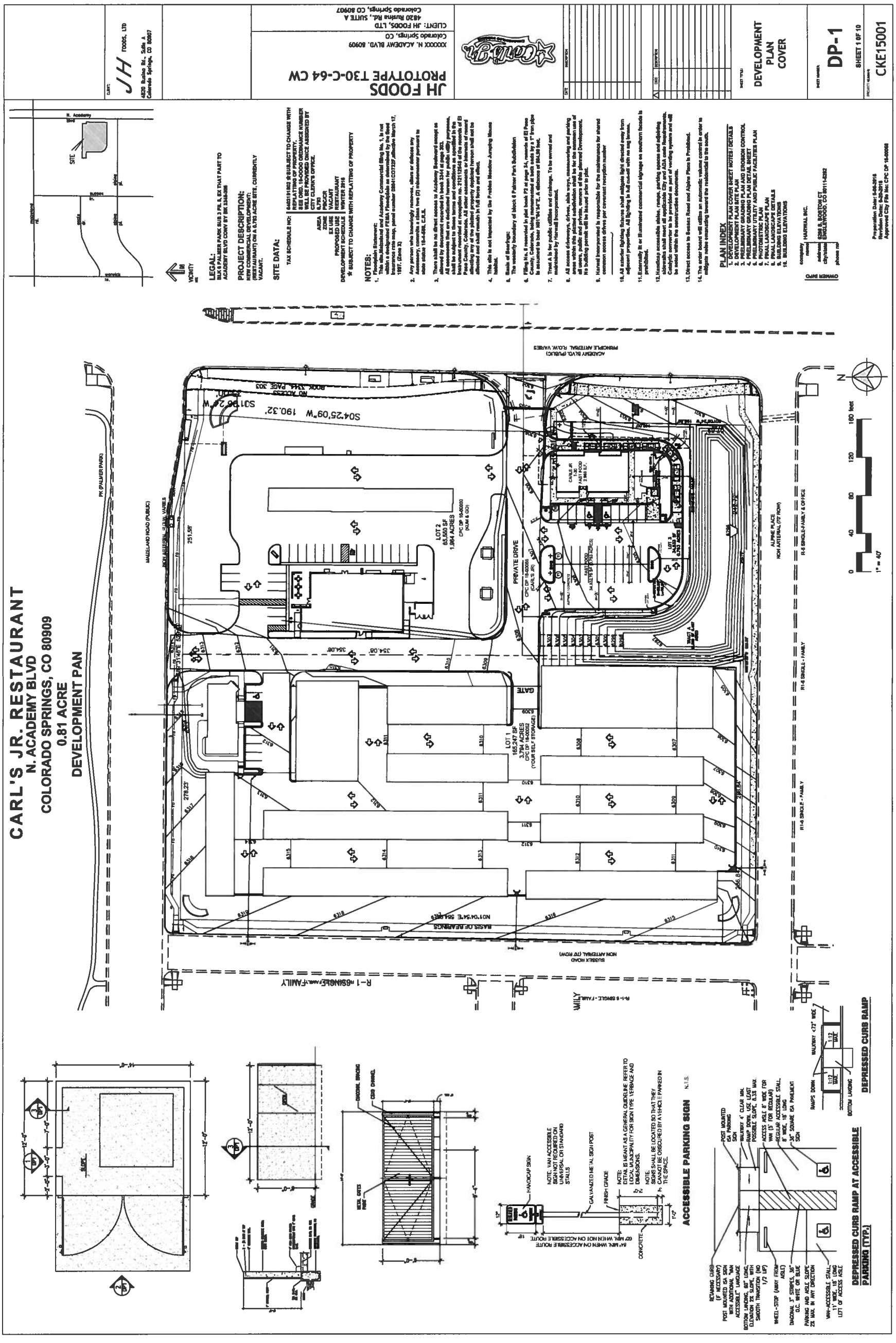
CARL'S JR. RESTAURANT
N. ACADEMY BLVD
COLORADO SPRINGS, CO 80909
0.81 ACRE
DEVELOPMENT PAN
JH FOODS
PROTOTYPE T30-C-64 CW
DEVELOPMENT PLAN COVER
DP-1
CKE15001
LEGAL:
PROJECT DESCRIPTION:
SITE DATA:
NOTES:
PLAN INDEX
1. DEVELOPMENT PLAN COVER SHEET NOTES / DETAILS
2. DEVELOPMENT PLAN SITE PLAN
3. PRELIMINARY GRADING PLAN AND EROSION CONTROL
4. PRELIMINARY UTILITY PLAN AND PUBLIC FACILITIES PLAN
5. PHOTOMETRIC PLAN
6. FINAL LANDSCAPE PLAN
7. FINAL LANDSCAPE DETAILS
8. BUILDING ELEVATIONS
10. BUILDING ELEVATIONS
LOT 1
165,247 SF
3.794 ACRES
LOT 2
65,560 SF
1.964 ACRES
PRIVATE DRIVE
GATE
ACADEMY BLVD. (PUBLIC)
SUSSEX ROAD
NON ARTERIAL (70' ROW)
ALPINE PLACE
NON ARTERIAL (70' ROW)
R-4 SINGLE-FAMILY & OFFICE
R1-6 SINGLE - FAMILY
R1-6 SINGLE - FAMILY
R-1 6 SINGLE - FAMILY
PK (PALMER PARK)
MAUELAND ROAD (PUBLIC)
NON ARTERIAL (70' ROW, VARIES)
BASIS OF BEARINGS
N01°04'54"E 584.86'
S04°25'09"W 190.32'
S01°06'24"W
254.08'
1" = 40'
0
40
80
120
160 feet
ACCESSIBLE PARKING SIGN
DEPRESSED CURB RAMP
DEPRESSED CURB RAMP AT ACCESSIBLE PARKING (TYP.)

