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 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719-471-0073
 Fax 719-471-0067
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CHEYENNE
 VISTA
 TOWNHOMES
 CONDITIONAL USE
 DEVELOPMENT PLAN
 0 CLUBHOUSE DRIVE

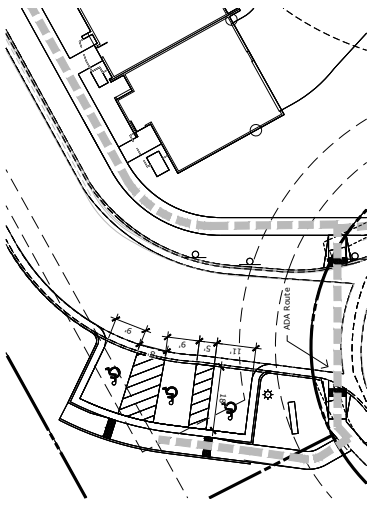
DATE: 12.01.18
 PREPARED BY: C. METZ
 CHECKED BY: C. METZ

ENTITLEMENT

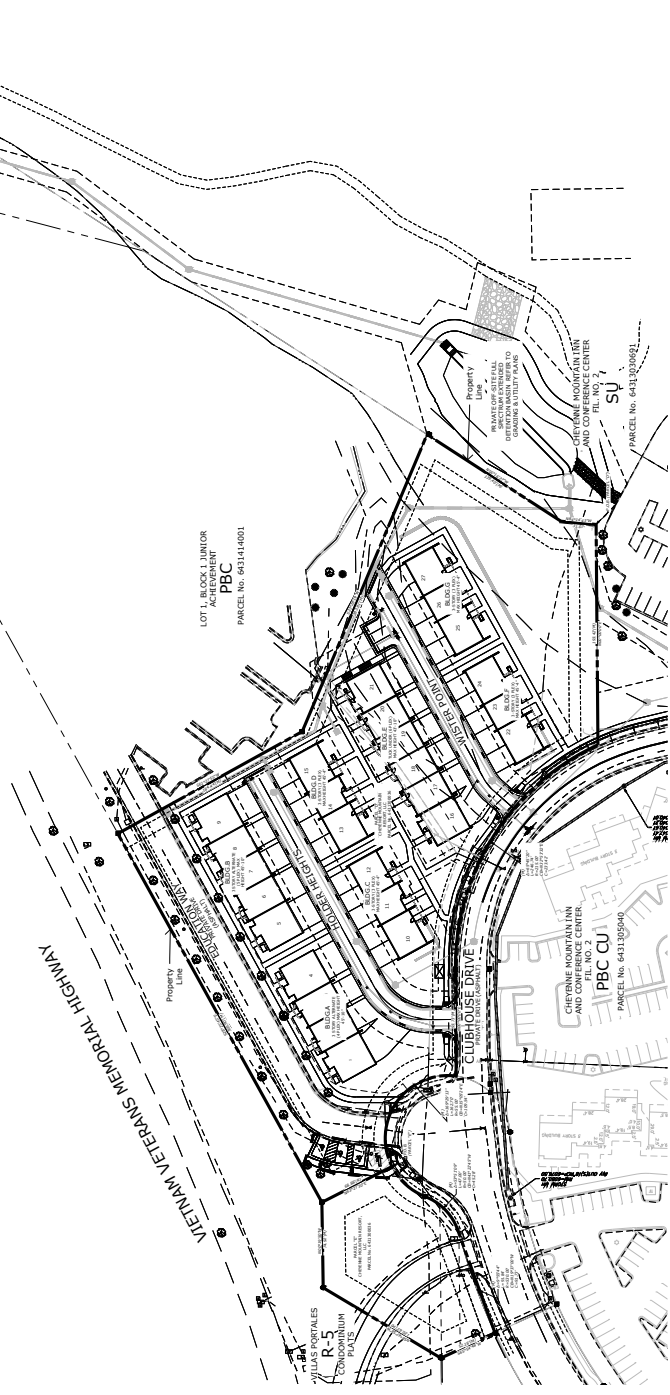
DATE: 08.22.19
 PREPARED BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN

OVERALL SITE PLAN

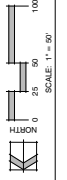
2 OF 21
 CFC # CU 18-00174



1.0 ADA EXHIBIT
 S2 SCALE: N.T.S.



2.0 OVERALL SITE PLAN
 S2 SCALE: 1" = 60'





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 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719-471-0093
 Fax 719-471-1067
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CHEYENNE VISTA TOWNHOMES
 CONDITIONAL USE DEVELOPMENT PLAN
 0 CLUBHOUSE DRIVE

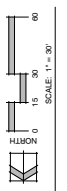
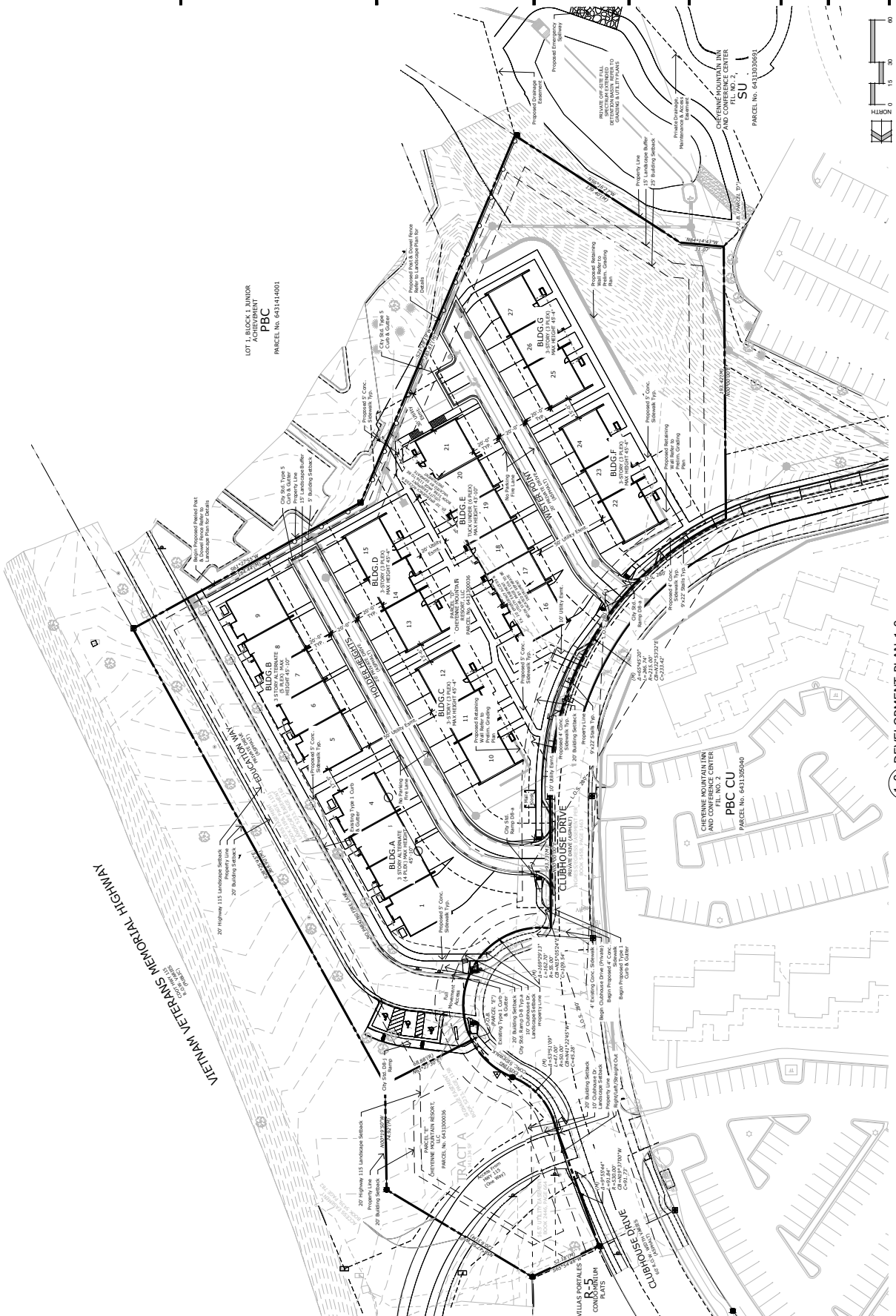
DATE: 12.01.18
 PREPARED BY: C. METZ
 CHECKED BY: [Blank]

