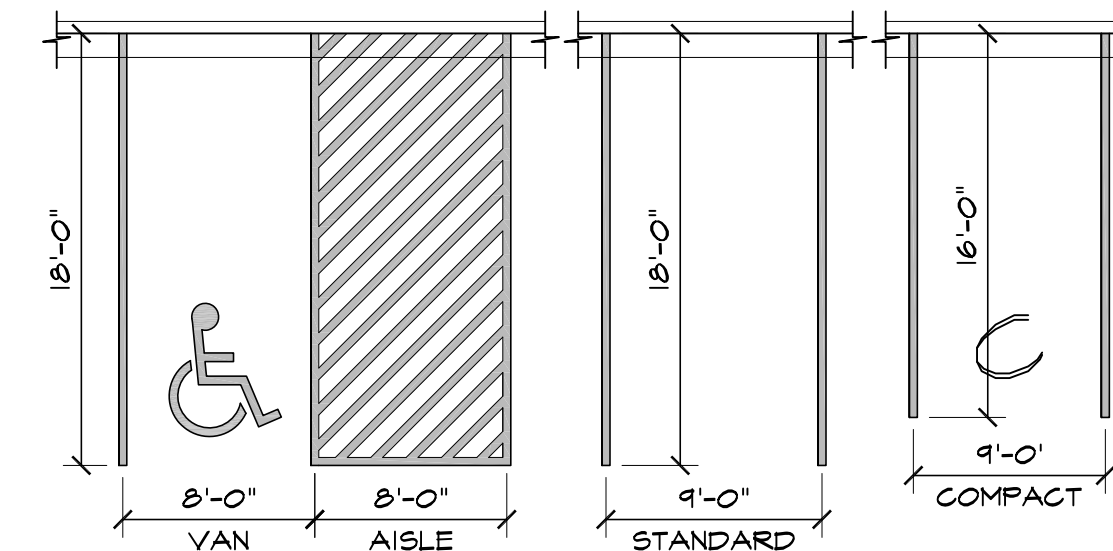
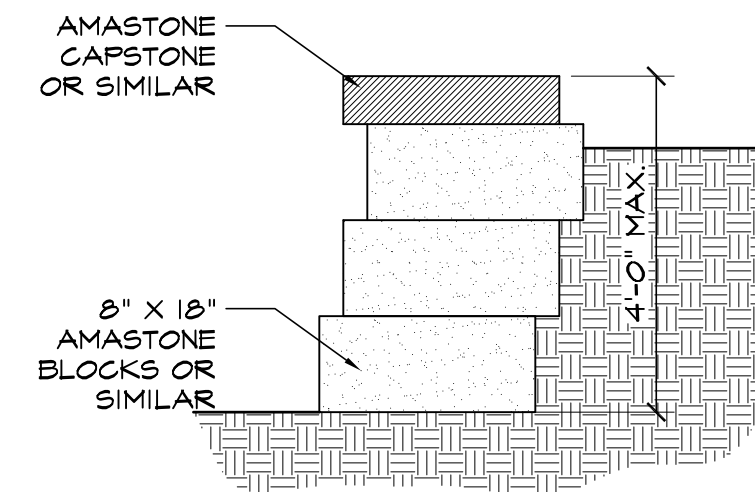


THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.

