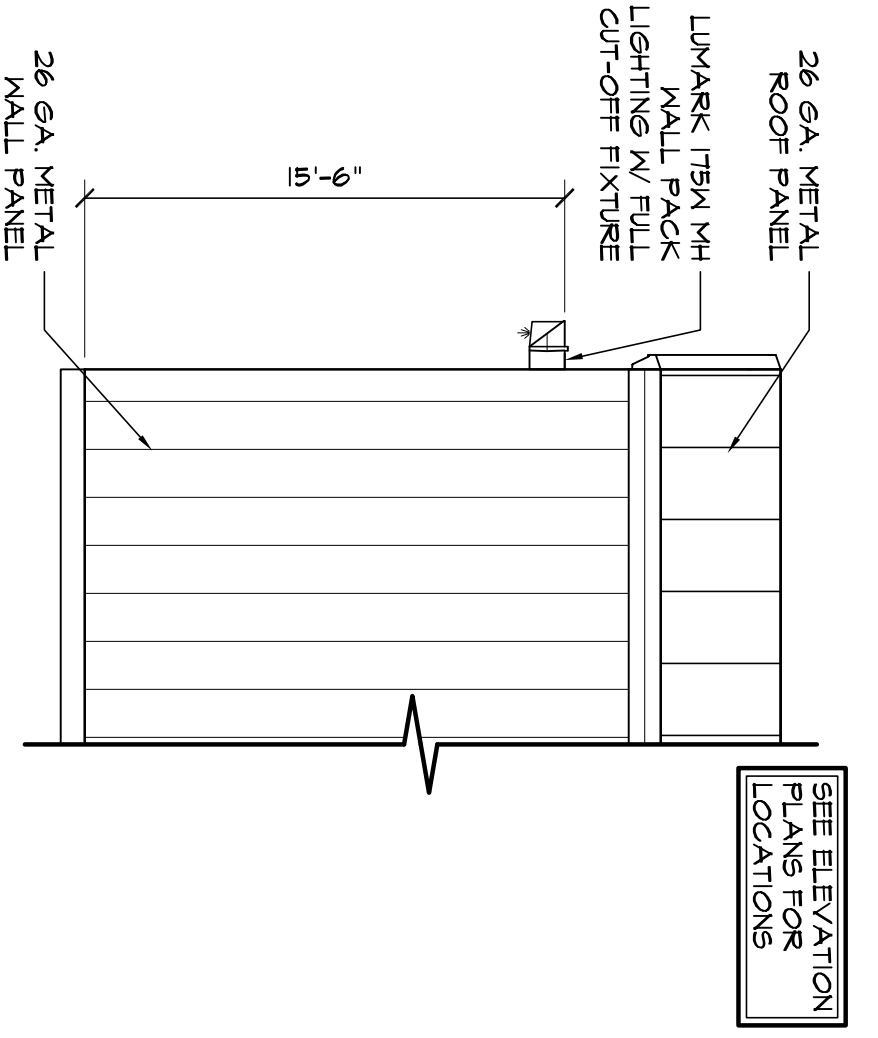
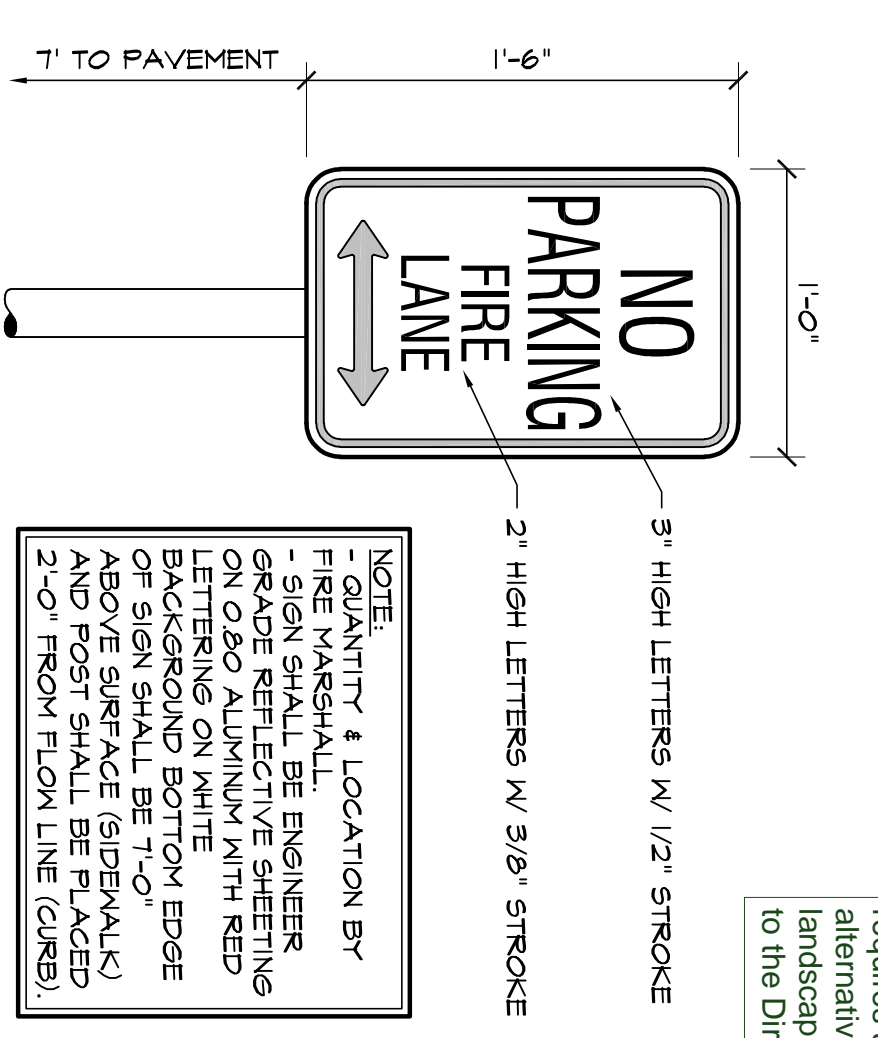


Outside storage must be 100% screened from view. The use of slats for screening requires an alternative landscaping request to the Director.