ENTITLEMENT

DATE	BY	DESCRIPTION
11.12.19	B.L.	FIRST SUBMITTAL
11.12.19	B.L.	SECOND SUBMITTAL

DEVELOPMENT PLAN

3
 OF 21
 CFC # CU 18-00174



1.0 DEVELOPMENT PLAN 1.0
 53

FIGURE 1

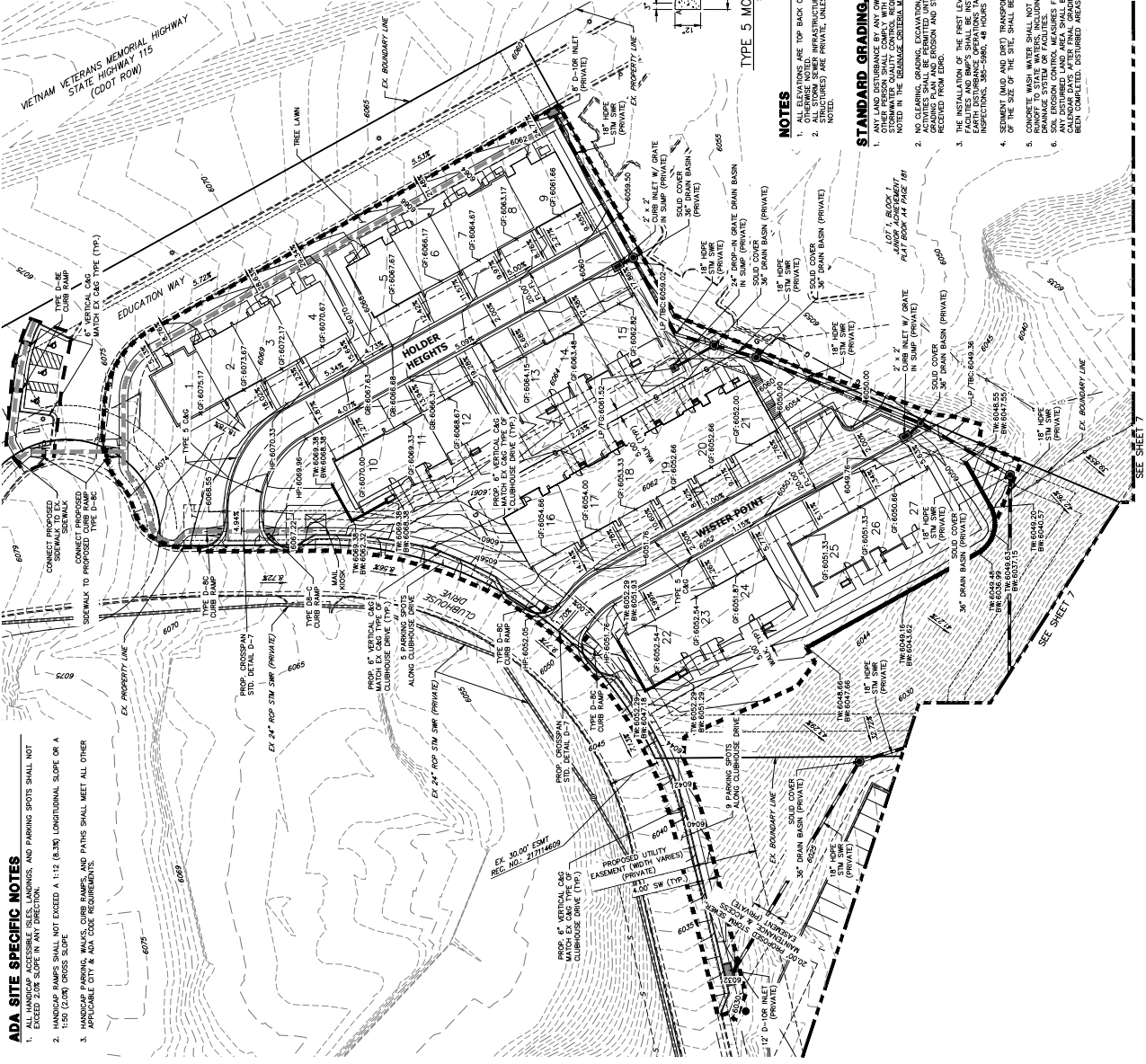


GRADING LEGEND

- 0.1% PR. SLOPE
- - - 0.2% EX. SLOPE
- - - 0.5% EX. SLOPE
- - - 1.0% EX. SLOPE
- - - 2.0% EX. SLOPE
- - - 3.0% EX. SLOPE
- - - 4.0% EX. SLOPE
- - - 5.0% EX. SLOPE
- - - 6.0% EX. SLOPE
- - - 7.0% EX. SLOPE
- - - 8.0% EX. SLOPE
- - - 9.0% EX. SLOPE
- - - 10.0% EX. SLOPE
- - - 11.0% EX. SLOPE
- - - 12.0% EX. SLOPE
- - - 13.0% EX. SLOPE
- - - 14.0% EX. SLOPE
- - - 15.0% EX. SLOPE
- - - 16.0% EX. SLOPE
- - - 17.0% EX. SLOPE
- - - 18.0% EX. SLOPE
- - - 19.0% EX. SLOPE
- - - 20.0% EX. SLOPE
- - - 21.0% EX. SLOPE
- - - 22.0% EX. SLOPE
- - - 23.0% EX. SLOPE
- - - 24.0% EX. SLOPE
- - - 25.0% EX. SLOPE
- - - 26.0% EX. SLOPE
- - - 27.0% EX. SLOPE
- - - 28.0% EX. SLOPE
- - - 29.0% EX. SLOPE
- - - 30.0% EX. SLOPE
- - - 31.0% EX. SLOPE
- - - 32.0% EX. SLOPE
- - - 33.0% EX. SLOPE
- - - 34.0% EX. SLOPE
- - - 35.0% EX. SLOPE
- - - 36.0% EX. SLOPE
- - - 37.0% EX. SLOPE
- - - 38.0% EX. SLOPE
- - - 39.0% EX. SLOPE
- - - 40.0% EX. SLOPE
- - - 41.0% EX. SLOPE
- - - 42.0% EX. SLOPE
- - - 43.0% EX. SLOPE
- - - 44.0% EX. SLOPE
- - - 45.0% EX. SLOPE
- - - 46.0% EX. SLOPE
- - - 47.0% EX. SLOPE
- - - 48.0% EX. SLOPE
- - - 49.0% EX. SLOPE
- - - 50.0% EX. SLOPE

