

200 Compliance with all applicable regulations on the recorded plat.
 An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway into a County Road.
 Diversion or blockage of any drainageage is not permitted without the approval of the County Engineer.
 ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

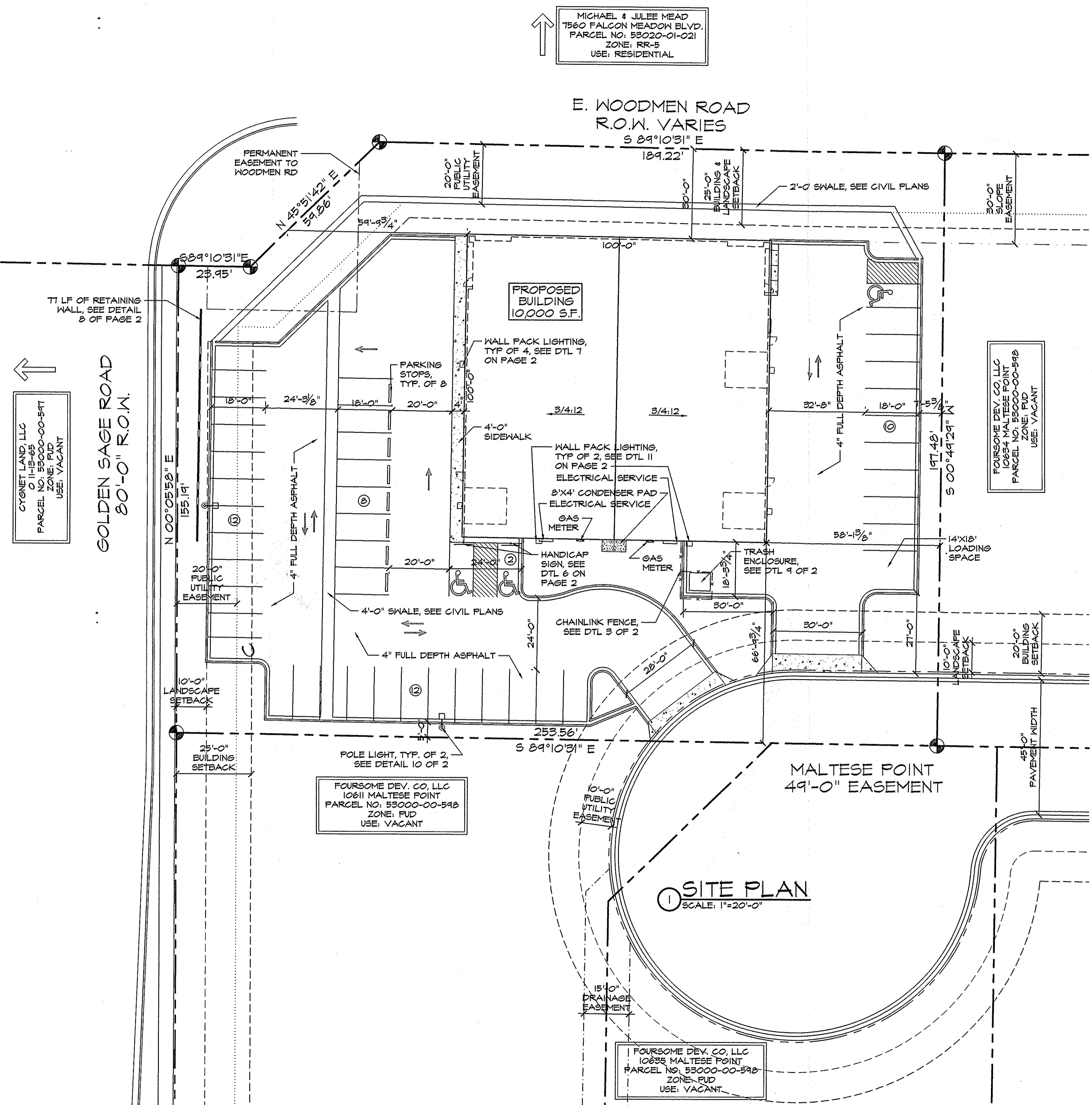
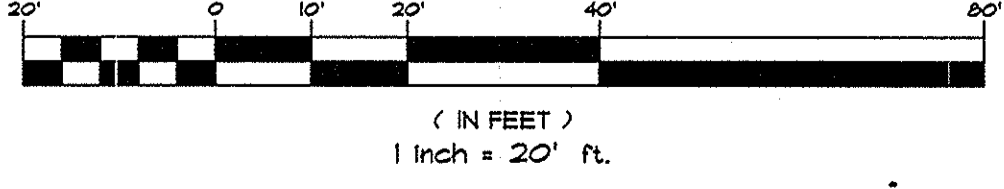
BESQCP Not Required by 10/20/08 on 10/20/08

