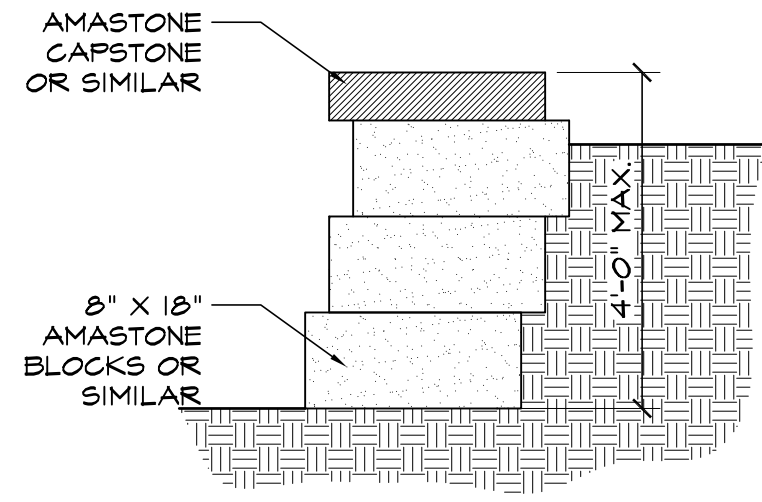


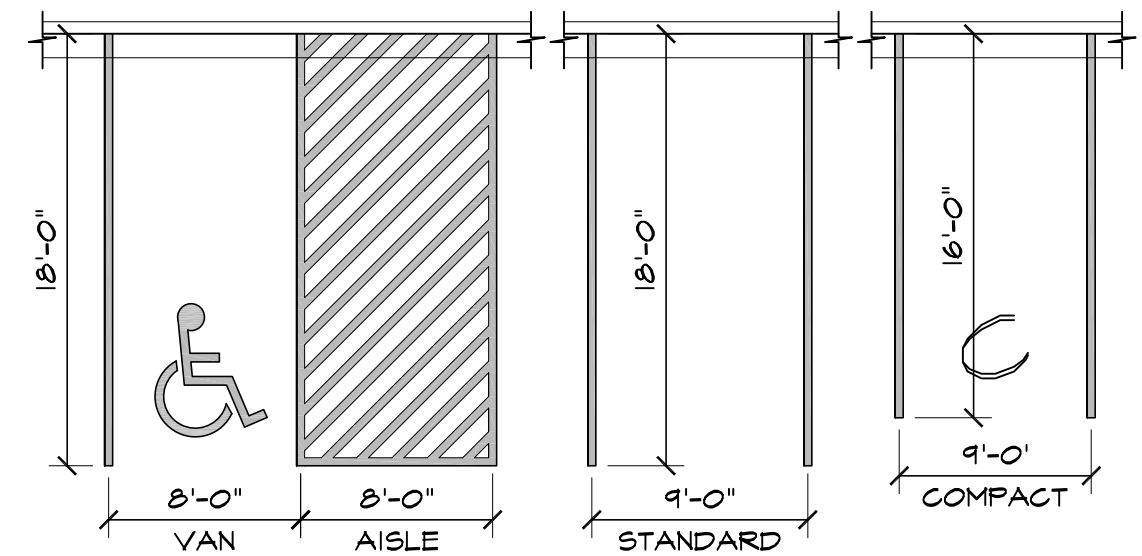
ADA NOTES

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.