LAYER LINETYPE LEGEND

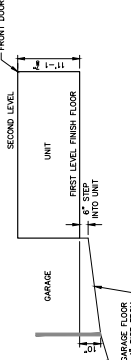
EXISTING	PROPOSED
MATCH LINE	MATCH LINE
SECTION LINE	SECTION LINE
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
RIGHT OF WAY	RIGHT OF WAY
CENTERLINE	CENTERLINE
FENCE	FENCE
CABLE TV	CABLE TV
ELECTRIC	ELECTRIC
FIBER OPTIC	FIBER OPTIC
FO	FO
IRIGATION MAIN	IRIGATION MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER MAIN	WATER MAIN
RAW WATER LINE	RAW WATER LINE
SCALE/UTILITY	SCALE/UTILITY
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
ADA PATH	ADA PATH
LIMITS OF PROP. GRADING	LIMITS OF PROP. GRADING



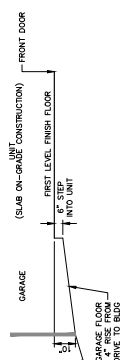
ADA SITE SPECIFIC NOTES

1. ALL MANICAP ACCESSIBLE, SEES, LANDINGS, AND PARKING SPOTS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL NOT EXCEED A 1:12 (8.3%) LONGITUDINAL SLOPE OR A 1:50 (2.0%) CROSS SLOPE.
3. HANDICAP PARKING SPOTS, CURB RAMPS, AND PATHS SHALL MEET ALL OTHER APPLICABLE CITY & STATE CODE REQUIREMENTS.

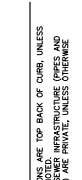
TUCK UNDER UNIT



REGULAR UNIT



TYPE 5 MODIFIED SPILL C&G



NOTES

1. ALL CURBS ARE TOP BACK OF CURB UNLESS NOTED.
2. ALL CURBS SHALL BE CONCRETE UNLESS NOTED.
3. ALL CURBS SHALL BE 18" HIGH UNLESS NOTED.
4. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
5. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
6. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
7. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
8. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
9. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
10. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
11. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
12. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
13. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
14. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
15. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
16. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
17. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
18. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
19. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
20. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
21. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
22. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
23. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
24. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
25. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
26. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
27. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
28. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.
29. ALL CURBS SHALL BE 10" DEEP UNLESS NOTED.
30. ALL CURBS SHALL BE 12" WIDE UNLESS NOTED.

STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PARTY SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITY SHALL BE PERMITTED WITHOUT THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN TWENTY-ONE (21) DAYS OF THE START OF CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
5. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
6. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND REVISION BY THE ENGINEER AT ANY TIME DURING CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
8. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND REVISION BY THE ENGINEER AT ANY TIME DURING CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
9. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND REVISION BY THE ENGINEER AT ANY TIME DURING CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.
10. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND REVISION BY THE ENGINEER AT ANY TIME DURING CONSTRUCTION. THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN SHALL BE SUBJECT TO THE GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN.

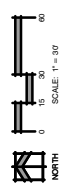


FIGURE 1

CHEYENNE VISTA
TOWNHOMES
CONDITIONAL USE
DEVELOPMENT PLAN
CLUBHOUSE DRIVE

FINAL LANDSCAPE PLAN

8 OF 21
CFC # CU 18-00174

GROUND COVER LEGEND

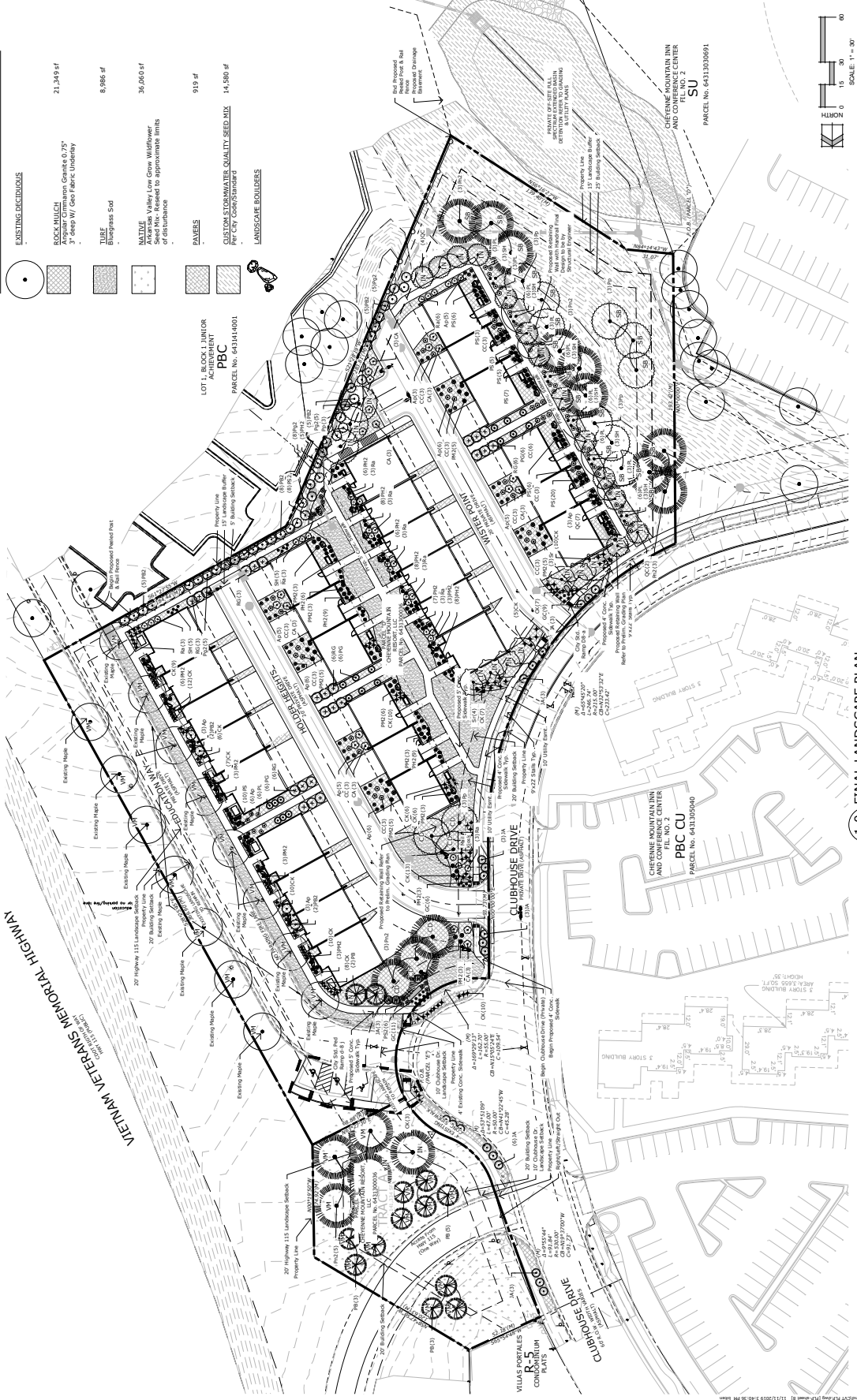
	EXISTING DECIDUOUS
	21,349 sq ft
	8,986 sq ft
	36,063 sq ft
	919 sq ft
	14,580 sq ft

