

LIGHTING NOTES

PER CITY CODE SECTION 7.4.2, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.

PARKING NOTES

ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES
 - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.

ADA NOTES

PER ZONING CODE SECTION 7.4.102.H.2 RELATED TO ADA SITE ACCESSIBILITY, 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

PUBLIC IMPROVEMENTS NOTES

ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS & DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5411.

SIGNAGE NOTES

SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5482 TO BEGIN A SIGN PERMIT APPLICATION.

MAINTENANCE NOTES

PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.

AVIGATION EASEMENT

THIS PARCEL HAS AN EXISTING AVIGATION EASEMENT RECORDED AT RECEPTION NO. 203064584 EL PASO COUNTY, COLORADO. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING IN & OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALLY AND RAMIFICATIONS THEREOF.

ACCESS EASEMENT

MUTUAL ACCESS AMONGST LOTS 1, AND TRACT A, IS ADDRESSED IN RECIPROCAL EASEMENT AGREEMENT RECORDED UNDER RECEPTION NUMBER 49002255 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE.

GEOLOGIC HAZARD

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY GILTHOMPSON, INC. DATED JULY 27, 1998, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY AS RELATIVELY LOW. A COPY OF SAID REPORT HAS BEEN PLACED WITH FILE # CS-0961 OR WITHIN THE SUBDIVISION FILE PROFESSIONAL CENTER, FILING NO. UNIVERSITY PARK OF THE COLORADO PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 101, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

OUTDOOR STORAGE

MATERIALS STORED OUTDOORS SHALL BE ENCLOSED WITH AN OPAQUE SCREEN AND IN NO CASE SHALL MATERIALS BE STORED IN SUCH A MANNER THAT THEY EXCEED THE HEIGHT OF THE REAR-YARD FENCE.

MINERAL ESTATE OWNER

THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE NO. 230495. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.

ESCROW NOTE

THE TOTAL ESCROW AMOUNT OF \$136,249.44 MUST BE POSTED PRIOR TO THE ISSUANCE OF THE CONSTRUCTION DRAWINGS OR BUILDING PERMIT MUST ALSO BE ADDED TO THE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR OUR RECORDS.

CONDITIONAL USE APPROVAL

CONDITIONAL USE: FILE NO. CUDP-26-0003
 APPROVAL DATE: XX-XX-XXXX
 CONDITIONS OF APPROVAL:

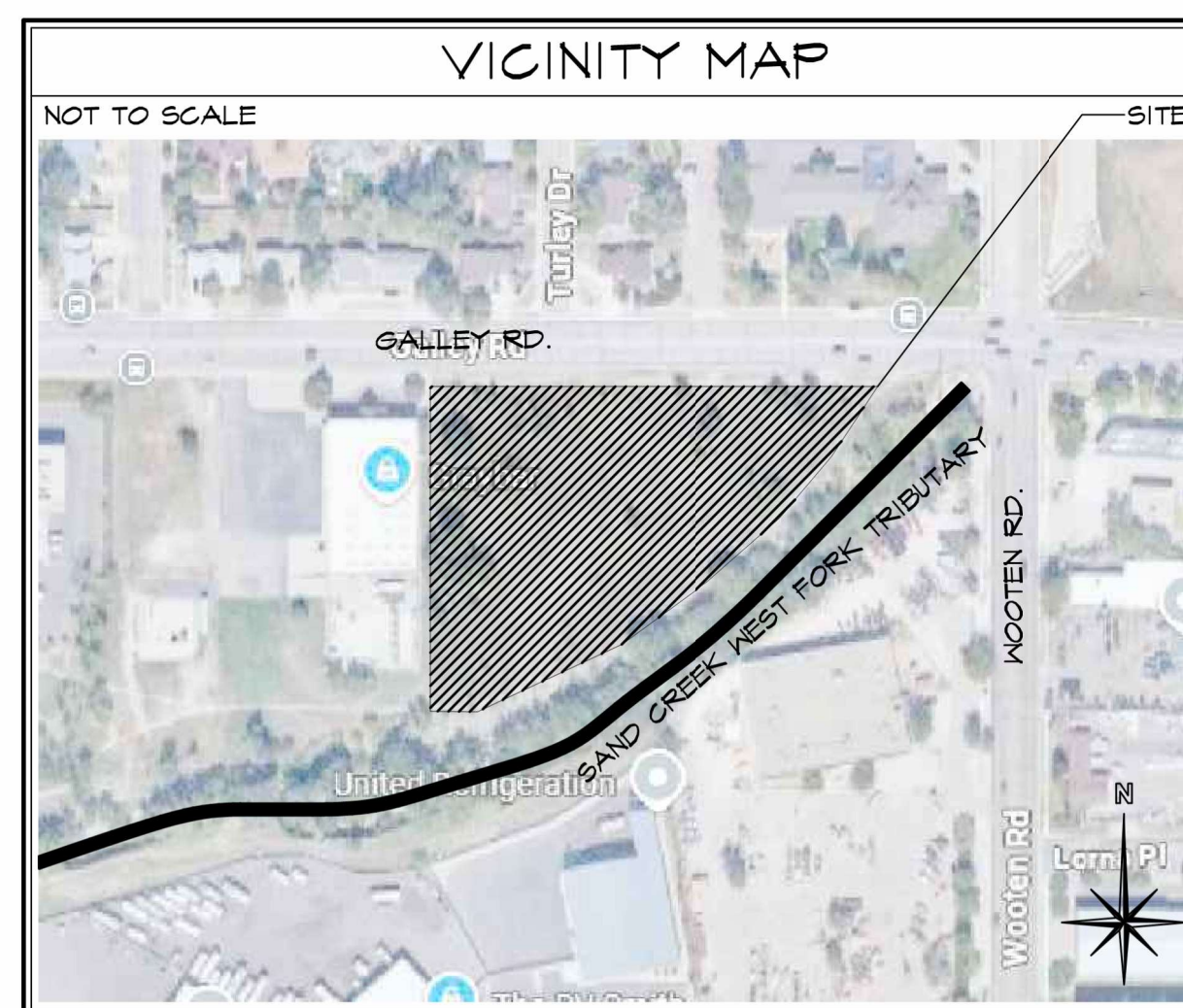
LANDSCAPE NOTES

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

TRAFFIC CONTROL SIGNAGE

ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6120 FOR ASSISTANCE.

**GALLEY RD.
 RUSTIC HILLS SUBDIVISION
 "CONDITIONAL USE"
 NEW DEVELOPMENT
 COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO**



DRAWING INDEX

- 1 OF 19 - COVER SHEET
- 2 OF 19 - SITE PLAN
- 3 OF 19 - SITE DETAILS
- CL1 - 5 OF 19 - PRELIMINARY SITE GRADING EROSION CONTROL PLAN
- CL2 - 5 OF 19 - CIVIL NOTES AND DETAILS
- UI - 6 OF 19 - PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
- LI.1 - 7 OF 19 - OVERALL LANDSCAPE PLAN AND NOTES
- LI.2 - 8 OF 19 - FINAL LANDSCAPE PLAN - AREA 'A'
- LI.3 - 9 OF 19 - FINAL LANDSCAPE PLAN - AREA 'B' AND 'C'
- LI.4 - 10 OF 19 - LANDSCAPE GENERAL NOTES
- LI.5 - 11 OF 19 - LANDSCAPE STREAMSIDE PLAN AND NOTES
- LI.6 - 12 OF 19 - IRRIGATION PLAN
- LI.7 - 13 OF 19 - IRRIGATION DETAILS & NOTES
- LI.8 - 14 OF 19 - IRRIGATION DETAILS & NOTES
- SPO.1 - 15 OF 19 - SITE PHOTOMETRIC PLAN
- SPO.2 - 16 OF 19 - SITE PHOTOMETRIC CUT-SHEETS
- SPO.3 - 17 OF 19 - SITE PHOTOMETRIC CUT-SHEETS
- 18 OF 19 - BUILDING ELEVATIONS 'A'
- 19 OF 19 - BUILDING ELEVATIONS 'B'

PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	GALLEY RD, LLC 14655 BIRDSEYE VN. PEYTON, CO 80851
LEGAL DESCRIPTION:	LOT 3 BLK 1 RUSTIC HILLS SUB 6 FIL 3
BUILDING INFORMATION	
GROSS BUILDING AREA:	27,200 SF
BUILDING FOOTPRINT:	27,200 SF
BUILDING OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	3-HR FIRE BARRIER
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	WAREHOUSE/ LIGHT INDUSTRIAL
PROPOSED ACCESSORY USE:	OUTDOOR STORAGE YARD
STRUCTURAL COVERAGE:	23%
PAVEMENT COVERAGE:	60%
STREET COVERAGE:	0%
LANDSCAPE COVERAGE:	7%
BUILDING STRUCTURAL HEIGHT:	21'-9" (45'-0" MAX)
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	10'-0"
CORNER LOT SIDE STREET SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
RESIDENTIAL ADJACENT SETBACK:	100'-0"
FRONT PARKING SETBACK:	20'-0" (REDUCED TO 17'-0" W/ VARIANCE)
REQUIRED PARKING SPACES	
WAREHOUSE-(1 SPACE/1,000 S.F.) (27,200 S.F. / 1,000 S.F.)	28
H.C. - (1 SPACE/25 REOPD)	2
TOTAL PARKING SPACES REQUIRED:	30
TOTAL PARKING PROVIDED:	44
STANDARD SPACES PROVIDED	42
H.C. SPACES PROVIDED	2
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2026
LANDSCAPING:	SUMMER 2026
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

PARKING CALCULATION NOTES

PARKING CALCULATIONS WERE USED FOR WAREHOUSE AND LIGHT INDUSTRY CALCULATIONS AT 1 SPACE / 1,000 SF. THE TOTAL REQUIRED PARKING IS 28 SPACES. THERE ARE 16 EXTRA SPACES AVAILABLE. IF A USE OTHER THAN PROPOSED HERE IS USED, THE USE AND PARKING WILL TO BE EVALUATED BY CITY OF COLORADO SPRINGS ZONING PLANNER OR DRE TEAM.

LOT 1

LEGAL DESCRIPTION:	LOT 3 BLK 1 RUSTIC HILLS SUB 6 FIL 3
PARCEL NUMBER :	64114-03-003
ZONING:	BP/ 55-0/ AP-0/ APZ-2
LOT SIZE:	113,120 SF (2.61 ACRES)
CURRENT USE:	VACANT

TRACTS A & B

TRACT A	
OWNER NAME:	LOT 3 BLK 1 RUSTIC HILLS SUB 6 FIL 3
LEGAL DESCRIPTION:	TO BE REPLATTED AS: RUSTIC HILLS SUBDIVISION 6, FIL NO 6, TRACT A
ZONING:	BP/ 55-0/ AP-0/ APZ-2
LOT SIZE:	6,956 SF (159ACRES)
CURRENT USE:	VACANT
PROPOSED USE:	PRIVATE DETENTION POND
TRACT B	
OWNER NAME:	CITY OF COLORADO SPRINGS COLORADO SPRINGS, CO
LEGAL DESCRIPTION:	TO BE REPLATTED AS: RUSTIC HILLS SUBDIVISION 6, FIL NO 6, TRACT B
ZONING:	BP/ 55-0/ AP-0/ APZ-2
LOT SIZE:	40,165 SF (922 ACRES)
CURRENT USE:	VACANT
PROPOSED USE:	DRAINAGE EASEMENT

FEMA FLOODPLAIN STATEMENT

ZONE: X & A (MAP / NO.08041COT516 / DATE: DECEMBER 07, 2018)