FIGURE 4

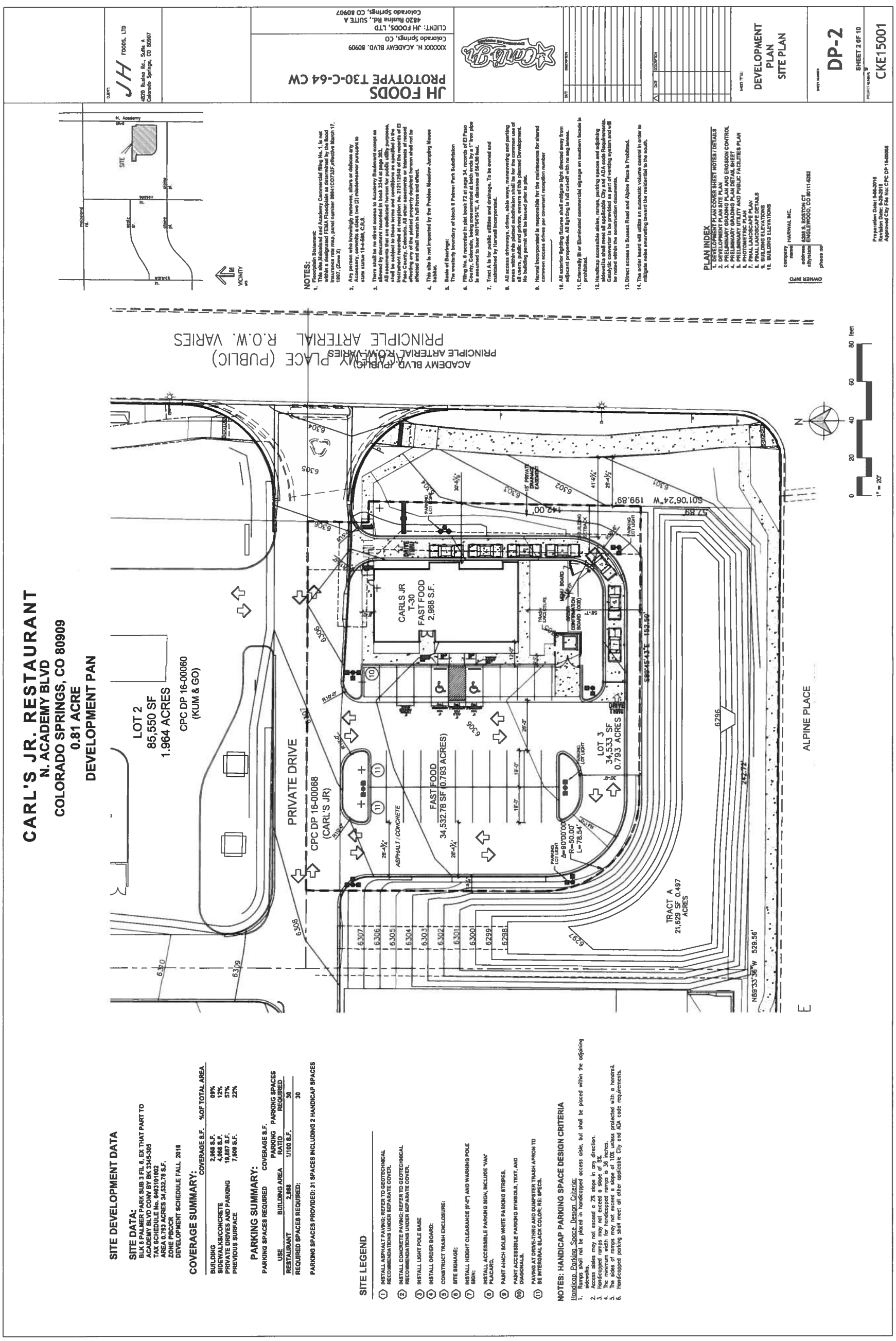
CARL'S JR. RESTAURANT
N. ACADEMY BLVD
COLORADO SPRINGS, CO 80909
0.81 ACRE
DEVELOPMENT PAN
SITE DEVELOPMENT DATA
SITE DATA:
BLK 6 PALMER PARK SUB 3 FIL 6, EX THAT PART TO
ACADEMY BLVD CONV BY BK 3345-305
TAX SCHEDULE No. 6403101002
AREA 0.793 ACRES 34,532.78 S.F.
ZONE PBC/CR
DEVELOPMENT SCHEDULE FALL 2016
COVERAGE SUMMARY:
BUILDING 2,968 S.F. 09%
SIDEWALKS/CONCRETE 4,068 S.F. 12%
PRIVATE DRIVES AND PARKING 19,887 S.F. 57%
PREVIOUS SURFACE 7,609 S.F. 22%
PARKING SUMMARY:
PARKING SPACES REQUIRED
USE BUILDING AREA PARKING RATIO PARKING SPACES REQUIRED
RESTAURANT 2,968 1/100 S.F. 30
REQUIRED SPACES REQUIRED: 30
PARKING SPACES PROVIDED: 31 SPACES INCLUDING 2 HANDICAP SPACES
SITE LEGEND
1 INSTALL ASPHALT PAVING; REFER TO GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
2 INSTALL CONCRETE PAVING; REFER TO GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3 INSTALL LIGHT POLE BASE
4 INSTALL ORDER BOARD;
5 CONSTRUCT TRASH ENCLOSURE;
6 SITE SIGNAGE;
7 INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN;
8 INSTALL ACCESSIBLE PARKING SIGN, INCLUDE "VAN" PLACARD.
9 PAINT 4-INCH SOLID WHITE PARKING STRIPES.
10 PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS.
11 PAVING AT DRIVE-THRU AND DUMPSTER TRASH APRON TO BE INTEGRAL BLACK COLOR; RE: SPECS.
NOTES: HANDICAP PARKING SPACE DESIGN CRITERIA
Handicap Parking Space Design Criteria:
1. Ramps shall not be placed in handicapped access aisle, but shall be placed within the adjoining sidewalks.
2. Access aisles may not exceed a 2% slope in any direction.
3. Handicapped ramps may not exceed a slope of 8%.
4. The minimum width for handicapped ramps is 36 inches.
5. The sides of ramps may not exceed a slope of 10% unless protected with a handrail.
6. Handicapped parking shall meet all other applicable City and ADA code requirements.
LOT 2
85,550 SF
1.964 ACRES
CPC DP 16-00060
(KUM & GO)
PRIVATE DRIVE
CPC DP 16-00068
(CARL'S JR)
CARLS JR
T-30
FAST FOOD
2,968 S.F.
FAST FOOD
34,532.78 SF (0.793 ACRES)
LOT 3
34,533 SF
0.793 ACRES
TRACT A
21,629 SF 0.497
ACRES
ASPHALT / CONCRETE
ALPINE PLACE
ACADEMY BLVD (PUBLIC)
PRINCIPLE ARTERIAL R.O.W. VARIES
ALPINE PLACE (PUBLIC)
PRINCIPLE ARTERIAL R.O.W. VARIES
N
1" = 20'
JUN FOODS
PROTOTYPE T30-C-64 CW
XXXXXX N. ACADEMY BLVD. 80909
Colorado Springs, CO
CLIENT: JH FOODS, LTD
4820 Austin Rd., SUITE A
Colorado Springs, CO 80907
JH FOODS, LTD
4820 Austin Rd., Suite A
Colorado Springs, CO 80907
DEVELOPMENT
PLAN
SITE PLAN
DP-2
SHEET 2 OF 10
CKE15001
PLAN INDEX
1. DEVELOPMENT PLAN COVER SHEET NOTES / DETAILS
2. DEVELOPMENT PLAN SITE PLAN
3. PRELIMINARY GRADING PLAN AND EROSION CONTROL
4. PRELIMINARY GRADING PLAN DETAIL SHEET
5. PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
6. PHOTOMETRIC PLAN
7. FINAL LANDSCAPE PLAN
8. FINAL LANDSCAPE DETAILS
9. BUILDING ELEVATIONS
10. BUILDING ELEVATIONS
OWNER INFO
company name HARWAL INC.
address 6265 S. BOSTON CT
city/state ENGLEWOOD, CO 80111-4282
phone no
Preparation Date: 3-08-2016
Revision Date: 5-26-2016
Approved City File No: CPC DP 16-00068