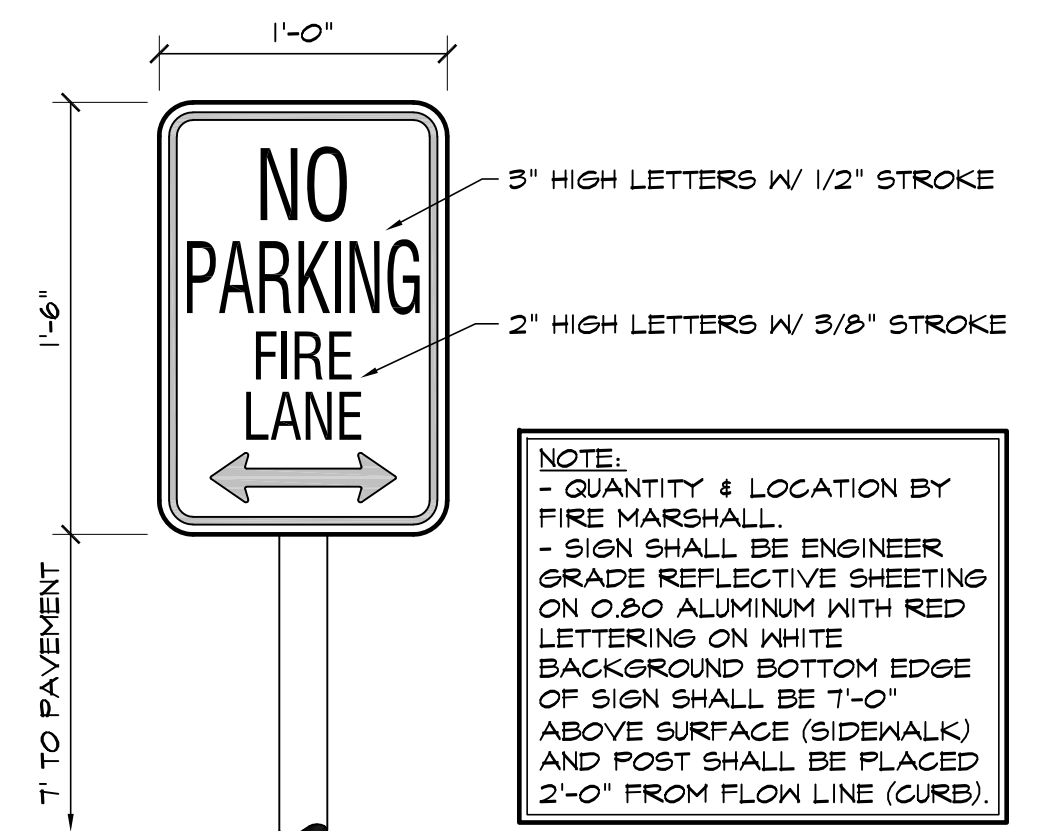
SEE CIVIL PLANS FOR WALL HEIGHTS



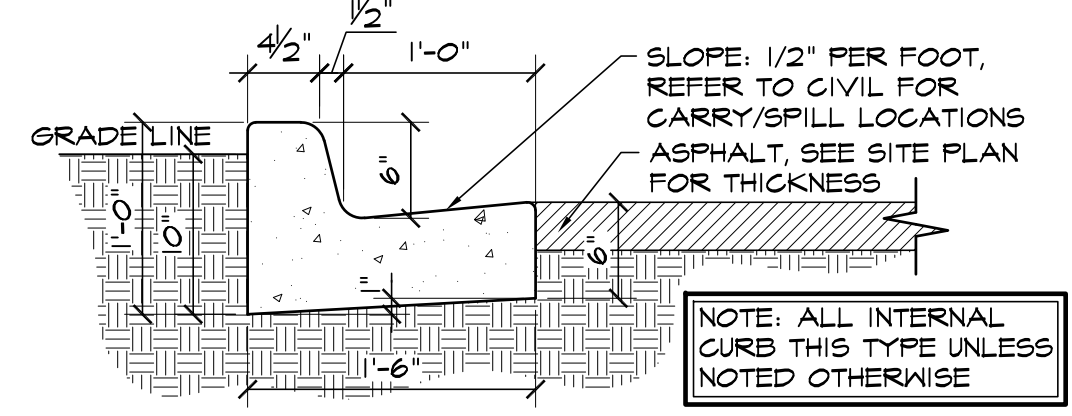
5 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



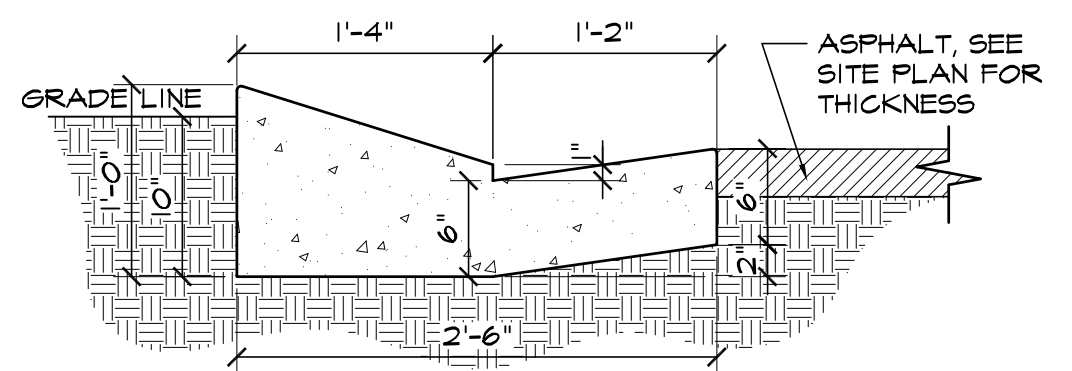
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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