LANDSCAPE BOUNDARIES

LOT 1, BLOCK 1, LINDER ACHIEVEMENT PBC
PARCEL No. 6431414001

CHEYENNE MOUNTAIN INN AND COMMUNITY CENTER
PARCEL No. 6431300691

CHEYENNE MOUNTAIN INN AND COMMUNITY CENTER
PARCEL No. 6431305940



1.0 FINAL LANDSCAPE PLAN

FIGURE 1



N.E.S., Inc.
619 N. Cascade Avenue, Suite
100
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
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JR ENGINEERING

CHEYENNE
VISTA
TOWNHOMES

CONDITIONAL USE
DEVELOPMENT
PLAN

DATE: 02.20.18
DRAWN BY: JRM
PROJECT NO: 181119
PREPARED BY: KEPHART

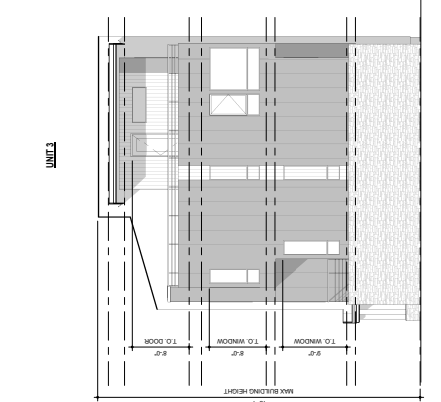
DATE	BY	DESCRIPTION
09.10.19	JRM	PER CITY COMMENTS
11.11.19	JRM	PER CITY COMMENTS

DEVELOPMENT PLAN
B1 - ELEVATIONS

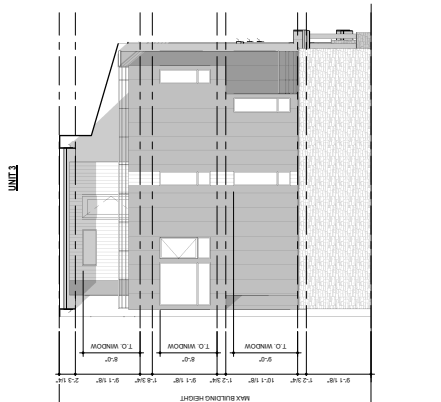
10 OF 21
CU 18-00174

MATERIAL LEGEND

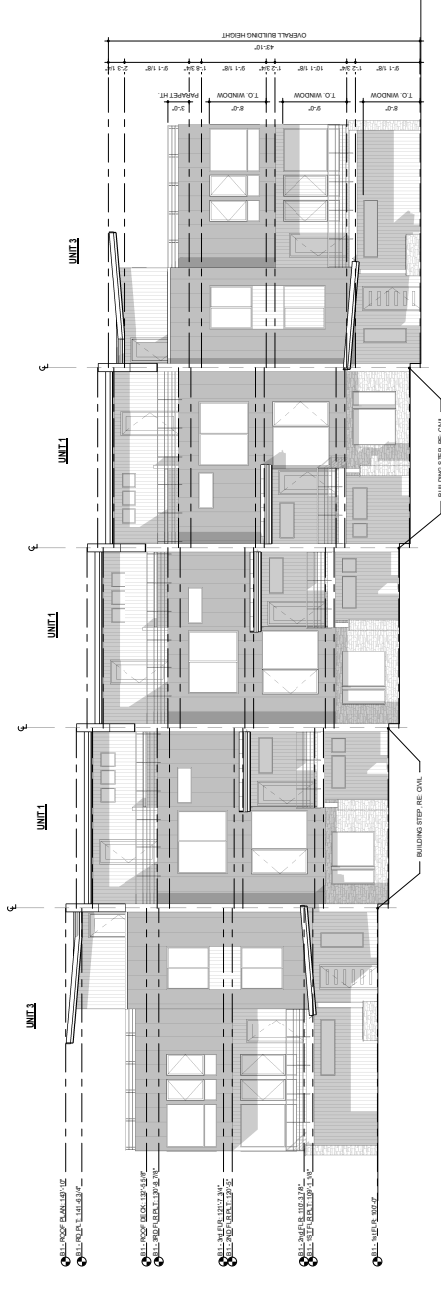
[Pattern]	VERTICAL WOODSING
[Pattern]	VERTICAL METAL PANEL
[Pattern]	MANUFACTURED STONE VENEER
[Pattern]	STAINLESS STEEL METAL ROOF



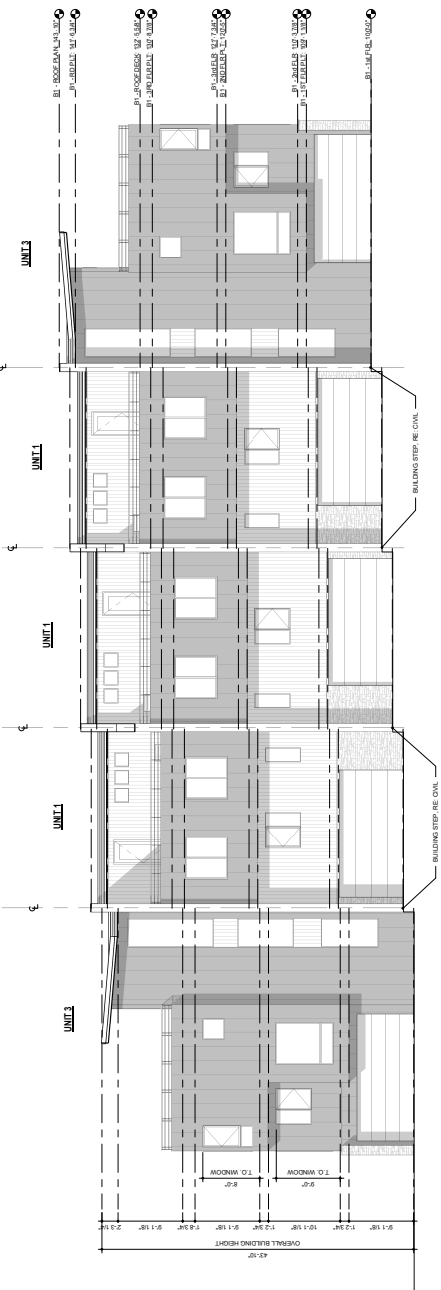
4 FRONT ELEVATION - B1 ON-GRADE
1/8" = 1'-0"