FIGURE 4

STANDARD GRADING AND EROSION CONTROL PLANS NOTES

ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND THE DRAINAGE CRITERIA MANUAL, VOLUME 1 AND THE EROSION CONTROL MANUAL, VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (D.C.M.VOL. 2, SEC. 12)

NO CLEARING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED WITHOUT ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPS SHALL BE SCHEDULED AND INSPECTED PRIOR TO LAND DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESPONSIBILITY TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

LEGEND:

EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	
PROPOSED STORM INLET	
EXISTING STORM SEWER PIPE	
BOUNDARY LINE	
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION	
EXISTING FLOW DIRECTION	
SILT FENCE	SF
VEHICLE TRACKING CONTROL	VTC
INLET PROTECTION	IP2 IP3

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL CURB & GUTTER ALONG ACADEMY BOULEVARD AND MAIZELAND ROAD IS TYPE 1.

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN AN ACCEPTABLE SEED MIX.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS ALLEVIATED. REMOVAL OF SILT FENCES SHALL BE COORDINATED WITH THE SILT FENCE INSPECTOR. REMOVED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.

EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

AR DP 16-00

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903
(719)785-0790 (719)785-0799 (Fax)

LOT 3, MAIZELAND AND ACADEMY COMMERCIAL FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING AND EROSION CONTROL

DESIGNED BY	KRC	SCALE	DATE 04/20/16
DRAWN BY	BB	(H) 1"= 40'	SHEET 3 OF 10
CHECKED BY		(V) 1"= N/A	JOB NO. 2486.10

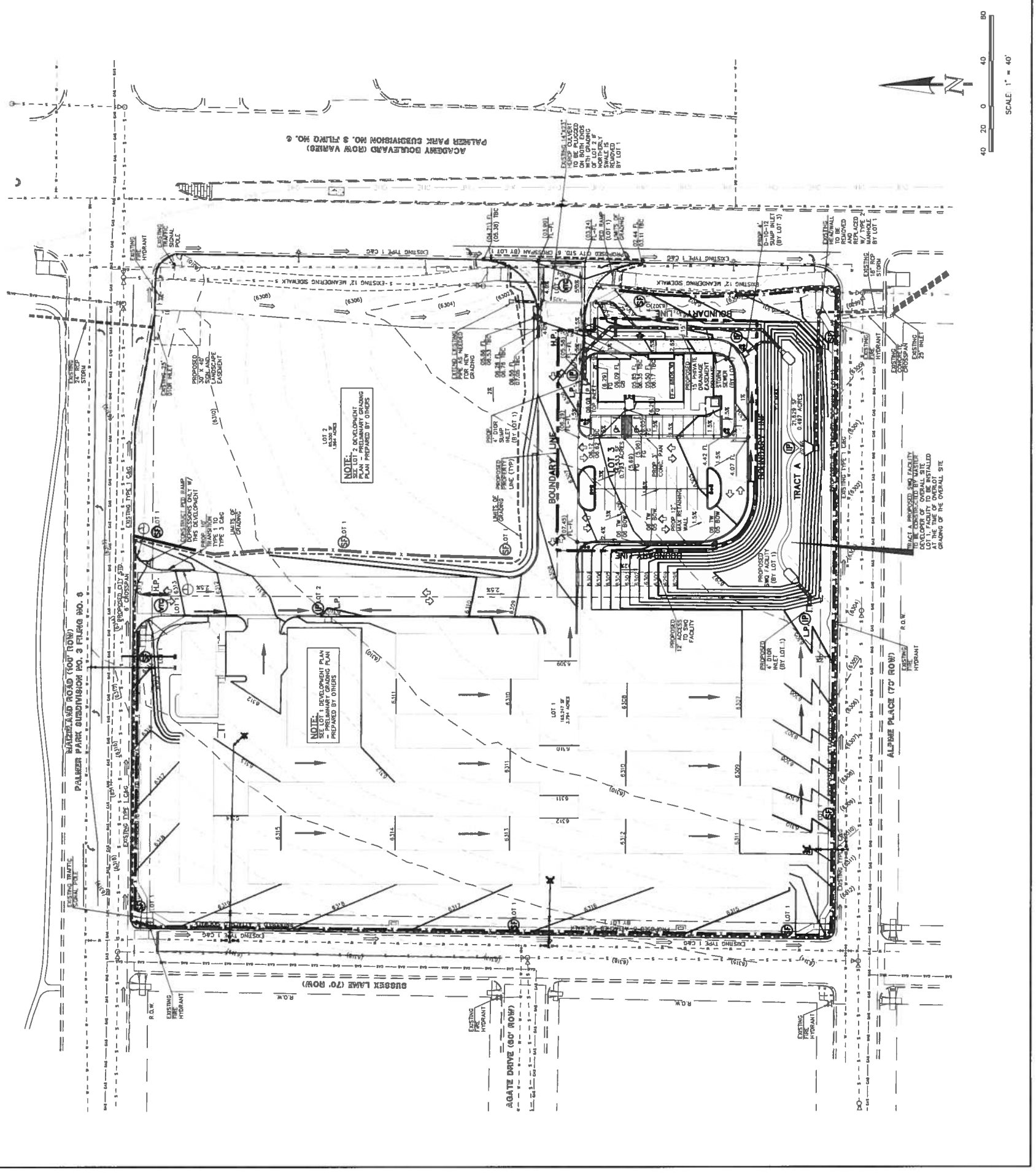

FIGURE 4

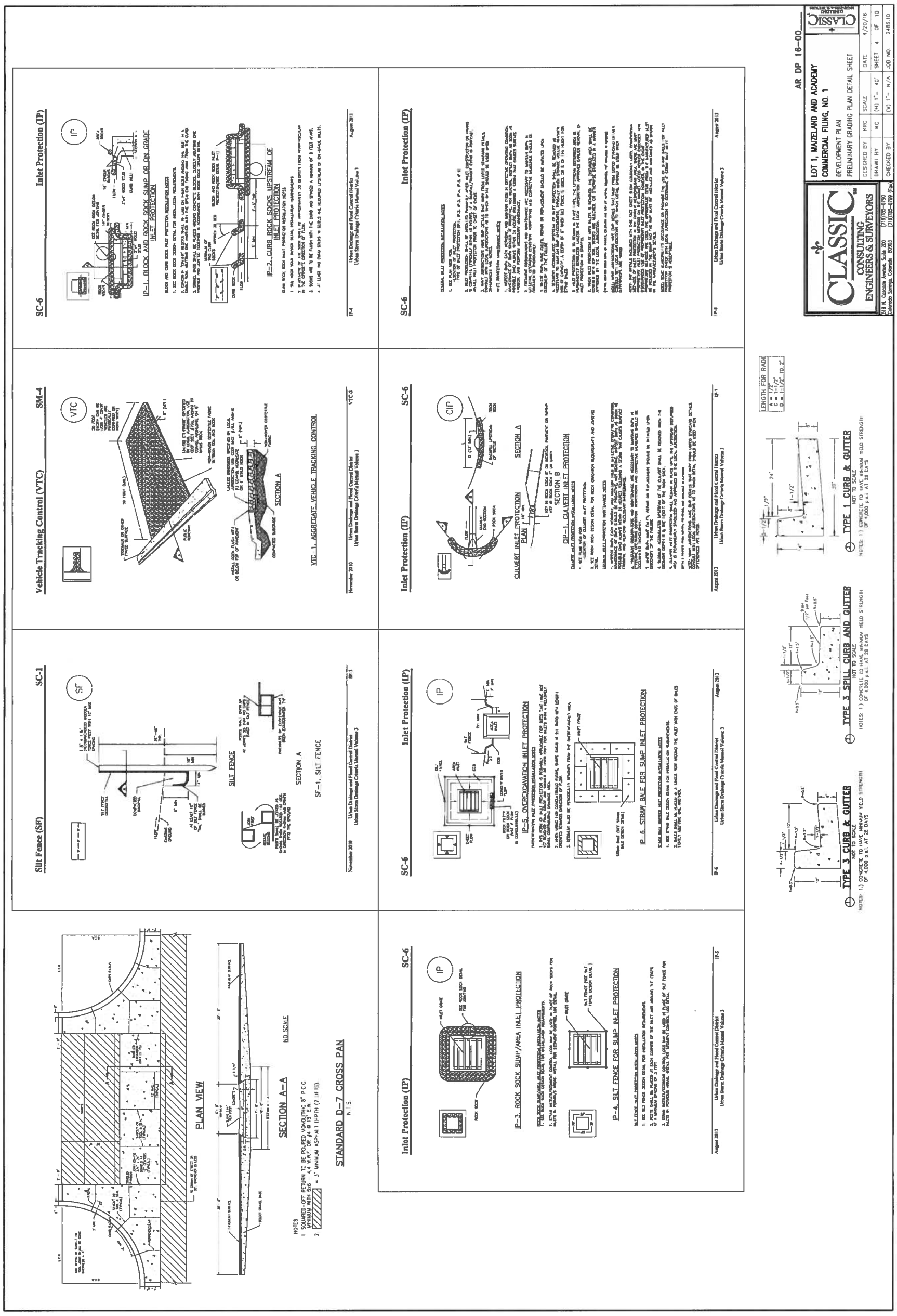
Inlet Protection (IP)
SC-6
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
August 2013
Vehicle Tracking Control (VTC)
SM-4
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL
November 2010
VTC-3
Silt Fence (SF)
SC-1
SILT FENCE
SECTION A
SF-1. SILT FENCE
November 2010
SF-3
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
IP-4. SILT FENCE FOR SUMP INLET PROTECTION
IP-5
IP-6. STRAW BALE FOR SUMP INLET PROTECTION
IP-7
CIP-1. CULVERT INLET PROTECTION
CULVERT INLET PROTECTION PLAN
SECTION A
SECTION B
IP-5. OVEREXCAVATION INLET PROTECTION
IP-6
PLAN VIEW
SECTION A-A
NO SCALE
STANDARD D-7 CROSS PAN
N.T.S.
TYPE 1 CURB & GUTTER
TYPE 3 CURB & GUTTER
TYPE 3 SPILL CURB AND GUTTER
NOT TO SCALE
LENGTH FOR RADII
A = 1/2"
B = 1 1/2"
C = 1-1/2" TO 2"
AR DP 16-00
LOT 1, MAIZELAND AND ACADEMY
COMMERCIAL FILING, NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN DETAIL SHEET
CLASSIC CONSULTING ENGINEERS & SURVEYORS
DESIGNED BY KRC
DRAWN BY KC
CHECKED BY
SCALE (H) 1"= 40' (V) 1"= N/A
DATE 4/20/16
SHEET 4 OF 10
JOB NO. 2486.10

