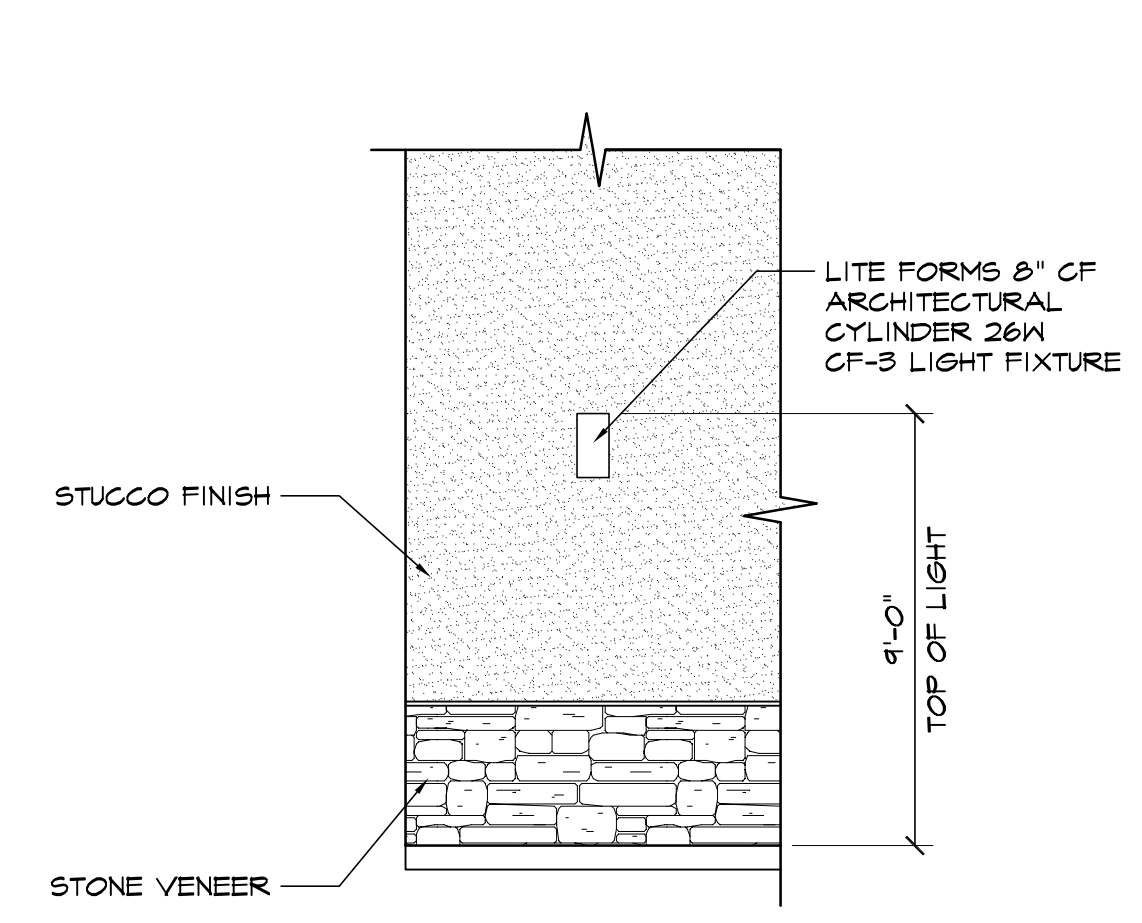
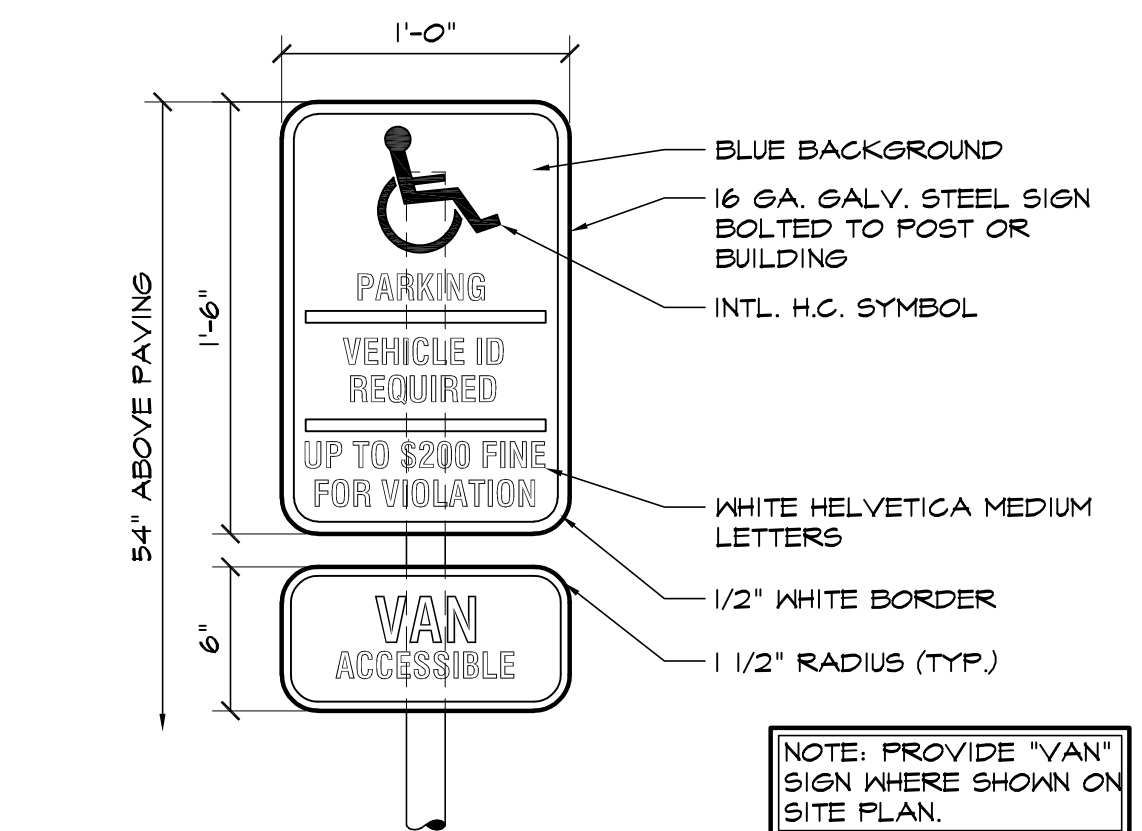