APPROVED FOR NOTES DATE 10/20/08 DENIED
 FOR NOTES DATE 10/20/08
 El Paso County Development Services

REVIEWED FOR GENERAL COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA
 BY: [Signature]
 DATE: 10-20-08



GRAPHIC SCALE



MICHAEL & JULIE MEAD
 1560 FALCON MEADOW BLVD.
 PARCEL NO. 53020-01-021
 ZONE: RR-5
 USE: RESIDENTIAL

CYGNET LAND, LLC
 0 115-65
 AS 10000-00-547
 PARCEL NO. 53000-00-547
 ZONE: FUD
 USE: VACANT

FOURSOME DEV. CO. LLC
 10611 MALTESE POINT
 PARCEL NO. 53000-00-548
 ZONE: FUD
 USE: VACANT

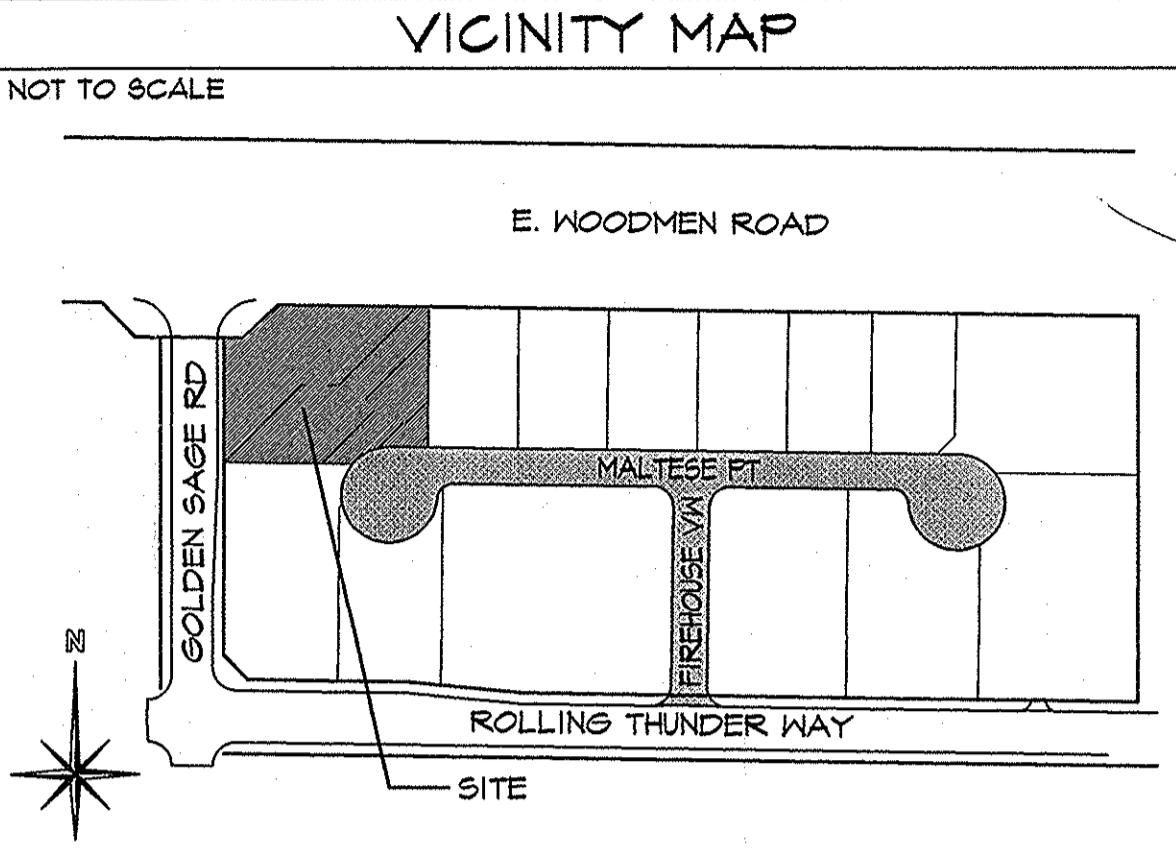
FOURSOME DEV. CO. LLC
 10611 MALTESE POINT
 PARCEL NO. 53000-00-548
 ZONE: FUD
 USE: VACANT

