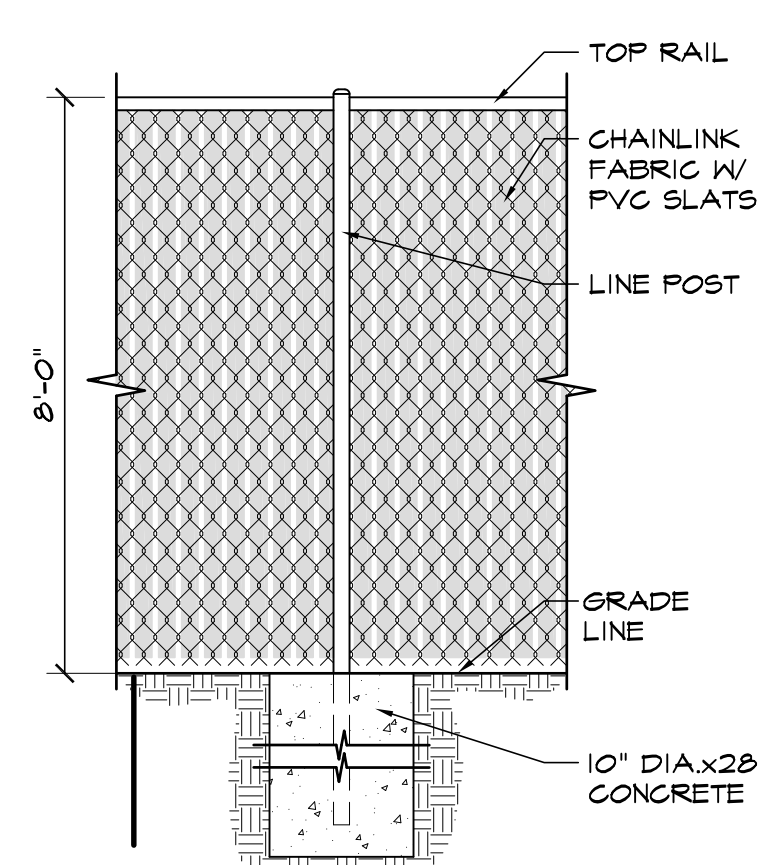
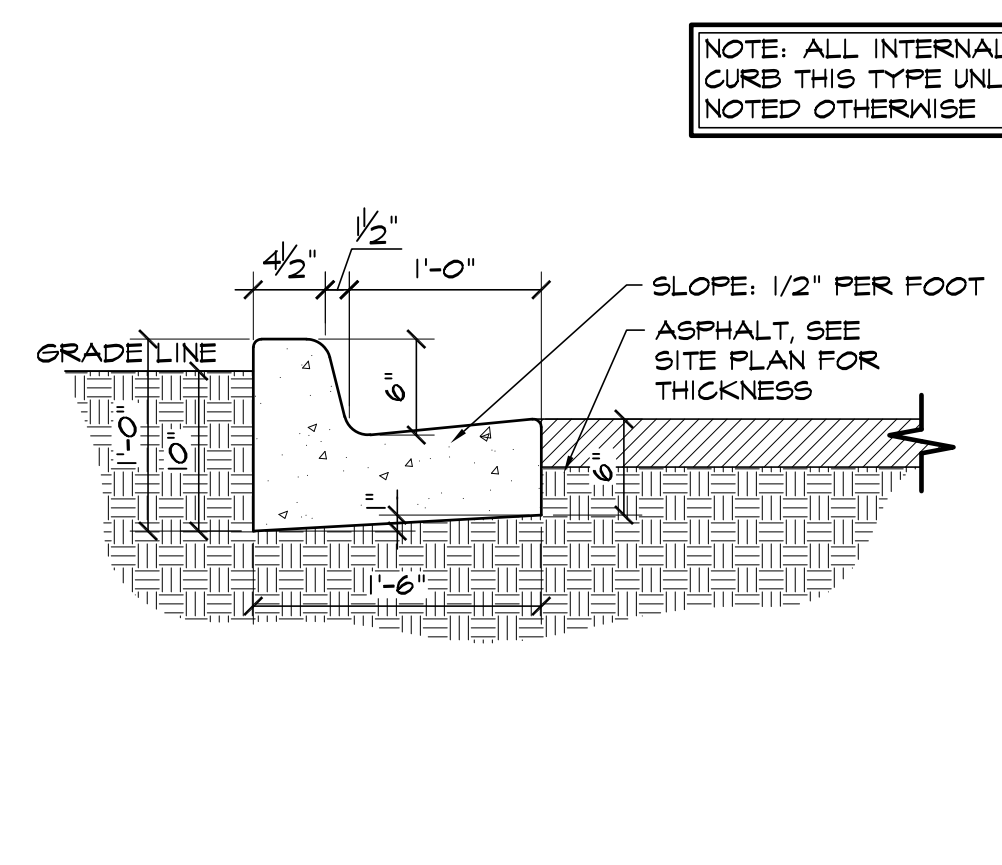