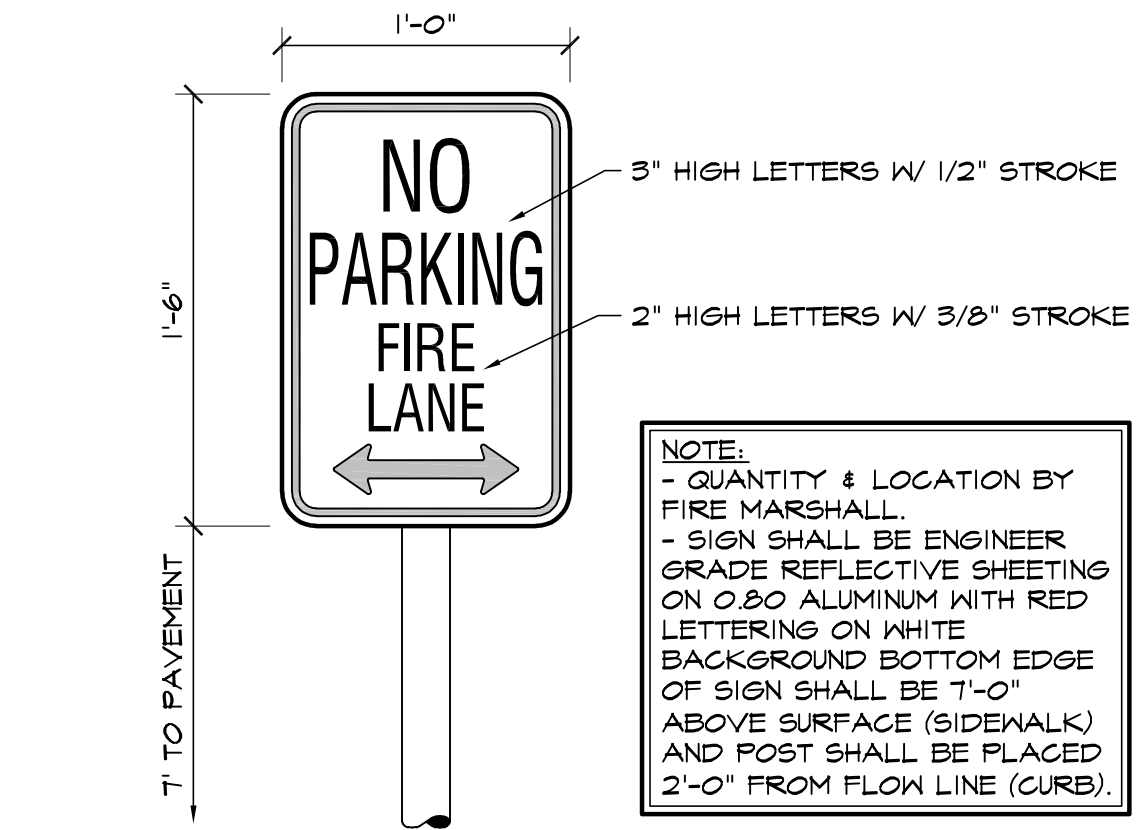
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



