

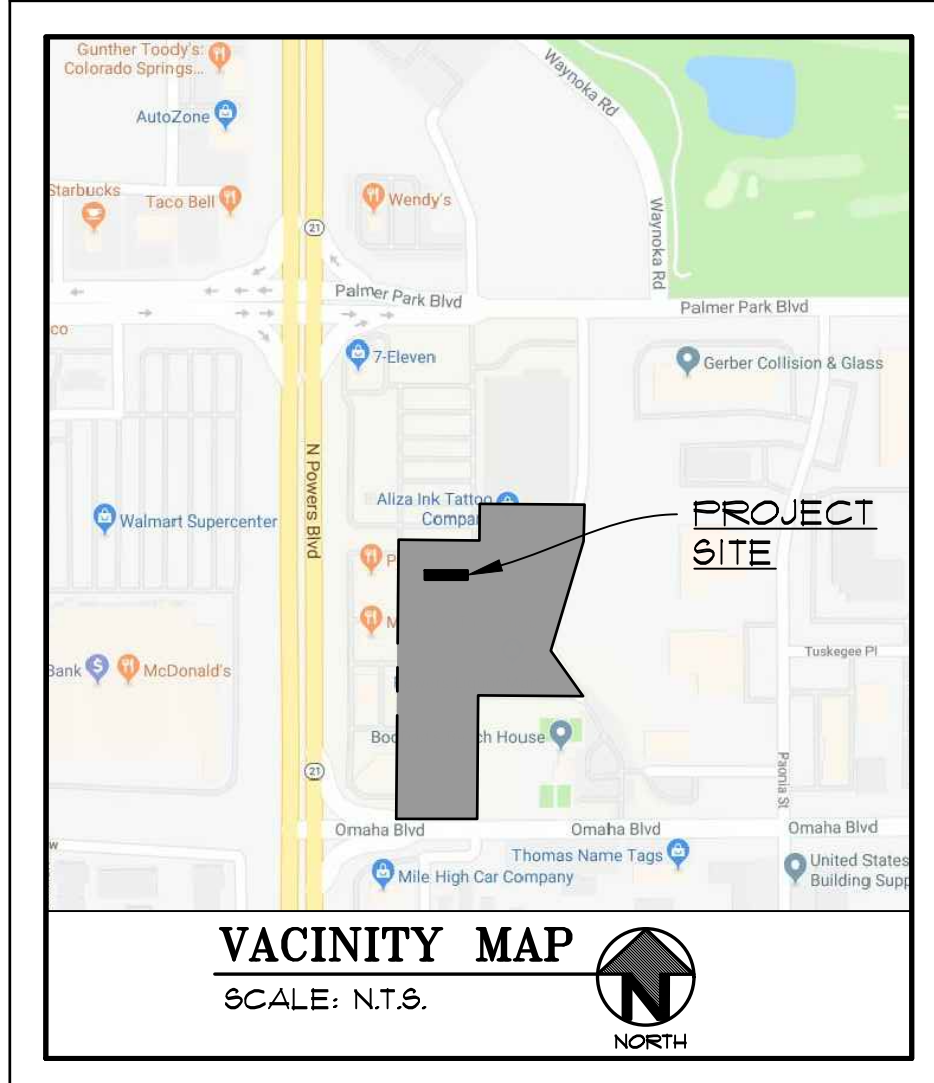
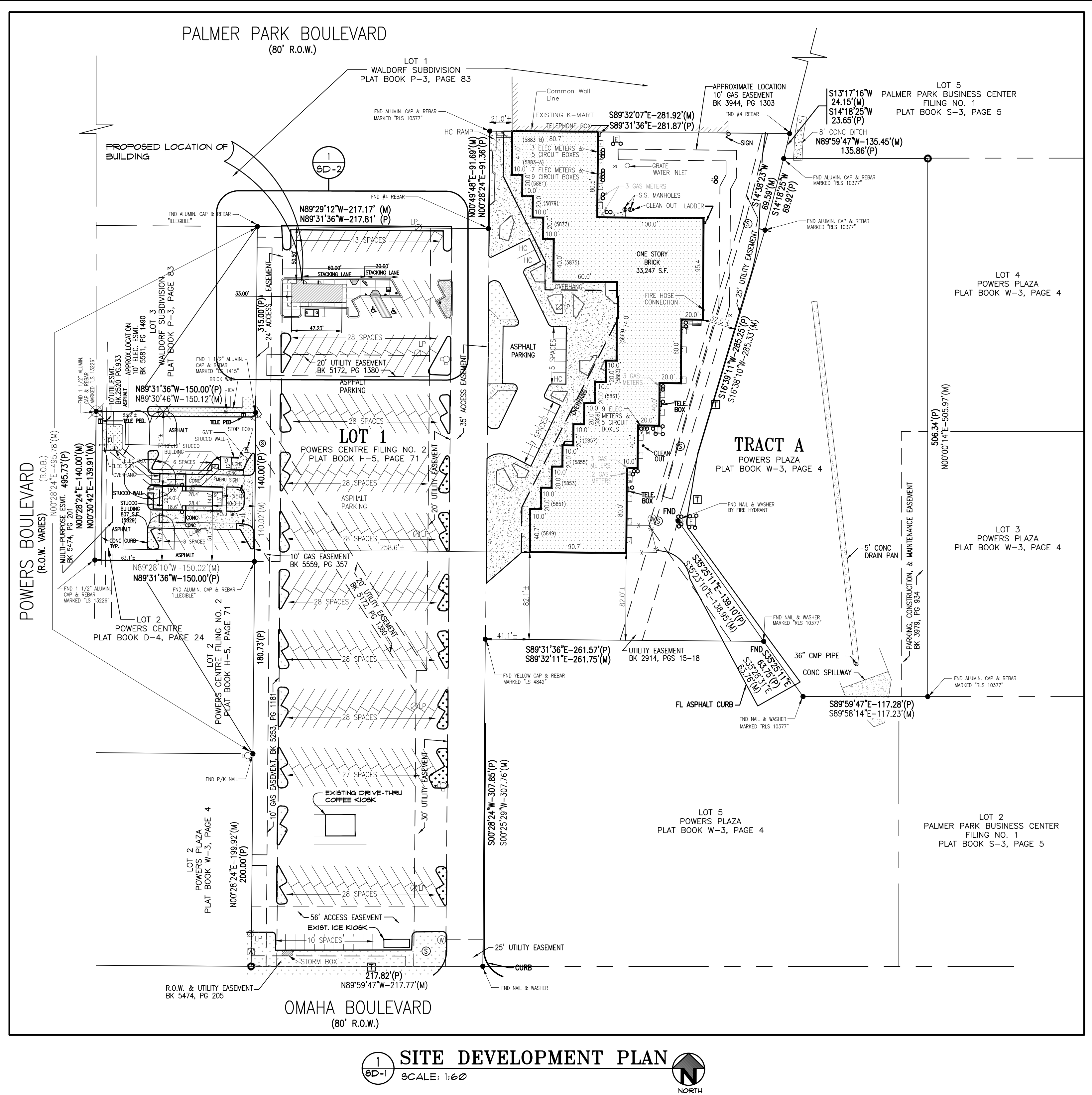
# SHORT STOP DEVELOPMENT PLAN MINOR AMMENDMENT

5819 PALMER PARK BLVD.  
COLORADO SPRINGS, COLORADO 80915

**John P. Nelson Associates**  
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 john@jpnar.com (719) 632-1181 Fax

**SHORT STOP RESTAURANT  
DEVELOPMENT PLAN MINOR AMMENDMENT**  
 5819 PALMER PARK BLVD.  
 COLORADO SPRINGS, CO. 80915

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.



**LEGAL DESCRIPTION:**

LOT 1 POWERS CENTRE FIL NO 3

**LOT SETBACKS:**

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

**Approved**  
 By: Mark Gebhart  
 On behalf of the PCD Executive Director  
 Date: 02/06/2019  
 El Paso County Planning & Community Development

AVIGATION EASEMENT, GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1972 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 759 AND IN BOOK 3635 AT PAGE 688. SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.

**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: 41% PROPOSED LOT COVERAGE: NO CHANGE

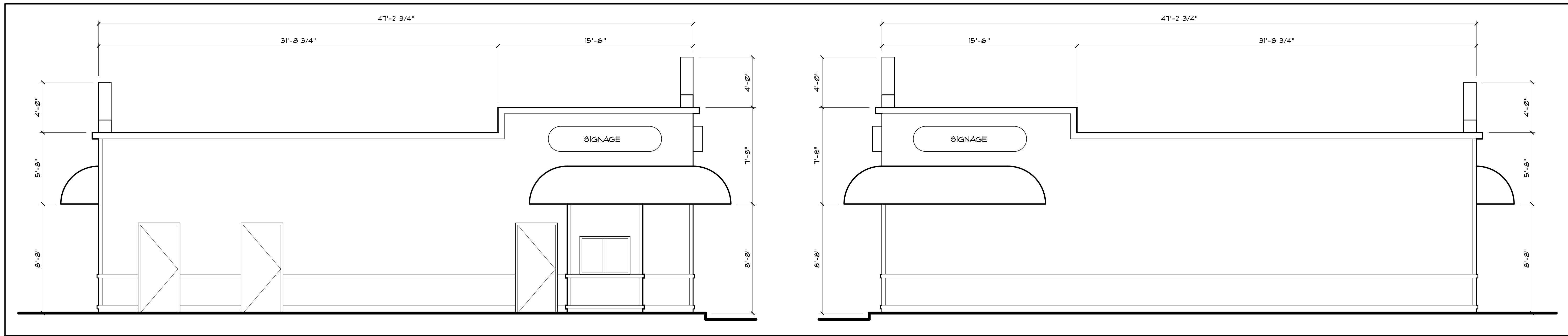
**SITE DEVELOPMENT PLAN**  
SCALE: 1:60

PCD FILE NO.: PPR1847

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

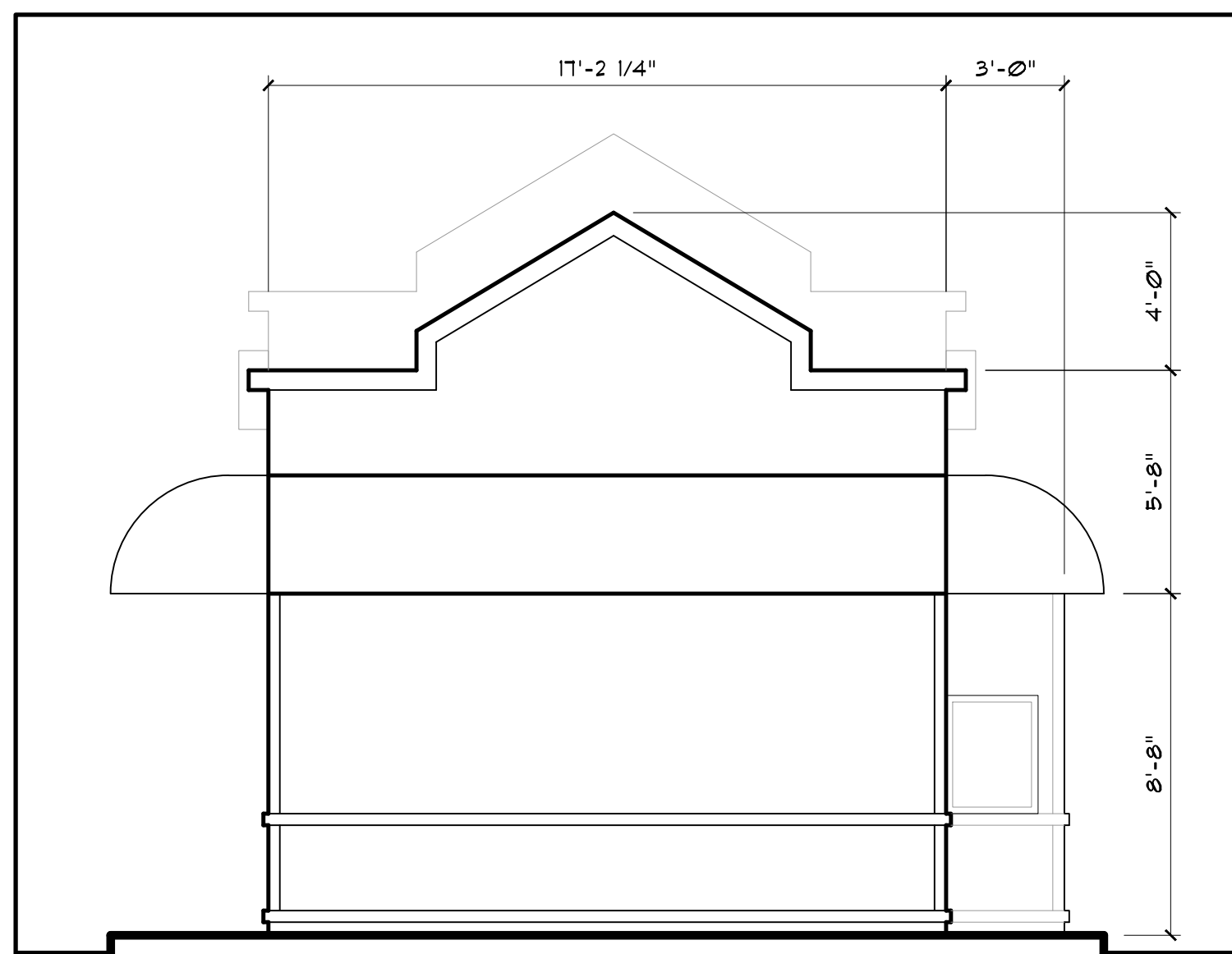
ISSUE DATE: 10-05-18  
SHEET:

SD-1

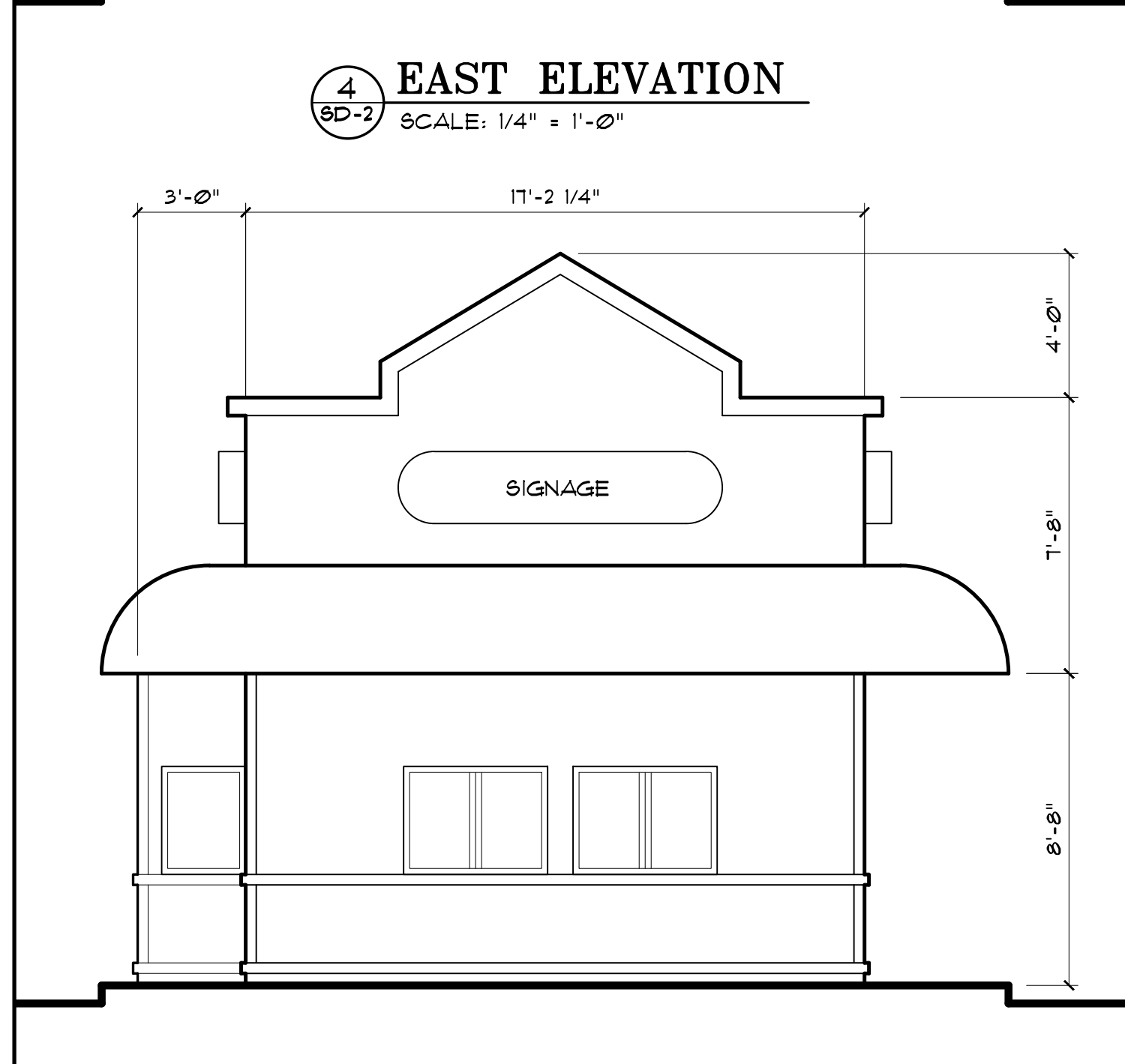


**5 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

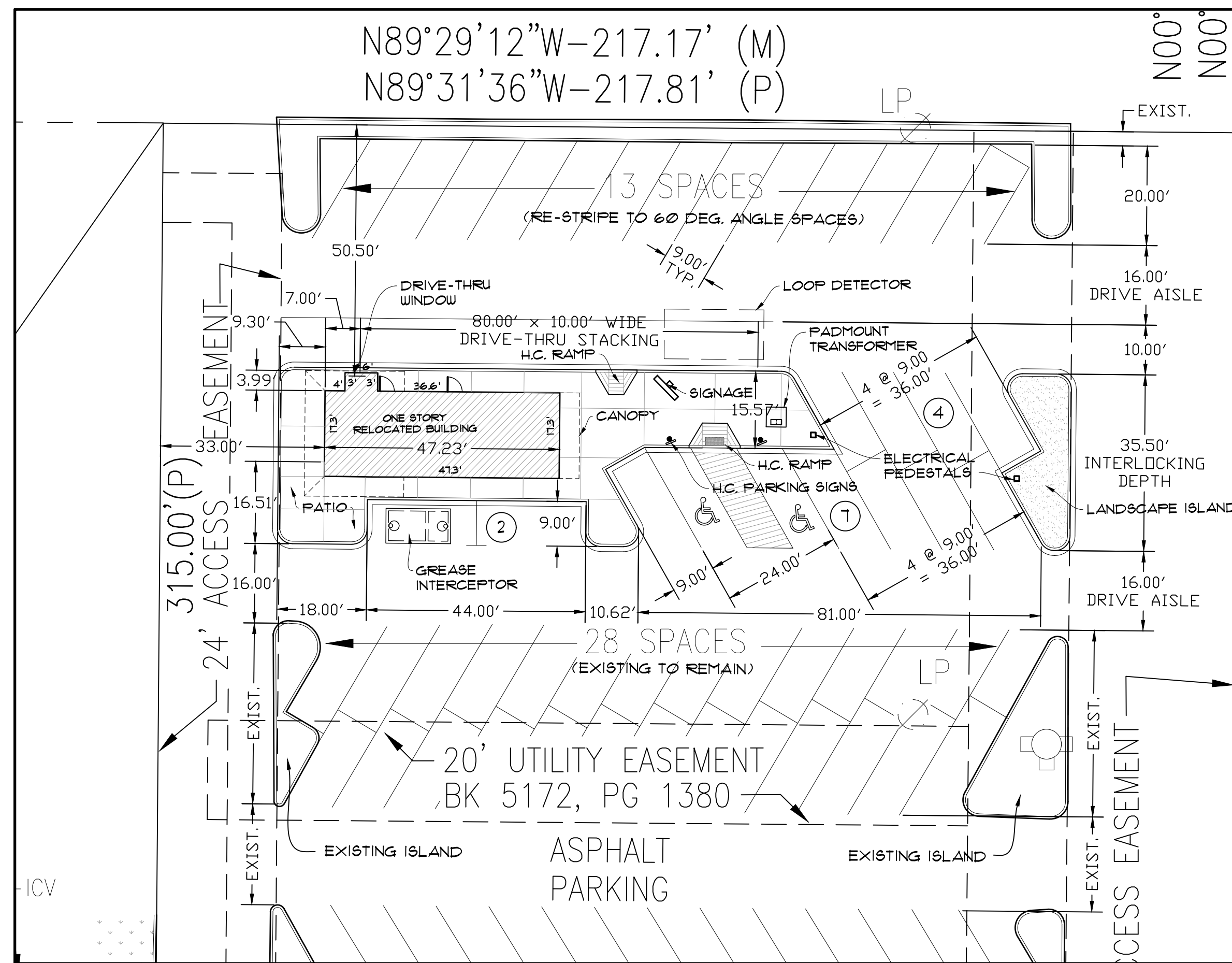
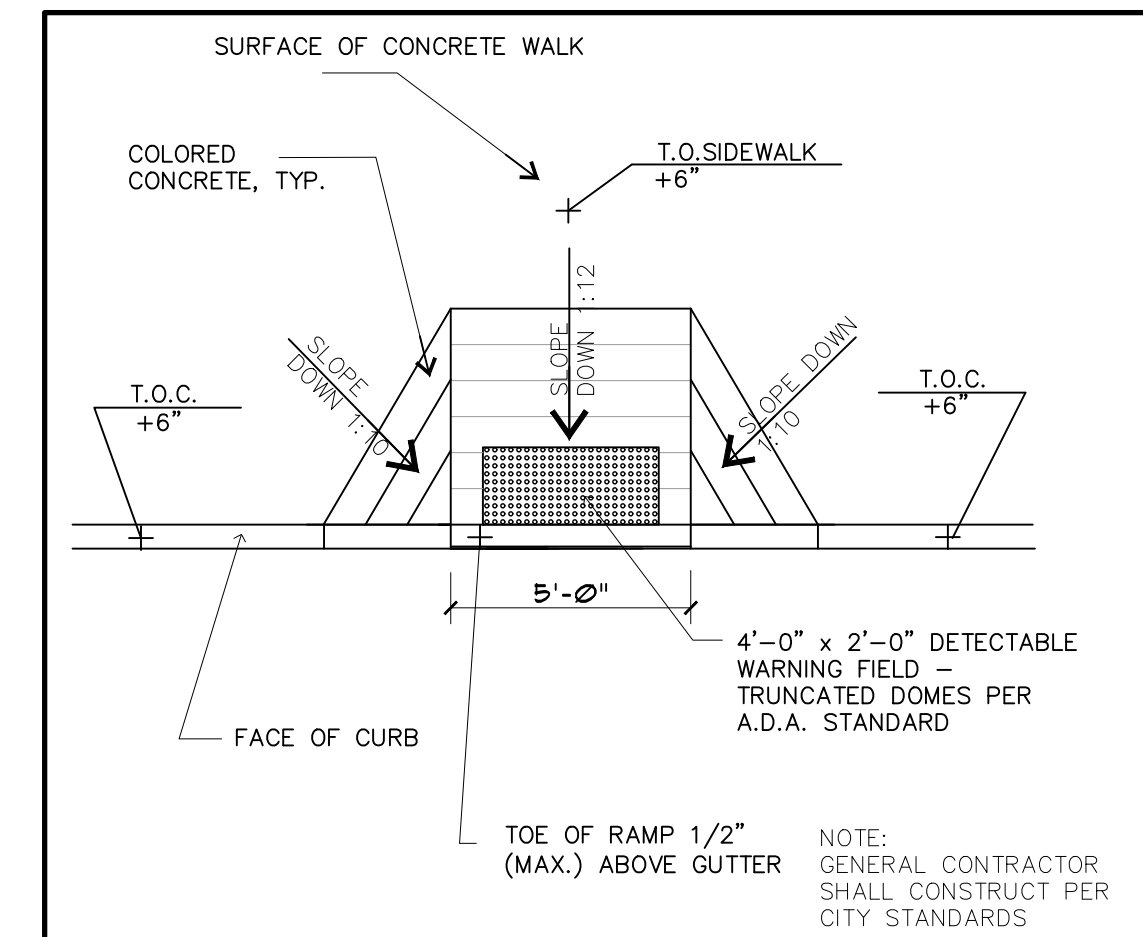
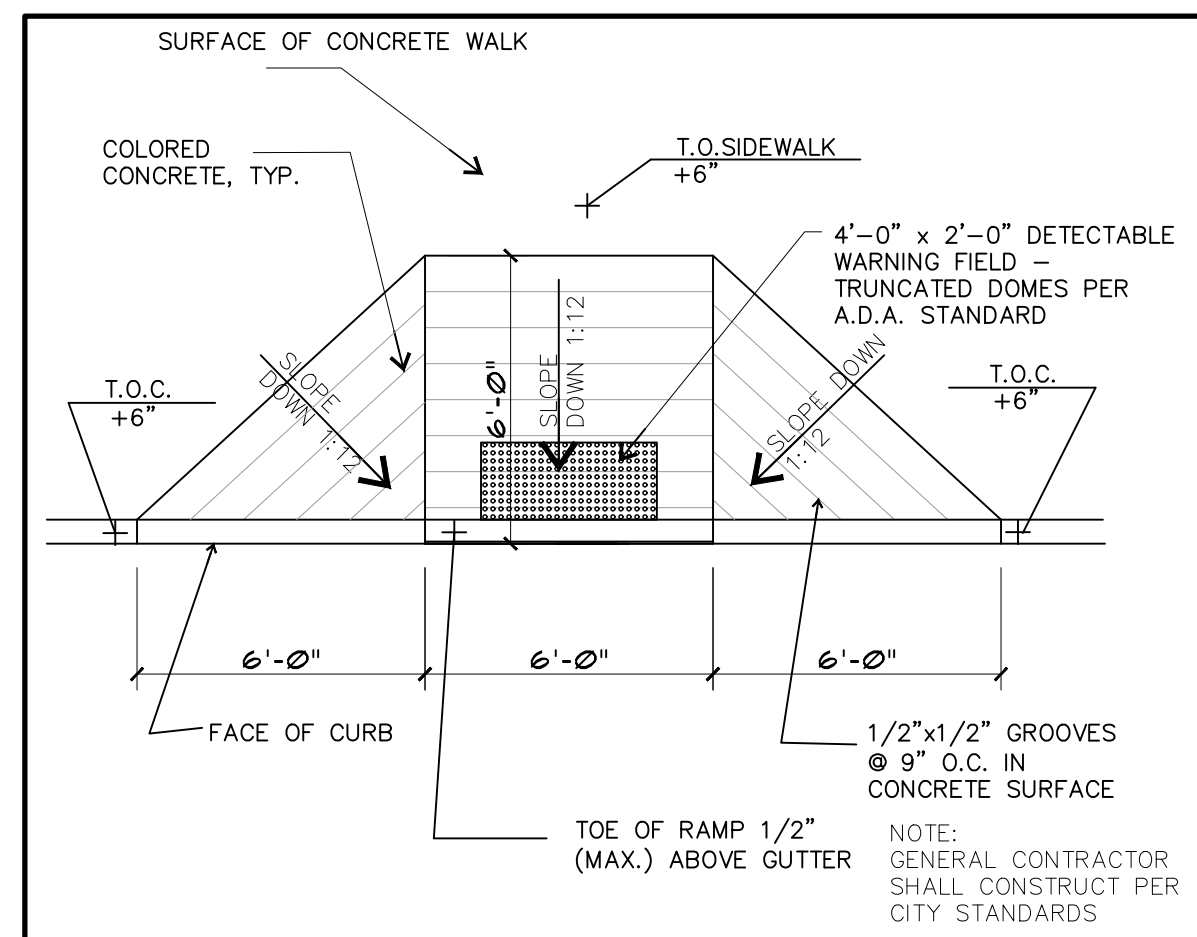
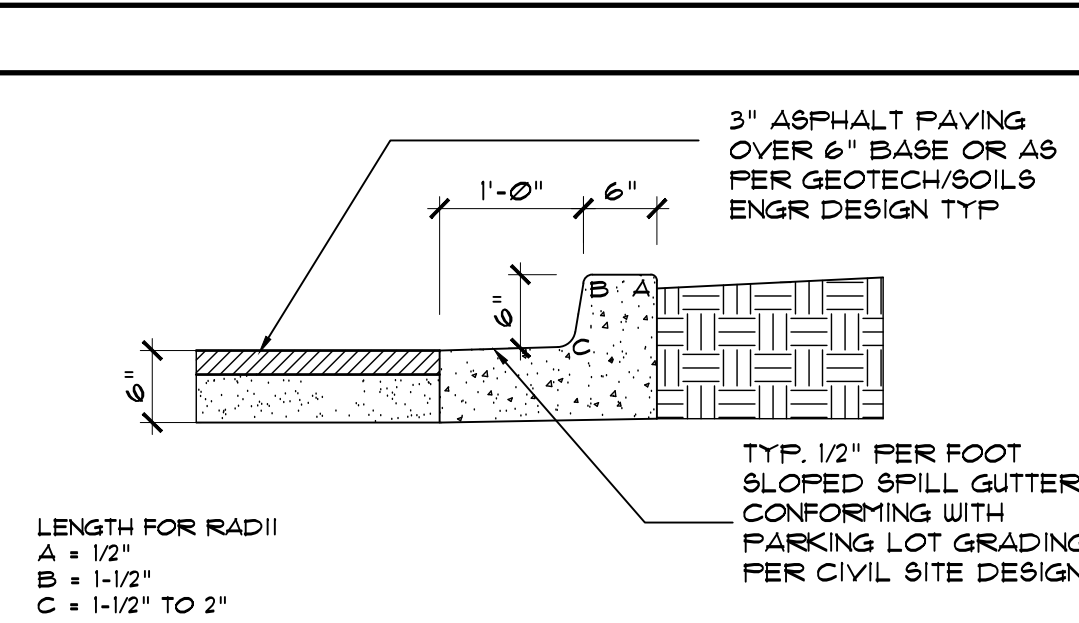
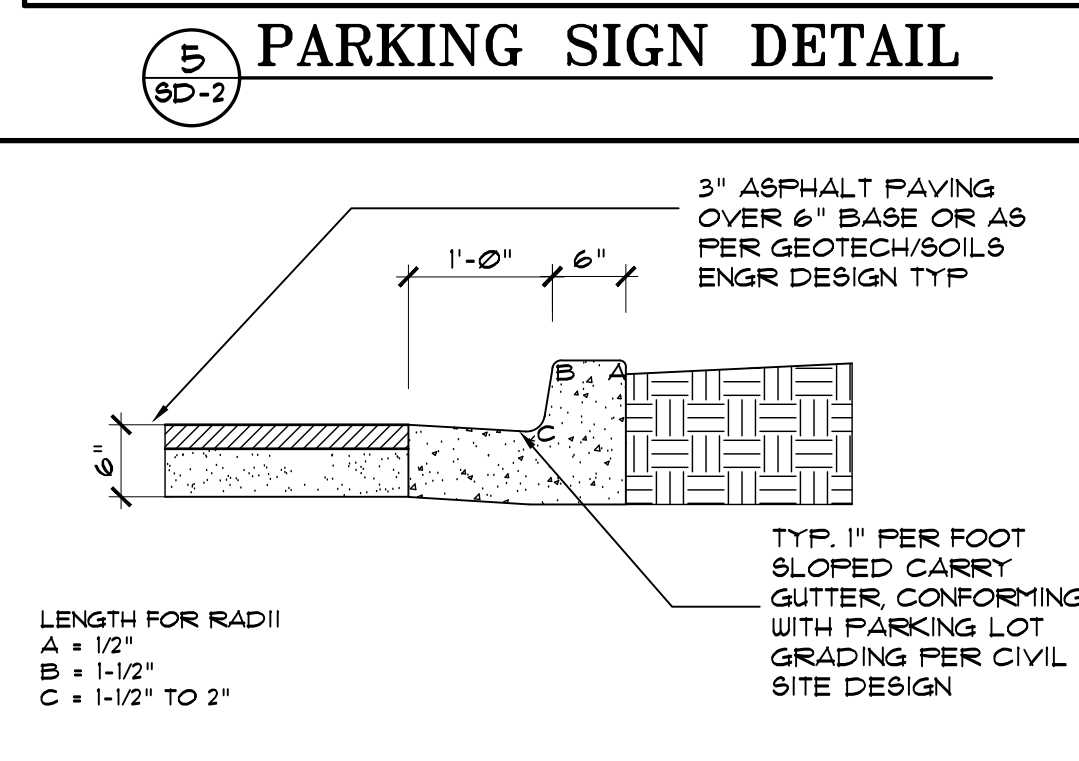
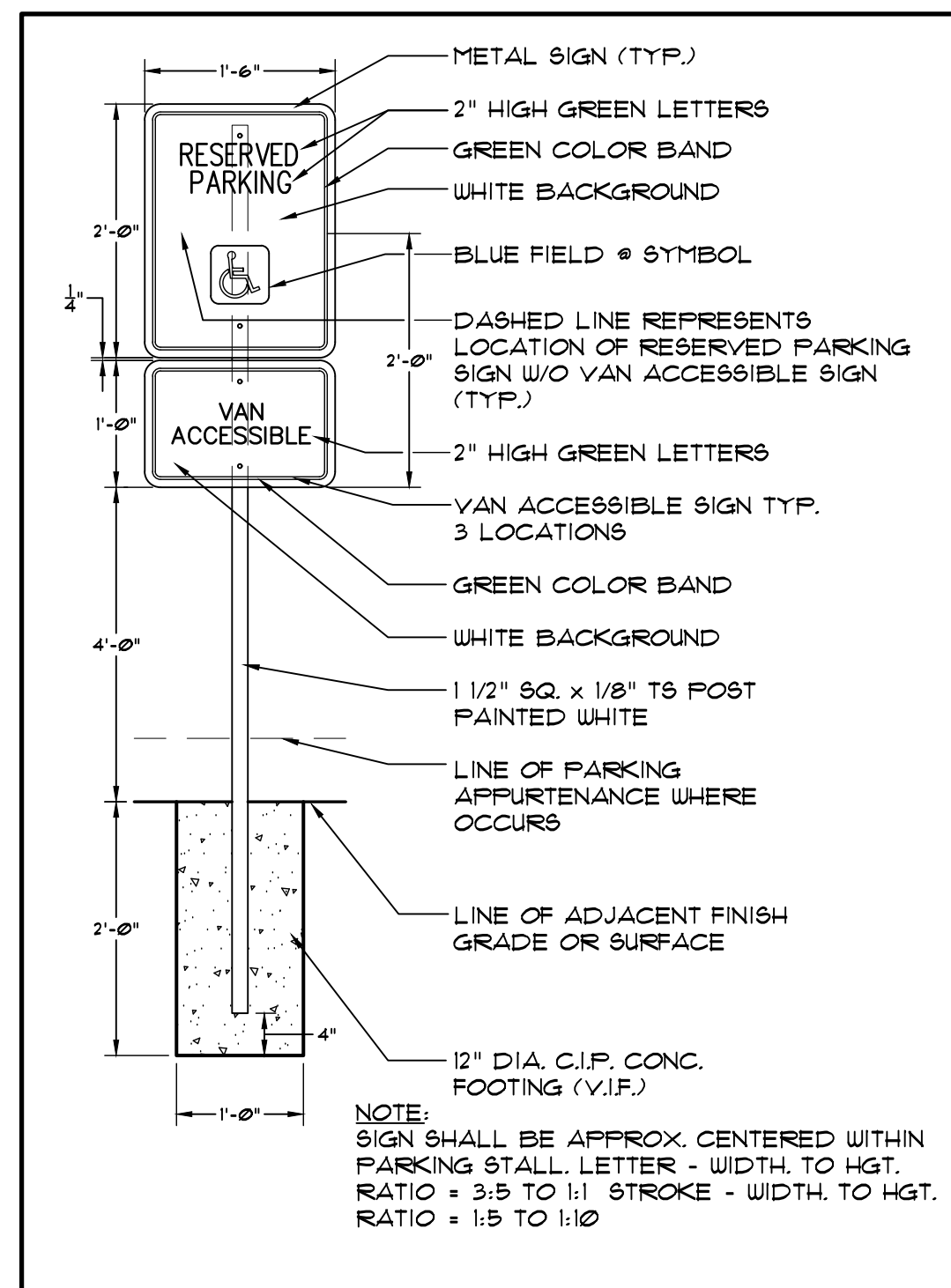
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**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).



**YOW Architects PC**  
 Architecture & Planning  
 115 S. Weber Colorado Springs, Colorado 719-475-8133

NOT FOR CONSTRUCTION

**Short Stop Hamburgers**  
 5819 Palmer Park Blvd  
 Colorado Springs, CO  
 CONSTRUCTION DOCUMENTS

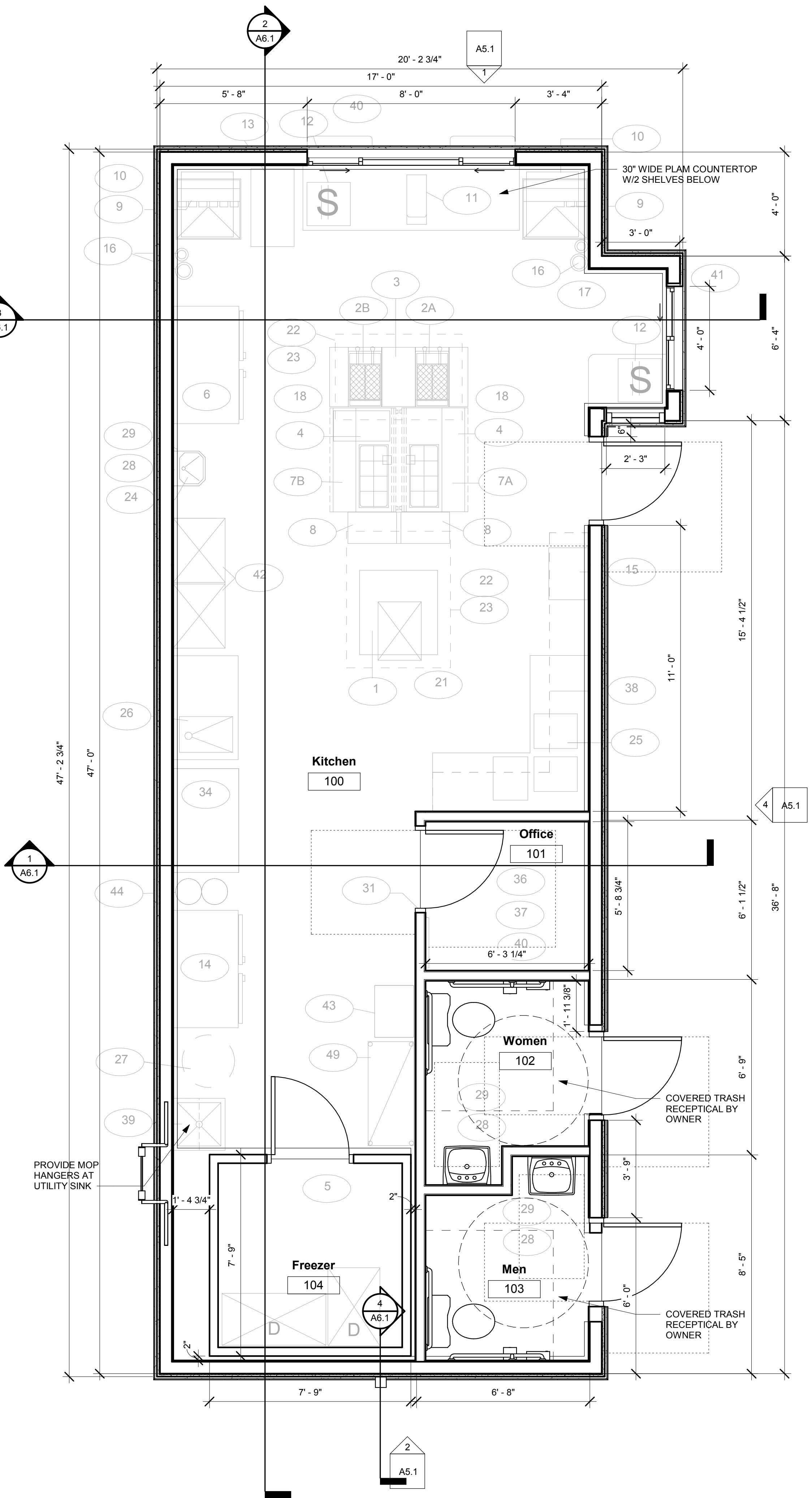
Project Number  
**18.275**

Date  
 8.12.18

Revisions

Drawn By  
 ATT  
 Checked By  
 YOW

**A2.1**  
 Floor Plan  
 Scale  
 3/8" = 1'-0"

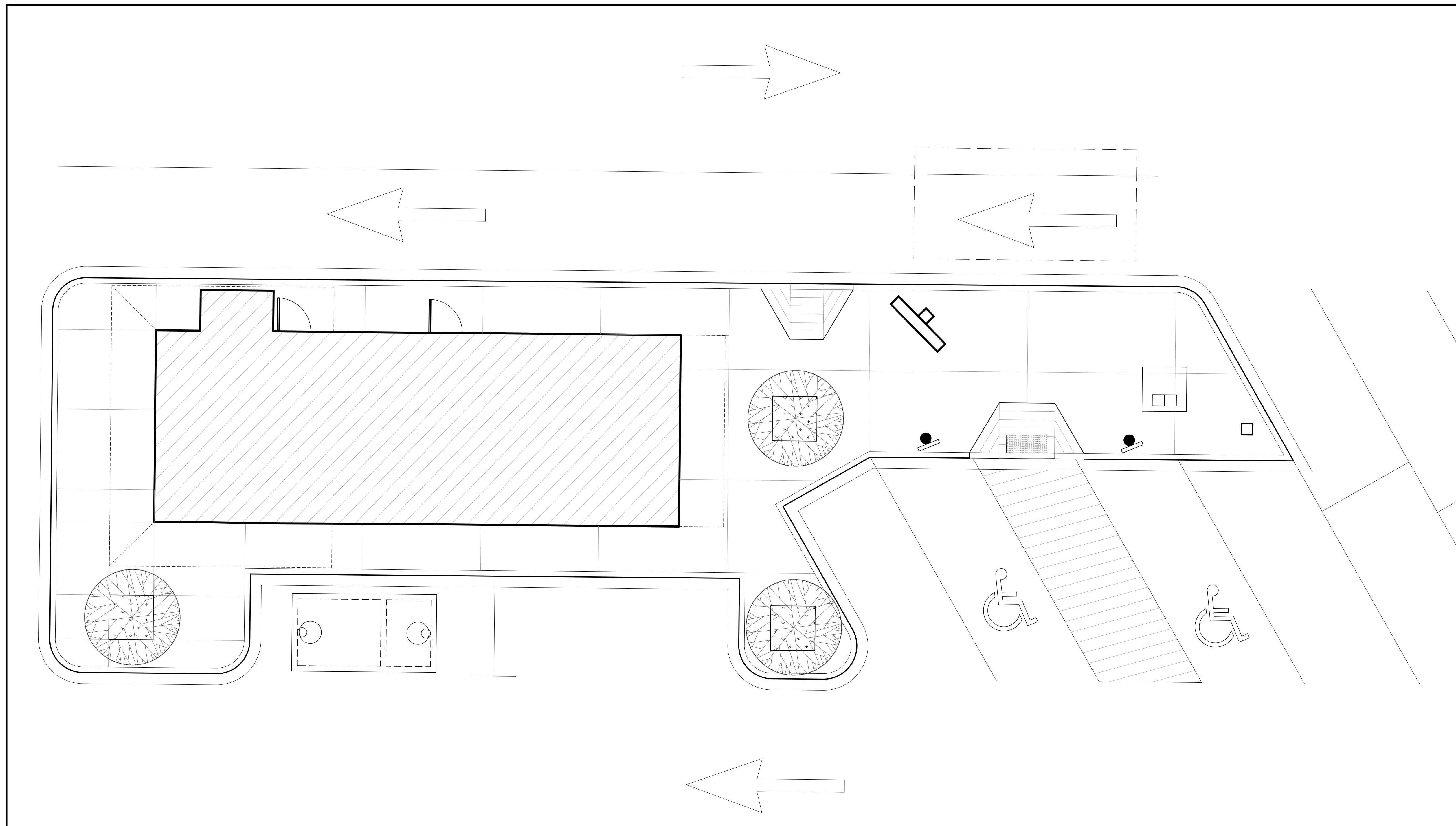


ITEM NO.	ITEM DESCRIPTION
1	NIECO BROILER - MODEL 624
2A	FRYER W/ COVER - DEAN SR42GN
2B	FRYER W/ COVER- PITCO F14RS-CV
3	DUMP STATION
4	FRENCH FRY TABLE - 14"WX26"L
5	FREEZER - STEP-IN
6	2 DOOR REFRIGERATOR - DELFIELD 6051-S
7A	REFRIGERATED SANDWICH UNIT - TRUE TSSU-48-8
7B	REFRIGERATED SANDWICH UNIT - DELFIELD 4048
8	HOT WELL - DUKE EP-3-CBPG
9	FREE STANDING BEVERAGE DISPENSER - LANCER ICD 2300
10	ICE MACHINE - HOSKIZAKI KM-630MRB
11	ICE TEA MAKER - CURTIS TBP
12	CASH REGISTER - TEC MA600
13	SHAKE MACHINE - TAYLOR 5454-27
14	2 DOOR FREEZER -
15	MICROWAVE ON CART
16	CUP DISPENSER - WALL MOUNTED
17	DELETED
18	HEAT LAMPS - NEMCO 6000A-2C
19	WRAP/BAG HOLDER (SET ON PREP TABLE)
20	FRYER TIMERS (MOUNTED ON HOOD ABOVE FRYERS) - PRINCE CASTLE 740-TS
21	DELETED
22	STAINLESS STEEL HOOD ((2) REQUIRED) - OVER THE FRYER NEW HOOD SYSTEM
23	STAINLESS STEEL HOOD W/FIRE SUPPRESSION SYSTEM (IN CAVITY PROVIDED ON HOOD) (42"X48" OPENING, 42"X60" WITH THE FIRE SUPPRESSION SYSTEM)
24	HAND LAVATORY
25	3 COMPARTMENT SINK W/ DRAINBOARD - INDIRECT TO SEWER
26	VEGETABLE PREP SINK
27	WATER HEATER - GE PE50M09AAG
28	TOWEL DISPENSER
29	SOAP DISPENSER
30	DELETED
31	ELECTRICAL PANEL
32	CHEMICAL CABINET ABOVE MOP SINK (BY OWNER)
33	DELETED
34	BAG-IN-BOX RACK AND CARBONATORS & B.I.B. PUMPS
35	DELETED
36	SAFE
37	DESK
38	UPPER SHELVING
39	UTILITY SINK - FLOOR MOUNTED
40	TELEPHONE
41	WALL HUNG CONDIMENT HOLDER
42	BUN RACKS
43	BREAK TABLE - 18"X24"
44	CO2 TANKS
45	DELETED
46	DELETED
47	DELETED
48	DELETED
49	STAINLESS STEEL SHELVING
50	TIME CLOCK - ACROPRINT 125

**EQUIPMENT SCHEDULE**

1 Floor Plan  
 3/8" = 1'-0"

8/12/2018 1:05:54 PM



PLANT/LANDSCAPE KEY		QTY.
	FPC-PYRUS CALLERYANA "CHANTICLEER" CHANTICLEER FLOWERING PEAR (SUBMIT SAMPLE PRIOR TO INSTALLATION)	3
	BARK MULCH - ORGANIC, 4" DEPTH (SUBMIT SAMPLE PRIOR TO INSTALLATION)	48 S.F.

SD-3

DETAIL - ALTERNATE LANDSCAPE DESIGN

SCALE: 1:25



PCD FILE NO.: PPR1847

John P. Nelson  
associates

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**SHORT STOP RESTAURANT  
DEVELOPMENT PLAN MINOR AMENDMENT**

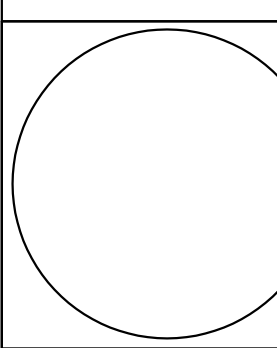
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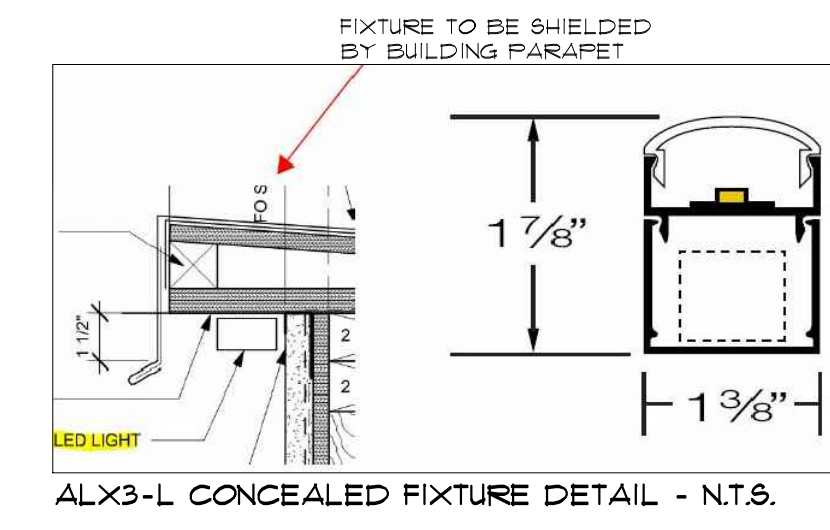
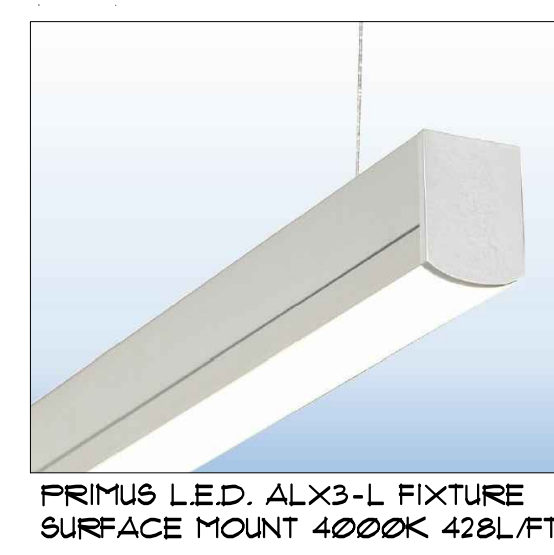
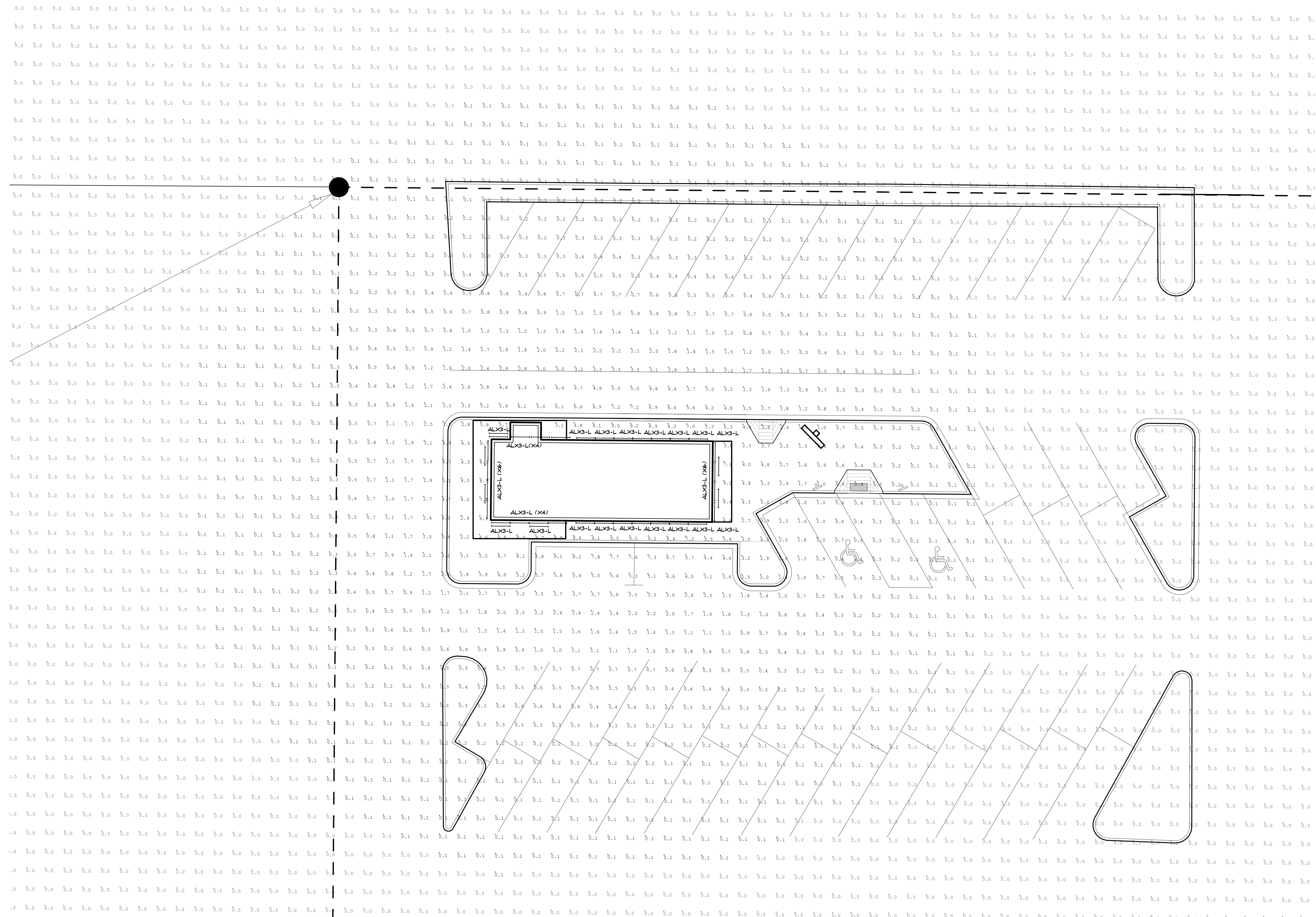


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DATE: 10-25-18

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
—	37	ALX3-L	SINGLE	N.A.	1.150	ALX3-RL-LED-L-35K-120-BE-PC-S-4'

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.22	9.7	0.0	N.A.	N.A.

**DETAIL PHOTOMETRIC SITE PLAN**  
SCALE: 1:10

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PROJECT NO.
DRN BY: RMB
REVISIONS: 1-11-2018

ISSUE DATE: 10-25-18  
SHEET:  
**SD-4**