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 10611 MALTESE POINT
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 ZONE: FUD
 USE: VACANT

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 PLANS
- 10 - DF BUILDING ELEVATIONS



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	SDH PROPERTIES, LLC 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 1 FILING 1 OF ROLLING THUNDER BUSINESS PARK
PARCEL NUMBER:	TBD
ZONING:	FUD (CNTY FILE NO. FUD-08-002)
LOT SIZE:	48,400 SF (1.11 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	NONE (MAP NO. 08041C0335 F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/S-2/A-5
TYPE OF CONSTRUCTION:	I1-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/WAREHOUSE/GYMNASTICS
STRUCTURAL COVERAGE OF LOT:	21%
PAVEMENT COVERAGE:	45%
STREET COVERAGE:	4%
BUILDING STRUCTURAL HEIGHT:	14'-8" (45'-0" MAX)
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
OFFICE-(1 SPACE/200 S.F.)	15
(5,000 S.F. / 200 S.F.)	15
WAREHOUSE-(1 SPACE/1,000 S.F.)	4
(3,500 S.F. / 1,000 S.F.)	4
GYMNASTICS AREA-(1 SPACE/200 S.F.)	16
(5,000 S.F. / 200 S.F.)	16
H-C-(1 SPACE/25 REQ'D)	34
TOTAL PARKING SPACES REQUIRED:	44
TOTAL PARKING PROVIDED:	40
STANDARD SPACES PROVIDED:	3
H.C. SPACES PROVIDED:	1 (14'x10')
COMPACT SPACES PROVIDED:	
LOADING SPACE PROVIDED:	
(SEE DETAIL 1 OF 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2008
LANDSCAPING:	FALL 2008
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, 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	—	SIGN	○	EXISTING FIRE HYDRANT
—	RIGHT OF WAY	—	MANHOLE	●	PROPOSED FIRE HYDRANT
—	BUILDING SETBACK	—	ELECTRICAL TRANSFORMER		
—	LANDSCAPE SETBACK				
—	DRAINAGE EASEMENT				
—	PUBLIC UTILITY 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" O.C.				
●	PROPERTY CORNER				
←	TRAFFIC FLOW				
□	WALL PACK LIGHTING				

COUNTY FILE NO. PFR-08-005

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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SDH PROPERTIES
 ROLLING THUNDER BUS PARK LOT 1
 10610 MALTESE POINT
 PETERSON, CO 80831
 EL PASO COUNTY, COLORADO

DATE: JAN. 23, 2008
 DRAWN BY: L. PETERSON
 PROJ. MGR: P. PLANTZ
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 686

△ SUBMITTALS:
 △ 10-2-08/COMMENTS 8-30-08
 △ FINAL SUBMITTAL 10-16-08

1 of 10
 SITE PLAN