8 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



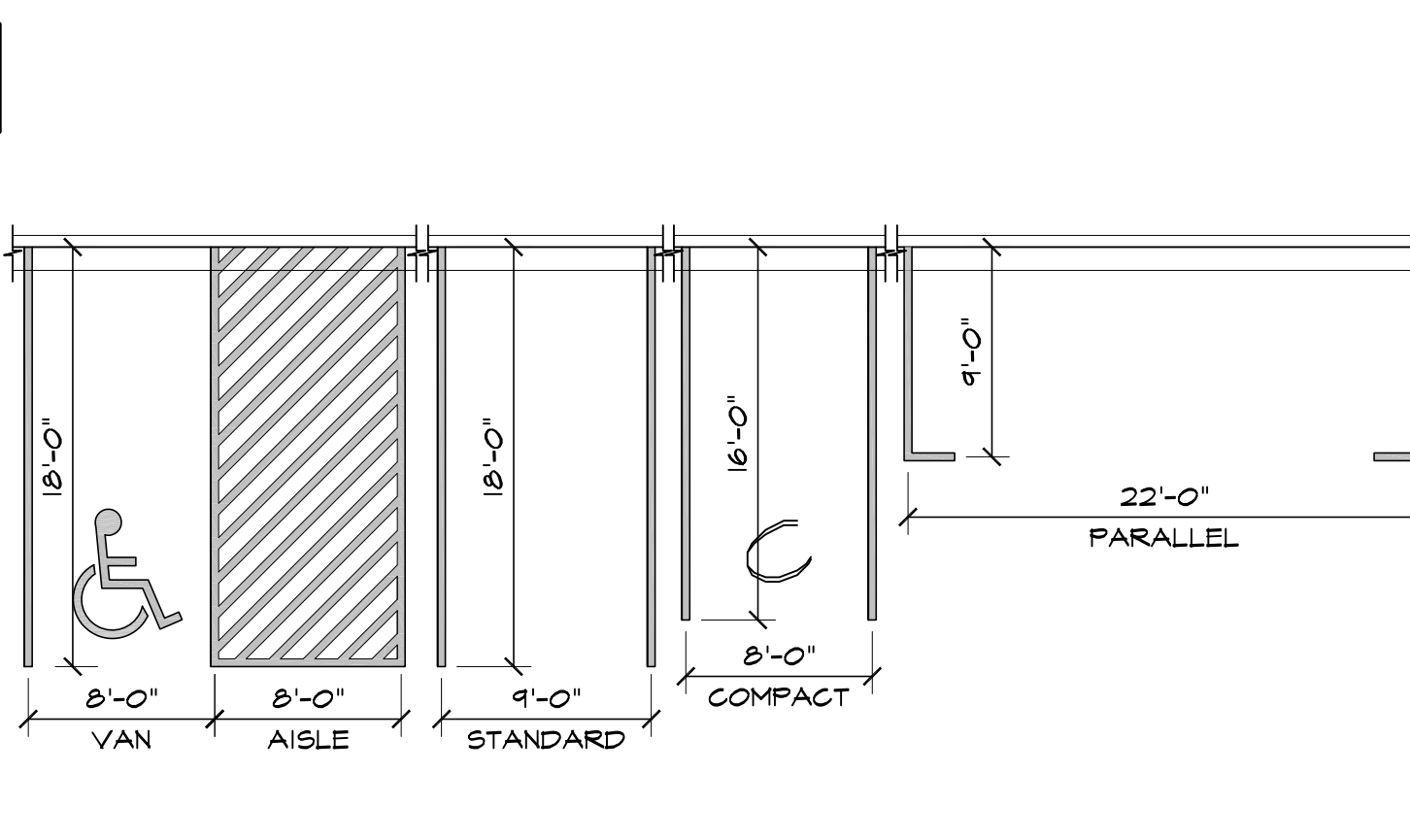
4 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"