FIGURE 4

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE GOVERNED BY ALL APPLICABLE CODES AND ORDINANCES, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND THE PRES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR MINIMUM QUANTITIES OF UTILITY SERVICES ARE GUARANTEED UNTIL THE FINAL ENGINEERING REVIEW AND APPROVAL OF THE UTILITIES LINE EXTENSION COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE, IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO ENSURE WATER QUALITY WITHIN THE SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO ENSURE UNINTERRUPTED ACCESS TO THOSE FACILITIES. OWNER MUST COMPLY WITH ALL CODES OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS, THE STANDARDS SHALL GOVERN UNLESS SPECIFICALLY VARIED IN WRITING BY SPRINGS UTILITIES. APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL EXISTING AND PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.

A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	
"NO PARKING" FIRE LANE SIGNS AND CURB PAINTED RED (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.)	

PROPOSED BLDG J STORAGE

GROSS SQ FOOTAGE: 2968 S.F MAX.
OCCUPANCY: MERCANTILE
REQ. GPM FIRE FLOW = 1,500 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST BETWEEN HYDRANTS = 500'
BUILDING IS NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

CLASSIC CONSULTING
ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

LOT 3, MAIZELAND AND ACADEMY
COMMERCIAL FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

AR DP 16-00

DESIGNED BY	KRC	SCALE	DATE 4/20/16
DRAWN BY	BB	(H) 1"= 40' (V) 1"= N/A	SHEET 5 OF 10
CHECKED BY			JOB NO. 2486.10

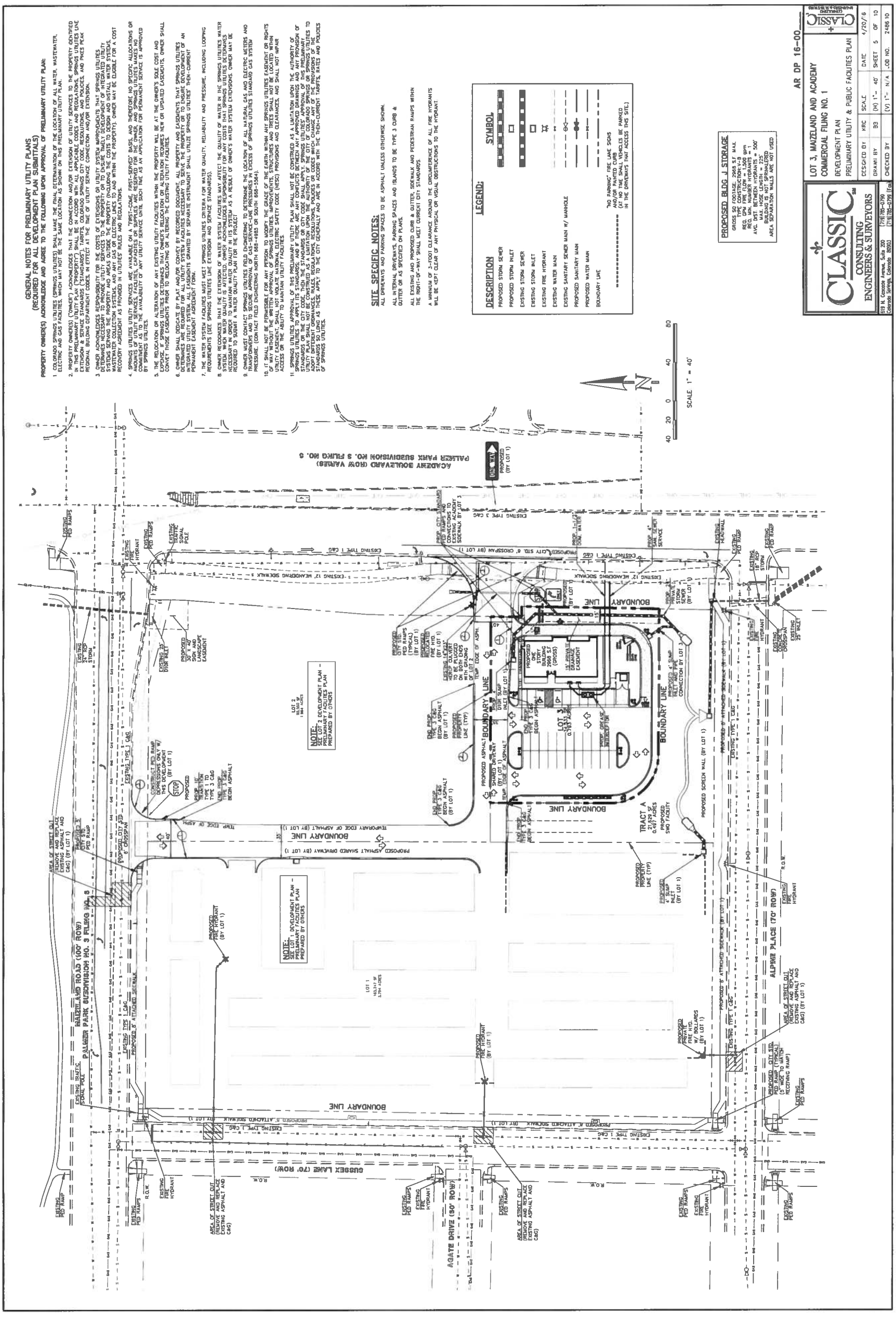

FIGURE 4

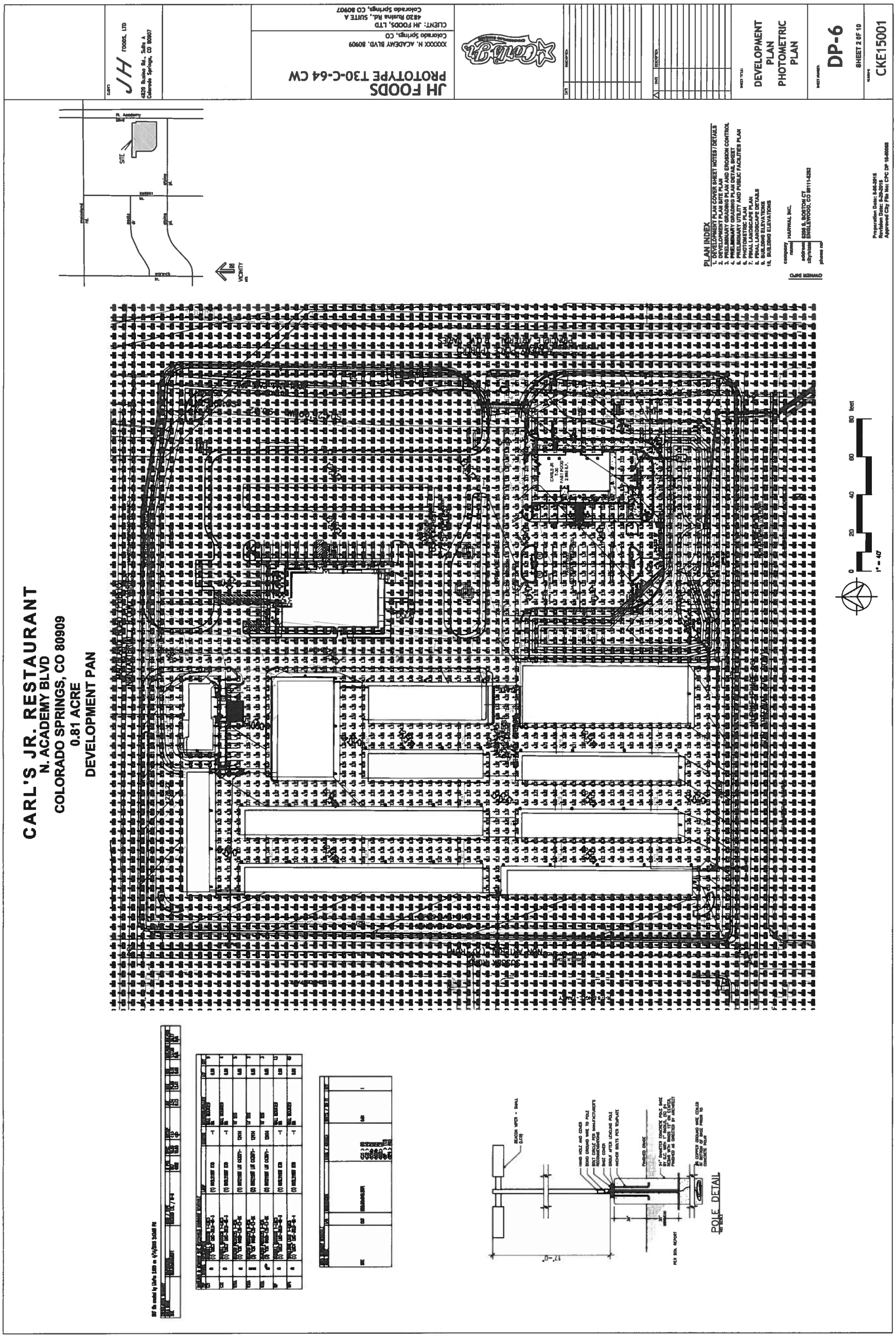
CARL'S JR. RESTAURANT
N. ACADEMY BLVD
COLORADO SPRINGS, CO 80909
0.81 ACRE
DEVELOPMENT PAN
JH FOODS
PROTOTYPE T30-C-64 CW
DEVELOPMENT PLAN
PHOTOMETRIC PLAN
DP-6
CKE15001
PLAN INDEX
POLE DETAIL