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



4 EPC TYPE C CURB
SCALE: 1"=1'-0"

DRAWING INDEX

1 OF 3 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
 C1: 2 OF 3 - GRADING & EROSION CONTROL PLAN
 LP-01: 3 OF 3 - LANDSCAPE PLAN

VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY INFORMATION
 OWNER NAME: 8011 PROPERTIES, LLC
 7675 MCLAUGHLIN DR
 PEYTON, CO 80831

LEGAL DESCRIPTION: LOT 2A BENT GRASS EAST COMMERCIAL FIL NO 2A
 PARCEL NUMBER: 53011-04-003
 ZONING: CS
 LOT SIZE: 30,477 SF (0.70 ACRES)
 CURRENT USE: VACANT
 FLOODPLAIN STATEMENT: ZONE X (MAP NO. 0804C05536, DATED DECEMBER 17, 2018)

BUILDING INFORMATION
 EXISTING BUILDING AREA: 3,516 SF
 BUILDING OCCUPANCY: 123
 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: 77%
 EXISTING BUILDING STRUCTURAL HEIGHT: 27'-0"
 FRONT YARD SETBACK: 25'-0"
 SIDE YARD SETBACK: 0'-0"
 REAR YARD SETBACK: 0'-0"

REQUIRED PARKING SPACES:
 MEDICAL OFFICE-(1 SPACE/200 SF) 3,516 / 200 SF 17
 H.C.-(1 SPACE/25 REQ'D) 18
TOTAL PARKING SPACES REQUIRED: 35
TOTAL PARKING PROVIDED: 30
 STANDARD SPACES PROVIDED: 25
 COMPACT SPACES PROVIDED: 4
 H.C. SPACES PROVIDED: 1
 (SEE DETAIL 2 FOR DIMENSIONS)