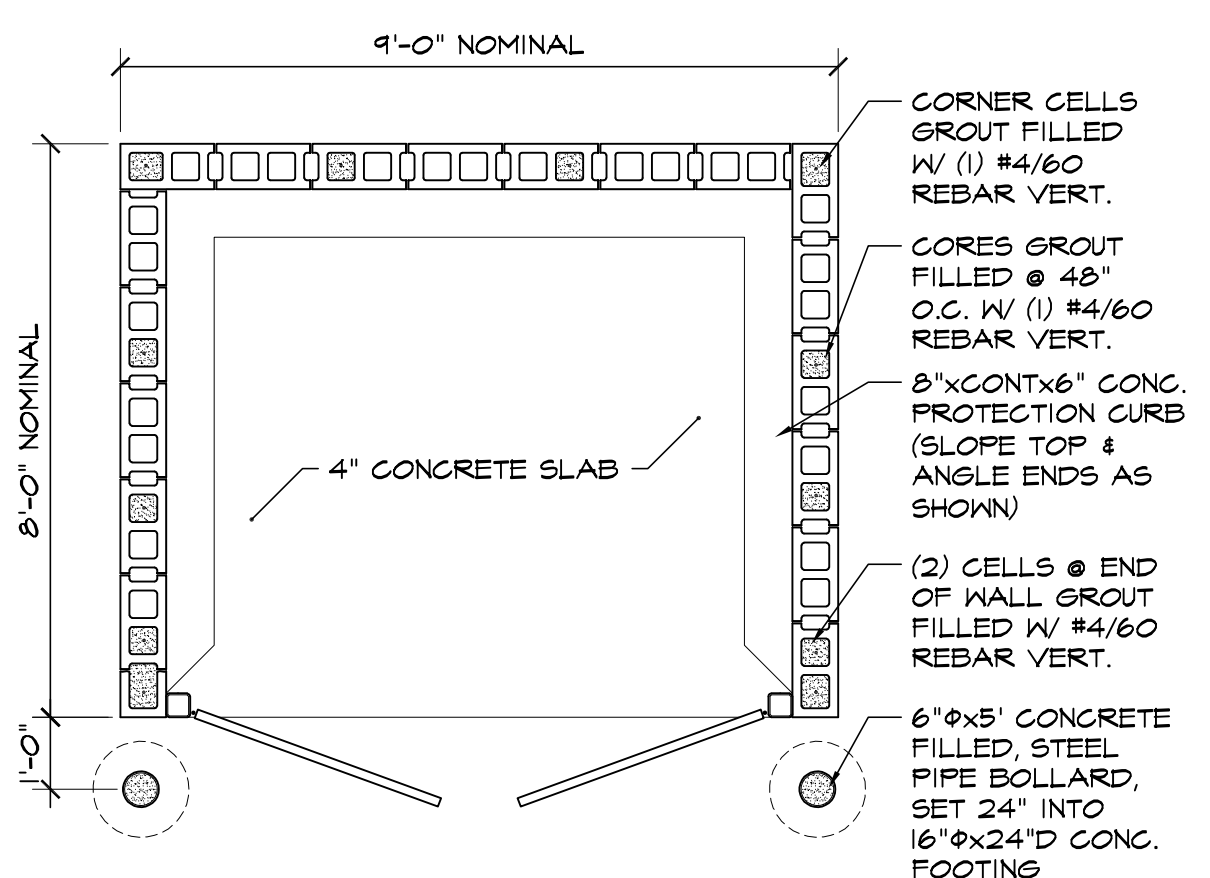
3 WALL LIGHTING DETAIL
SCALE: 1/4"=1'-0"



