

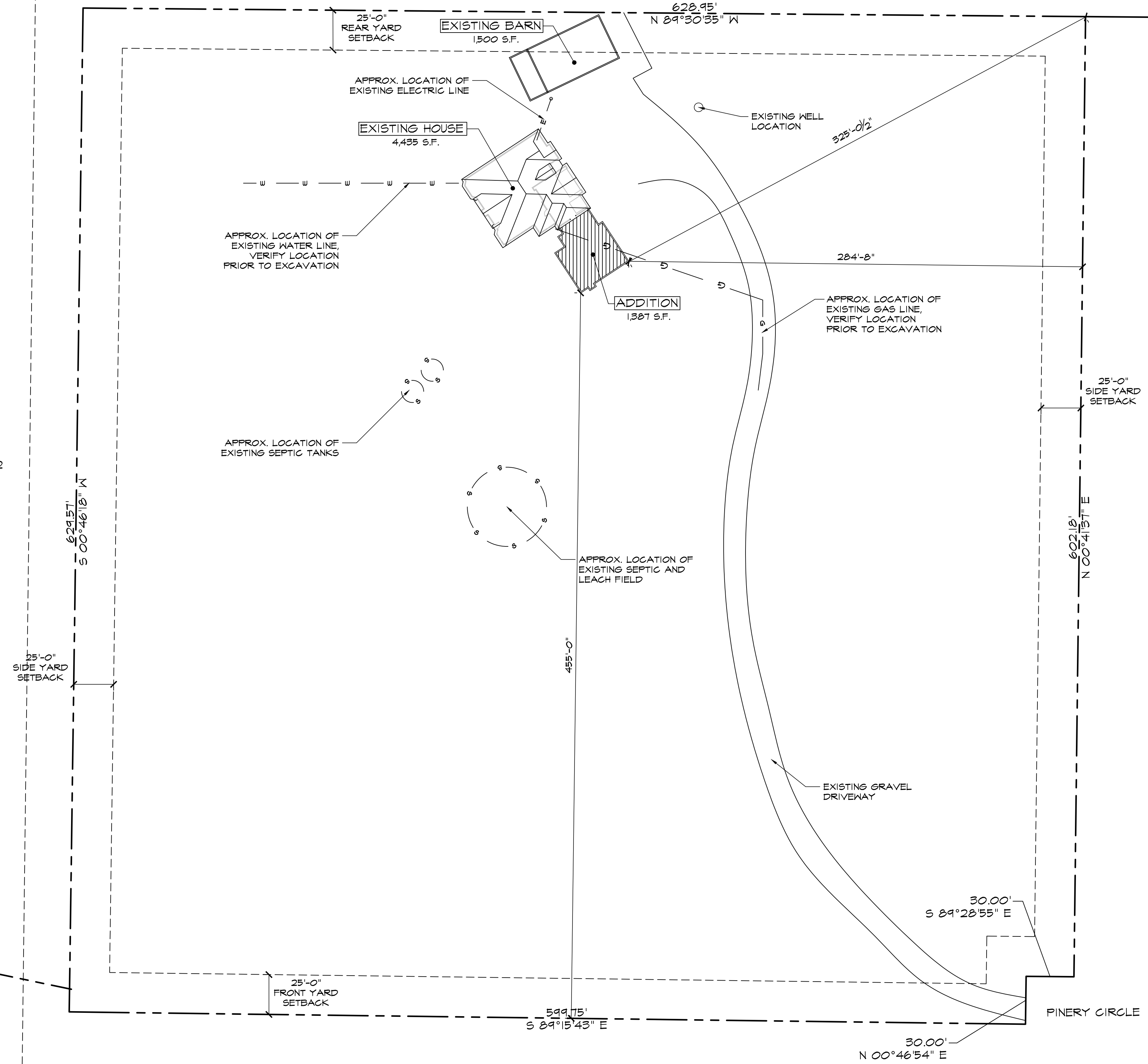
LOT 8  
WILDWOOD RANCH  
ESTATES FILING NO.9  
PLAT BOOK 1-2  
PAGE 92

LOT 10  
WILDWOOD RANCH  
ESTATES FILING NO.9  
PLAT BOOK 1-2 PAGE 92

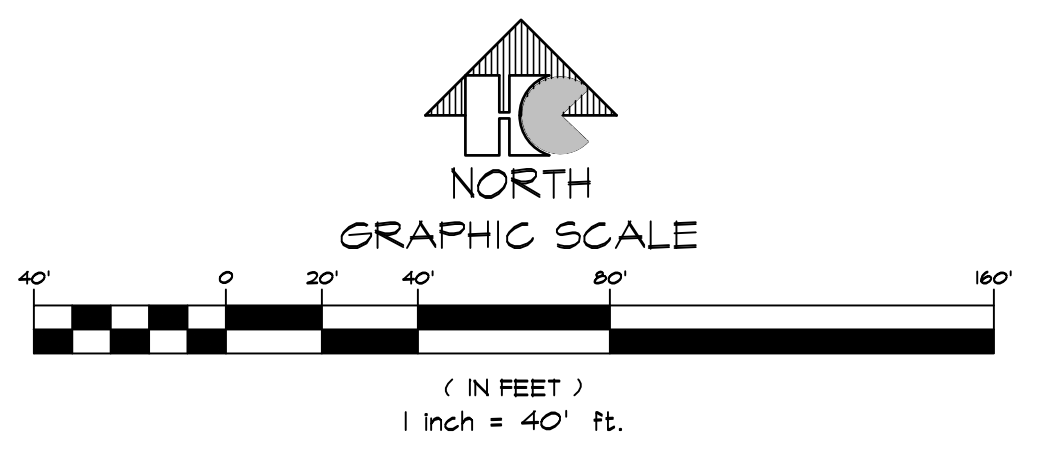
LOT 4  
WILDWOOD RANCH  
ESTATES FILING NO.2  
PLAT BOOK 6-2 PAGE 16

LOT 7  
WILDWOOD RANCH  
ESTATES FILING NO.9  
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LOT 6  
WILDWOOD RANCH  
ESTATES FILING NO.9  
PLAT BOOK 1-2  
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1 SITE PLAN  
SCALE: 1"=40'-0"



DRAWING INDEX

1 OF 1 - SITE PLAN

VICINITY MAP

NOT TO SCALE



PROJECT INFORMATION

**PROPERTY INFORMATION**  
OWNER NAME: RUSSELL & BRIANNE MALLERY  
1575 PINERY CIRCLE  
COLORADO SPRINGS, CO 80908

**LEGAL DESCRIPTION:** N44N44E4 EX N 30 FT, EX W 30 FT, EX S 30 FT OF E 30 FT SEC 5-12-65

**PARCEL NUMBER:** 52054-00-007  
**ZONING:** RR-5  
**LOT SIZE:** 345,960 SF (9.09 ACRES)  
**CURRENT USE:** RESIDENCE  
**FLOODPLAIN STATEMENT:** ZONE X (MAP NO. 08041C03156, DATED DECEMBER 1, 2018)

**ZONING CODE STUDY**  
PROPOSED PRINCIPAL USE: RESIDENCE  
EXISTING BUILDING S.F.: 3,005 S.F.  
ADDITION S.F.: 1,387 S.F.  
TOTAL LOT COVERAGE: 1%