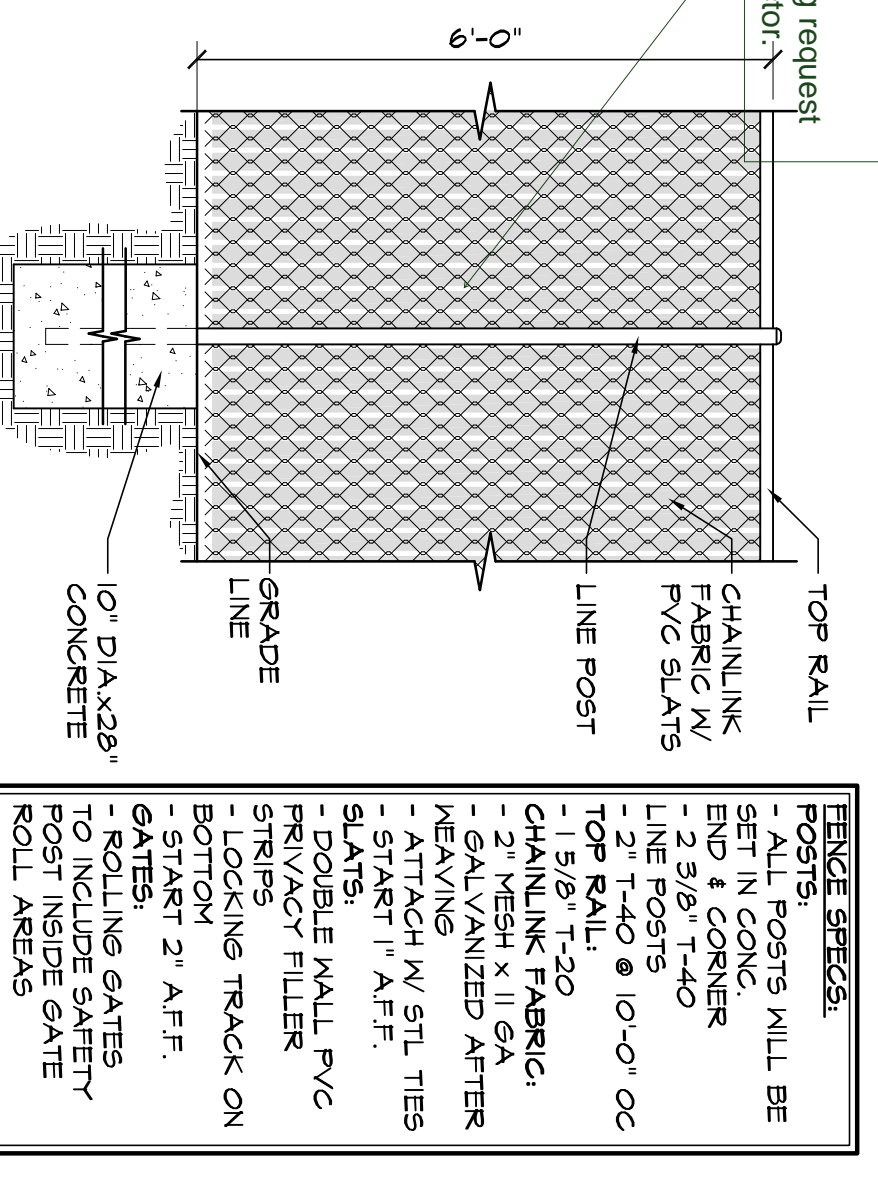
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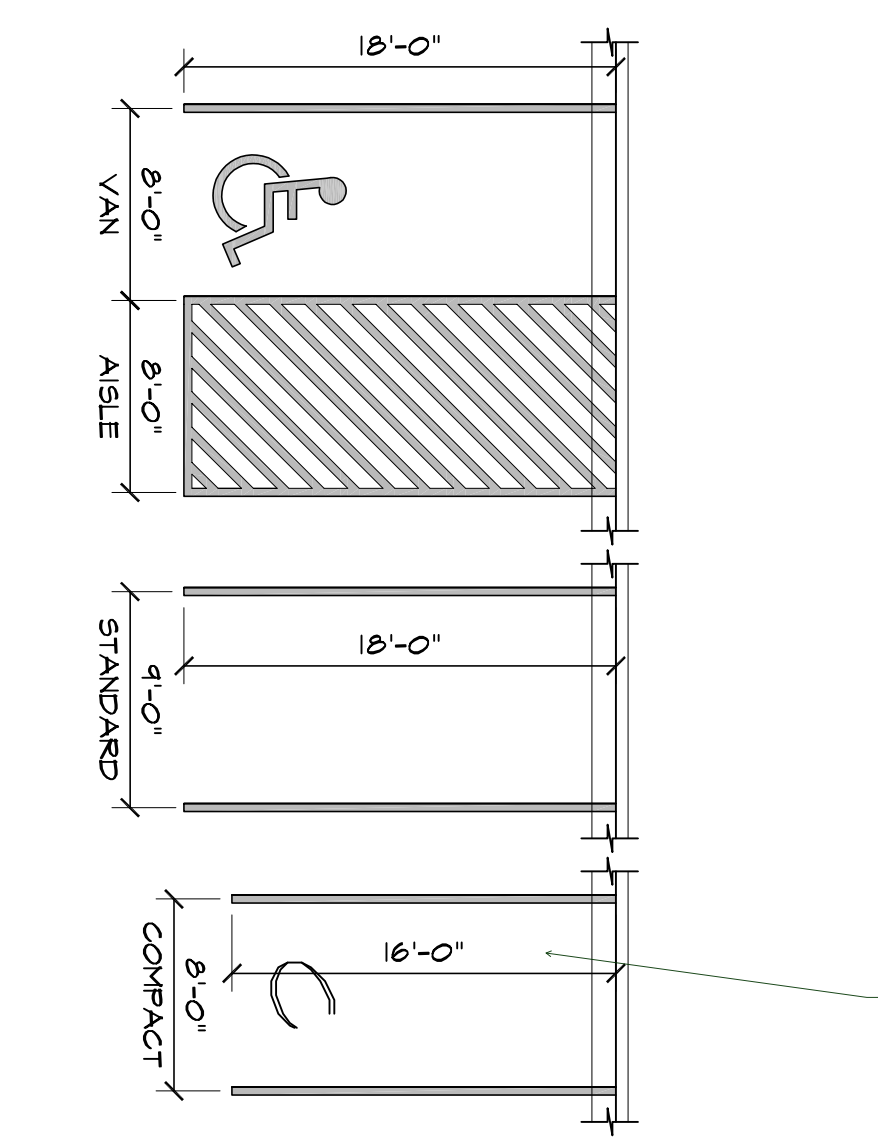
3 WALL PACK LIGHT DETAIL  
SCALE: 1/4"=1'-0"