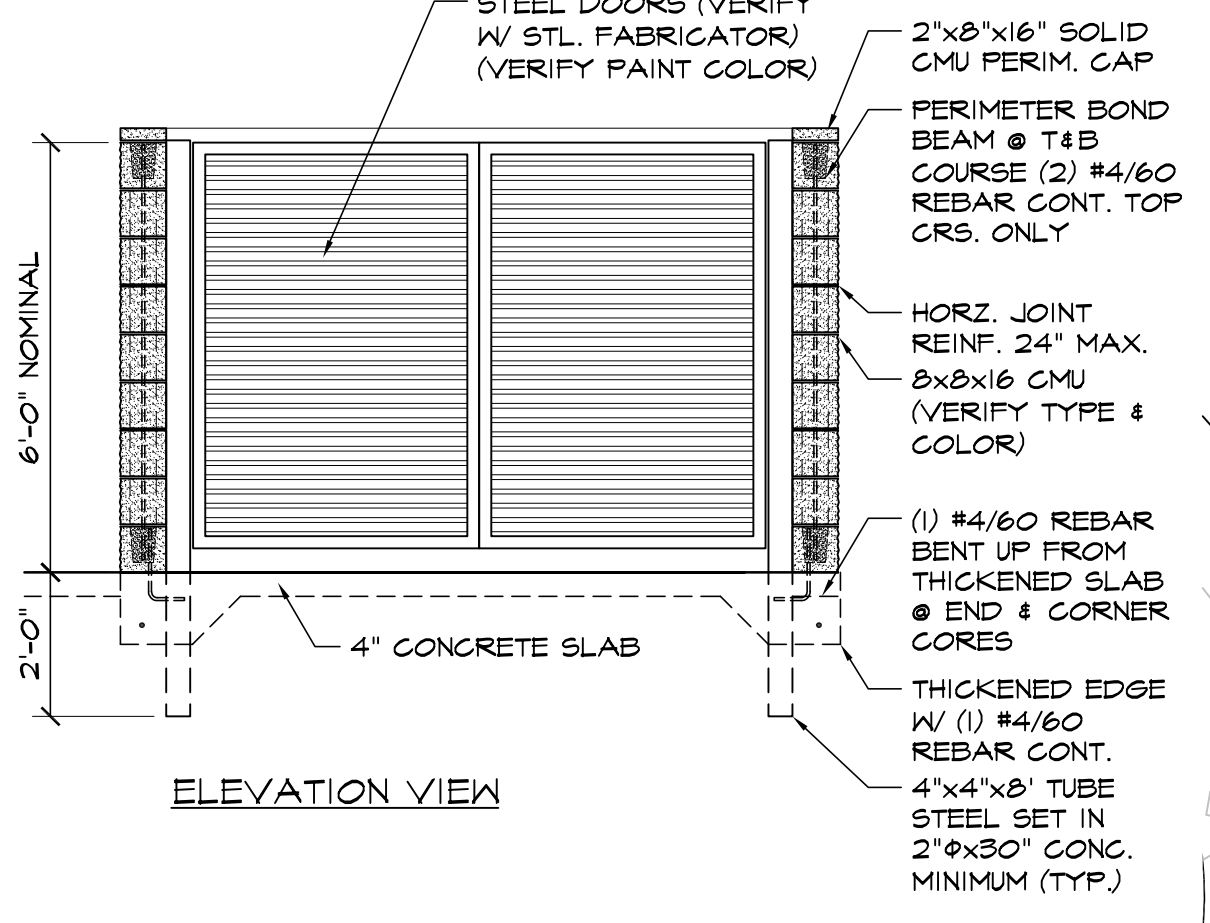
4 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