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

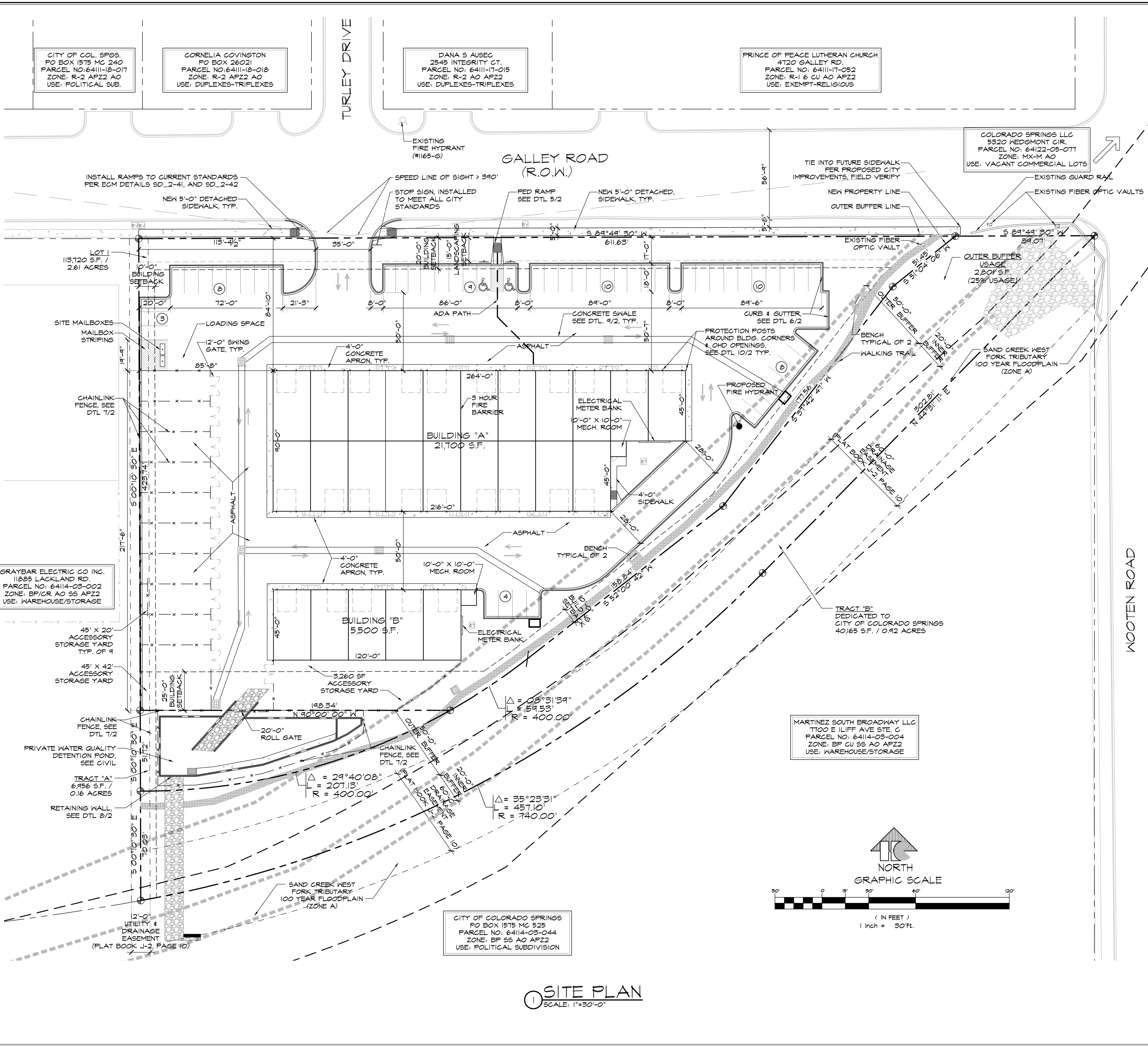
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**GALLEY ROAD
 CONDITIONAL USE
 4725 & 4745 GALLEY ROAD
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO**

FOR VISUAL DEPICTION

DATE: FEB. 17, 2026
 DRAWN BY: J.CANTERBERRY
 PROJ. MGR: J. ROGERS
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1422

- RESUBMITTALS:
- 4-B-26/ COMMENTS 3-19-26
- 5-13-26/ COMMENTS 4-24-26
-
-
-
-



SITE LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	BUILDING SETBACK
	LANDSCAPE SETBACK
	UTILITY/DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	ACCESS EASEMENT
	OPAQUE CHAINLINK FENCE
	STORM SEWER LINE
	RETAINING WALL
	INNER & OUTER BUFFER
	FLOOD PLAIN
	SPEED LINE OF SIGHT
	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
	PROPERTY CORNER
	TRAFFIC FLOW
	WALL PACK LIGHTING
	SIGN
	MANHOLE
	ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	WALK DOOR OR OVERHEAD DOOR LOCATIONS

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- ▲ 4-8-26/ COMMENTS 3-14-26
 - ▲ 5-13-26/ COMMENTS 4-24-26
 - ▲
 - ▲
 - ▲

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