**DEVELOPMENT SCHEDULE**  
CONSTRUCTION: SPRING 2021  
LANDSCAPING: N/A

**DEVELOPMENT APPLICANT**  
COMPANY: HAMMERS CONSTRUCTION, INC.  
1411 WOOLSEY HEIGHTS  
COLO. SPRGS, CO 80915

**PHONE NUMBER:** (719)-570-1599  
**FAX NUMBER:** (719)-570-7008  
**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
---	ACCESS EASEMENT
x x x x x x x x	OPAQUE CHAINLINK FENCE
o o o o o o o o	6' HIGH WROUGHT IRON FENCE
g g g g g g g g	GAS LINE (EXISTING)
w w w w w w w w	WATER LINE (EXISTING)
e e e e e e e e	ELECTRICAL LINE (EXISTING)
s s s s s s s s	SANITARY SEWER LINE (EXISTING)
---	STORM SEWER LINE
---	RETAINING WALL
---	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

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
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VICE PRES: DAVID J. HAMMERS  
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**PIXLER ADDITION**  
MOTHER-IN-LAW SUITE  
1575 PINERY CIRCLE  
COLORADO SPRINGS, CO 80908  
EL PASO COUNTY, COLORADO

DATE: JUN. 22, 2021  
DRAWN BY: J. LATHAM  
PROJ. MNGR: J. SLOAN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1215

RESUBMITTALS:

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