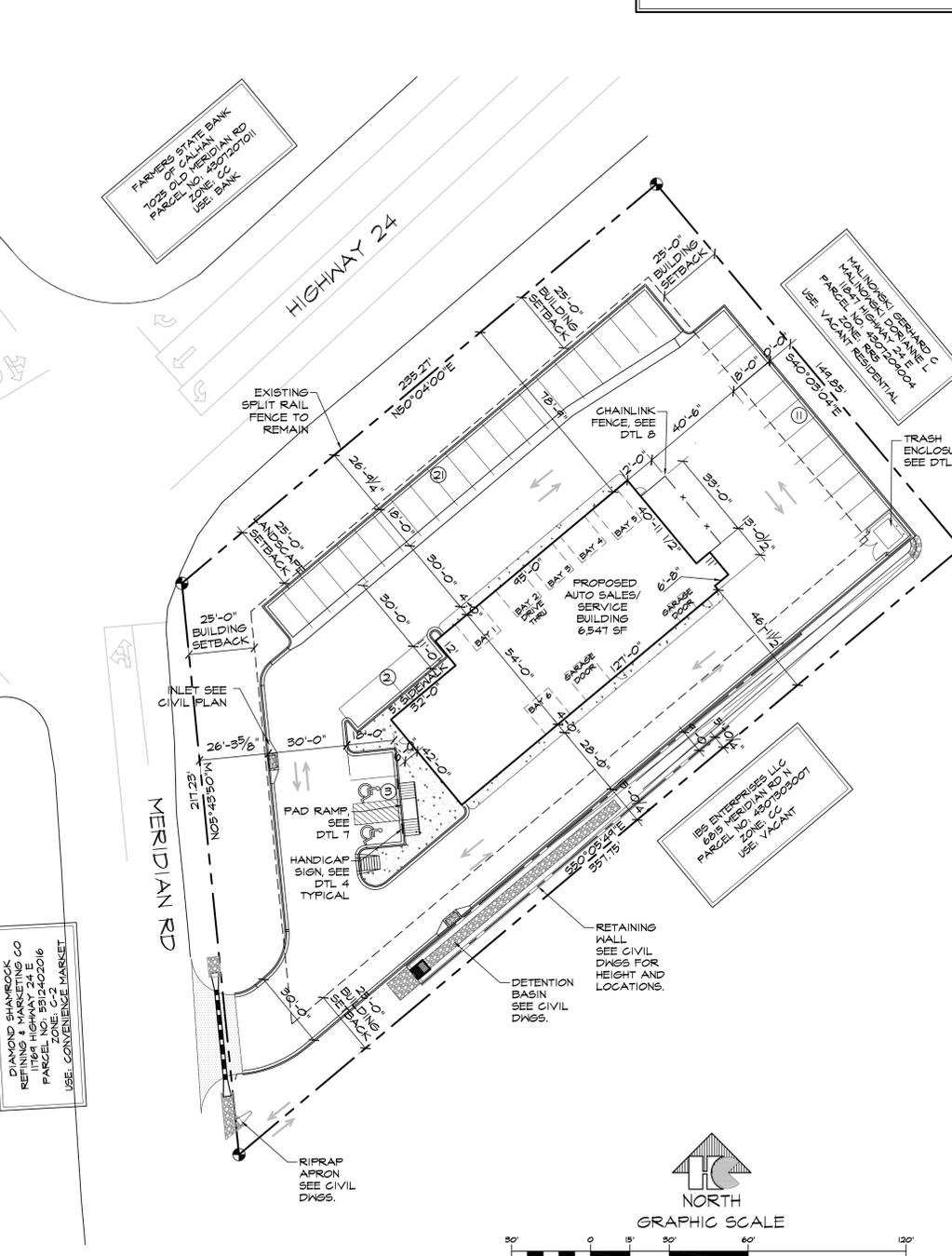


8 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



9 EPC TYPE B CURB
SCALE: 1"=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.



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

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 - PHOTOMETRIC
- 11 OF 11 - ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	SAM THOMAS & ASSOCIATES LLC 975 TERCEL DR PEYTON, CO 80831
LEGAL DESCRIPTION:	LOT 1 OF LARGENT SUBDIVISION
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	
6 BAYS X 3	18
1 SPACE/EMPLOYEE-MAX SHIFT	5
RETAIL 1 SPACE/250 SF	5
1,384 / 250 SF	
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	31
TOTAL PARKING PROVIDED:	37
H.C. SPACES PROVIDED:	2
LOADING SPACE PROVIDED:	10'-0"
(SEE DETAIL 2 FOR DIMENSIONS)	14'X18' AREA PROVIDED
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2018
LANDSCAPING:	SPRING 2019
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPOS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE	○	EXISTING FIRE HYDRANT
---	RIGHT OF WAY	○	PROPOSED FIRE HYDRANT
---	BUILDING SETBACK	○	MANHOLE
---	LANDSCAPE SETBACK	□	ELECTRICAL TRANSFORMER
---	UTILITY/DRAINAGE EASEMENT		
---	ELECTRICAL EASEMENT		
---	CONSTRUCTION LIMIT LINE		
---	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" O.C.		

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PROJECTS: 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. AGUIÑO
 PROJ. MNGR: Z. CRABTREE
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1053

RESUBMITTALS:
 9-12-18/DP COMMENTS 8-30-18
 10-4-18/DP COMMENTS 10-01-18
 10-24-18/DP COMMENTS 10-22-18