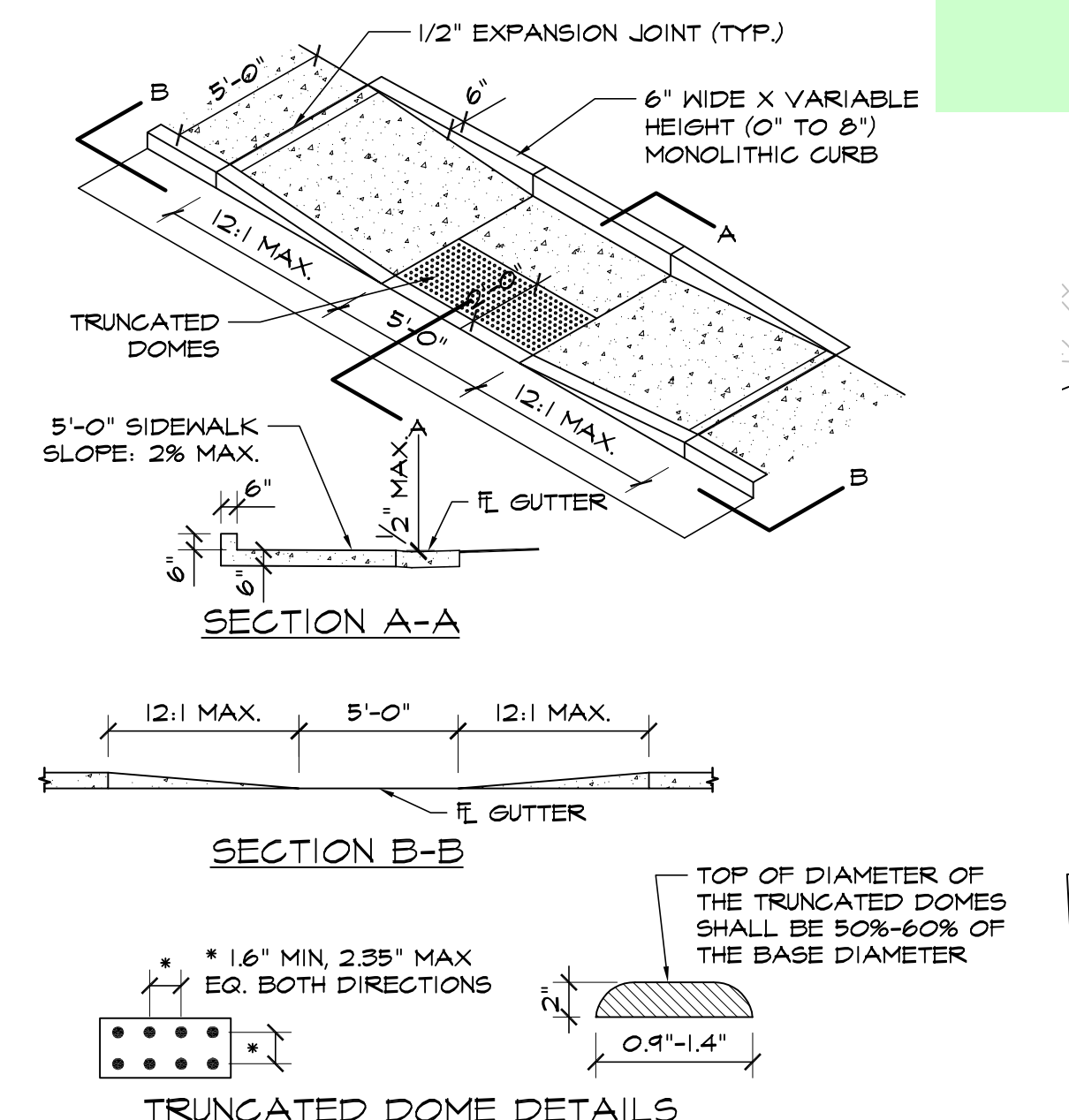
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