**FENCE SPEC'S:**  
POSTS:  
- ALL POSTS WILL BE SET IN CONC.  
END & CORNER  
- 2 3/8" T-40  
LINE POSTS  
- 2" T-40 @ 10'-0" O.C.  
TOP RAIL:  
- 1 5/8" 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 STRIPS  
- LOCKING TRACK ON BOTTOM  
- START 2" A.F.F.  
GATES:  
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

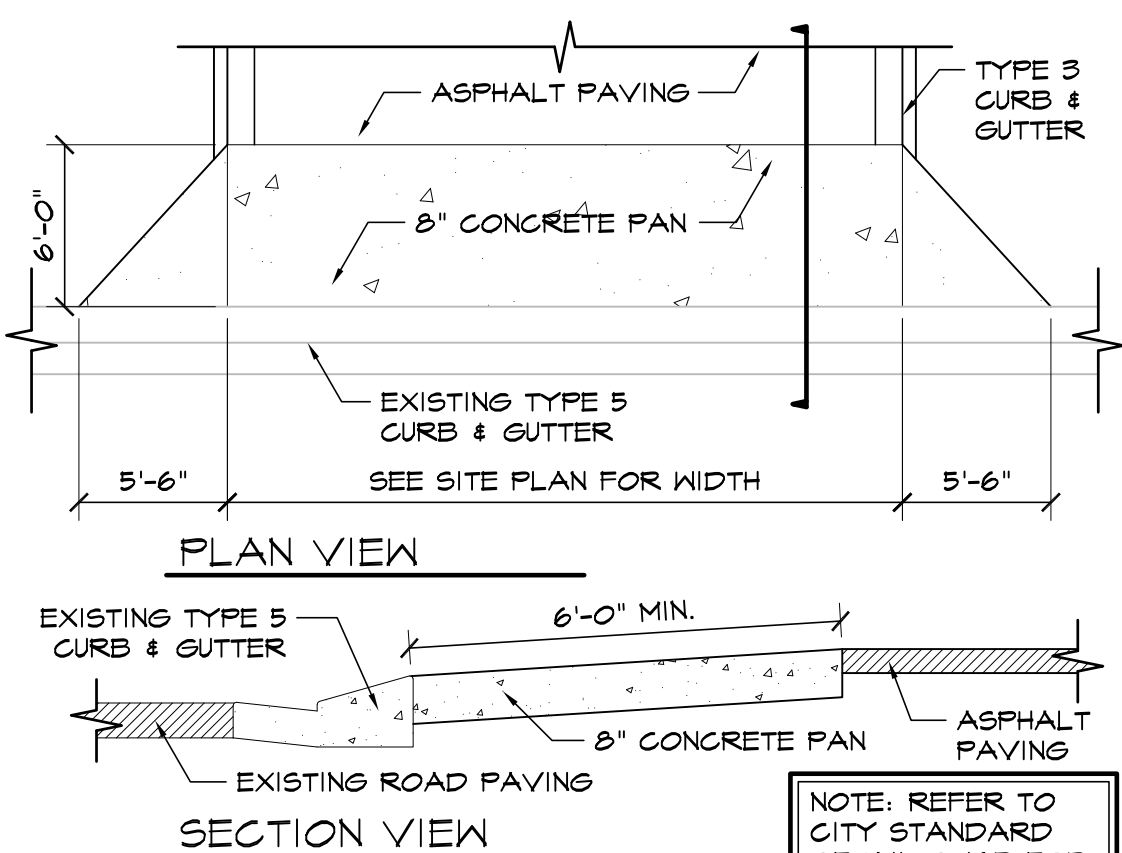


3 EPC TYPE B CURB  
SCALE: 1"=1'-0"

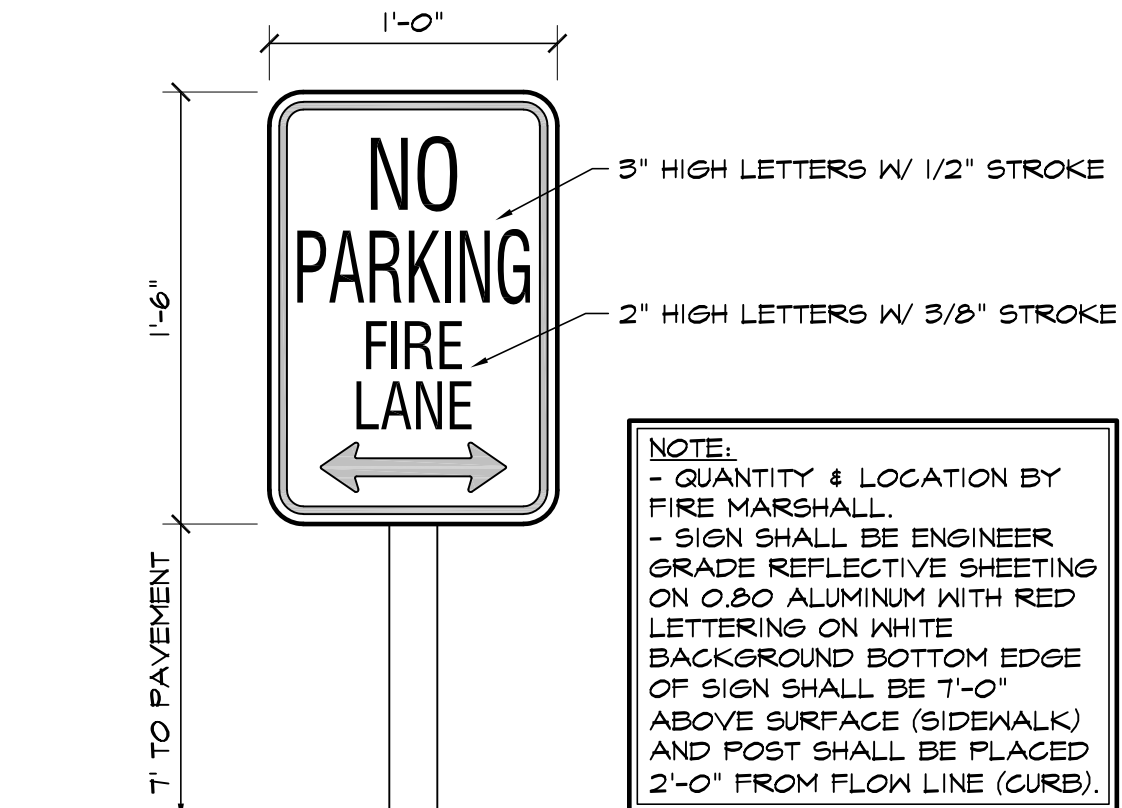
NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