SEE CIVIL PLANS FOR WALL HEIGHTS

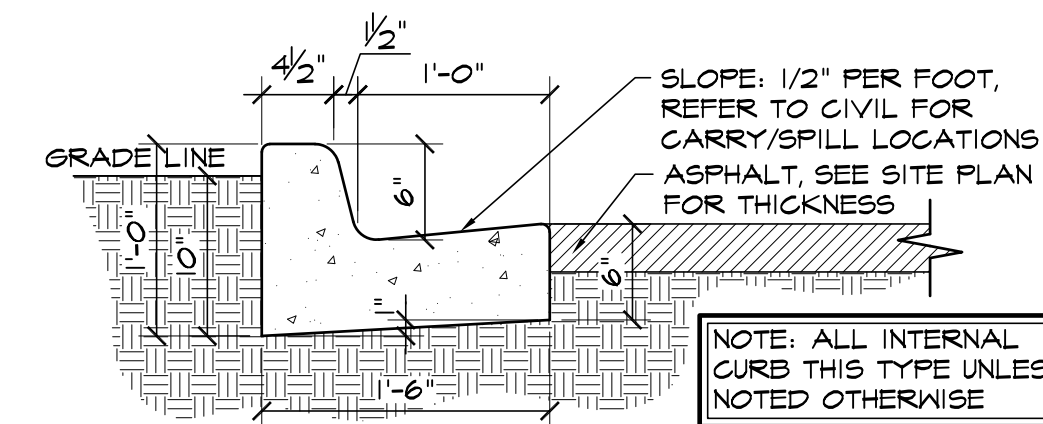


SCALE:  $3/4"=1'-0"$

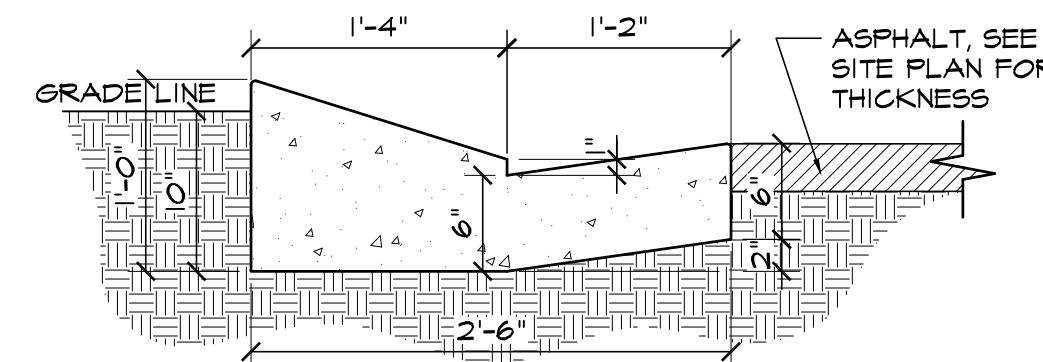


SCALE: 1 1/2"=1'-0"

SCALE: 1/8"=1'-0"



SCALE: 1"=1'-0"



4 SCALE: 1"=1'-0"

1 OF 3 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX  
CI: 2 OF 3 - GRADING & EROSION CONTROL PLAN  
LP-01: 3 OF 3 - LANDSCAPE PLAN

NOT TO SCALE



## PROPERTY INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME: .....	2011 PROPERTIES, LLC 7673 MCLAUGHLIN DR PEYTON, CO 80831

LEGAL DESCRIPTION:.....	LOT 2A BENT GRASS EAST COMMERCIAL FIL NO 2A
PARCEL NUMBER:.....	5301-04-003
ZONING:.....	CS
LOT SIZE:.....	30.47T SF (0.70 ACRES)
CURRENT USE:.....	VACANT
FLOODPLAIN STATEMENT:.....	ZONE X (MAP NO: 08041C0575F, DATED MARCH 17, 1997)

<b>BUILDING INFORMATION</b>	
EXISTING BUILDING AREA:.....	3,516 SF
BUILDING OCCUPANCY:.....	B
TYPE OF CONSTRUCTION:.....	V-B
FIRE SYSTEMS:.....	NONE
AREA SEPARATION WALLS:.....	NONE

ZONING CODE STUDY  
PROPOSED PRINCIPAL USE:..... DENTAL OFFICE  
STRUCTURAL COVERAGE OF LOT:..... 12%  
PAVEMENT COVERAGE:..... 71%  
EXISTING BUILDING STRUCTURAL  
HEIGHT:..... 27'-0"  
FRONT YARD SETBACK:..... 5'-0"  
SIDE YARD SETBACK:..... 0'-0"  
REAR YARD SETBACK:..... 0'-0"









<b>REQUIRED PARKING SPACES:</b>	
MEDICAL OFFICE-(1 SF/SPACE/200 SF)	
3,516 / 200 SF	17
H.C.-(1 SF/SPACE/25 REQ'D)	1
<b>TOTAL PARKING SPACES REQUIRED:</b>	<b>18</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>30</b>
<b>STANDARD SPACES PROVIDED</b>	<b>25</b>
<b>COMPACT SPACES PROVIDED</b>	<b>4</b>
H.C. SPACES PROVIDED	1
(SEE DETAIL 2 FOR DIMENSIONS)	

<u>DEVELOPMENT SCHEDULE</u>	
CONSTRUCTION:.....	SPRING 2019
LANDSCAPING:.....	SPRING 2019
<u>DEVELOPMENT APPLICANT</u>	
COMPANY:.....	HAMMERS CONSTRUCTION, INC.

