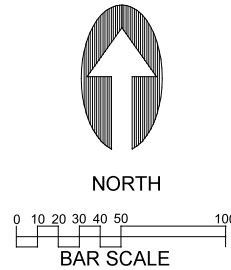


SITE DEVELOPMENT PLAN
CIMARRON-NORTHWEST INDUSTRIAL FILING NO. 4
 A REPLAT OF A PORTION OF LOT 1, BLOCK 2 CIMARRON-NORTHEAST INDUSTRIAL NORTHWEST
 LOCATED IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 LOT 1 SCHLAUFMAN SUBDIVISION NO. 1., PLAT 12717

OWNER: SAVAGE DEVELOPMENT GROUP LLC
 2454 WAYNOKA ROAD, COLORADO SPRINGS, COLORADO 80915

PROPERTY NUMBER 5406204050
 ZONING I-2 LIMITED INDUSTRIAL
 LAND AREA 1.75
 SETBACKS: FRONT & REAR 50', SIDES 30'



LEGEND FOR LINES AND HATCH AREAS

- 100 YEAR FLOOD PLAIN AREA
- PAVEMENT BETWEEN GATE AND DRIVEWAY ENTRANCE 1-1/2" RECYCLED CONCRETE AGGERATE 8" DEPTH.
- SIGHT DISTANCE TRIANGLE.
- BOUNDARY OR R.O.W. LINE
- CURB FACE
- CURB BACK
- CURB PAN
- EASEMENT
- CHAIN LINK FENCE
- ROLLOFF - EQUIPMENT
- SIGHT-LINE.

Unresolved
 dsdgrimm
 11/13/2018 8:49:00 AM

Revise the bearings and distances information for the property lines to match the recorded plat.

Include details SD 2-25 and SD2-23 on the site plan. **Unresolved**
 dsdgrimm
 11/13/2018 8:48:49 AM

If access is no longer being taken here then the site distance line does not need to be shown.

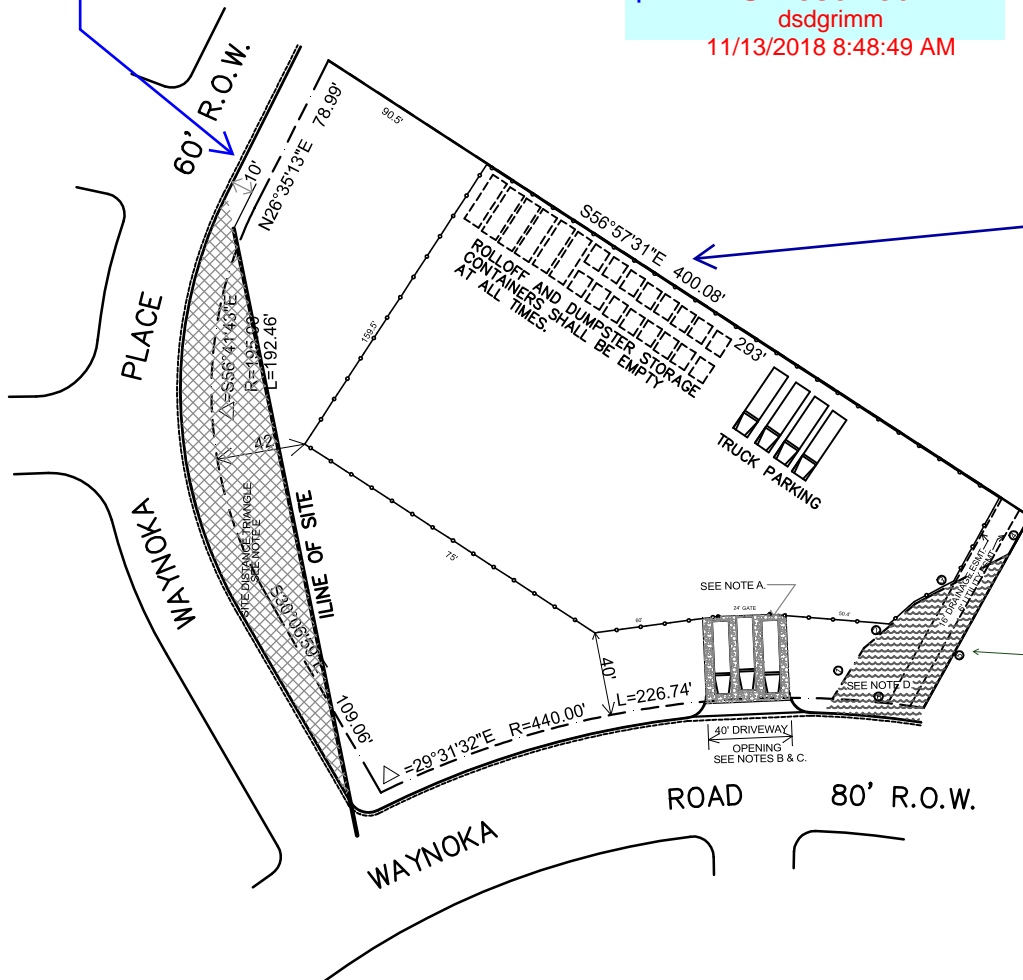
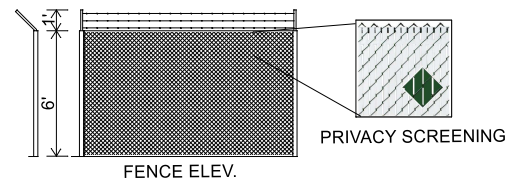
BOUNDARY

- | | | |
|---|----------------------------------|--------|
| 1 | N 30°45'28" E | 27.21' |
| 2 | N 49°04'11" E | 33.19' |
| 3 | N 61°25'51" E | 49.63' |
| 4 | N 30°28'59" E | 20.00' |
| 4 | N 30°28'59" E | 20.00' |
| 6 | L = 39.85' = 5°11'23" R= 440.00' | |

NOTES:

- NOTE A: PAVEMENT BETWEEN GATE AND DRIVEWAY ENTRANCE 1-1/2" COMPACTED RECYCLED CONCRETE 8" DEPTH. TRUCKS LOADED WITH ROLL-OFFS CONTAINER 35' IN LENGTH.
- NOTE B: DRIVEWAY ACCESS SHALL COMPLY WITH EGM SD.2-26.
- NOTE C: DRIVEWAY ACCESS SHALL COMPLY WITH EGM SD.2-23.
- NOTE D: TRACT A, 100 YEAR FLOODPLAIN. THIS IS A NO BUILD AND NO STORAGE AREA.
- NOTE E: SIGHT DISTANCE TRIANGLE. ANY OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE MORE THAN 30' ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT ROAD WAY SHALL CONSTITUTE A SIGHT OBSTRUCTION AND SHALL BE REMOVED OR LOWERED.
- NOTE F: DRIVEWAY ACCESS PERMITS WILL BE REQUIRED. APPLICATION FORM IS AVAILABLE AT THE PCD FRONT DESK.

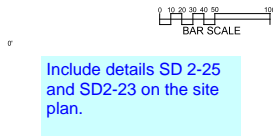
Indicate that "tract A" is not part of your property or this application.



PCD FILE NO.: PPR1832

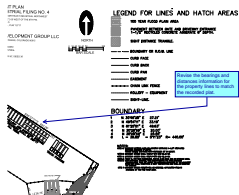
Markup Summary

dsdgrimm (5)



Subject: Text Box
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/13/2018 8:47:45 AM
Color: ■

Include details SD 2-25 and SD2-23 on the site plan.



Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/13/2018 8:48:29 AM
Color: ■

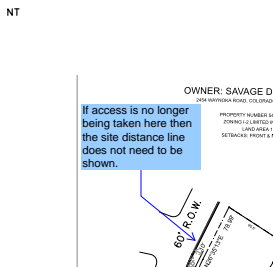
Revise the bearings and distances information for the property lines to match the recorded plat.



Subject: Unresolved
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/13/2018 8:48:59 AM
Color: ■



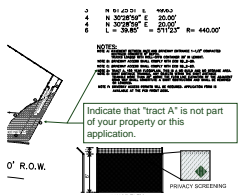
Subject: Unresolved
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/13/2018 8:49:02 AM
Color: ■



Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/13/2018 8:50:05 AM
Color: ■

If access is no longer being taken here then the site distance line does not need to be shown.

dsdkendall (1)



Subject: Callout
Page Label: 1
Lock: Unlocked
Author: dsdkendall
Date: 11/15/2018 8:11:16 AM
Color: ■

Indicate that "tract A" is not part of your property or this application.