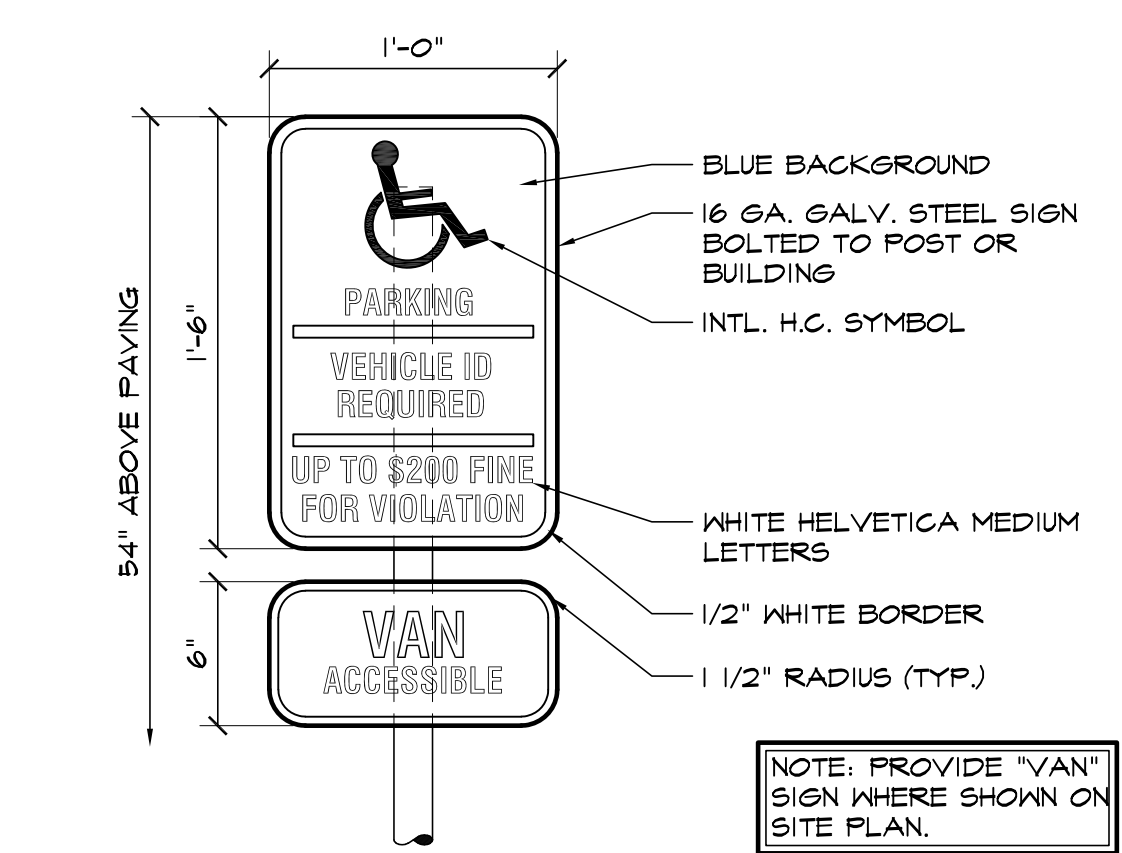
2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