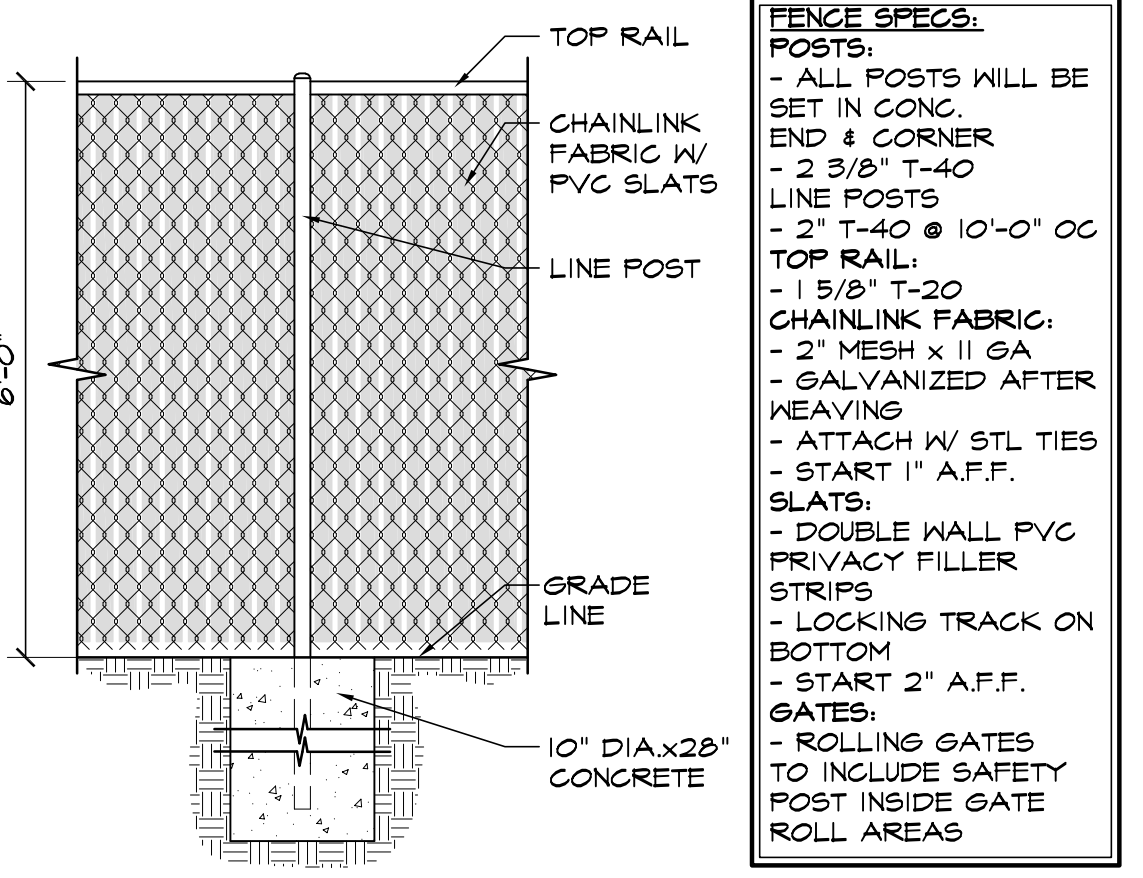
8 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



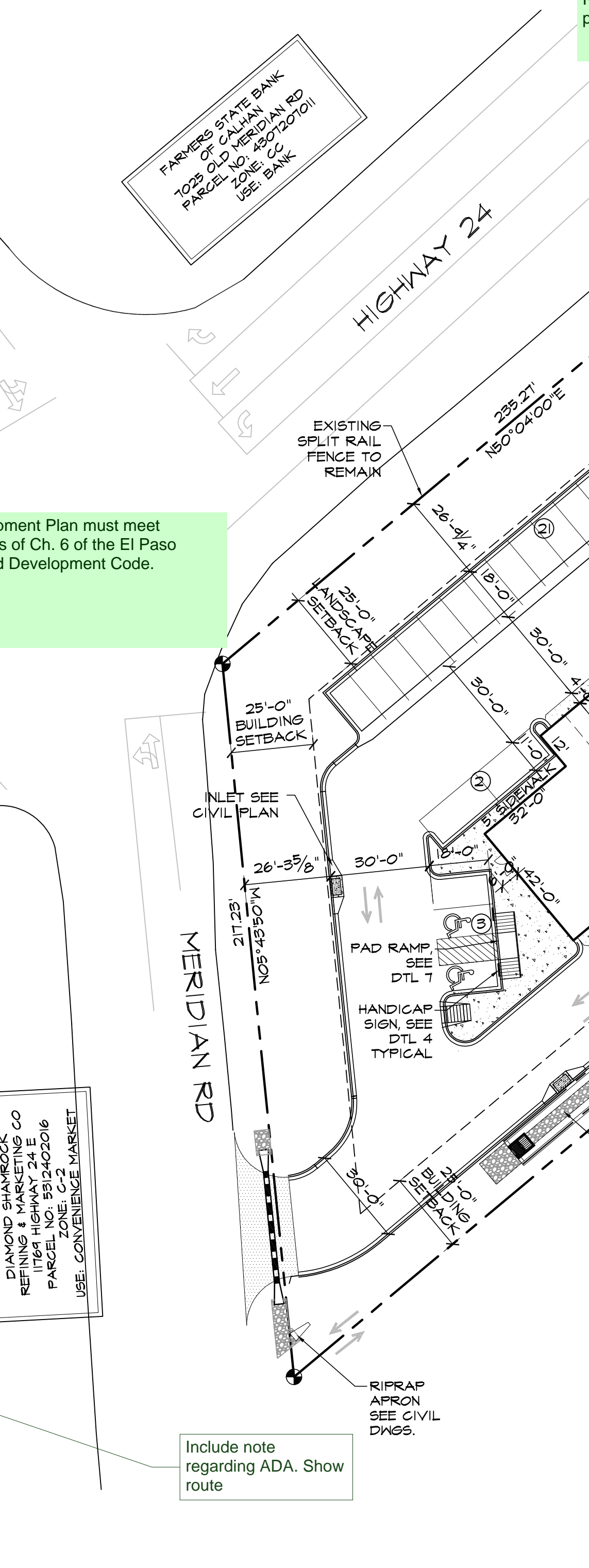
6 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