3 REAR ELEVATION - B1 ON-GRADE
1/8" = 1'-0"



2 RIGHT ELEVATION - B1 ON-GRADE
1/8" = 1'-0"



1 LEFT ELEVATION - B1 ON-GRADE
1/8" = 1'-0"



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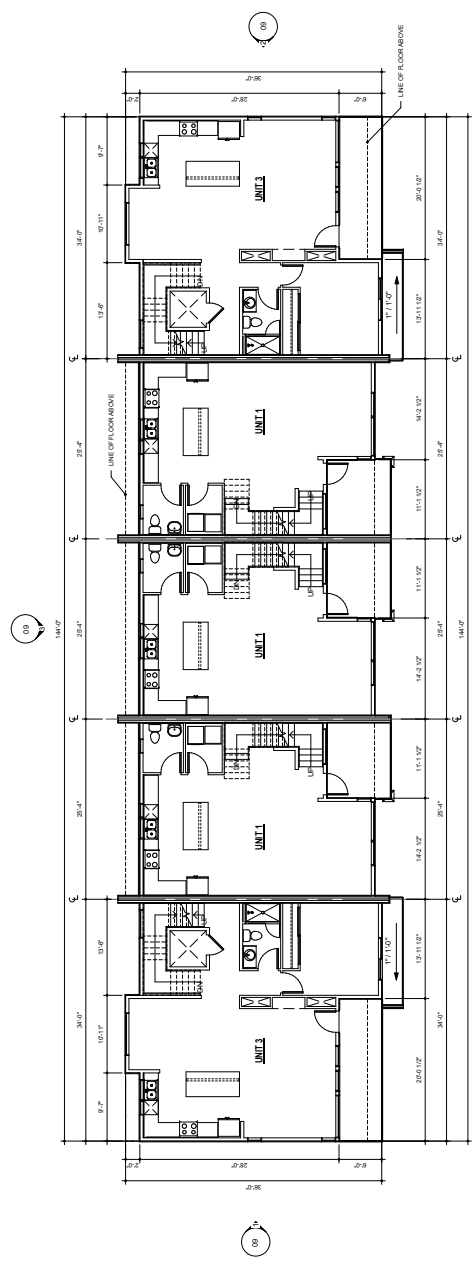
CHEYENNE
 VISTA
 TOWNHOMES
 9 CLAIRHOUSE DRIVE
 CONDITIONAL USE
 DEVELOPMENT
 PLAN

DATE: 12.26.18
 DRAWN BY: [redacted]
 PROJECT NO: [redacted]
 SHEET NO: [redacted]

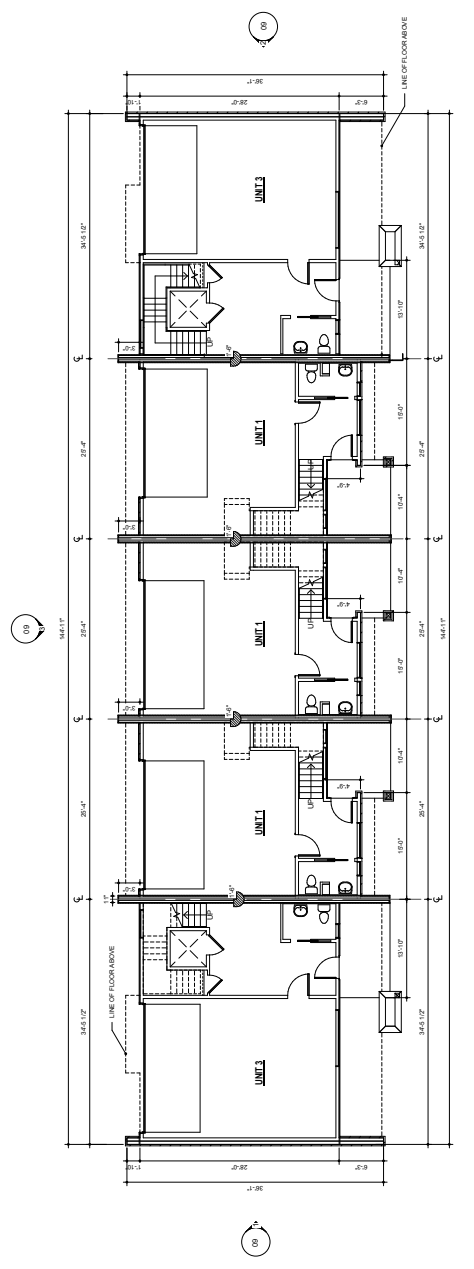
DATE	BY	DESCRIPTION
09.10.19	[redacted]	PER CITY COMMENTS
11.11.19	[redacted]	PER CITY COMMENTS

DEVELOPMENT PLAN
B1 - PLANS

11 OF 21
 CU 18-00174



2 B1 ON-GRADE - 2ND FLOOR
 1/8" = 1'-0"



1 B1 ON-GRADE - 1ST FLOOR
 1/8" = 1'-0"



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 200
 Colorado Springs, CO 80903
 Tel: 719.471.0073
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13.03.17 09:50:27 AM 13.03.17



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CHEYENNE
 VISTA
 TOWNHOMES
 0 CULHOUSE DRIVE
 CONDITIONAL USE
 DEVELOPMENT
 PLAN

DATE: 11.11.19
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]
 PROJECT NO: 18-00174

18

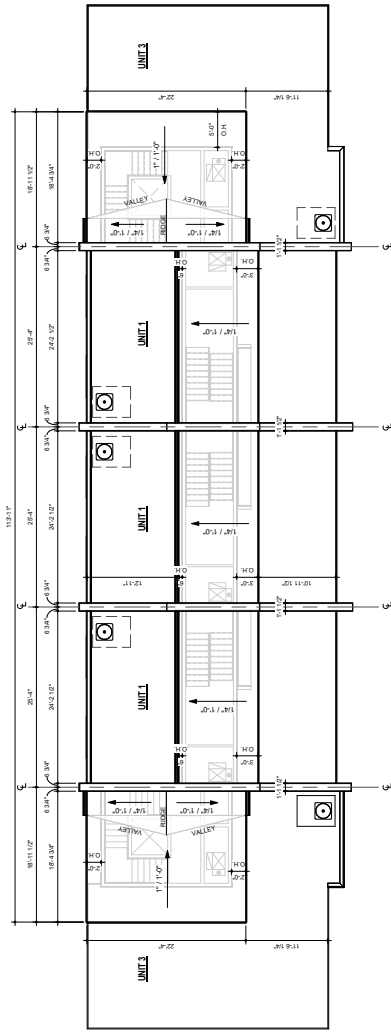
08.03.2020

DATE	BY	DESCRIPTION
09.10.19	[redacted]	PRE-CITY COMMENTS
11.11.19	[redacted]	PRE-CITY COMMENTS

DEVELOPMENT PLAN
B1 - PLANS

13 OF 21

CU 18-00174



1 B1 ON-GRADE - ROOF PLAN
 1/8" = 1'-0"



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 Fax: 719.471.0267
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0.397 - 7/18/2018 Revised