5 DRIVEWAY DETAIL  
NOT TO SCALE

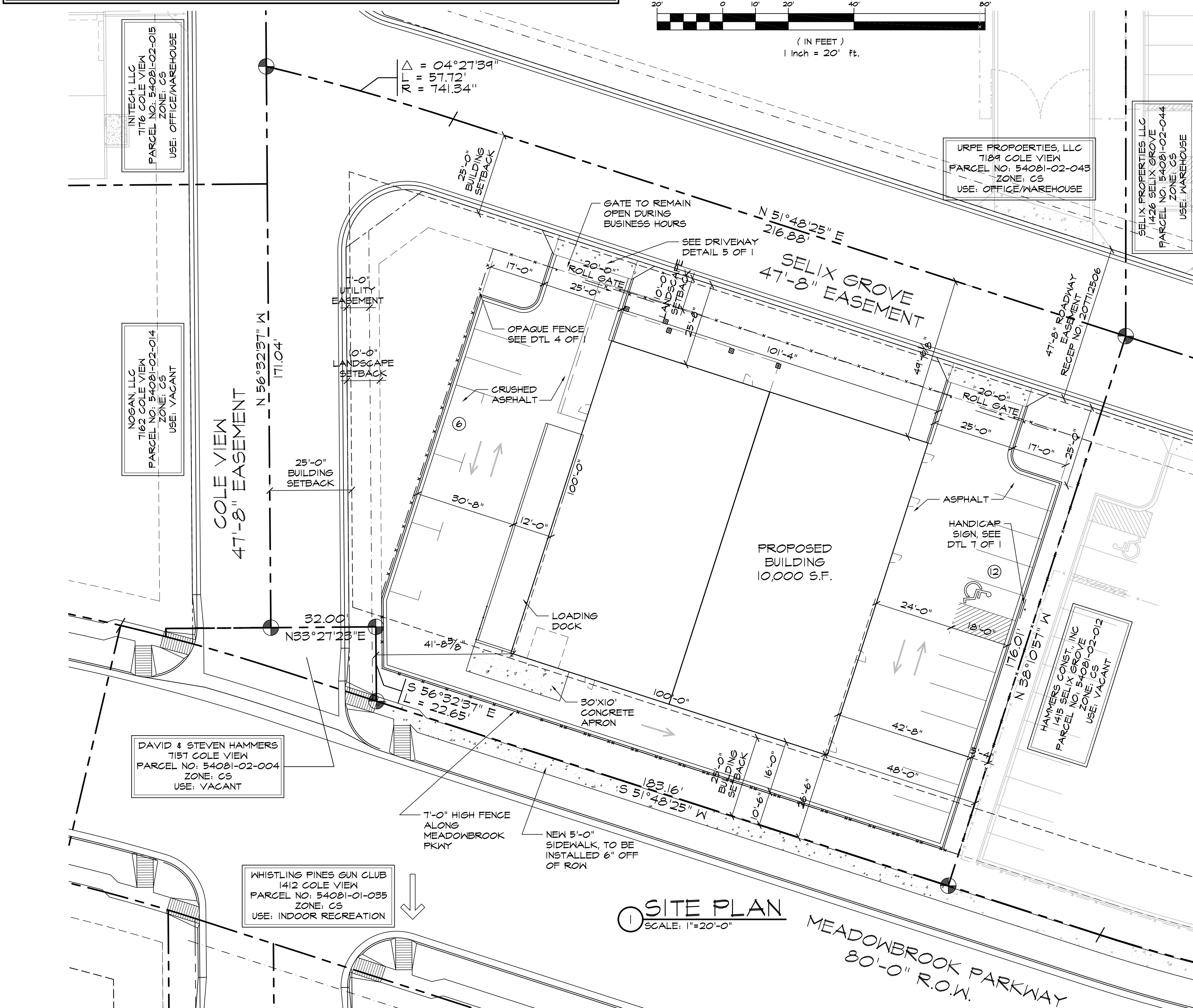


6 FIRE LANE SIGN  
SCALE: 1 1/2"=1'-0"



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.

