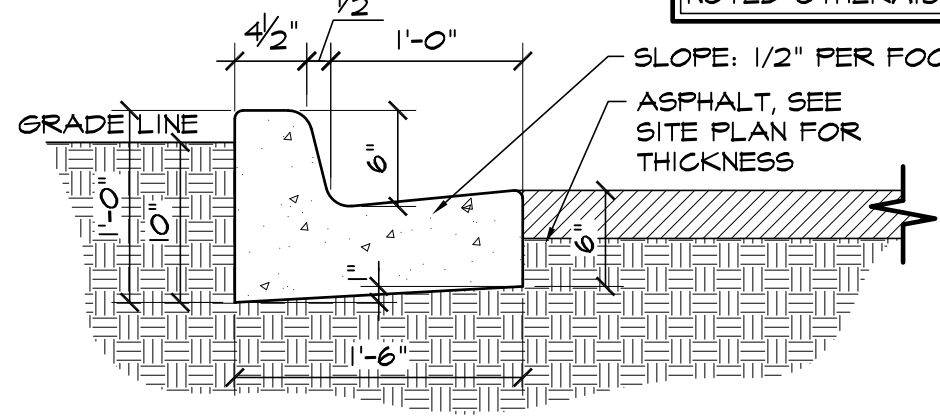
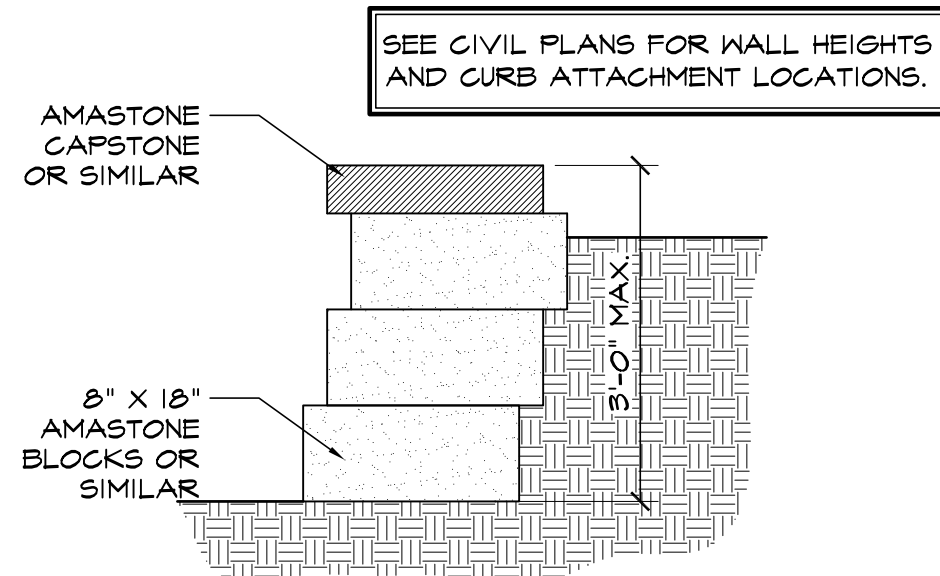