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CHEYENNE
 VISTA
 TOWNHOMES

0 CULHOUSE DRIVE
 CONDITIONAL USE
 DEVELOPMENT
 PLAN

DATE: 02.20.18
 DRAWN BY: JR
 PROJECT NO: 18-00174
 SHEET NO: 14 OF 21

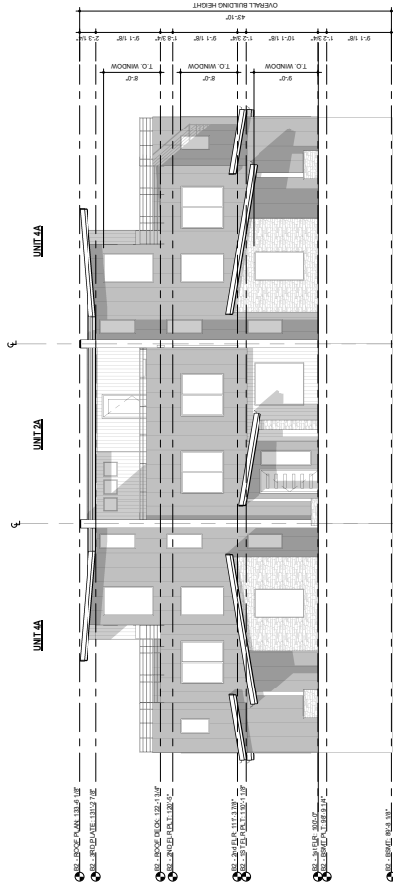
DATE: 02.20.18
 REVISION: 1
 PROJECT COMMENTS

DATE: 11.11.19
 REVISION: 2
 PROJECT COMMENTS

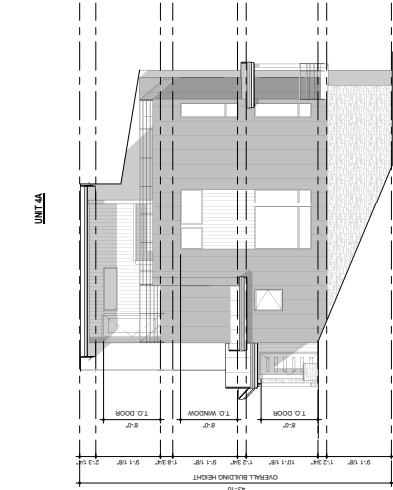
DEVELOPMENT PLAN
B2 - ELEVATIONS

14 OF 21
 CU-18-00174

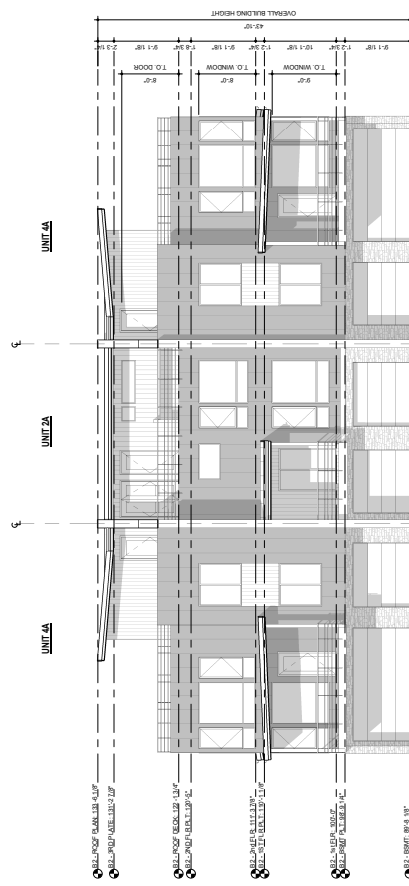
MATERIAL LEGEND	
	6" VERTICAL WOOD SIDING
	VERTICAL METAL PANEL
	MANUFACTURED STONE VENEER
	STANDING SEAM METAL ROOF



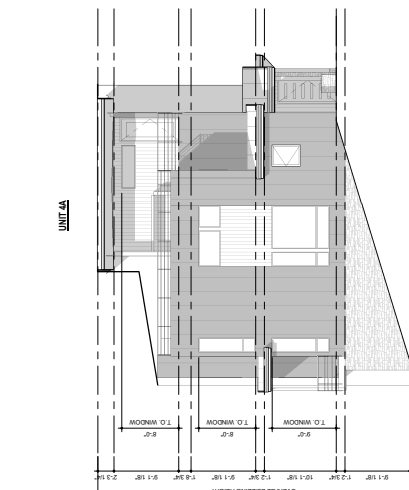
4 FRONT ELEVATION - B2 TUCK-UNDER
 1/8" = 1'-0"



2 RIGHT ELEVATION - B2 TUCK-UNDER
 1/8" = 1'-0"



3 REAR ELEVATION - B2 TUCK-UNDER
 1/8" = 1'-0"



1 LEFT ELEVATION - B2 TUCK-UNDER
 1/8" = 1'-0"



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13.2017.08.01.01.001.001



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JR ENGINEERING

CHEYENNE
 VISTA
 TOWNHOMES
 0 CLIBHOUSE DRIVE
 CONDITIONAL USE
 DEVELOPMENT
 PLAN

DATE: 11.08.18
 DRAWN BY: KEPHART
 PROJECT NO: 171

13.2017.08.01.001.001

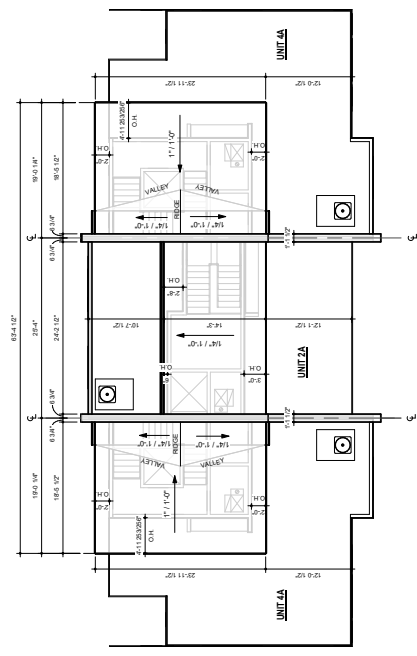
DATE	BY	DESCRIPTION
09.10.19	PERCITY COMMENTS	
11.11.19	PERCITY COMMENTS	

13.2017.08.01.001.001

DEVELOPMENT PLAN
B2 - PLANS

17 OF 21

CU 18-00174



1 ROOF PLAN - B2 TUCK-UNDER
 1/8" = 1'-0"



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CHEYENNE
VISTA
TOWNHOMES
CONDITIONAL USE
DEVELOPMENT
PLAN
0 C. LINDHOUSE DRIVE
DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

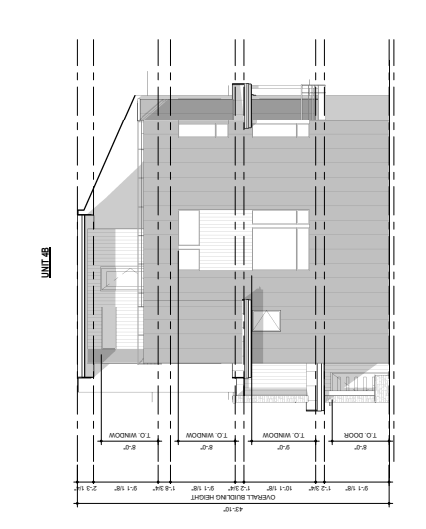
DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

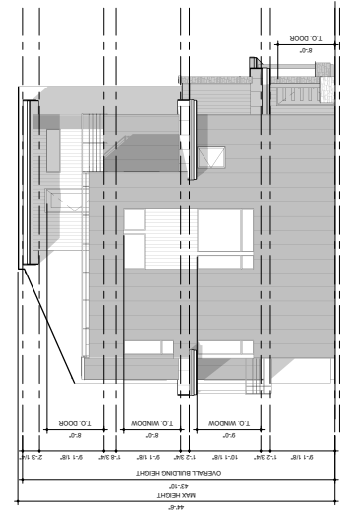
DATE: 11.16.18
DRAWN BY: KEHPART
PROJECT NO: 180119

MATERIAL LEGEND

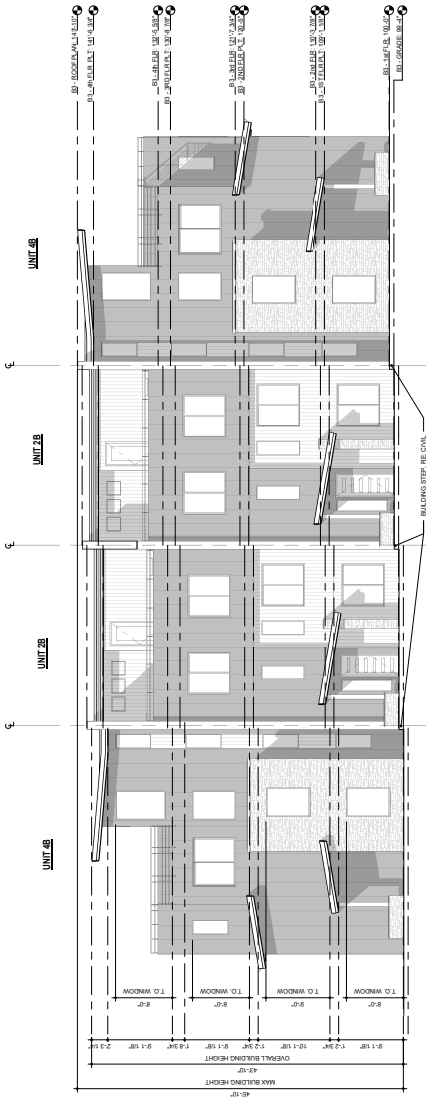
	VERTICAL WOOD SIDING
	VERTICAL METAL PANEL
	MANUFACTURED STONE VENEER
	STANDING SEAM METAL ROOF



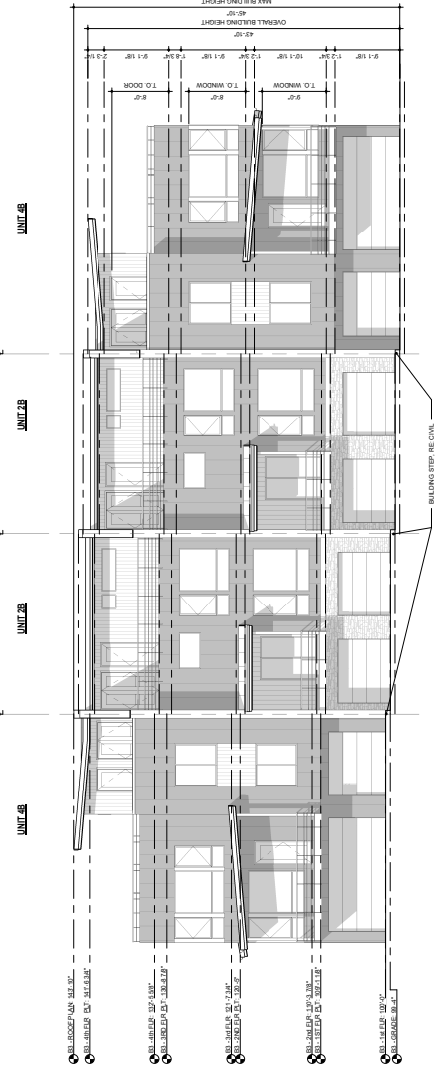
2 RIGHT ELEVATION - B3 ON-GRADE
1/8" = 1'-0"



1 LEFT ELEVATION - B3 ON-GRADE
1/8" = 1'-0"



4 FRONT ELEVATION - B3 ON-GRADE
1/8" = 1'-0"



3 REAR ELEVATION - B3 ON-GRADE
1/8" = 1'-0"

DEVELOPMENT PLAN
B3 - ELEV8.

18 OF 21
CU 18-00174



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10.2017 - 7/18/2018 Revised



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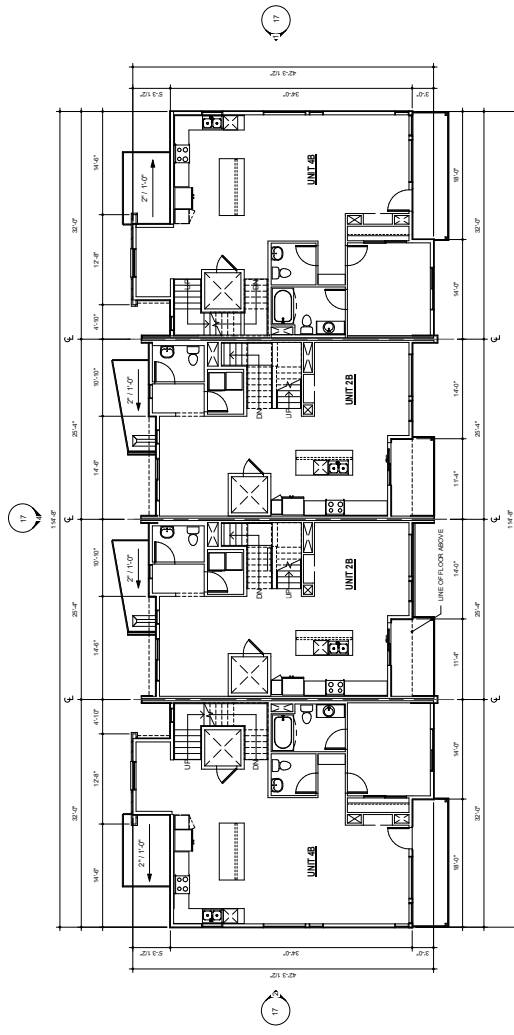
CHEYENNE
VISTA
TOWNHOMES
CONDITIONAL USE
DEVELOPMENT
PLAN

DATE: 11.20.18
DRAWN BY: JR
PROJECT NO: 18-00174
PREPARED BY: KEPHART

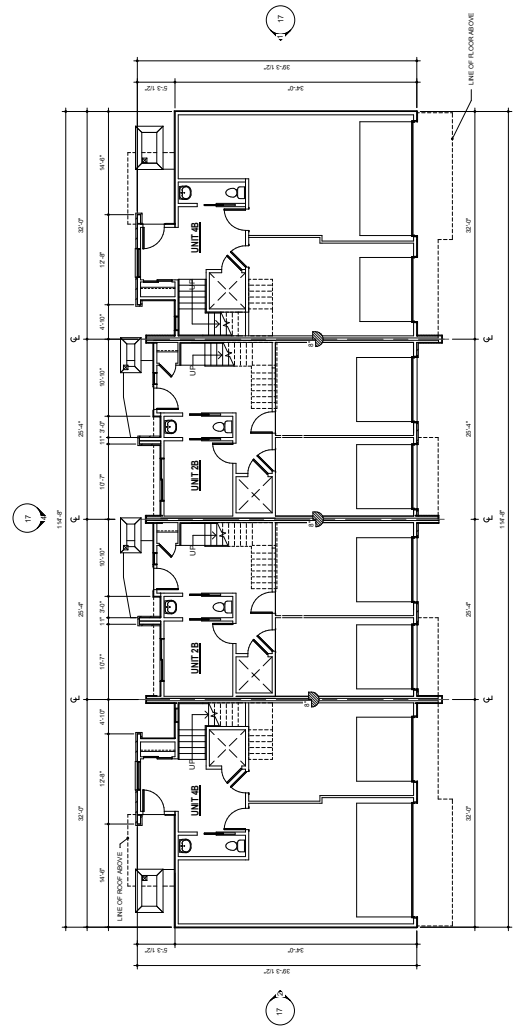
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09.10.19	PERCITY	PERCITY COMMENTS
11.11.19	PERCITY	PERCITY COMMENTS

DEVELOPMENT PLAN
B3 - PLANS

19 OF 21
CU 18-00174



2 B3 ON-GRADE - 2ND FLOOR
1/8" = 1'-0"



1 B3 ON-GRADE - 1ST FLOOR
1/8" = 1'-0"



N.E.S., Inc.
 619 N. Cascade Avenue, Suite
 200
 Colorado Springs, CO 80903
 Tel: 719.471.0073
 Fax: 719.471.0267
 www.nescolorado.com

10.392.781824182424



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JR ENGINEERING

CHEYENNE
 VISTA
 TOWNHOMES
 0 CLUBHOUSE DRIVE
 CONDITIONAL USE
 DEVELOPMENT
 PLAN

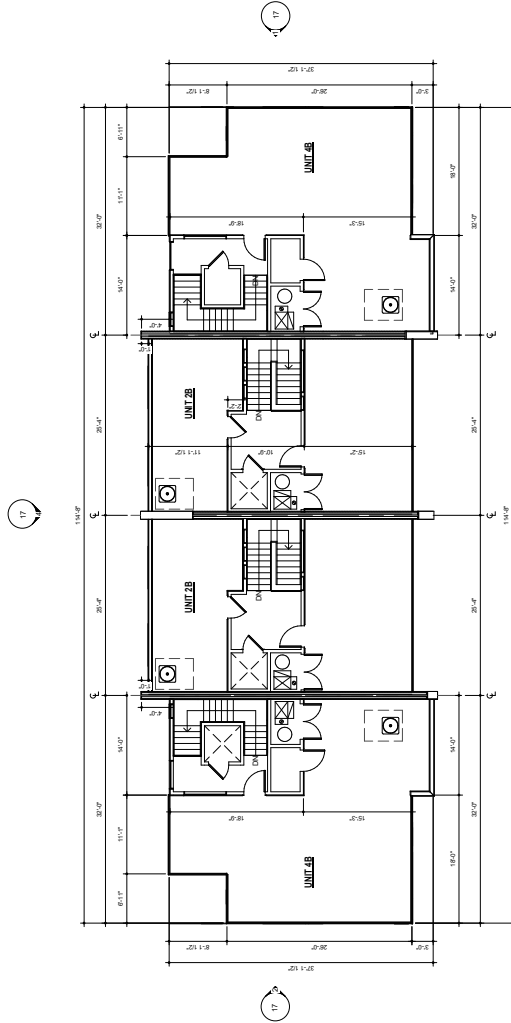
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DATE	BY	DESCRIPTION
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11.11.19	[REDACTED]	PER CITY COMMENTS

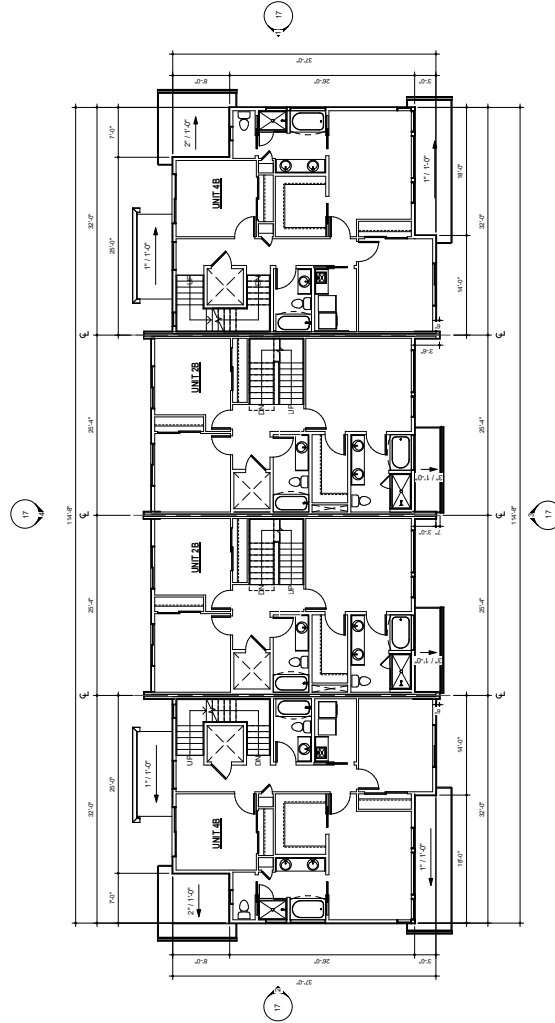
DEVELOPMENT PLAN
B3 - PLANS

20 OF 21

CU 18-00174



② B3 ON-GRADE - ROOF DECK
 1/8" = 1'-0"



① B3 ON-GRADE - 3RD FLOOR
 1/8" = 1'-0"



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 200
 Colorado Springs, CO 80903
 Tel: 719.471.0073
 Fax: 719.471.0267
 www.nescolorado.com

12/27/2017 9:50:07 AM - 12/27/2017



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 PLAN

DATE: 12.22.18
 DRAWN BY: JEP
 PROJECT NO: 17-001

12/27/2017 9:50:07 AM - 12/27/2017

DATE: 12.22.18
 DRAWN BY: JEP
 PROJECT NO: 17-001

DATE: 12.22.18
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 PROJECT NO: 17-001

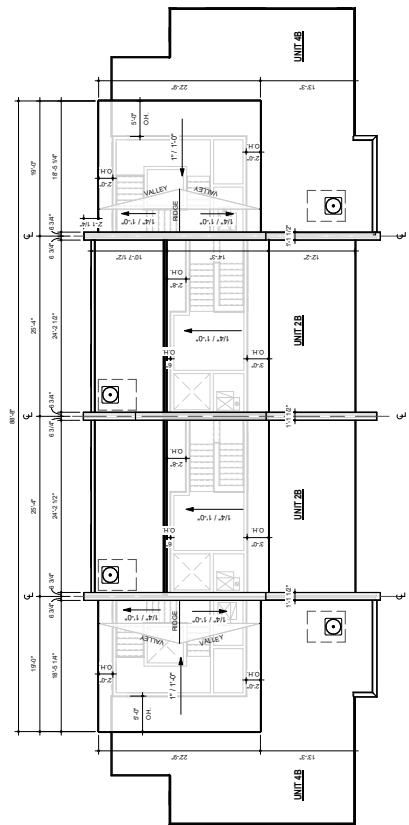
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 DRAWN BY: JEP
 PROJECT NO: 17-001



1 B3 ON-GRADE - ROOF PLAN
 1/8" = 1'-0"