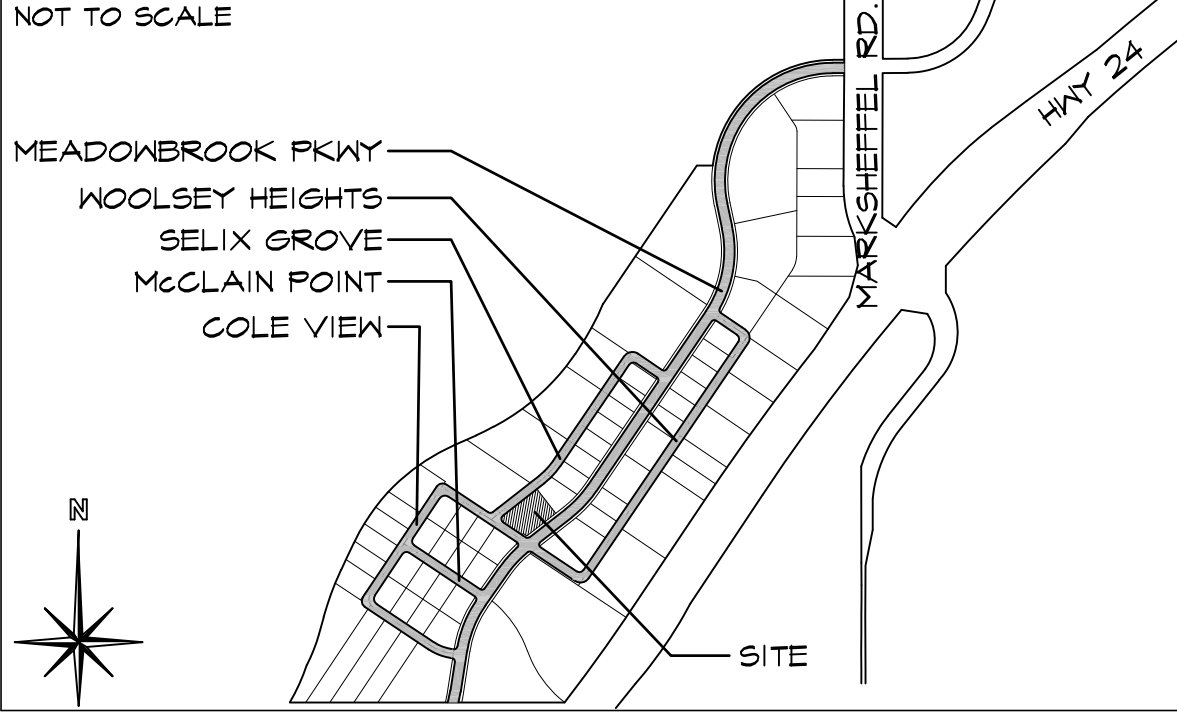


1 SITE PLAN  
SCALE: 1"=20'-0"

## DRAWING INDEX

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- C-2 OF 10 - UTILITY PLAN
- C1-3 OF 10 - GRADING & EROSION CONTROL PLAN
- C1.1-4 OF 10 - GRADING & EROSION CONTROL PLAN DETAILS
- C1.2-5 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 PHOTOGRAPHIC PLAN
- 9 OF 10 - DP BUILDING ELEVATIONS
- 10 OF 10 - DP BUILDING ELEVATIONS

## VICINITY MAP



## PROJECT INFORMATION

<b>PROPERTY INFORMATION</b>	
OWNER NAME:	FATHER & SONS WHISKEY PURVEYORS
LEGAL DESCRIPTION:	16750 E 2ND AVE. AURORA, CO 80011 LOT 4, FILING 2 OF CLAREMONT BUSINESS PARK
PARCEL NUMBER LOT 9:	54081-02-013
ZONING:	CS
LOT SIZE LOT 9:	42,714 SF (0.98) ACRES
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 08041COT52 F. DATED MARCH 17, 1981 & AS MODIFIED BY LOMR 06-08-B31P EFFECTIVE DATE DEC. 13, 2006)
<b>BUILDING INFORMATION</b>	
GROSS BUILDING AREA:	15,910 SF
BUILDING FOOTPRINT AREA:	10,000 SF
BUILDING OCCUPANCY:	A-2, B, H-3, F-1
TYPE OF CONSTRUCTION:	11-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"
<b>REQUIRED PARKING SPACES:</b>	
WAREHOUSE-(1 SPACE/1,000 S.F.) (7,315 S.F. / 1,000 S.F.)	8
BOTTLING-(1 SPACE/750 S.F.) (1,040 S.F. / 750 S.F.)	2
OFFICE-(1 SPACE/200 S.F.) (1,120 S.F. / 200 S.F.)	6
CLUB-(1 SPACE/150 S.F.) (5,322 S.F. / 150 S.F.)	36
H.C.-(1 SPACE/25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	53
TOTAL PARKING PROVIDED:	18
STANDARD SPACES PROVIDED:	14
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
PARALLEL PARKING PROVIDED:	3
LOADING SPACE PROVIDED: (SEE DETAIL 2 OF 1 FOR DIMENSIONS)	LOADING DOCK
<b>NOTE:</b> REMAINING PARKING TO BE OBTAINED WITH RECIPROCAL PARKING AGREEMENT WITH 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915	
<b>DEVELOPMENT SCHEDULE</b>	
CONSTRUCTION:	SPRING 2019
LANDSCAPING:	EXISTING
<b>DEVELOPMENT APPLICANT</b>	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., 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

## SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6" HIGH WROUGHT 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
MH	MANHOLE
⊞	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT

COUNTY FILE NO. PPR-18-007

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
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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:

1 of 10  
SITE PLAN