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

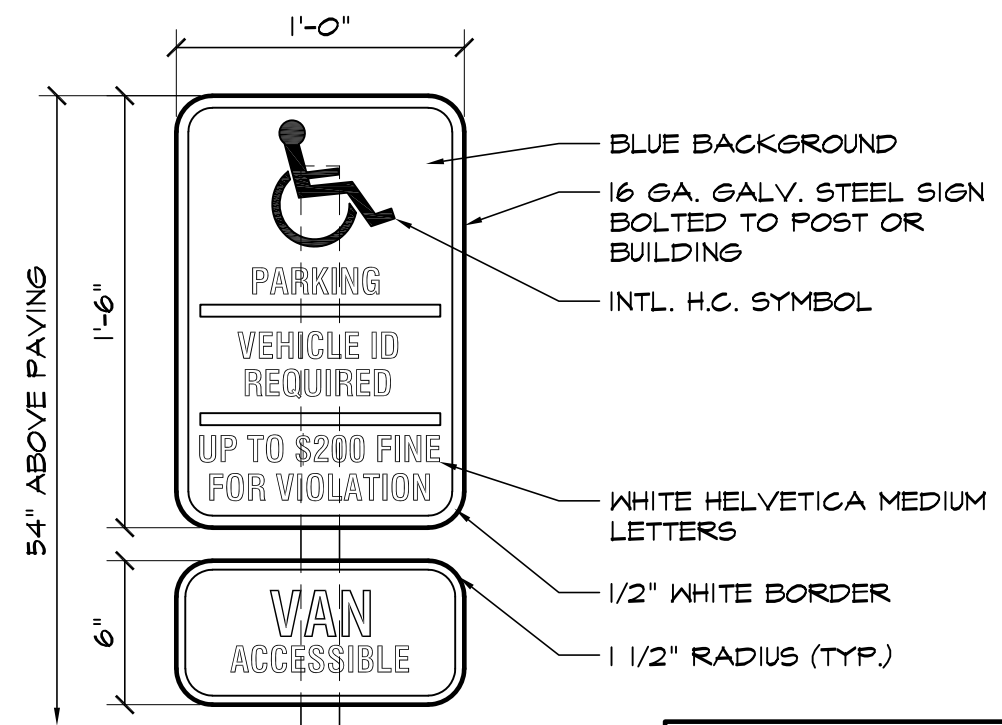
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



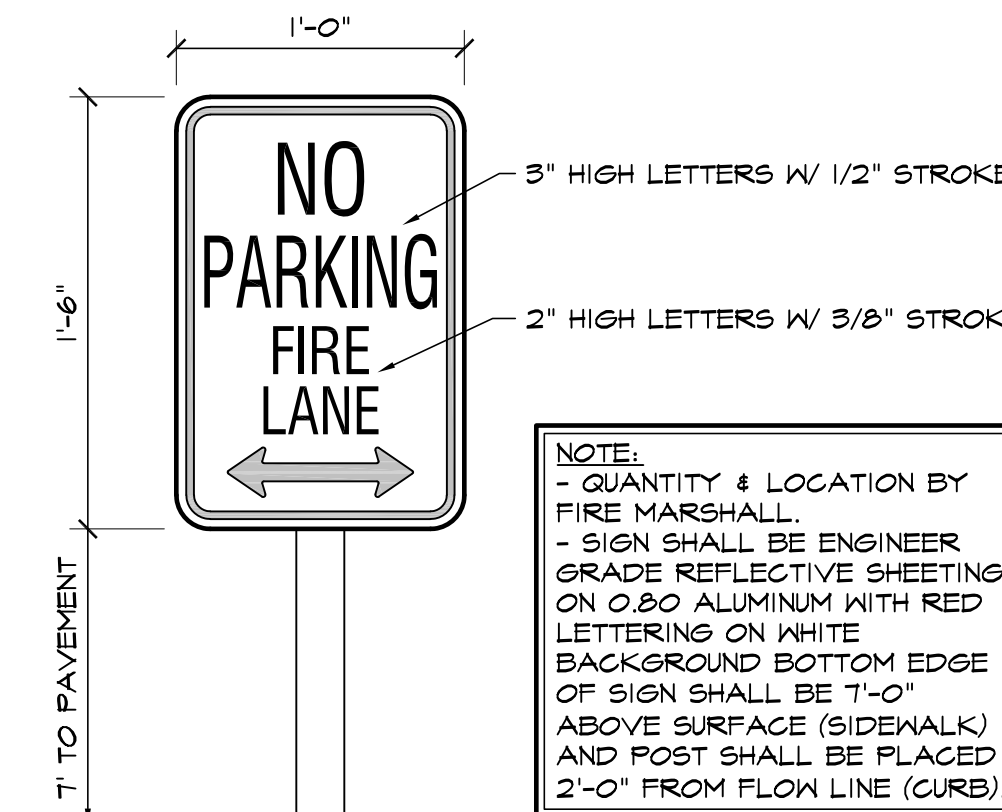
3 EPC TYPE B CURB
SCALE: 1"=1'-0"



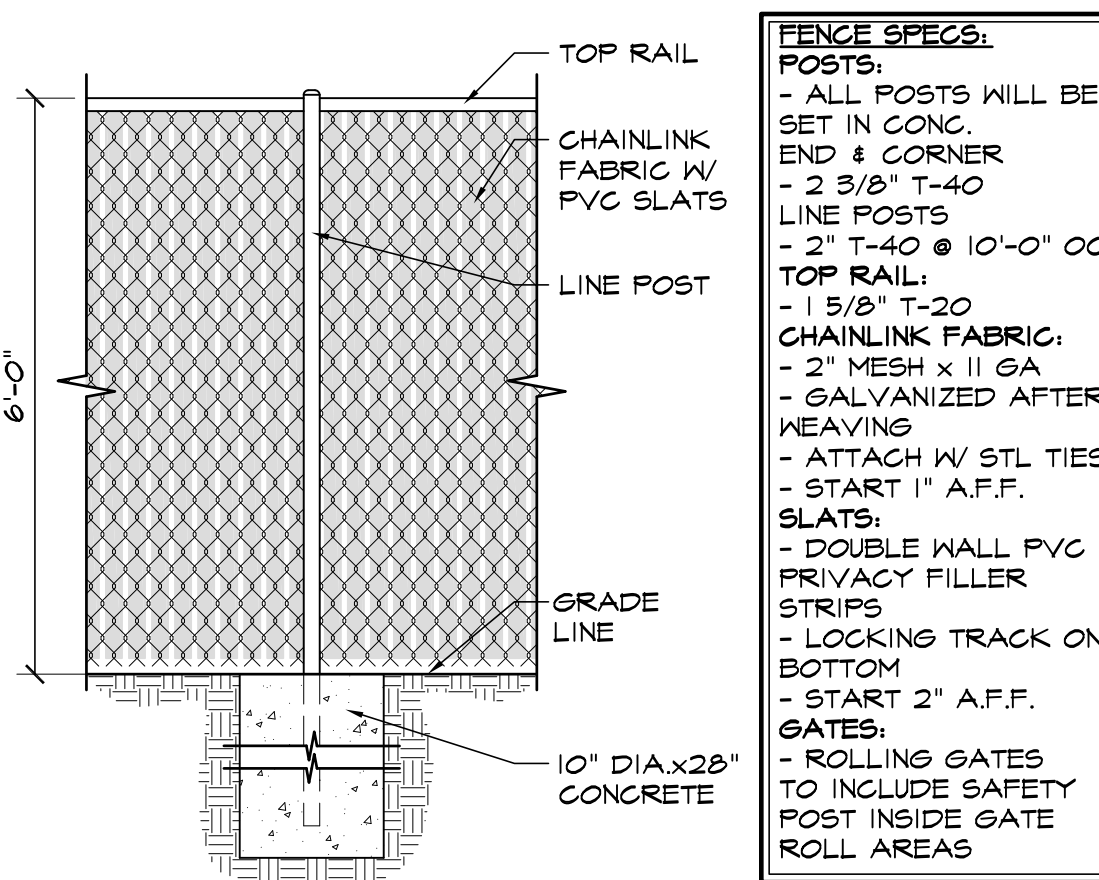
4 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



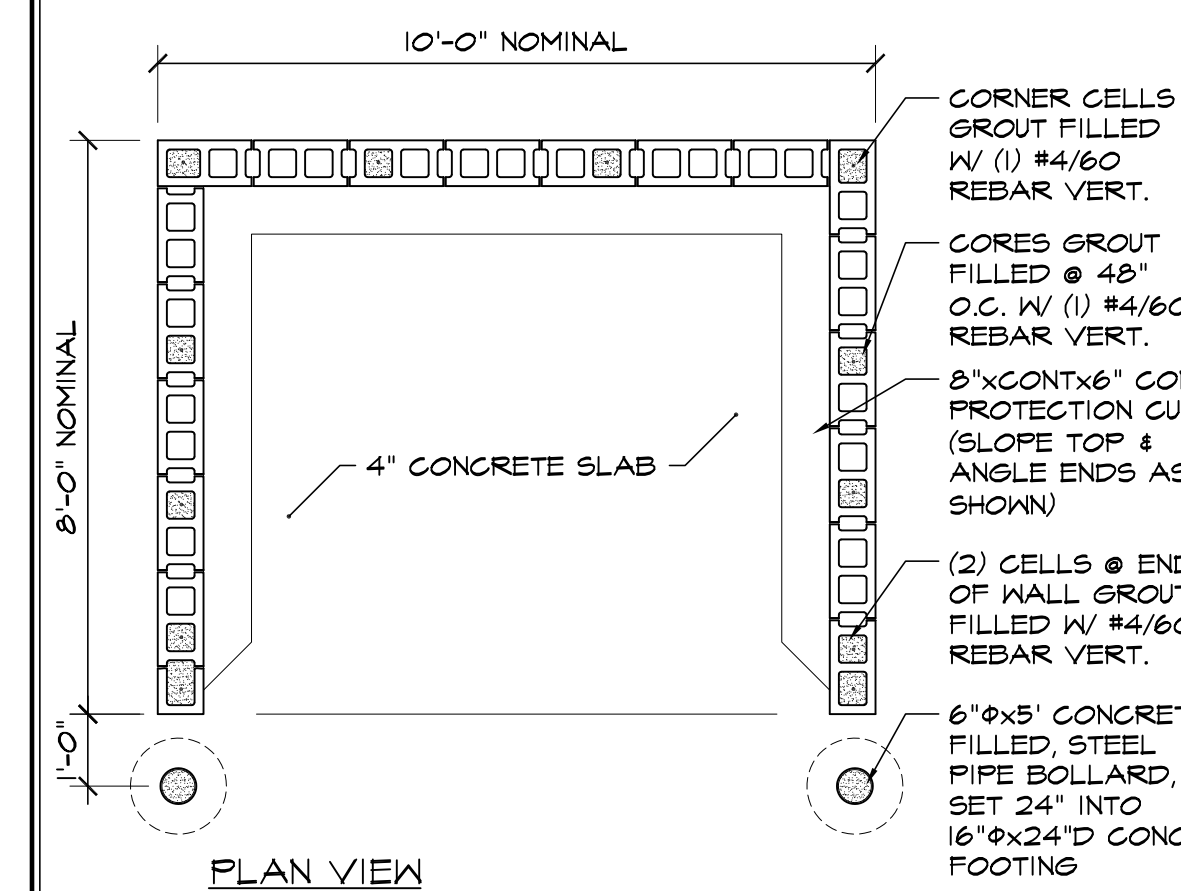
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



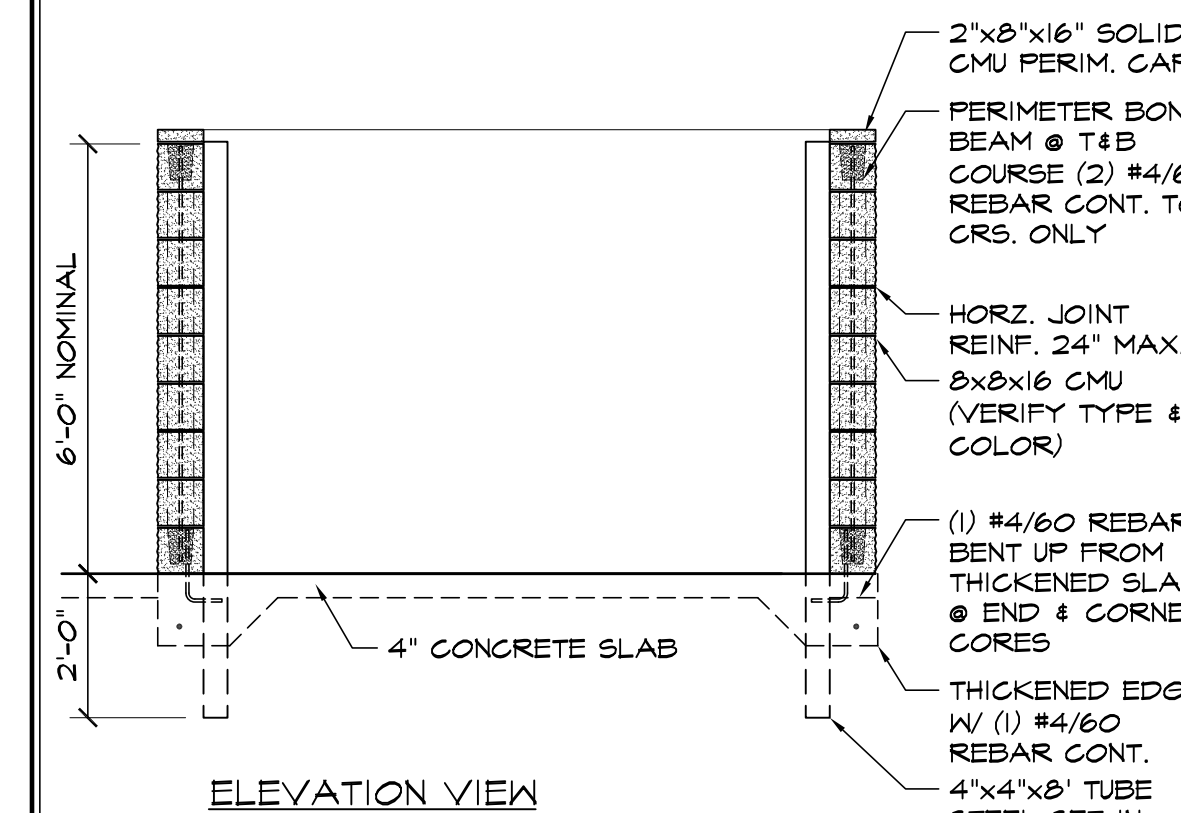
7 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



8 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

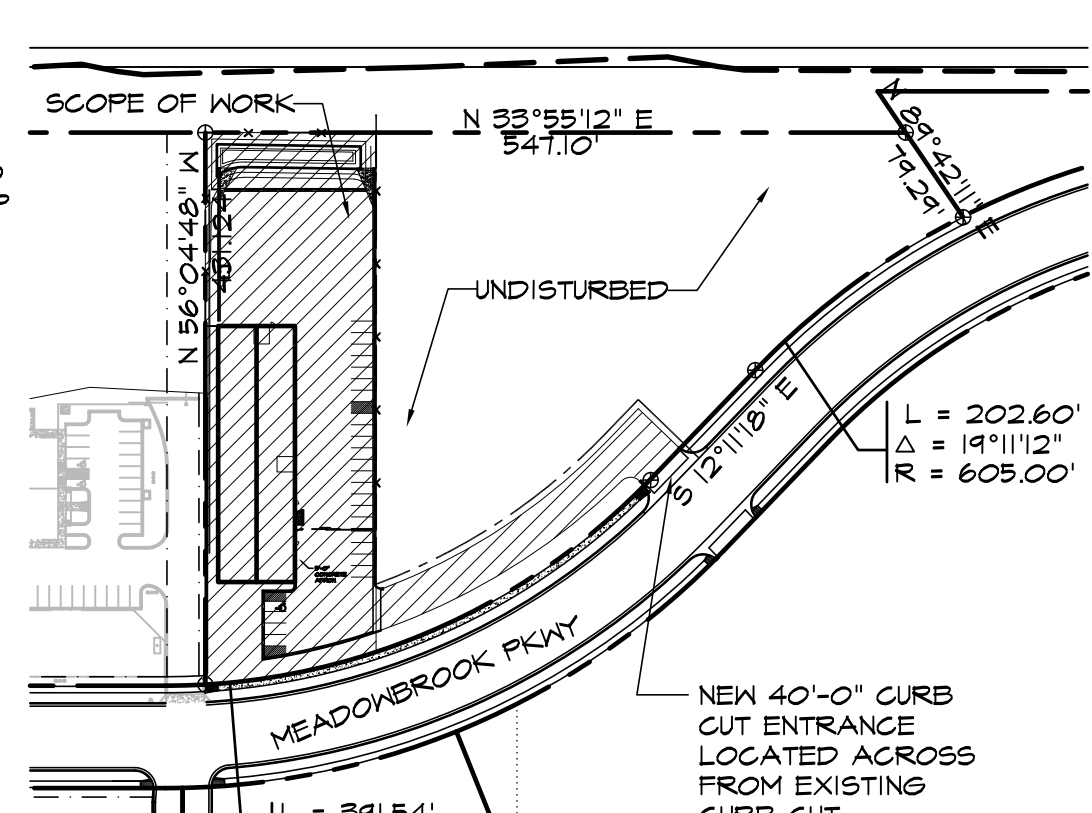


PLAN VIEW

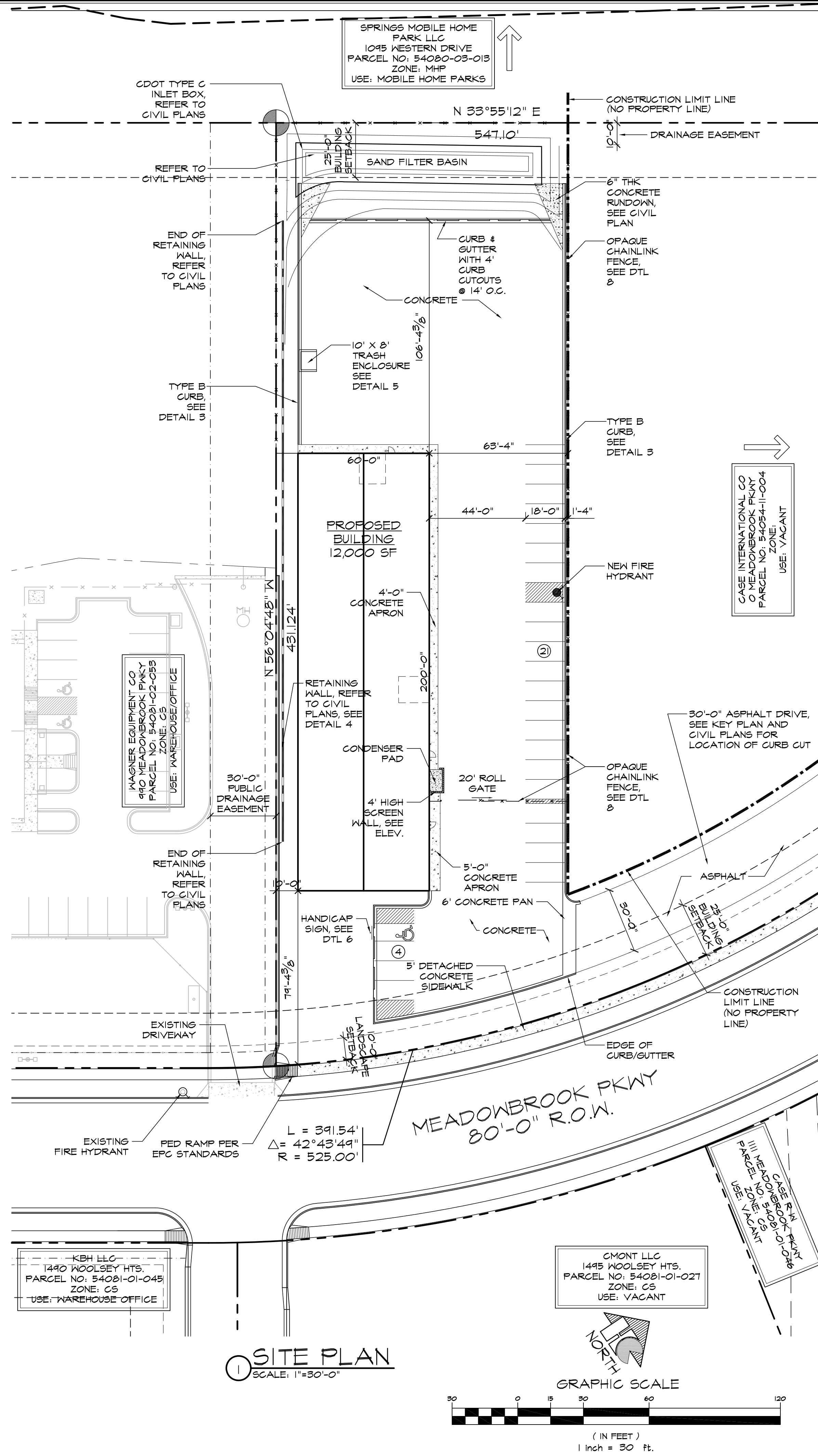


ELEVATION VIEW

5 CMU TRASH ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



KEY PLAN
SCALE: 1"=150'-0"



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

MEADOWBROOK PKWY
80'-0" R.O.W.

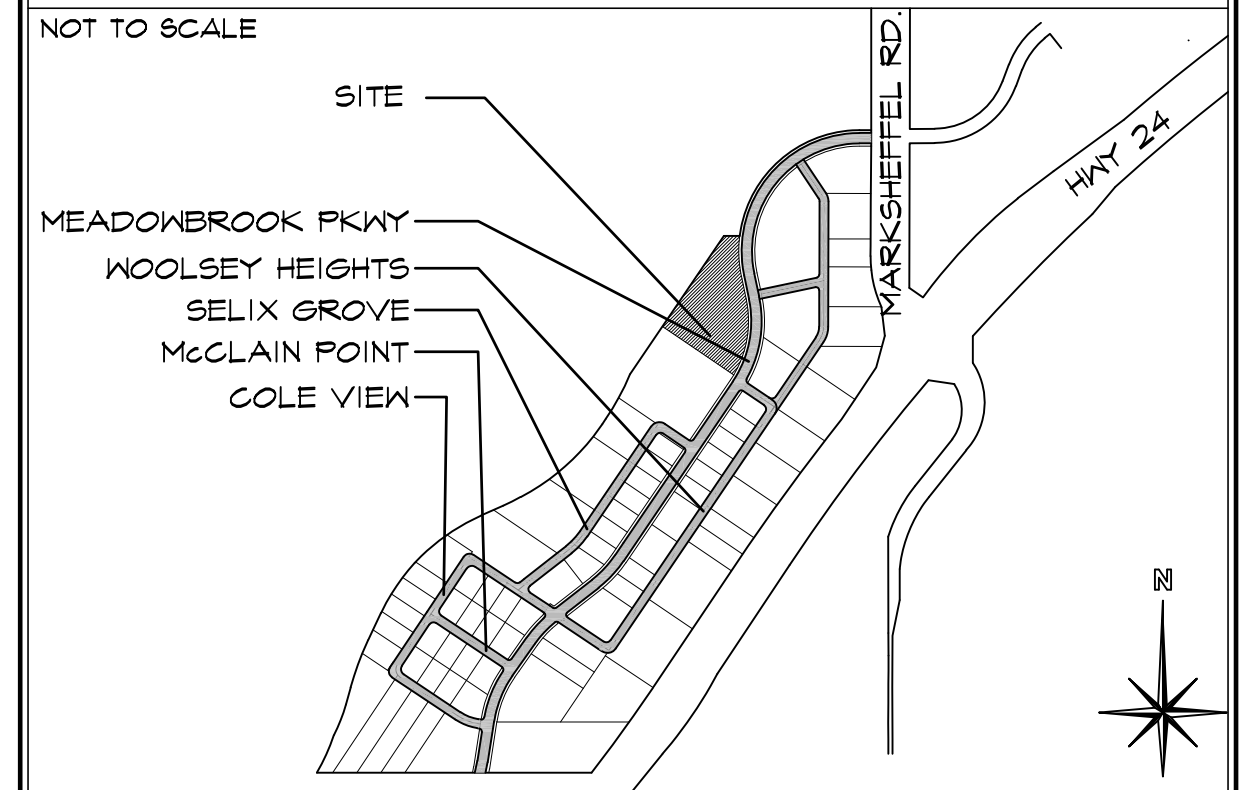


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DRAWING INDEX

- 1 OF 8 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 8 - UTILITY SERVICE PLAN
- 3 OF 8 - GRADING & EROSION CONTROL PLAN
- 4 OF 8 - EROSION CONTROL PLAN DETAILS
- 5 OF 8 - LANDSCAPE PLAN
- 6 OF 8 - LANDSCAPE DETAILS
- 7 OF 8 - PHOTOMETRIC PLAN
- 8 OF 8 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HALLGREN PROPERTIES INC. 5409 63RD ST. LUBBOCK, TX 79424
LEGAL DESCRIPTION:	LOT 44 CLAREMONT BUSINESS PARK FIL NO 2
PARCEL NUMBER:	54081-02-048
ZONING:	CS
LOT SIZE:	167,706 SF (3.85 ACRES)
SCOPE OF WORK/DISTURBED AREA:	56,185 SF (1.28 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0736F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
NEW BUILDING AREA:	12,000 SF
BUILDING OCCUPANCY:	B/S-2/F-2
TYPE OF CONSTRUCTION:	11-B
FIRE SYSTEMS:	NOT SPRINKLED
AREA SEPARATION WALLS:	NONE
DEVELOPED AREA:	56,185 S.F. (1.28 ACRES)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE / WAREHOUSE / LIGHT MANUFACTURING
STRUCTURAL COVERAGE OF LOT:	16%
PAVEMENT COVERAGE:	12%
NEW BUILDING STRUCTURAL HEIGHT:	19'-0" 3/8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/200 SF)	13
WAREHOUSE-(1 SPACE/1,000 SF)	13
TOTAL / 1,000 SF	26
LIGHT MANUFACTURING-(1 SPACE/750 SF)	16
1,500 / 750 SF	2
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	23
TOTAL PARKING PROVIDED:	25
NEW STANDARD SPACES PROVIDED:	24
H.C. SPACES PROVIDED:	1
LOADING SPACE PROVIDED:	1
(SEE DETAIL 2 FOR DIMENSIONS)	14'x18' AREA PROVIDED
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2017
LANDSCAPING:	SUMMER 2017
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915 (719)-570-1549
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6" HIGH PUGHOUT 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
○	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT

EL PASO COUNTY FILE NO. PPR-17-004

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
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www.hammersconstruction.com

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HALLGREN
GBP 44 - 2
1110 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: JAN. 11, 2017
DRAWN BY: L. PETERSON
PROJ. MGR: Z. GRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1010

RESUBMITTALS:
3/2/17-COMMENTS 2/2/17
4/3/17-COMMENTS 3/22/17
4/20/17-ENTRANCE CHANGE
5/22/17-MIRRORING BUILDING

1 of 8
SITE PLAN