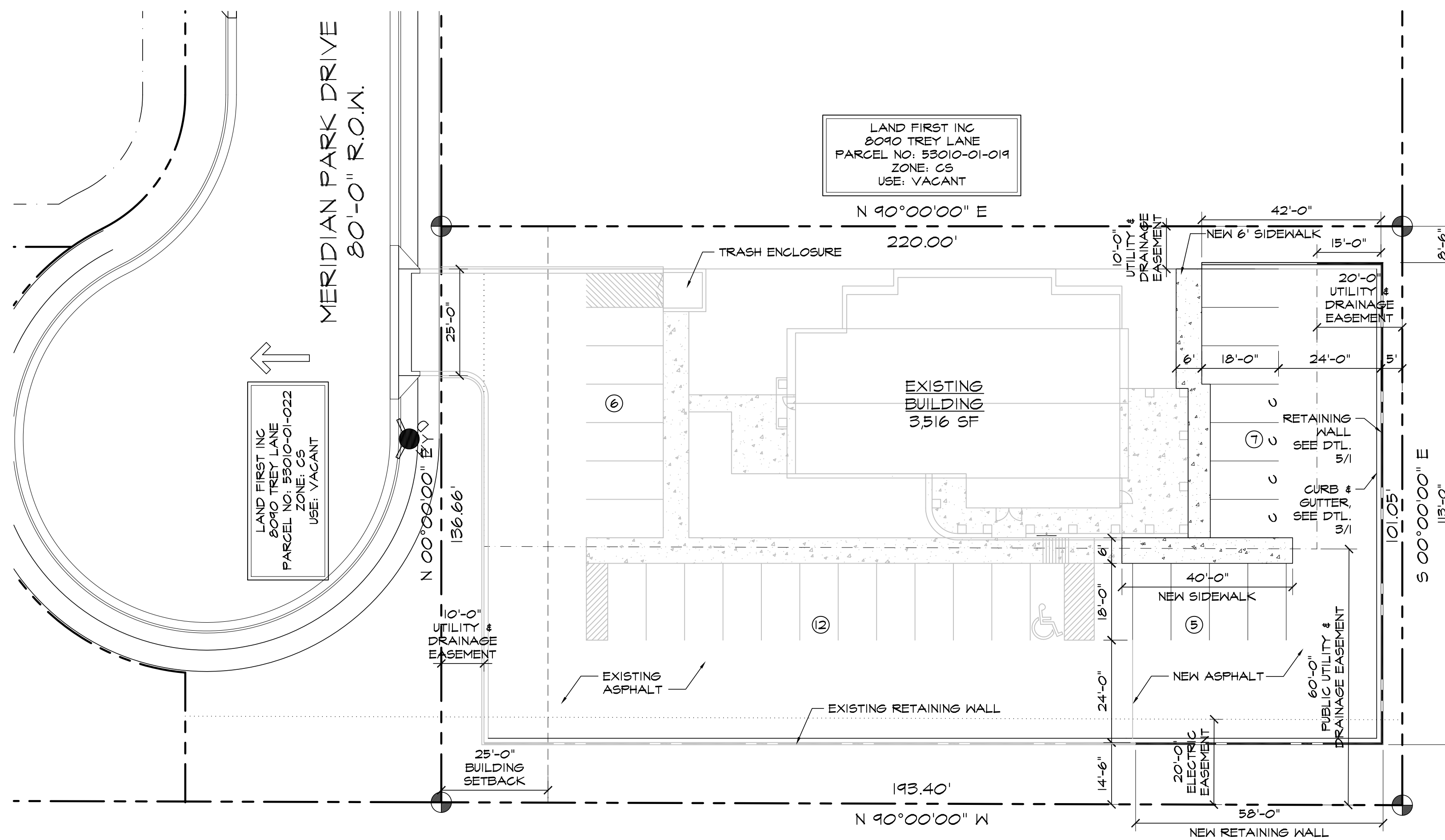
DEVELOPMENT SCHEDULE
 CONSTRUCTION: SPRING 2019
 LANDSCAPING: SPRING 2019

DEVELOPMENT APPLICANT
 COMPANY: HAMMERS CONSTRUCTION, INC.
 1411 WOOLSEY HEIGHTS
 COLO. SPGS, CO 80915
 PHONE NUMBER: (719)-570-1549
 FAX NUMBER: (719)-570-7008
 APPLICANT NAME: LISA PETERSON
 APPLICANT E-MAIL: lpeterson@hammersconstruction.com

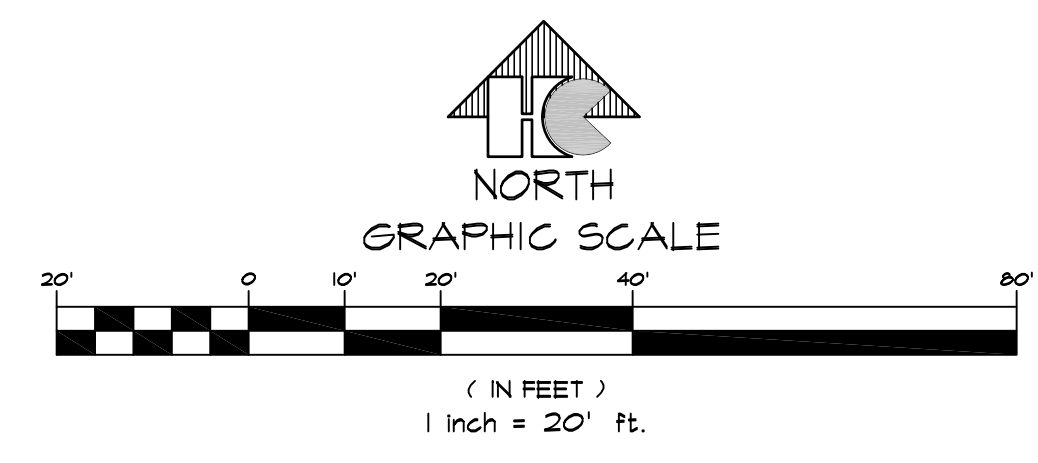
SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	STORM SEWER EASEMENT
---	ELECTRICAL EASEMENT
---	MULTI-PURPOSE EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH CEDAR FENCE (DTL. B)
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PHONE LINE
---	OVERHEAD ELECTRIC LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER: [Symbol]
 SIGN: [Symbol]
 EXISTING FIRE HYDRANT: [Symbol]
 TRAFFIC FLOW: [Symbol]
 MANHOLE: [Symbol]
 PROPOSED FIRE HYDRANT: [Symbol]
 WALL PACK LIGHTING: [Symbol]
 ELECTRICAL TRANSFORMER: [Symbol]



1 SITE PLAN
SCALE: 1"=20'-0"



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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FALCON DENTAL
 DENTAL OFFICE
 8011 MERIDIAN PARK DRIVE
 FALCON, CO 80031
 EL PASO COUNTY, COLORADO

DATE: OCT. 24, 2018
 DRAWN BY: A. MCKENZIE
 PROJ. MGR: J. BUTLER
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1102

RESUBMITTALS:
 1-15-19/COMMENTS 12-3-18
 1-10-19/COMMENTS 6-18-19

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

1 of 3
 SITE PLAN