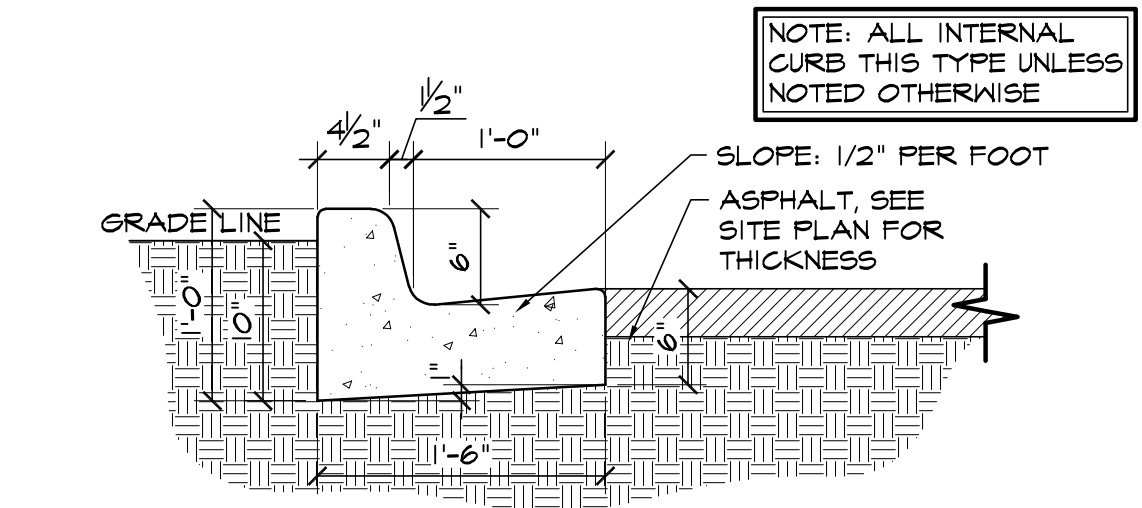
7 PEDESTRIAN RAMP DETAIL D-8J
SCALE: 3/16"=1'-0"