FIGURE 4

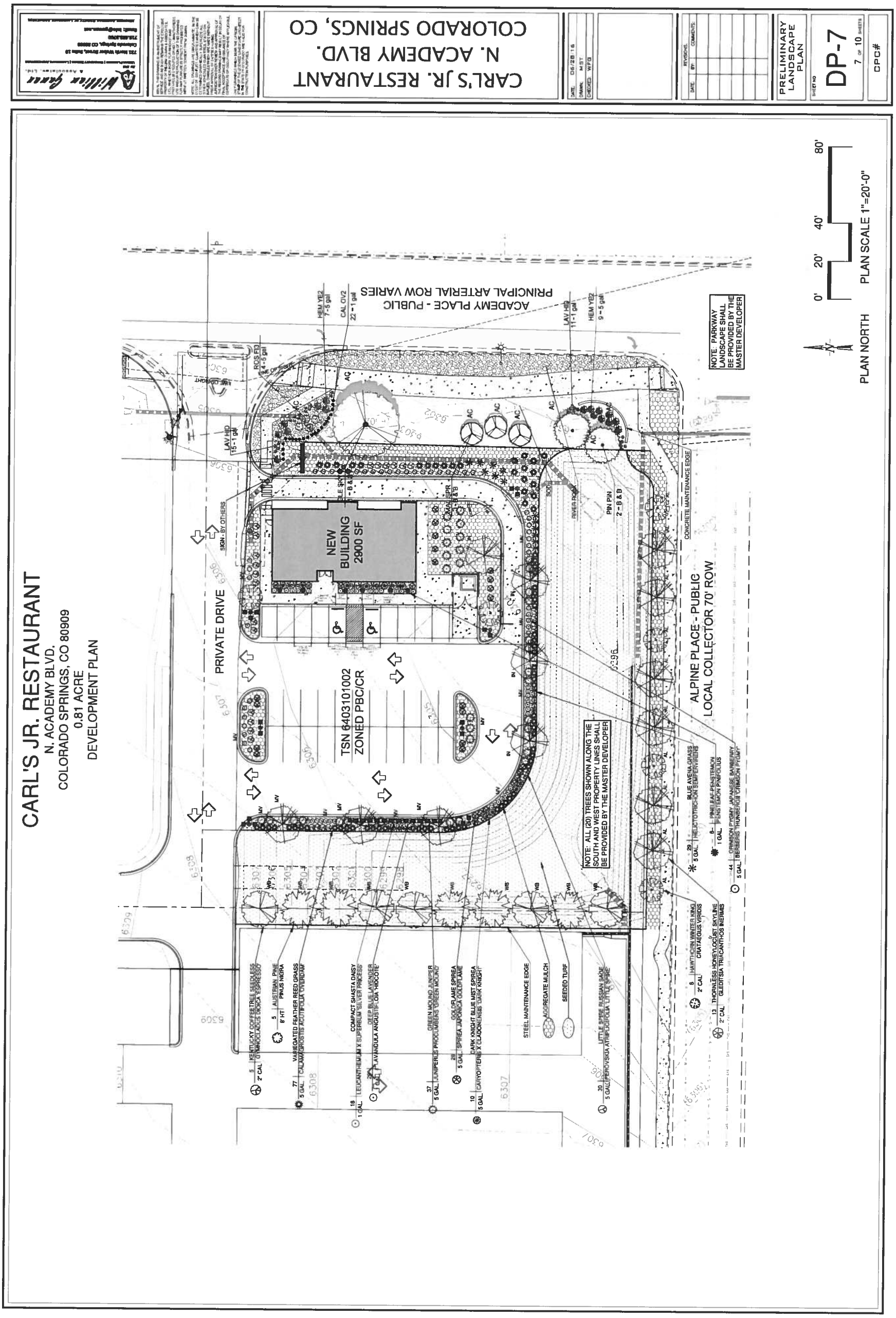
CARL'S JR. RESTAURANT
N. ACADEMY BLVD.
COLORADO SPRINGS, CO 80909
0.81 ACRE
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN
DP-7
7 OF 10 SHEETS
CPC#
CARL'S JR. RESTAURANT
N. ACADEMY BLVD.
COLORADO SPRINGS, CO
DATE 06/28/16
DRAWN MST
CHECKED WFG
REVISIONS
DATE
BY
COMMENTS
NEW BUILDING 2900 SF
PRIVATE DRIVE
TSN 6403101002
ZONED PBC/CR
ALPINE PLACE - PUBLIC
LOCAL COLLECTOR 70' ROW
ACADEMY PLACE - PUBLIC
PRINCIPAL ARTERIAL ROW VARIES
NOTE: ALL (20) TREES SHOWN ALONG THE SOUTH AND WEST PROPERTY LINES SHALL BE PROVIDED BY THE MASTER DEVELOPER
NOTE: PARKWAY LANDSCAPE SHALL BE PROVIDED BY THE MASTER DEVELOPER
SIGN - BY OTHERS
CONCRETE MAINTENANCE EDGE
RIVER ROCK
PIN PIN 2 - B&B
KENTUCKY COFFEETREE SEEDLESS GYMNOCLADUS DIOICA 'ESPRESSO'
AUSTRIAN PINE PINUS NIGRA
VARIEGATED FEATHER REED GRASS CALAMAGROSTIS ACUTIFOLIA 'OVERDAM'
COMPACT SHASTA DAISY LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS'
DEEP BLUE LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
GREEN MOUND JUNIPER JUNIPERUS PROCUMBENS 'GREEN MOUND'
GOLDFLAME SPIREA SPIREA JAPONICA GOLDFLAME
DARK KNIGHT BLUE MIST SPIREA CARYOPTERIS X CLADONENSIS 'DARK KNIGHT'
STEEL MAINTENANCE EDGE
AGGREGATE MULCH
SEEDED TURF
LITTLE SPIRE RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'
HAWTHORN WINTER KING CRATAEGUS VIRIDIS
THORNLESS HONEYLOCUST SKYLINE GLEDITSIA TRIACANTHOS INERMIS
BLUE AVENA GRASS HELICTOTRICHON SEMPERVIRENS
PINE EAS PENSTEMON PENSTEMON PINIFOLIUS
CRIMSON PYGMY JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'
PLAN NORTH
PLAN SCALE 1"=20'-0"
0' 20' 40' 80'