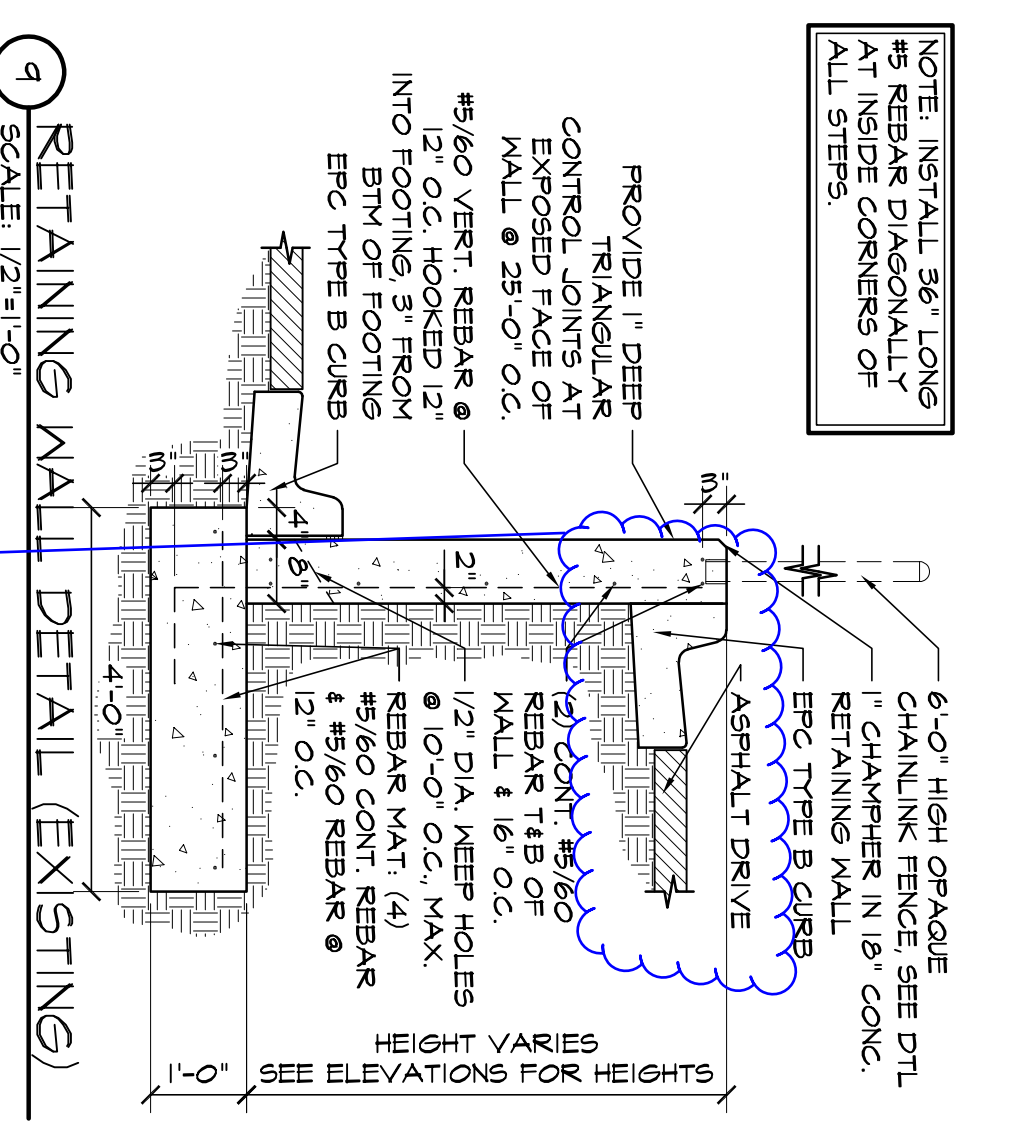
6 FIRE LANE SIGN  
SCALE: 1 1/2"=1'-0"



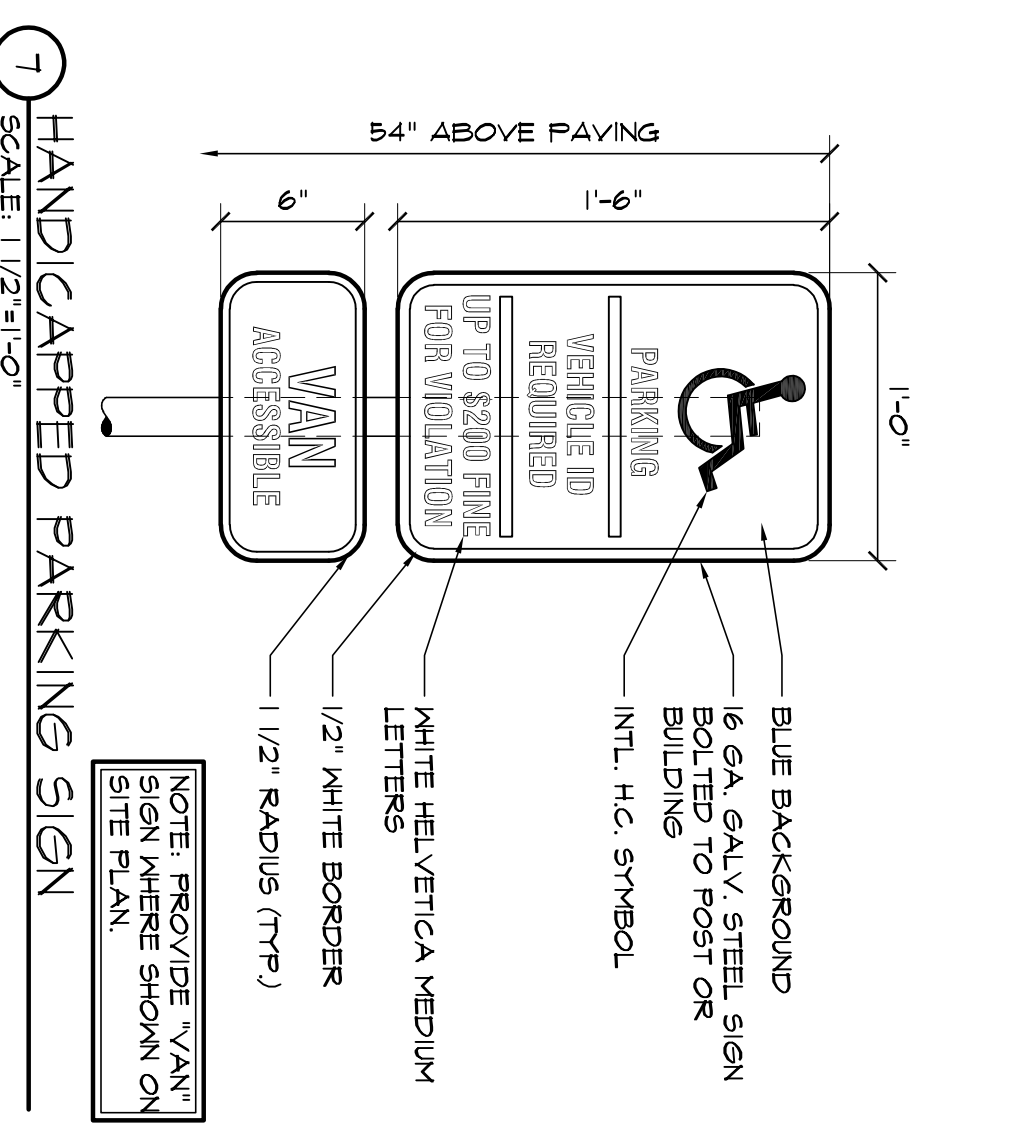
4 CHAINLINK FENCE DETAIL  
SCALE: 1/2"=1'-0"



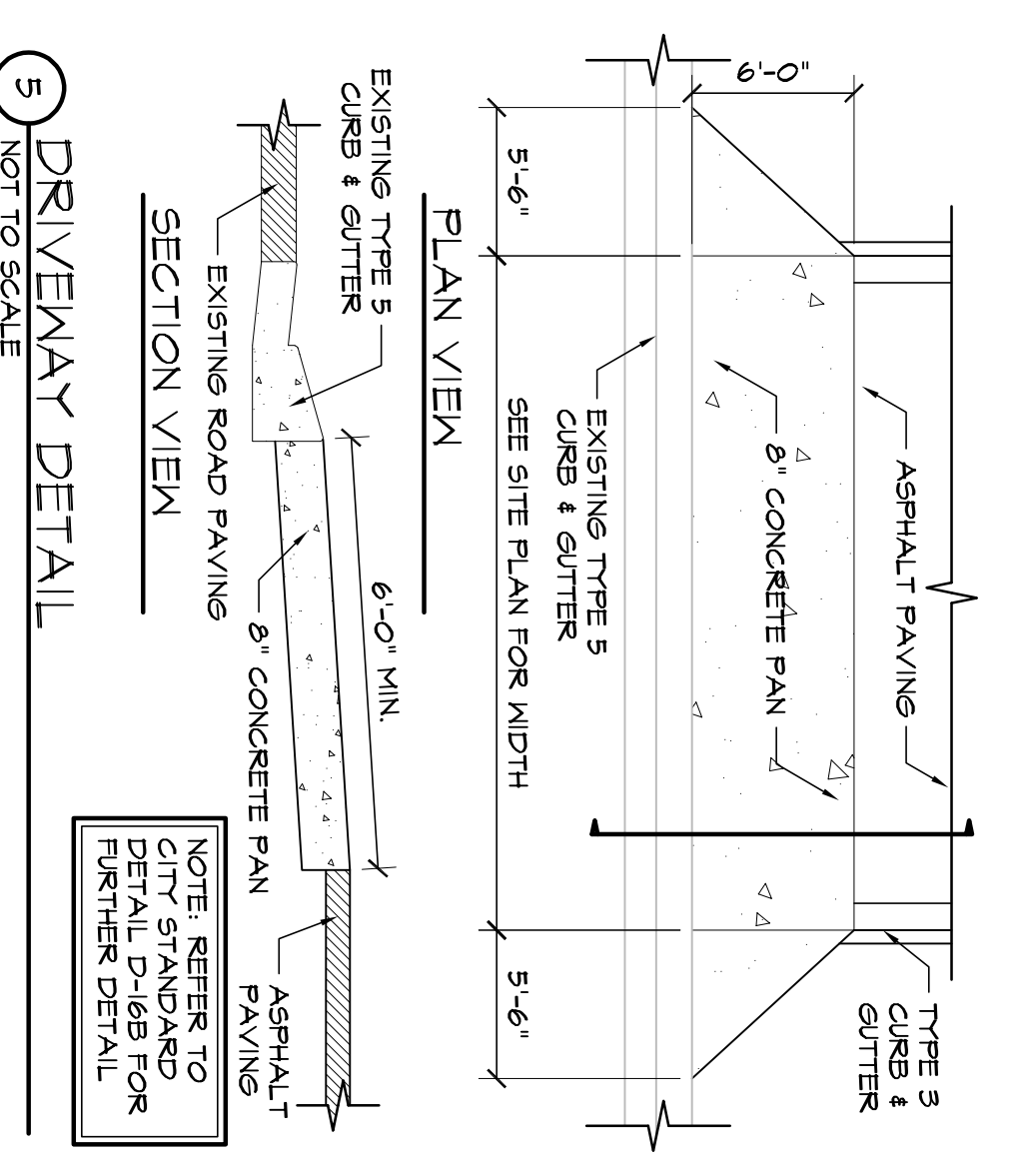
2 ADA / STANDARD PARKING  
SCALE: 1/8"=1'-0"



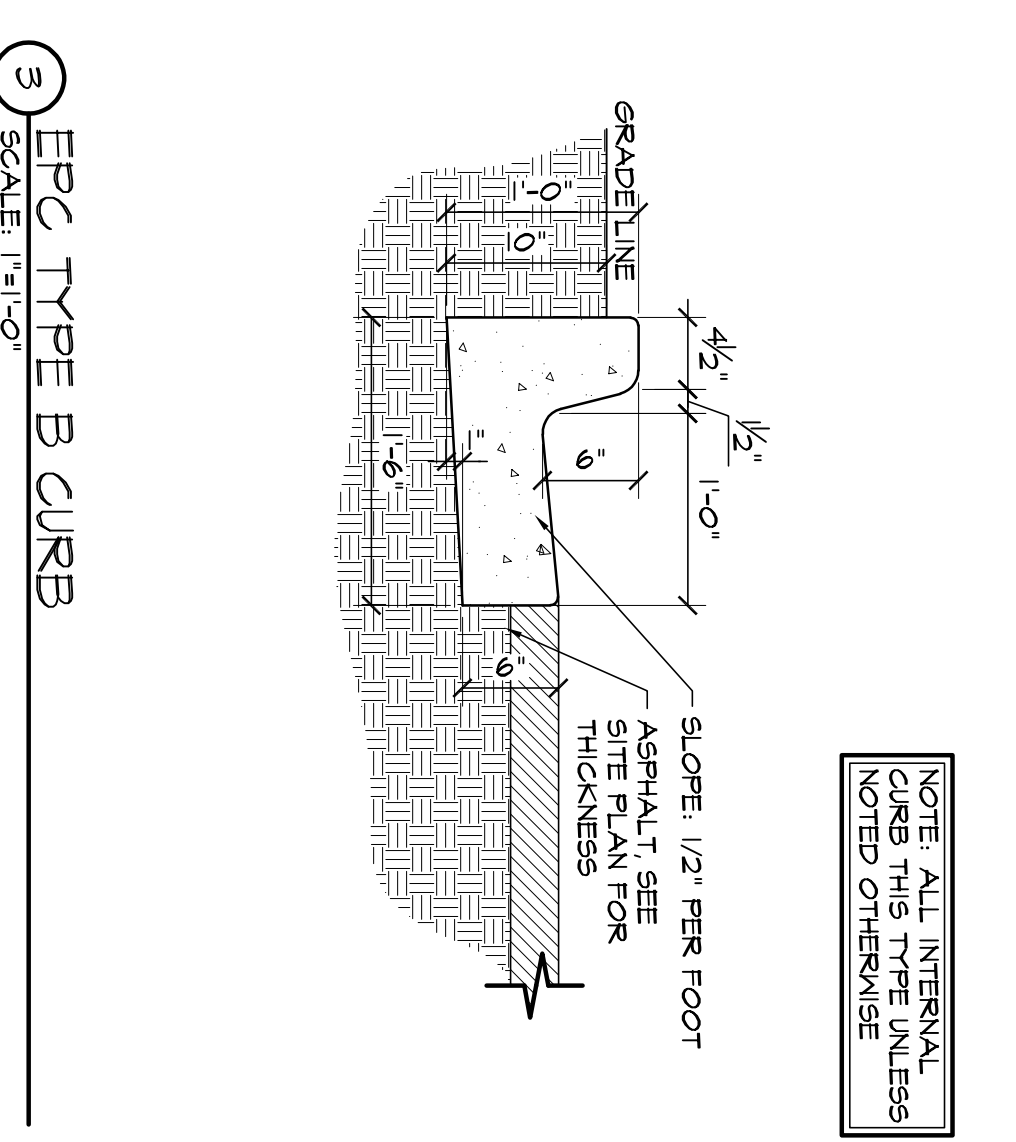
4 RETAINING WALL DETAIL (EXISTING)  
SCALE: 1/2"=1'-0"



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

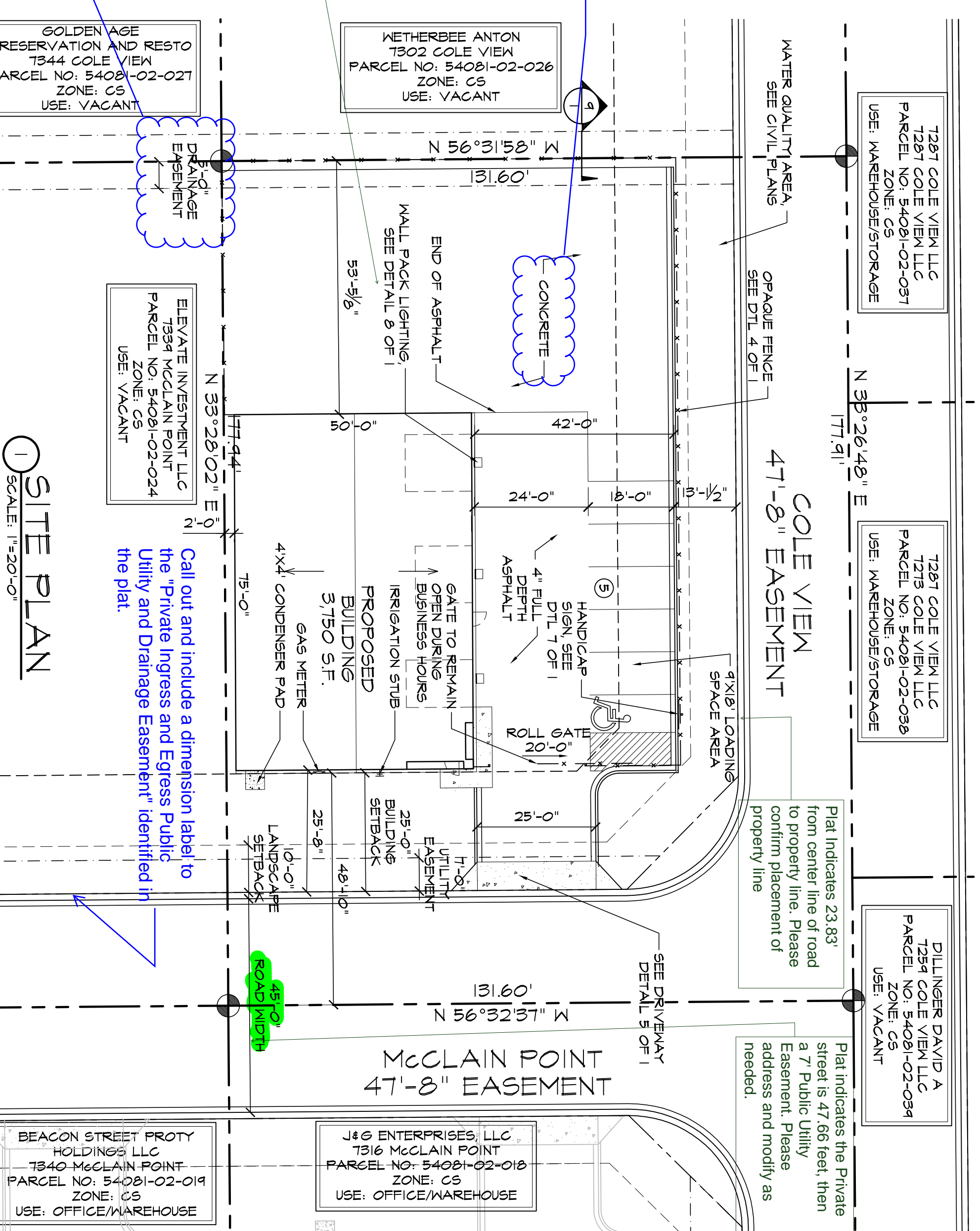
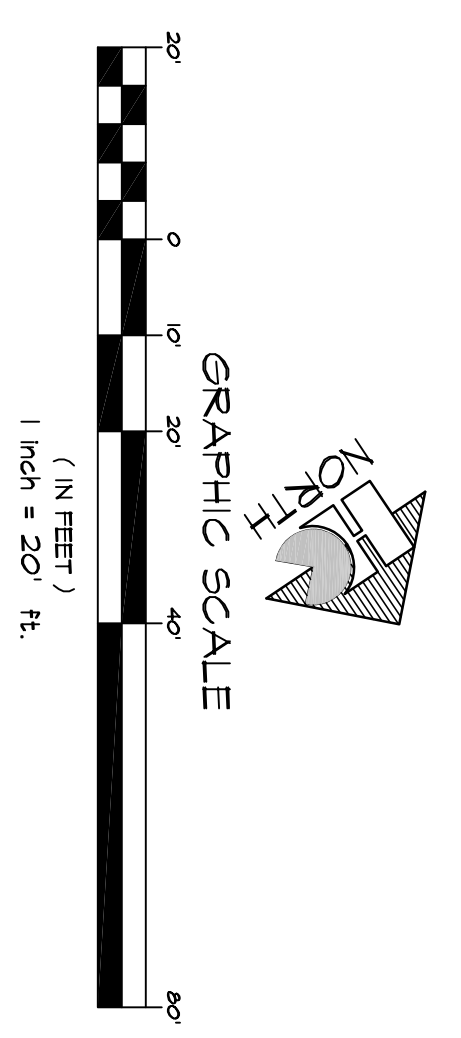


5 DRIVEWAY DETAIL  
NOT TO SCALE



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

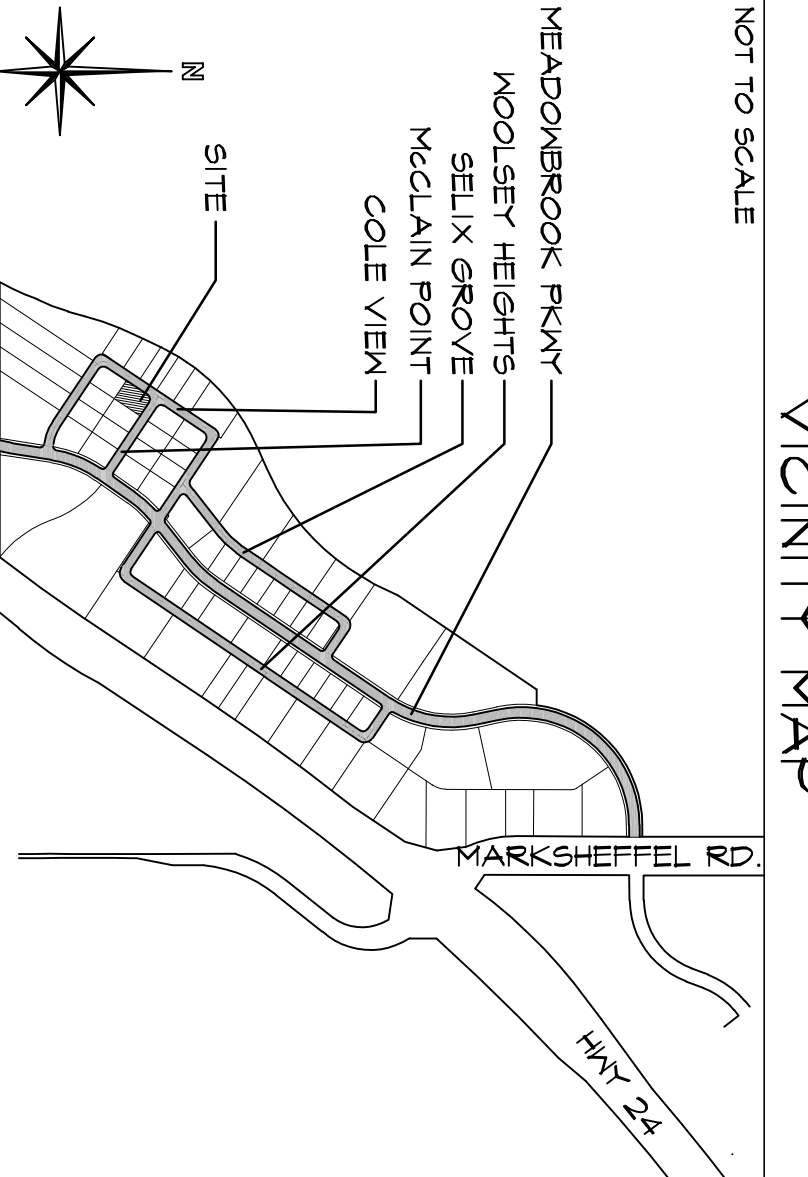
This does not match the grading and erosion control detail. Reconcile both plans.



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

**DRAWING INDEX**

- 1 OF 9 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 9 - UTILITY PLAN
- 3 OF 9 - GRADING & EROSION CONTROL PLAN
- 4 OF 9 - EROSION CONTROL DETAILS
- 5 OF 9 - LANDSCAPE PLAN
- 6 OF 9 - LANDSCAPE DETAILS
- 7 OF 9 - LANDSCAPE PLAN
- 8 OF 9 - PHOTOGRAPHIC PLAN
- 9 OF 9 - DP BUILDING ELEVATIONS



**PROJECT INFORMATION**

PROPERTY INFORMATION  
OWNER NAME: BC SMITH, INC. DBA CRACKERJACK MID JACKING  
225 ROSE DR. COLORADO SPRINGS, CO 80911

LEGAL DESCRIPTION:  
LOT 21, PLING 2 OF CLAREMONT ZONING: CS  
PARCEL NUMBER LOT 10: 540281-02-025  
LOT SIZE LOT 10: 23,431 SF (55 ACRES)  
CURRENT USE: VACANT  
ZONE X (MAP NO. 08041C0752 F. DATED MARCH 11, 1997)