PHONE NUMBER:.....(719)-570-1599  
FAX NUMBER:.....(719)-570-7008  
APPLICANT NAME:.....LISA PETERSON  
APPLICANT E-MAIL:.....lpeter@hammersconstruction.com

The diagram illustrates various utility easements and setbacks from a property line. It consists of several horizontal layers:

- PROPERTY LINE**: The topmost solid line.
- RIGHT OF WAY**: Indicated by two dashed lines below the property line.
- BUILDING SETBACK**: Indicated by a dotted line further down.
- LANDSCAPE SETBACK**: Indicated by another dotted line.
- UTILITY EASEMENT**: A section containing multiple utility lines:
  - STORM SEWER EASEMENT**: Represented by a thick black line.
  - ELECTRICAL EASEMENT**: Represented by a single thin line.
  - MULTI-PURPOSE EASEMENT**: Represented by a double thin line.
  - ACCESS EASEMENT**: Represented by a triple thin line.
  - OPAQUE CHAINLINK FENCE**: Represented by a series of 'x' marks.
  - 6' HIGH CEDAR FENCE (DTL. ♂)**: Represented by a series of circles.
  - GAS LINE**: Represented by a line with 'G' markers.
  - WATER LINE**: Represented by a line with 'W' markers.
  - ELECTRICAL LINE**: Represented by a line with 'E' markers.
  - SANITARY SEWER LINE**: Represented by a line with 'S' markers.
  - STORM SEWER LINE**: Represented by a thick black line.
  - PHONE LINE**: Represented by a line with 'P' markers.
  - OVERHEAD ELECTRIC LINE**: Represented by a line with 'OE' markers.
- RETAINING WALL**: Indicated by a thick black line at the bottom of the utility section.
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.**: A row of boxes at the very bottom, each containing a number representing joint locations (e.g., 8, 4, 4, 4, 4, 4, 4, 4, 4).

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

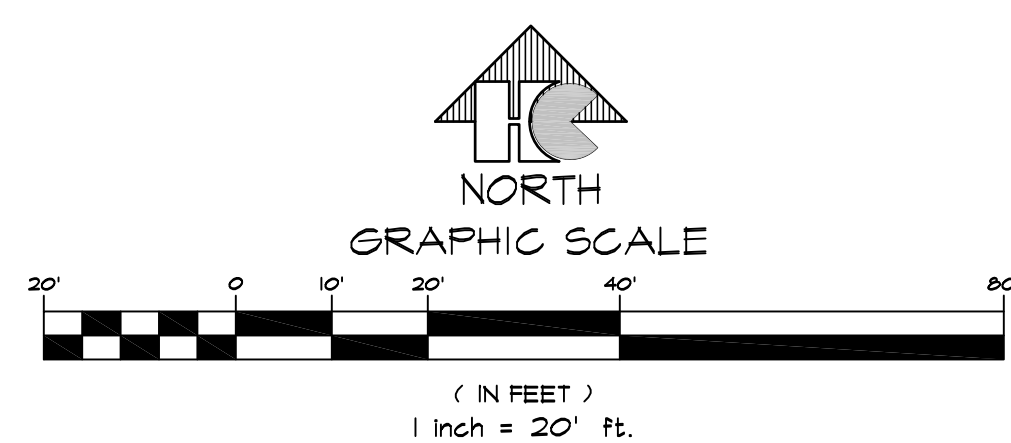
**HAMMERS**  
CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS  
VICE PRES. DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
GOLDADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-1008  
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**FALCON DENTAL**  
DENTAL OFFICE  
8011 MERIDIAN PARK DRIVE  
FALCON, CO 80031  
EL PASO COUNTY, COLORADO



SCALE: 1"=20'-0"

AMENDING PPR-16-007  
EL PASO COUNTY FILE NO. PPR-18-050

1 of 3  
SITE PLAN