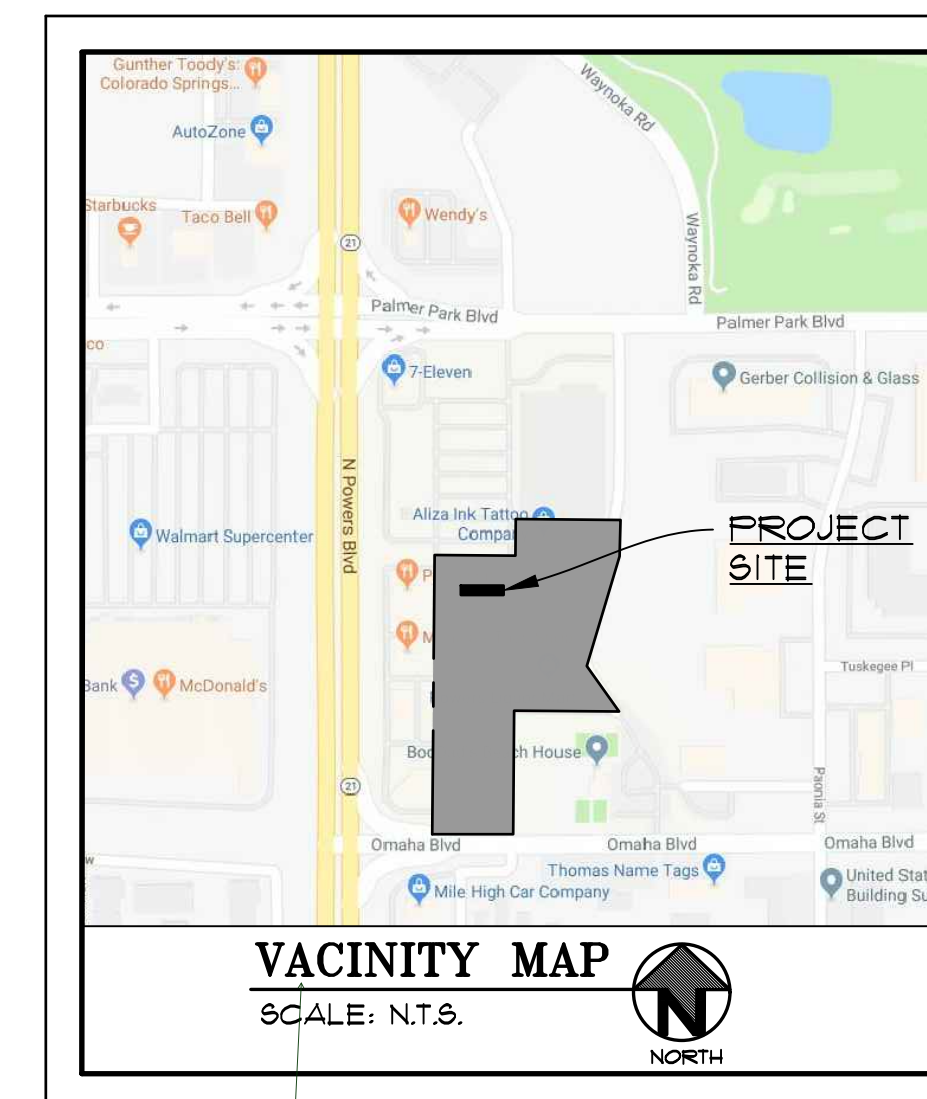
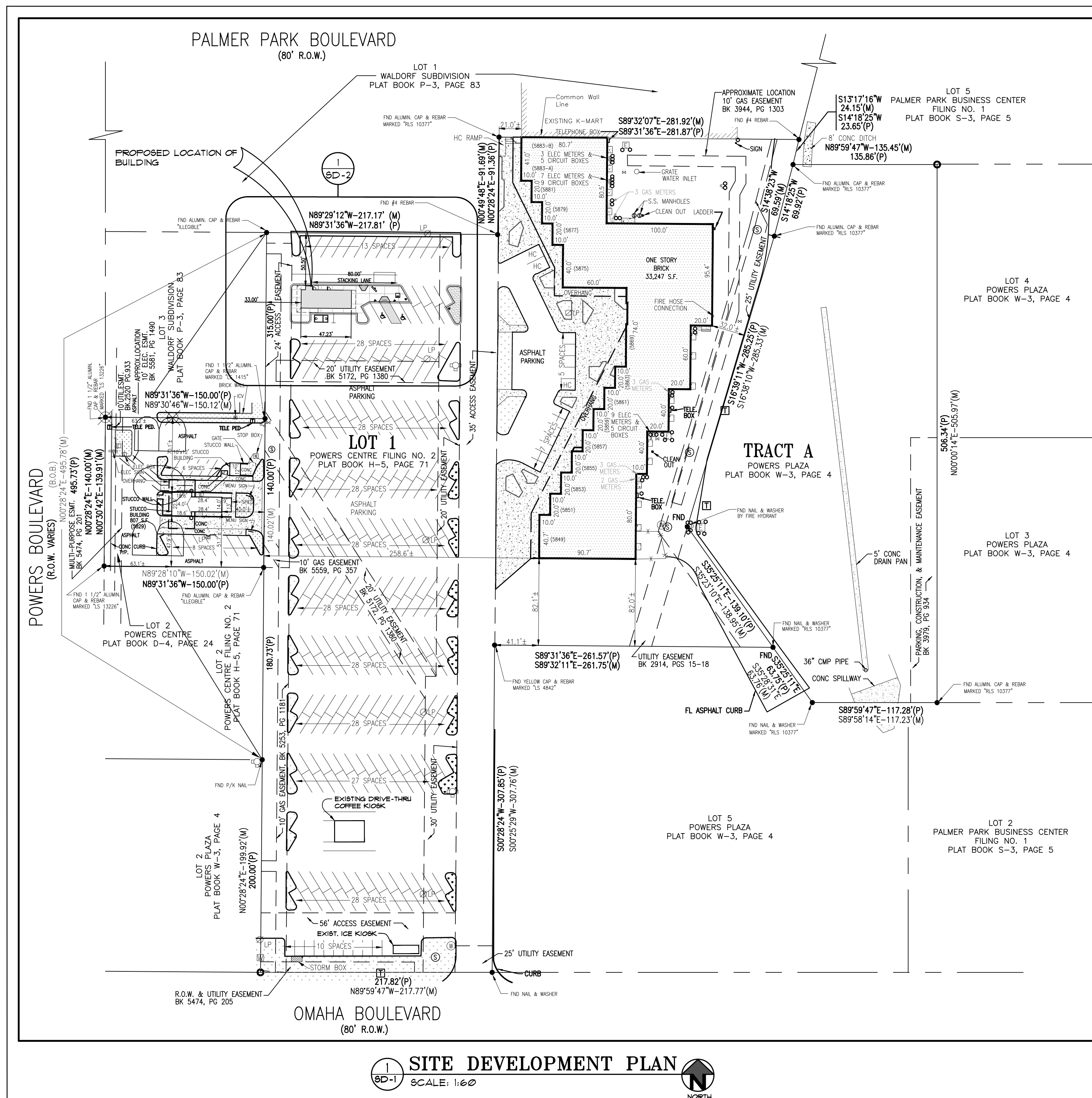