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



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

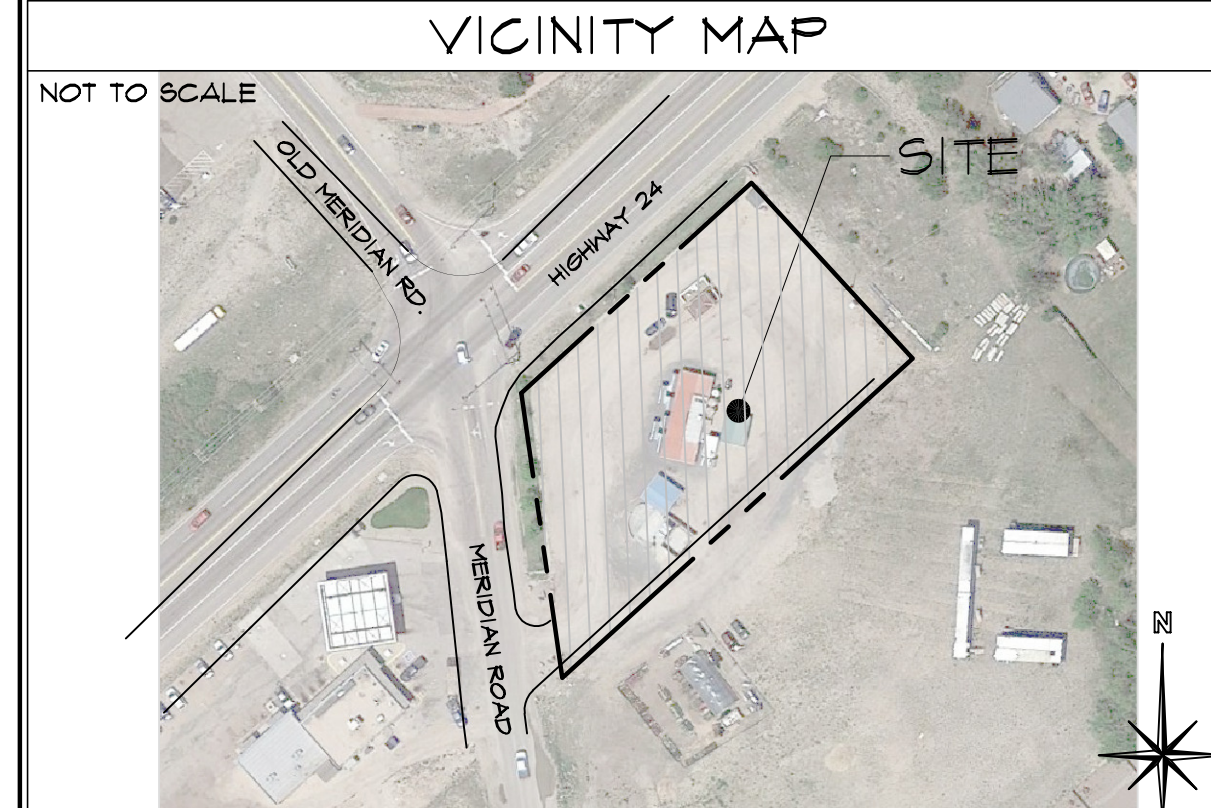


9 EPC TYPE B CURB
SCALE: 1"=1'-0"

Required parking for retail general is 1 space per 250 sq ft _ required: 26, provided 35

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 - G1 TITLE SHEET
- 5 OF 11 - G2 SITE GRADING & EROSION CONTROL PLAN
- 6 OF 11 - G3 CIVIL NOTES AND DETAILS
- 7 OF 11 - G4 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: 080410329F, DATED MARCH 17, 1947)

BUILDING INFORMATION

NEW BUILDING AREA: 6,547 SF

BUILDING OCCUPANCY: M/S-1

TYPE OF CONSTRUCTION: II-B

FIRE SYSTEMS: NONE

AREA SEPARATION WALLS: NONE

ZONING CODE STUDY

PROPOSED PRINCIPAL USE: AUTO SERVICE/RETAIL

STRUCTURAL COVERAGE OF LOT: 23%

PAVEMENT COVERAGE: 51%

NEW BUILDING STRUCTURAL HEIGHT: 21'-6"

FRONT YARD SETBACK: 25'-0"

SIDE YARD SETBACK: 10'-0"

REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES (NEW BUILDING ONLY):

AUTO SERVICE (1 SPACE/200 SF)	26
5163 / 200 SF	26
SALES (1 SPACE/300 SF)	5
1304 / 300 SF	5
H.C. (1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED	33
TOTAL PARKING PROVIDED	37
NEW STANDARD SPACES PROVIDED	35
H.C. SPACES PROVIDED	2
LOADING SPACE PROVIDED (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. SPGS., 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
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	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.

● PROPERTY CORNER
 ○ SIGN
 ○ MANHOLE
 ○ ELECTRICAL TRANSFORMER
 ○ EXISTING FIRE HYDRANT
 ○ PROPOSED FIRE HYDRANT
 ○ TRAFFIC FLOW
 ○ WALL PACK LIGHTING

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

6905 N. MERIDIAN RD
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: MAR. 20, 2018
DRAWN BY: D. AQUINO
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1053

RESUBMITTALS:

