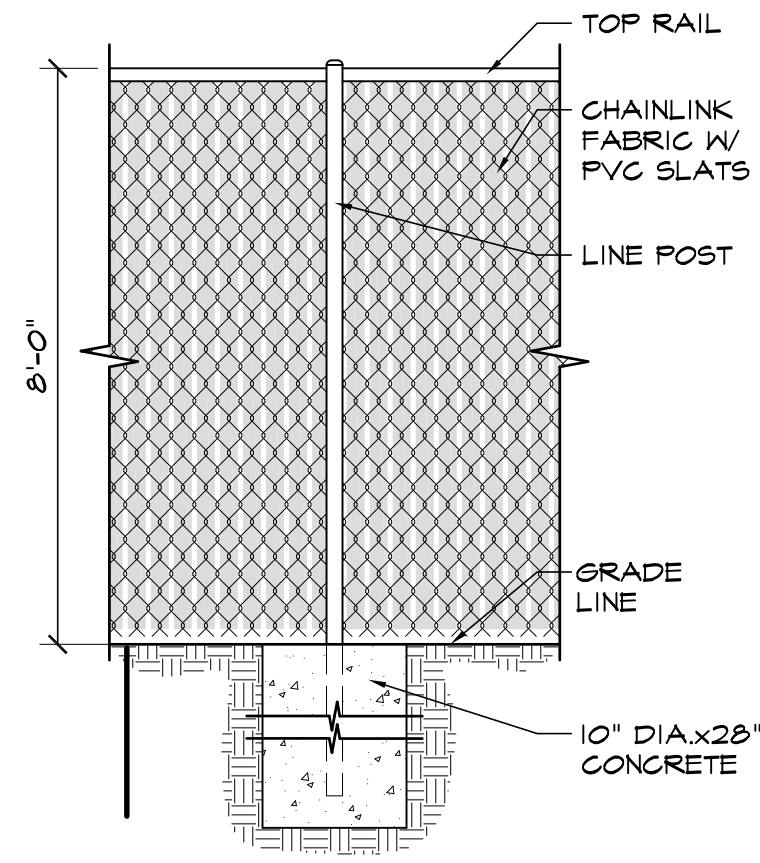


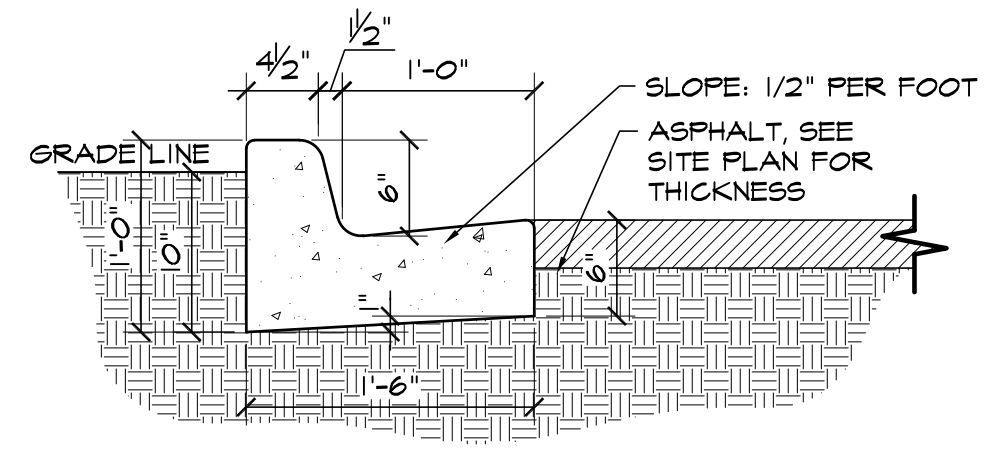
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



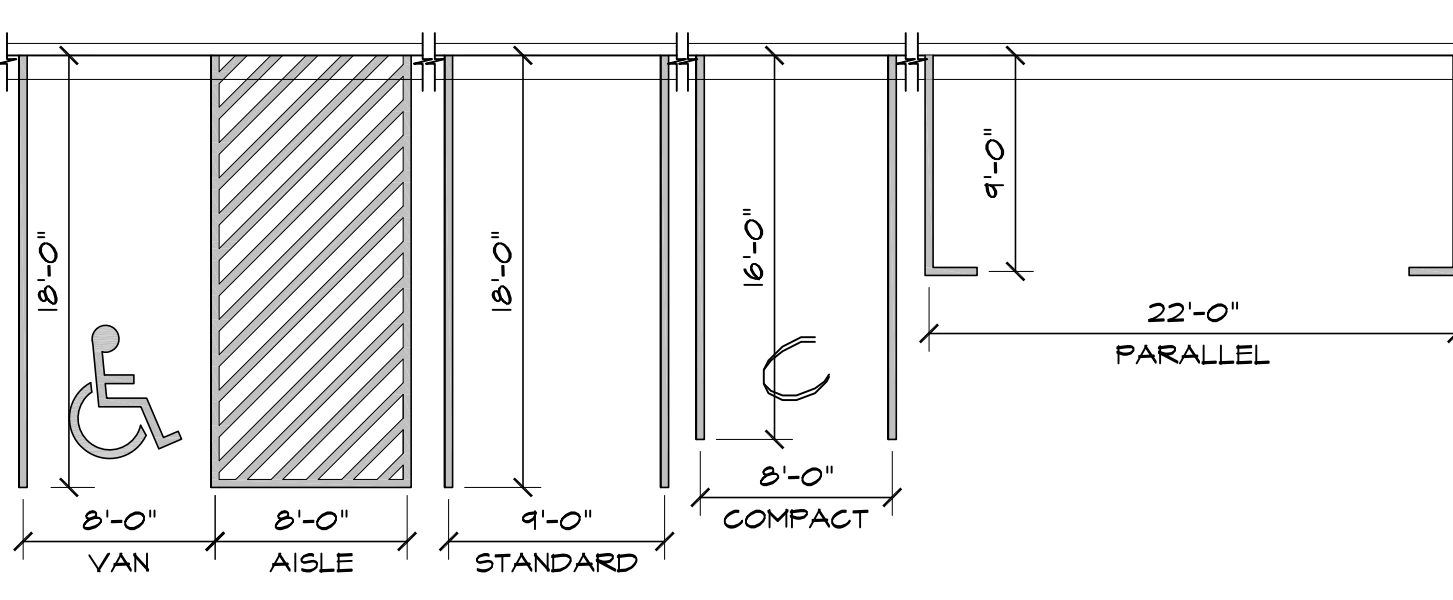
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

FENCE SPECS:
 - ALL POSTS WILL BE SET IN CONC.
 - END & CORNER - 2 3/8" T-40
 - LINE POSTS - 2 3/8" T-40 @ 10'-0" OC
 - TOP RAIL - 1 1/2" T-20
 - CHAINLINK FABRIC: - 2" MESH x 11 GA - GALVANIZED AFTER WEAVING
 - ATTACH W/ STL TIES - START 1" A.F.F. SLATS:
 - DOUBLE WALL PVC PRIVACY FILLER STRIPES
 - LOCKING TRACK ON BOTTOM
 - START 2" A.F.F. GATES:
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



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

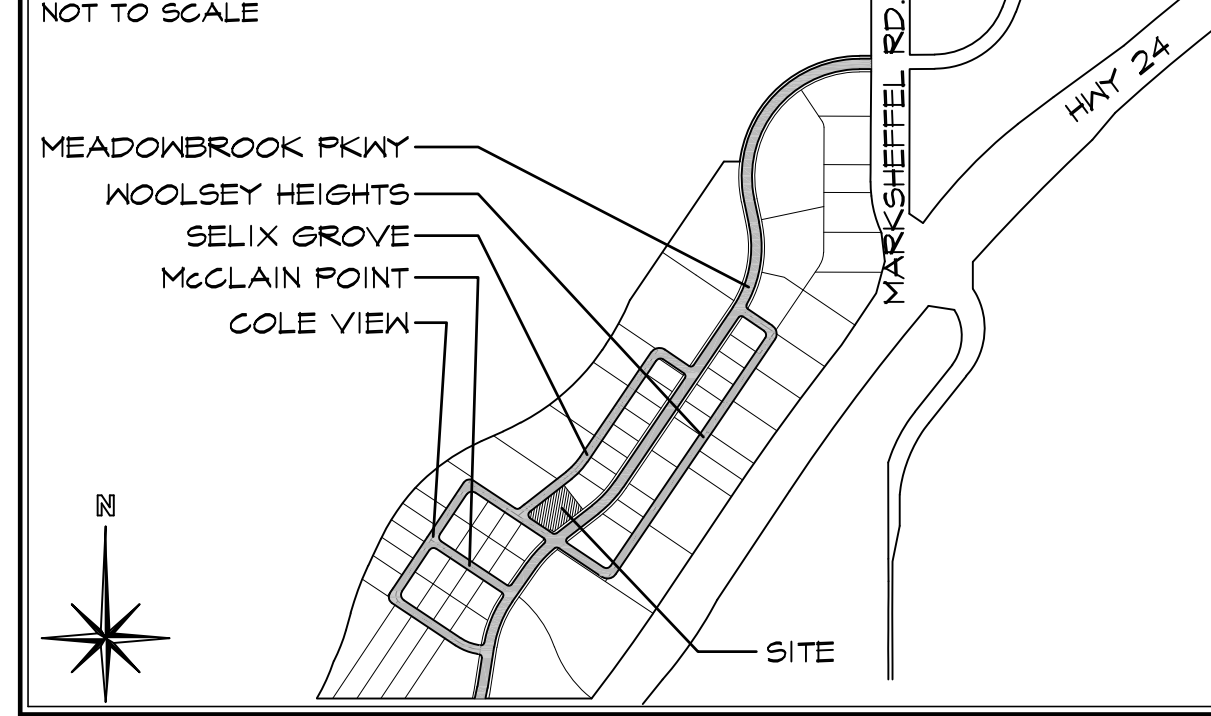


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

DRAWING INDEX

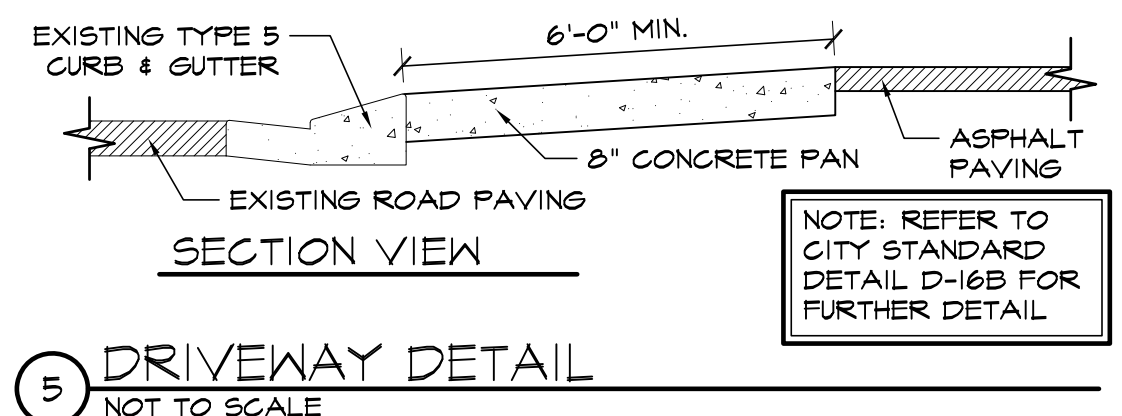
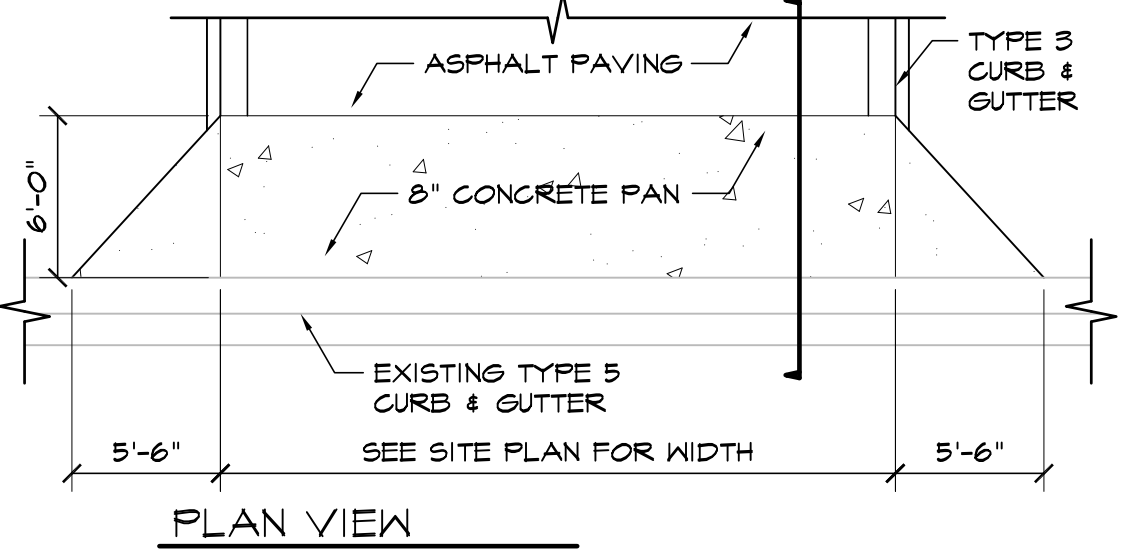
- 1 OF 10 - SITE PLAN & DETAILS, PROJECT INFO., DRAWING INDEX
- C-2 OF 10 - UTILITY PLAN
- C1-3 OF 10 - GRADING & EROSION CONTROL PLAN
- C11-4 OF 10 - GRADING & EROSION CONTROL PLAN DETAILS
- C12-5 OF 10 - GRADING & EROSION CONTROL PLAN DETAILS
- L-6 OF 10 - LANDSCAPE PLAN
- L-7 OF 10 - LANDSCAPE DETAILS AND NOTES
- SFO-1-8 OF 10 - SITE PHOTOMETRIC PLAN
- 9 OF 10 - DP BUILDING ELEVATIONS
- 10 OF 10 - DP BUILDING ELEVATIONS

VICINITY MAP

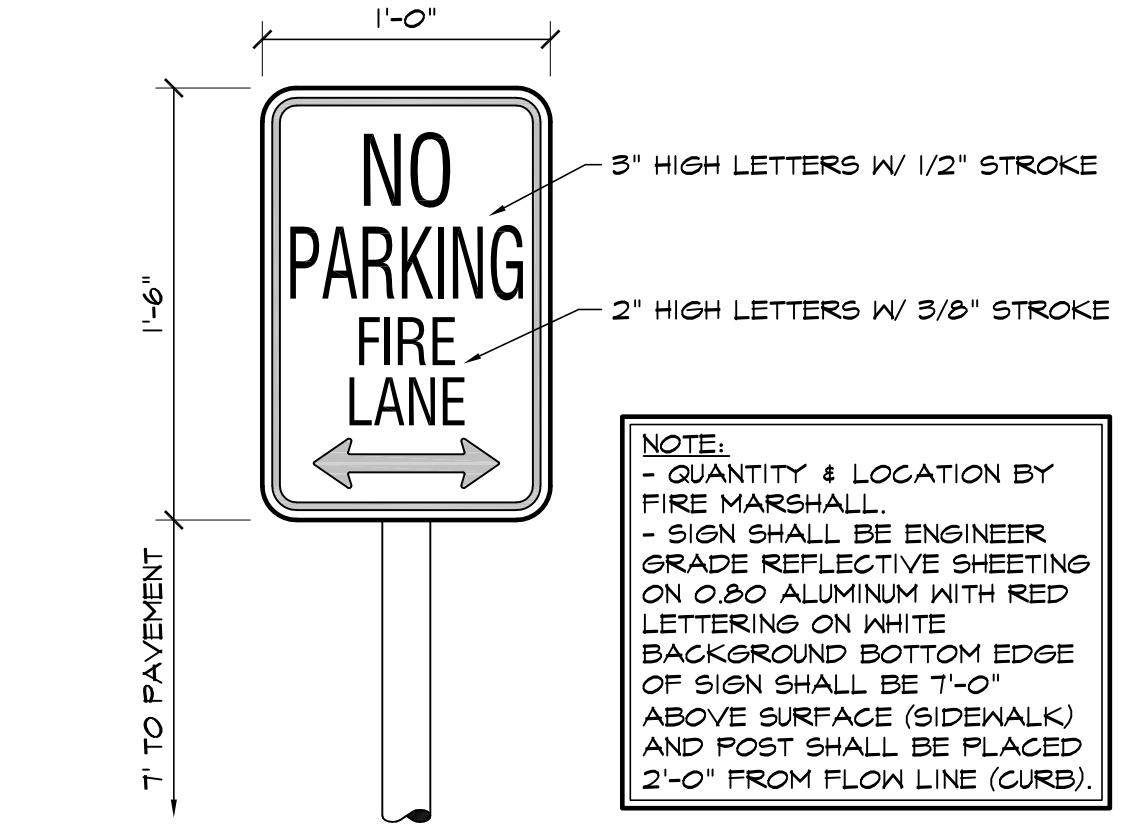


PROJECT INFORMATION

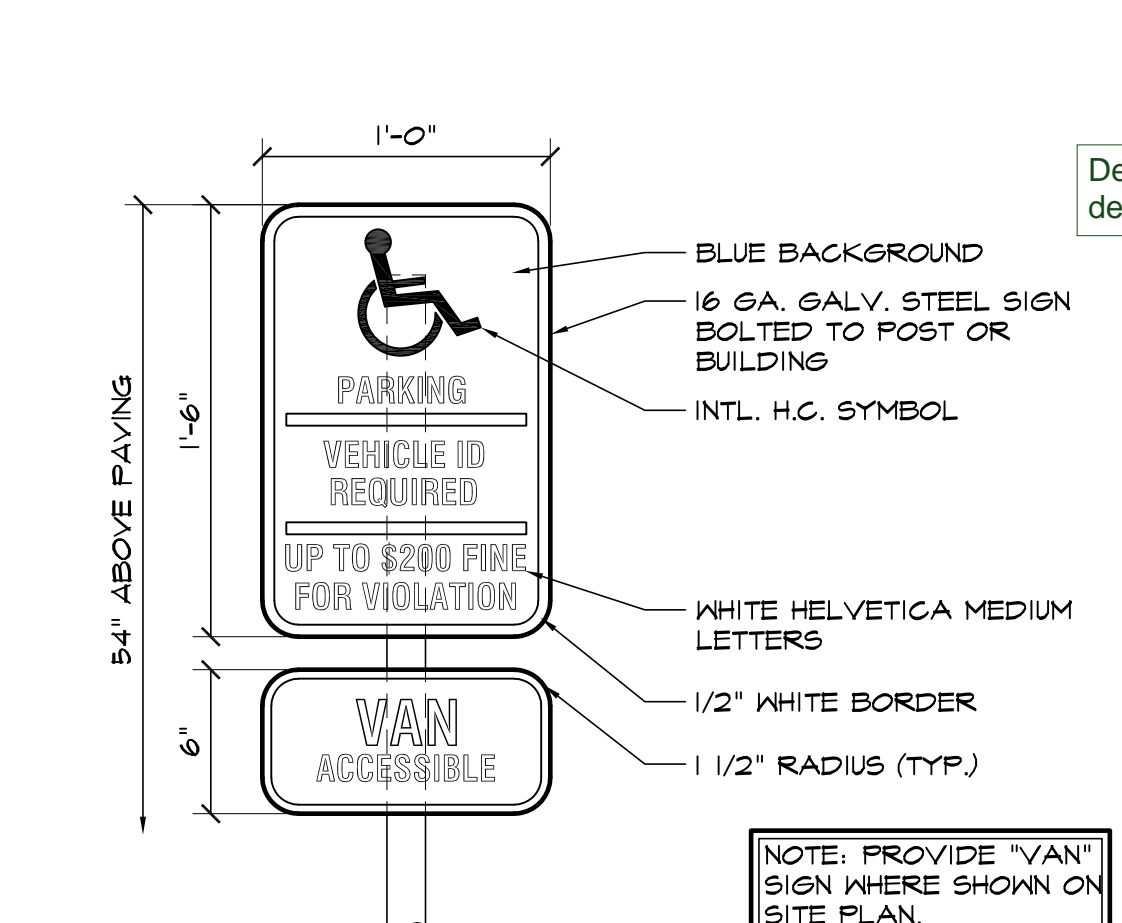
PROPERTY INFORMATION	
OWNER NAME:	FATHER & SONS WHISKEY PURVEYORDS
16730 E 2ND AVE. AURORA, CO 80011	
LOT 4, FILING 2 OF CLAREMONT BUSINESS PARK	
PARCEL NUMBER LOT 4:	54081-02-013
ZONING:	CS
LOT SIZE LOT 4:	42,714 SF (0.981 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0752 G, DATED DECEMBER 07, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	15,970 SF
BUILDING FOOTPRINT AREA:	10,000 SF
BUILDING OCCUPANCY:	A-2, B, H-3, F-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	SPRINKLED
AREA SEPARATION WALLS:	YES - 2 HR.
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	MEMBERSHIP CLUB/ WAREHOUSE/ OFFICE/ BOTTLING
STRUCTURAL COVERAGE:	12%
PAVEMENT COVERAGE:	41%
STREET COVERAGE:	12%
BUILDING STRUCTURAL HEIGHT:	34'-2 5/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	0'-0"
REQUIRED PARKING SPACES:	
WAREHOUSE-(1 SPACE/1,000 S.F.) (1,315 S.F. / 1,000 S.F.)	7
BOTTLING-(1 SPACE/150 S.F.) (1,040 S.F. / 150 S.F.)	1
OFFICE-(1 SPACE/200 S.F.) (1,020 S.F. / 200 S.F.)	5
CLUB-(1 SPACE/ 3 SEATS) (6,476 S.F. / 112 SEATS)	37
NUMBER OF EMPLOYEES @ MAX SHIFT:	3
H.C.-(1 SPACE/25 REQ'D)	53
TOTAL PARKING SPACES REQUIRED:	10
TOTAL PARKING PROVIDED:	14
STANDARD SPACES PROVIDED:	1
H.C. SPACES PROVIDED:	0
COMPACT SPACES PROVIDED:	0
PARALLEL PARKING PROVIDED:	0
LOADING SPACE PROVIDED:	1
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	
NOTE: REMAINING PARKING TO BE OBTAINED WITH PARKING AGREEMENT WITH 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2019
LANDSCAPING:	EXISTING
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915 (719)-570-1599
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com



5 DRIVEWAY DETAIL
NOT TO SCALE

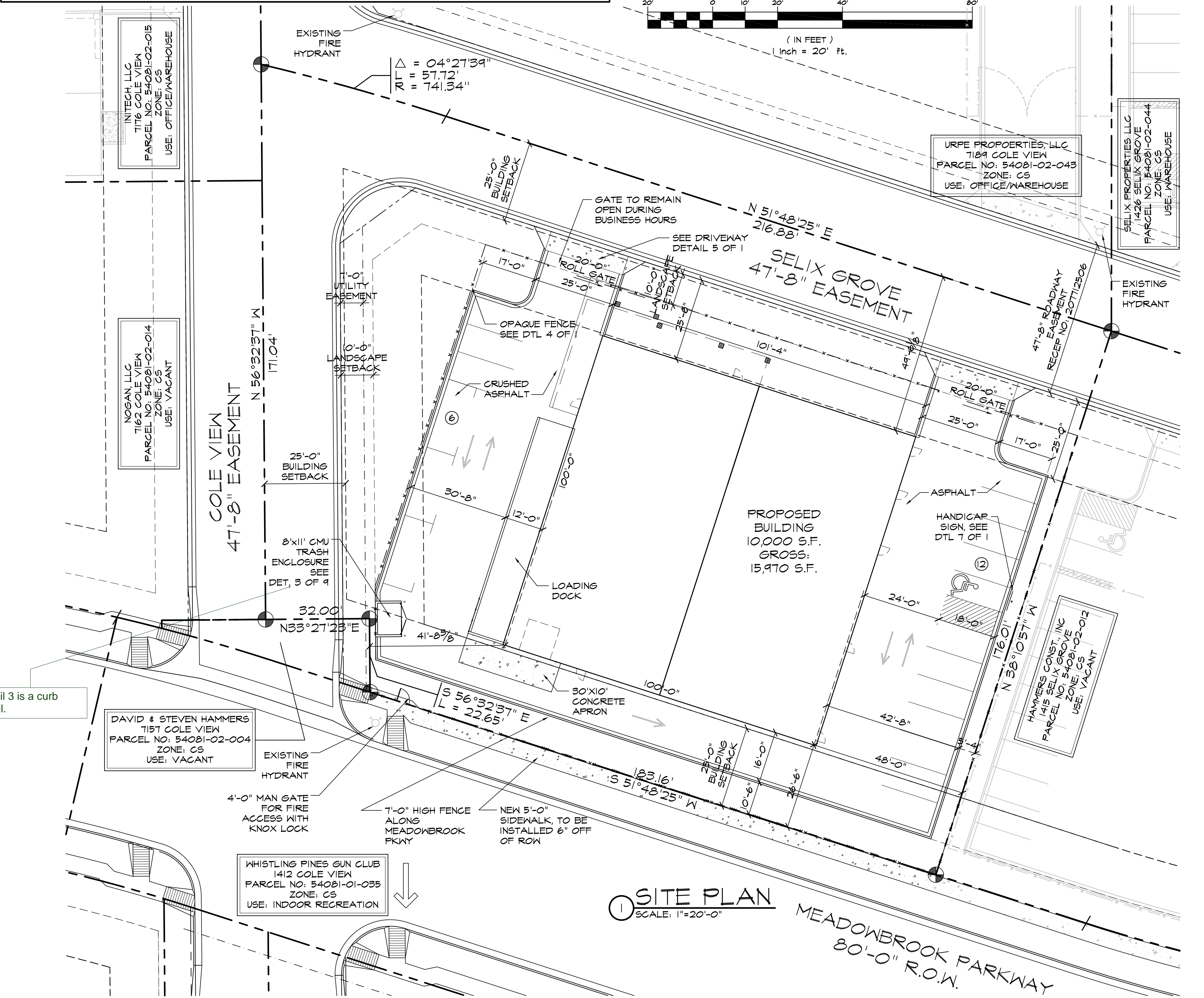


6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



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

GENERAL 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.



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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FATHER & SONS
 CLAREMONT BUSINESS PARK-LOT 4-2
 1405 SELIX GROVE
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

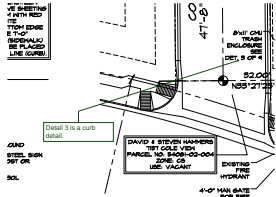
DATE: MAY 2, 2019
 DRAWN BY: W. VENEROS
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1065

RESUBMITTALS:
 6-18-19 / COMMENTS 6-12-19

1 of 10
 SITE PLAN

Site Development plan_v2-redline.pdf Markup Summary

dskendall (1)



Subject: Callout
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Detail 3 is a curb detail.