# SHORT STOP DEVELOPMENT PLAN MINOR AMMENDMENT

5819 PALMER PARK BLVD.  
COLORADO SPRINGS, COLORADO 80915



### LEGAL DESCRIPTION:

LOT 1 POWERS CENTRE FIL NO 3

### LOT SETBACKS:

Lot 1: Front - 50' from lot line  
Side - 25' from perimeter of FBC district boundary  
Rear - 25' from perimeter of FBC district boundary

### PARKING SUMMARY:

USE	RATIO	PARKING REQ'D.
COMMERCIAL	1/250	179
<b>TOTAL PARKING PROVIDED</b>		<b>314</b>

### PROJECT DATA

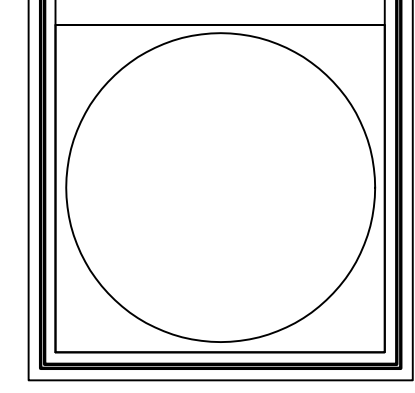
OWNER: COREVET INVESTMENT GROUP LLC P.O. BOX 38175 COLORADO SPRINGS, CO. 80931-8175	TAX ID#: 5406304050  ZONING: CR
PROJECT ADDRESS: 5819 PALMER PARK BLVD. COLORADO SPRINGS, CO	PROPOSED BUILDING USE: RESTAURANT
LOT SIZE (SF): 5.55 ACRES (241,758 SF)	EXISTING LOT COVERAGE: 47% PROPOSED LOT COVERAGE: NO CHANGE

**SHORT STOP RESTAURANT  
DEVELOPMENT PLAN MINOR AMMENDMENT**

5819 PALMER PARK BLVD.  
COLORADO SPRINGS, CO. 80915

John P. Nelson  
Associates  
6636 E. Platte Peak, Colorado Springs, CO 80909 Phone: (719) 632-3384  
jnelson@npsa.com (719) 632-1181 Fax

PROJECT NO.  
DRN. BY:  
R.M.B.  
REVISIONS:



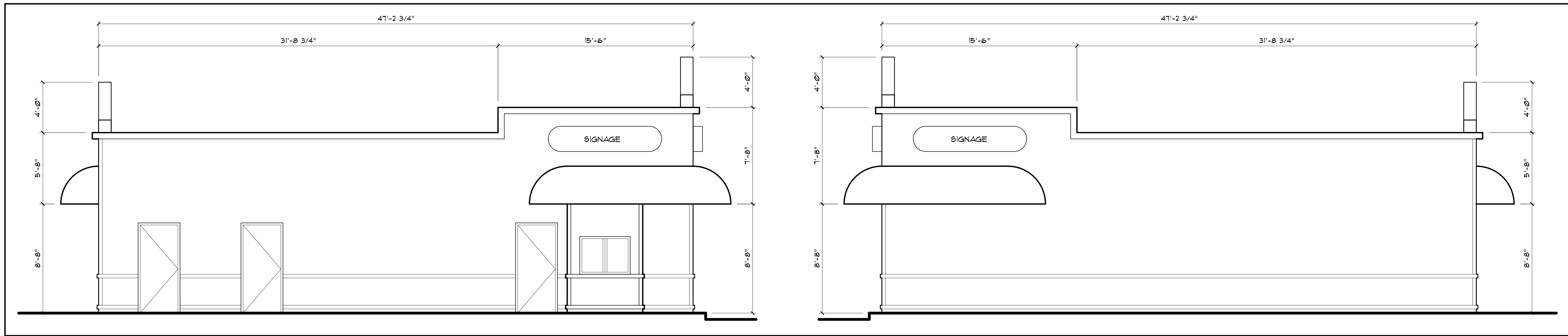
ISSUE DATE: 10-05-18  
SHEET:

SD-1

Add PCD File No. PPR1847

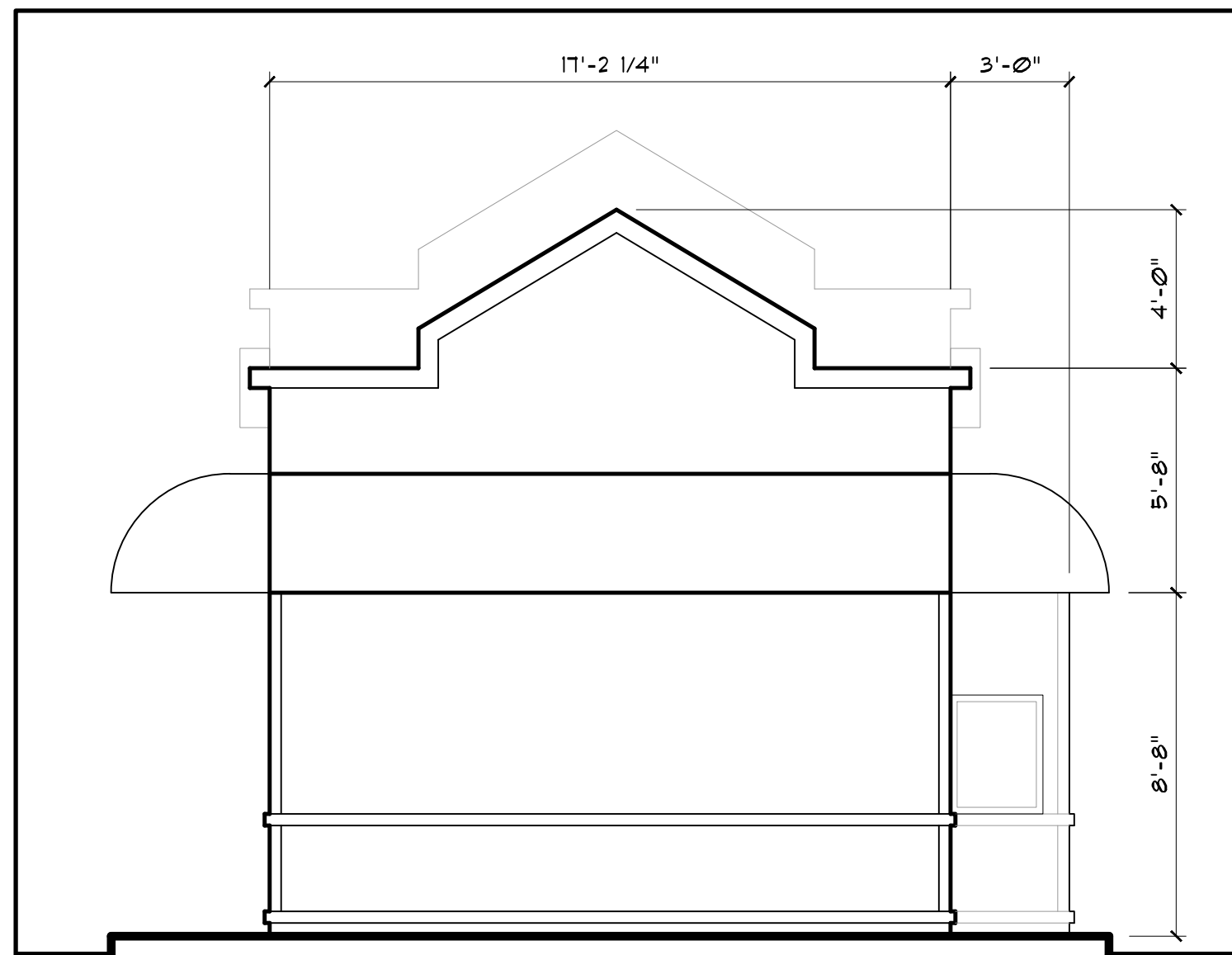
CPC NV XX-XXXXX

1 SITE DEVELOPMENT PLAN  
SD-1 SCALE: 1:60

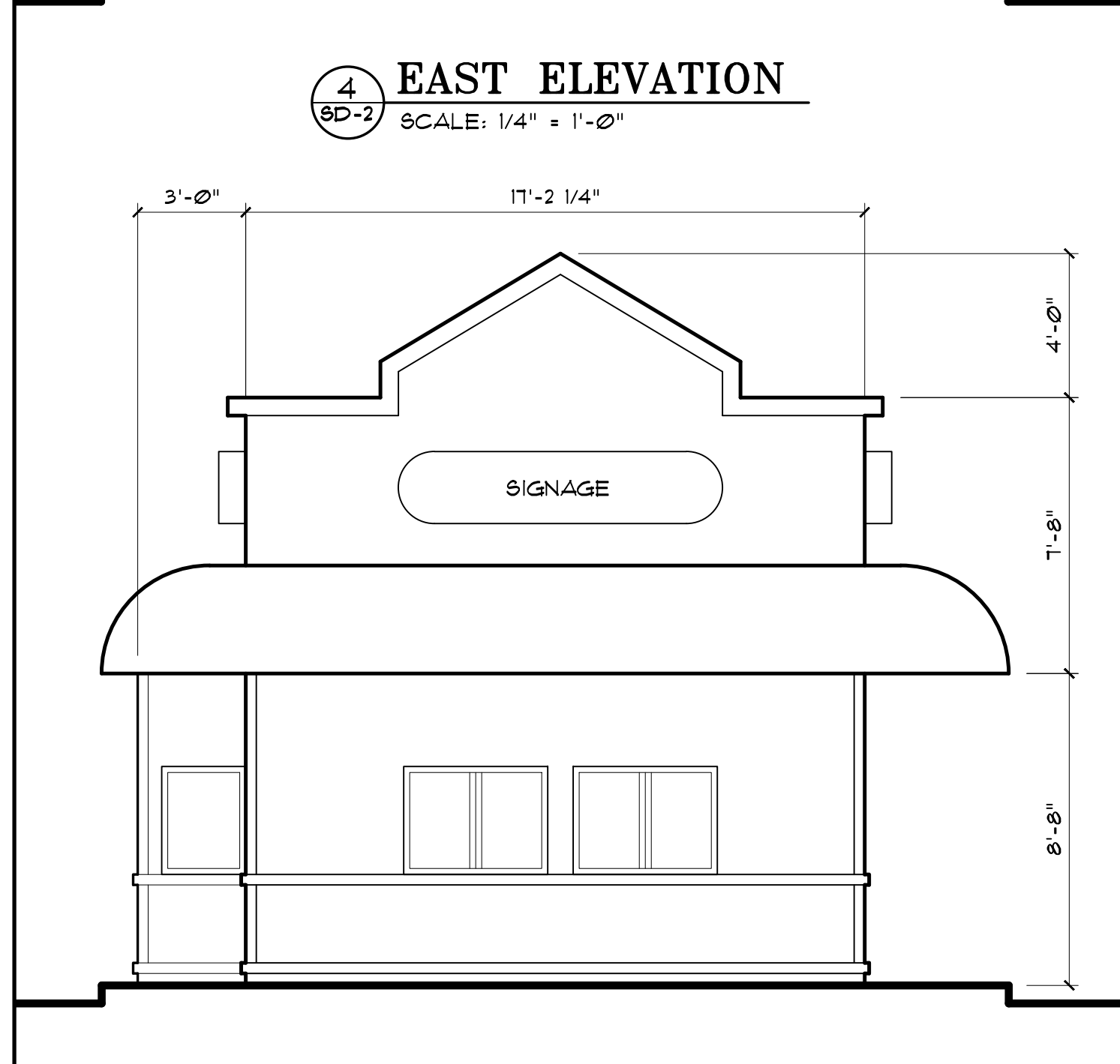


**5 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

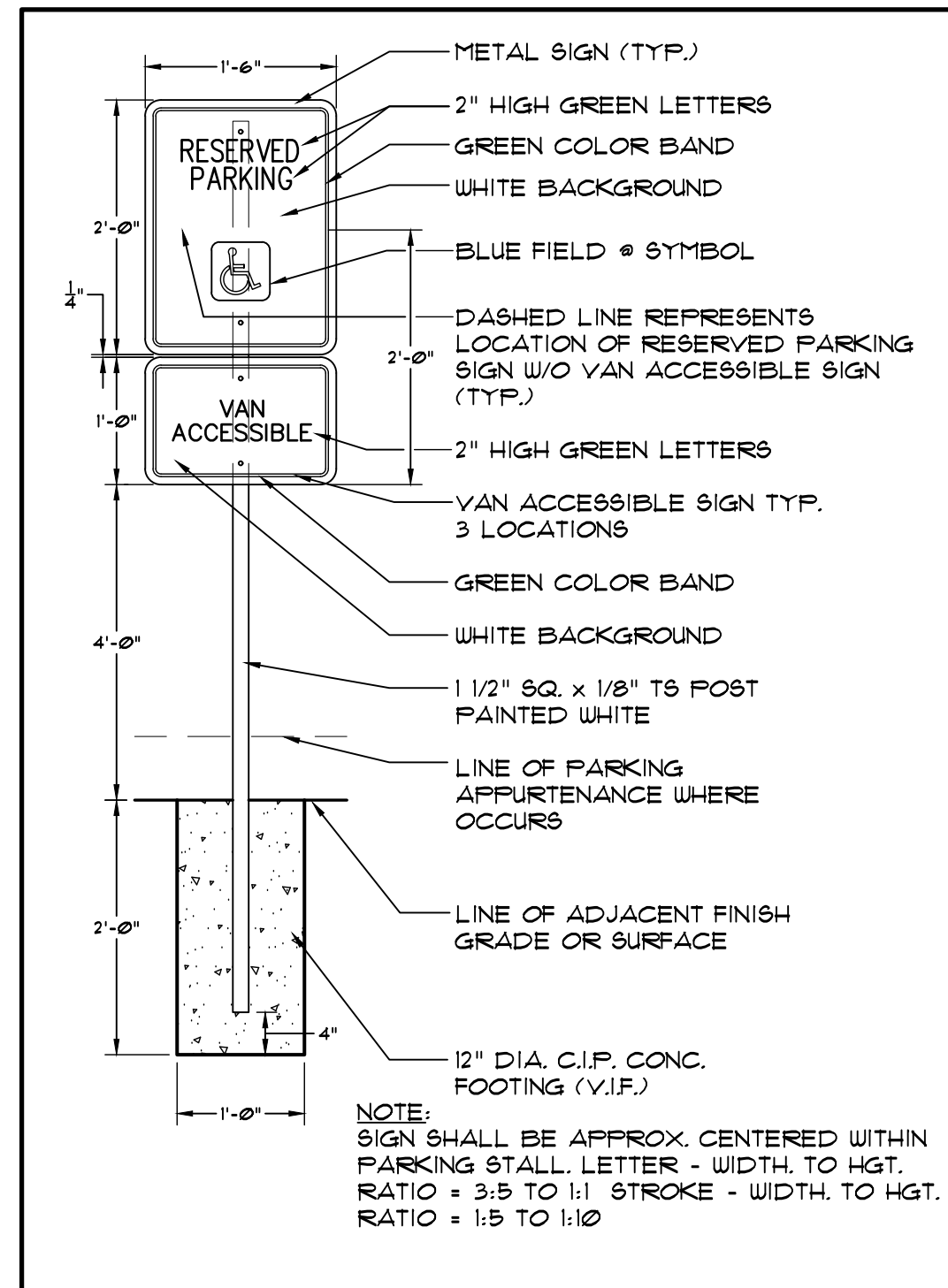
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



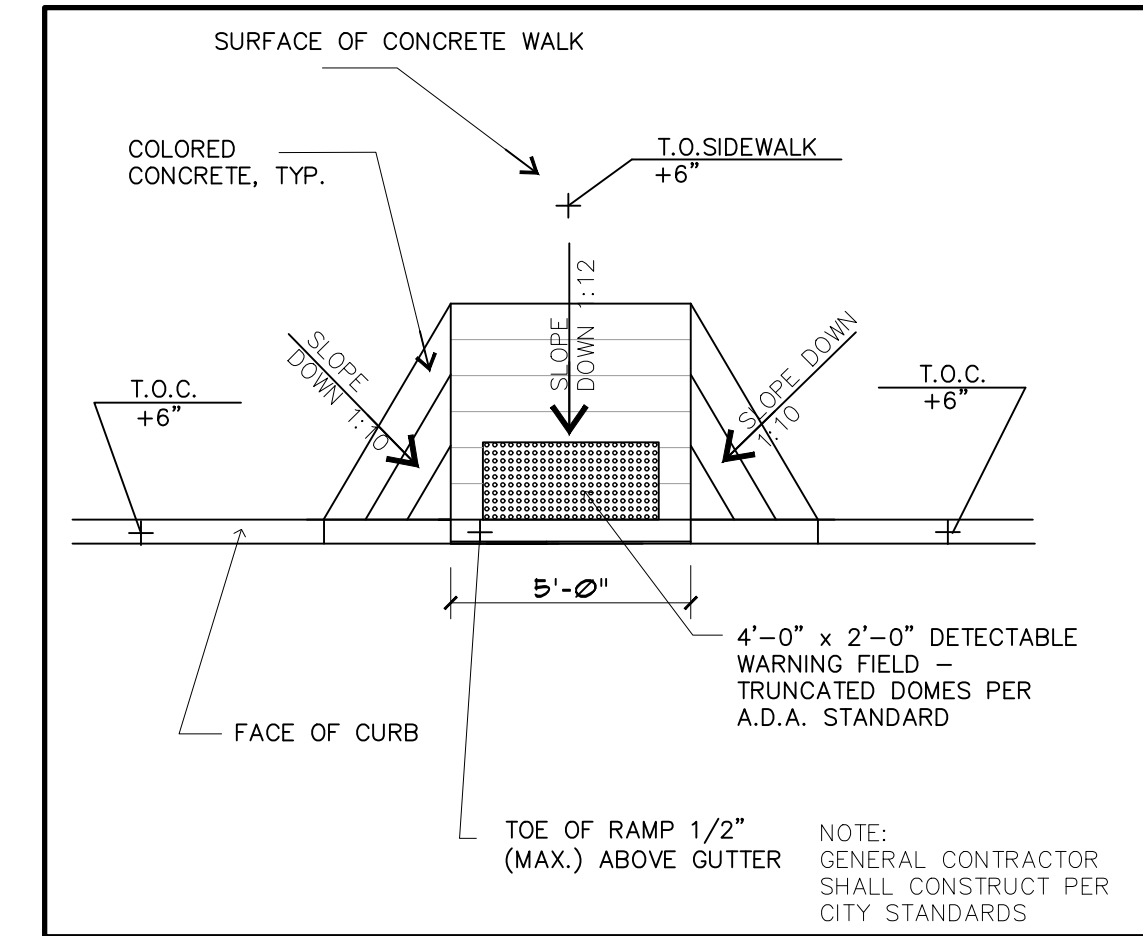
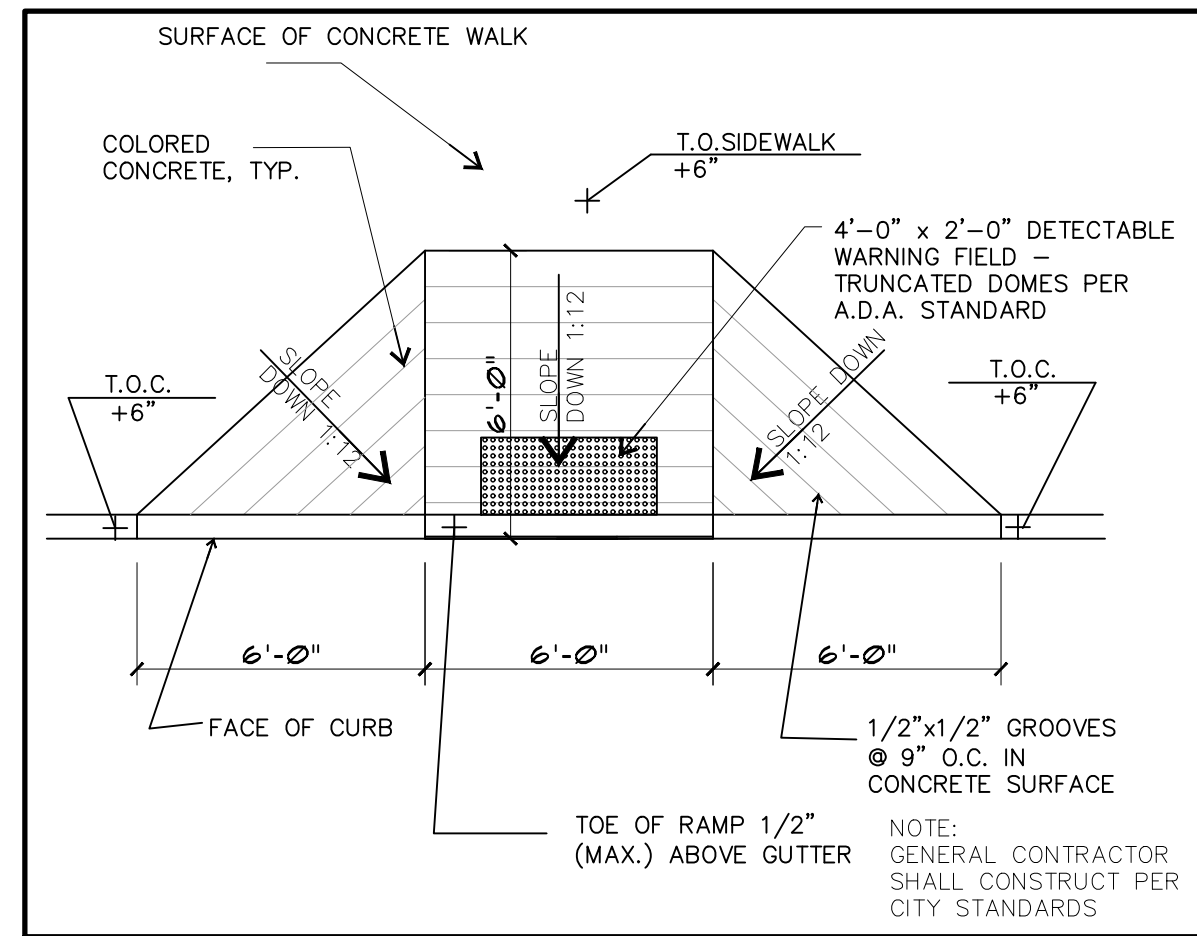
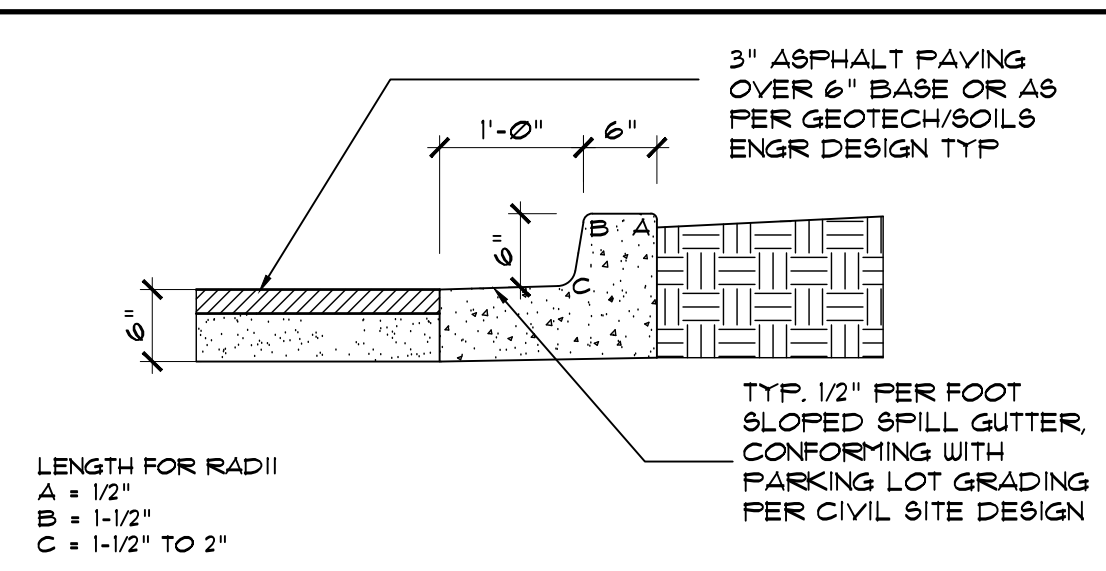
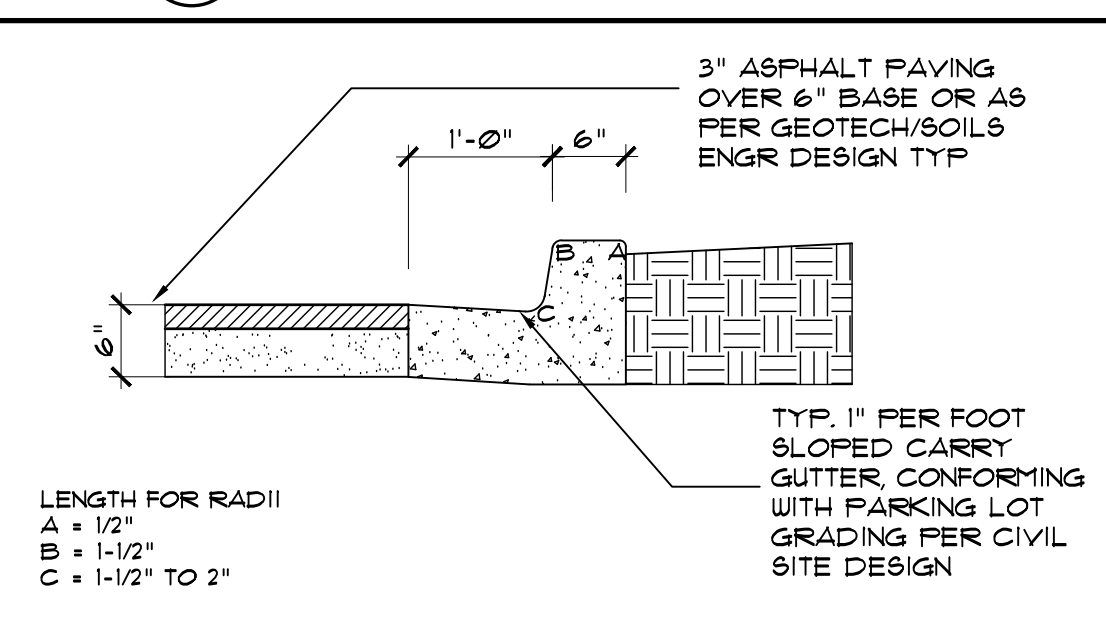
**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**5 PARKING SIGN DETAIL**

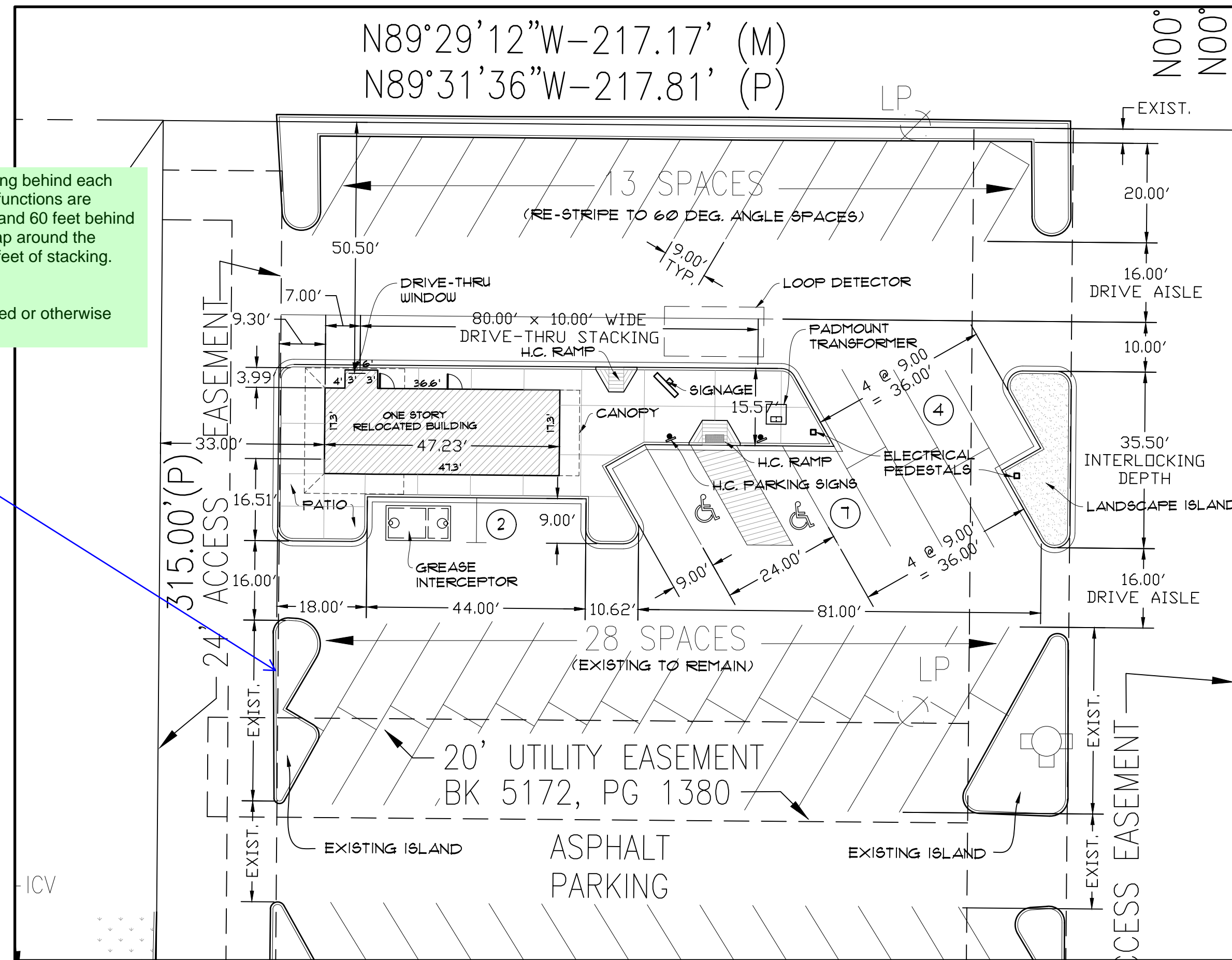


Restaurants shall provide 90 feet of stacking behind each order board and pick-up window, or if the functions are separated, 30 feet behind an order board and 60 feet behind the pick-up window. The stacking may wrap around the building. -call out order board or show 90 feet of stacking.

Drive-through lanes shall be striped, marked or otherwise distinctly delineated.

Label the proposed sand filter basin

- GENERAL NOTES FOR CURBS:**
- EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
  - CONCRETE SHALL BE CDOT CLASS B.
  - CONTRACTION JOINTS SPACING SHALL BE 5' MINIMUM AND 10' MAXIMUM.
  - SUBGRADE COMPACTION TO BE 95% OPTIMUM DENSITY (AW WITH AASHTO T-99).



**1 DETAIL SITE PLAN**  
SCALE: 1:20

PROJECT NO. \_\_\_\_\_  
DRN. BY: RMB  
REVISIONS: \_\_\_\_\_

ISSUE DATE: 10-05-18  
SHEET: \_\_\_\_\_

**SD-2**

# Markup Summary

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## Daniel Torres (2)

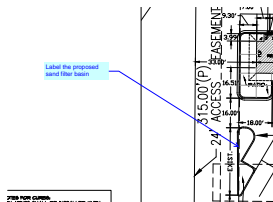
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5018 PALMER PARK BLVD.  
COLORADO SPRINGS, CO  
LOT SIZE (SF):  
9.55 ACRES (241,150 SF)

Add PCD File No. PPR1847

**Subject:** Text Box  
**Page Label:** [1] SD 1-2 - Short Stop-SD-1  
**Lock:** Unlocked  
**Author:** Daniel Torres  
**Date:** 11/13/2018 4:43:38 PM  
**Color:** ■

Add PCD File No. PPR1847



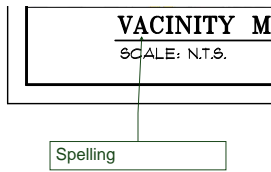
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Label the proposed sand filter basin

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## dsdkendall (2)

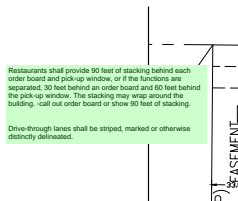
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Spelling

FOOT PROCEED



**Subject:** Text Box  
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Restaurants shall provide 90 feet of stacking behind each order board and pick-up window, or if the functions are separated, 30 feet behind an order board and 60 feet behind the pick-up window. The stacking may wrap around the building. -call out order board or show 90 feet of stacking.

Drive-through lanes shall be striped, marked or otherwise distinctly delineated.