FLOODPLAIN STATEMENT:  
NONE

BUILDING INFORMATION  
GROSS BUILDING AREA: 3750 SF  
BUILDING OCCUPANCY: B/S-2  
FIRE SYSTEMS: NONE  
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY  
PROPOSED PERMITTED USE: OFFICE/WAREHOUSE  
PERMITTED PERCENTAGE: 100%  
PERMITTED COVERAGE: 15%  
STREET COVERAGE: 30%  
BUILDING STRUCTURAL HEIGHT: 18'-1 5/8" (45'-0" MAX)  
FLOOR TO FLOOR HEIGHT: 25'-0"  
REAR YARD SETBACK: 0'-0"  
SIDE YARD SETBACK: 0'-0"  
FRONT YARD SETBACK: 0'-0"  
REAR YARD SETBACK: 0'-0"

REQUIRED PARKING SPACES:  
OFFICE(1) SPACE(300 SF), (200 SF / 300 SF)  
2  
WAREHOUSE(1) SPACE(1,000 SF), (3,450 SF / 1,000 SF)  
3  
H.C.(1) SPACE(25 REAR), (450 SF / 25 REAR)  
5  
TOTAL PARKING SPACES REQUIRED: 5  
STANDARD SPACES PROVIDED: 5  
H.C. SPACES PROVIDED: 0  
COMPACT SPACES PROVIDED: 0  
LOADING SPACES PROVIDED: 0  
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE  
CONSTRUCTION: FALL 2017  
LANDSCAPING: FALL 2017  
DEVELOPMENT APPLICANT: HANNERS CONSTRUCTION, INC.  
COMPANY: HANNERS CONSTRUCTION, INC.  
411 WOOLEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
PHONE NUMBER: (719)-570-1594  
FAX NUMBER: (719)-570-1008  
APPLICANT NAME: LISA PETERSON  
APPLICANT E-MAIL: lpeters@hannersconstruction.com

**SITE LEGEND**

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY/DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ACCESS EASEMENT
- OPRAQUE CHAINLINK FENCE
- 6" HIGH PROUPT IRON FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS
- NEW SIDEWALK JOINTS @ 5'-0" O.C.

PROPERTY CORNER

TRAFFIC FLOW

WALL PACK LIGHTING

SIGN

MANHOLE

ELECTRICAL TRANSFORMER

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

**DATE:** JUNE 28, 2017  
**DRAWN BY:** D. AQUINO  
**PROJ. MGR:** T. D'AMICO  
**SCALE:** SEE PLAN  
**APPROVED BY:** [Signature]  
**JOB NO.:** 1027

**RESUBMITTALS:**

1 of 9  
SITE PLAN

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

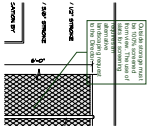
PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
www.hammersconstruction.com

USE: THESE DRAWINGS CONTAIN MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF HANNERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTERFERED BY ANY OTHER DRAWINGS OR SPECIFICATIONS. THESE DRAWINGS HAVE NOT BEEN CHECKED FOR CONFLICTS WITH OTHER DRAWINGS AND PLACEMENT OF THE DRAWINGS IS THE RESPONSIBILITY OF THE USER. HANNERS CONSTRUCTION, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USER'S MISUSE OF THESE DRAWINGS.

**CRACKERJACK**  
GBP 21-2  
7315 McCLAIN PT  
COLORADO SPRINGS, CO 80915  
EL PASO COUNTY, COLORADO

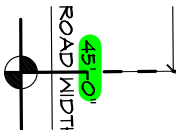
# Markup Summary

1 (14)

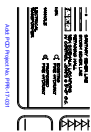


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**Author:** dsdruiz  
**Date:** 7/31/2017 2:35:03 PM  
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Outside storage must be 100% screened from view. The use of slats for screening requires an alternative landscaping request to the Director.

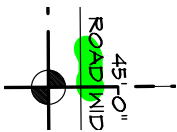


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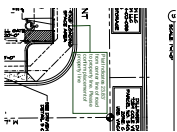


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Add: PCD Project No. PPR-17-031

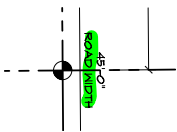


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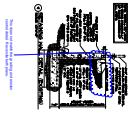


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Plat Indicates 23.83' from center line of road to property line. Please confirm placement of property line

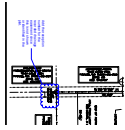


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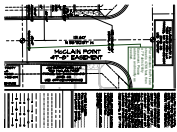
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This does not match the grading and erosion control detail. Reconcile both plans.



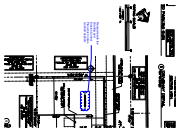
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Add the reception number for the recorded drainage easement since this is not shown or identified in the plat.



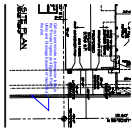
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Plat indicates the Private street is 47.66 feet, then a 7' Public Utility Easement. Please address and modify as needed.



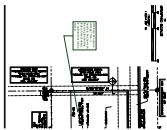
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Reconcile with the Grading and Erosion Control Plan which notes crushed asphalt.



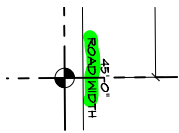
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Call out and include a dimension label to the "Private Ingress and Egress Public Utility and Drainage Easement" identified in the plat.



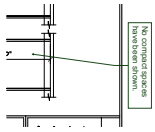
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Will there be outside storage? If so, it needs to be shown on the site plan and the letter of intent needs to outline what will be stored.



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No compact spaces have been shown.