FIGURE 4

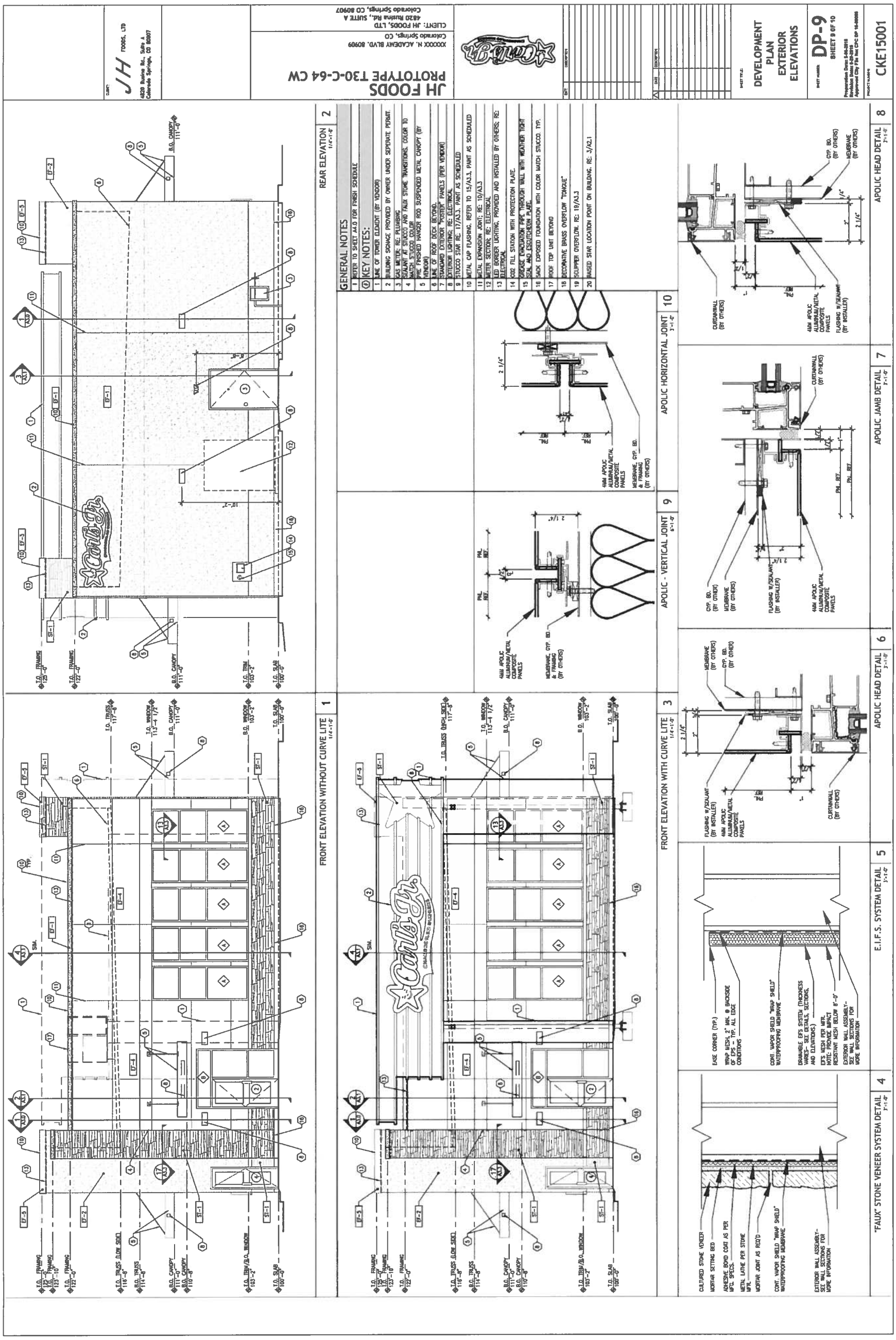
JH FOODS
PROTOTYPE T30-C-64 CW
DEVELOPMENT PLAN EXTERIOR ELEVATIONS
DP-9
CKE15001
GENERAL NOTES
KEY NOTES:
REAR ELEVATION
FRONT ELEVATION WITHOUT CURVE LITE
FRONT ELEVATION WITH CURVE LITE
APOLIC HORIZONTAL JOINT
APOLIC - VERTICAL JOINT
APOLIC HEAD DETAIL
APOLIC JAMB DETAIL
E.I.F.S. SYSTEM DETAIL
"FAUX" STONE VENEER SYSTEM DETAIL

FIGURE 4

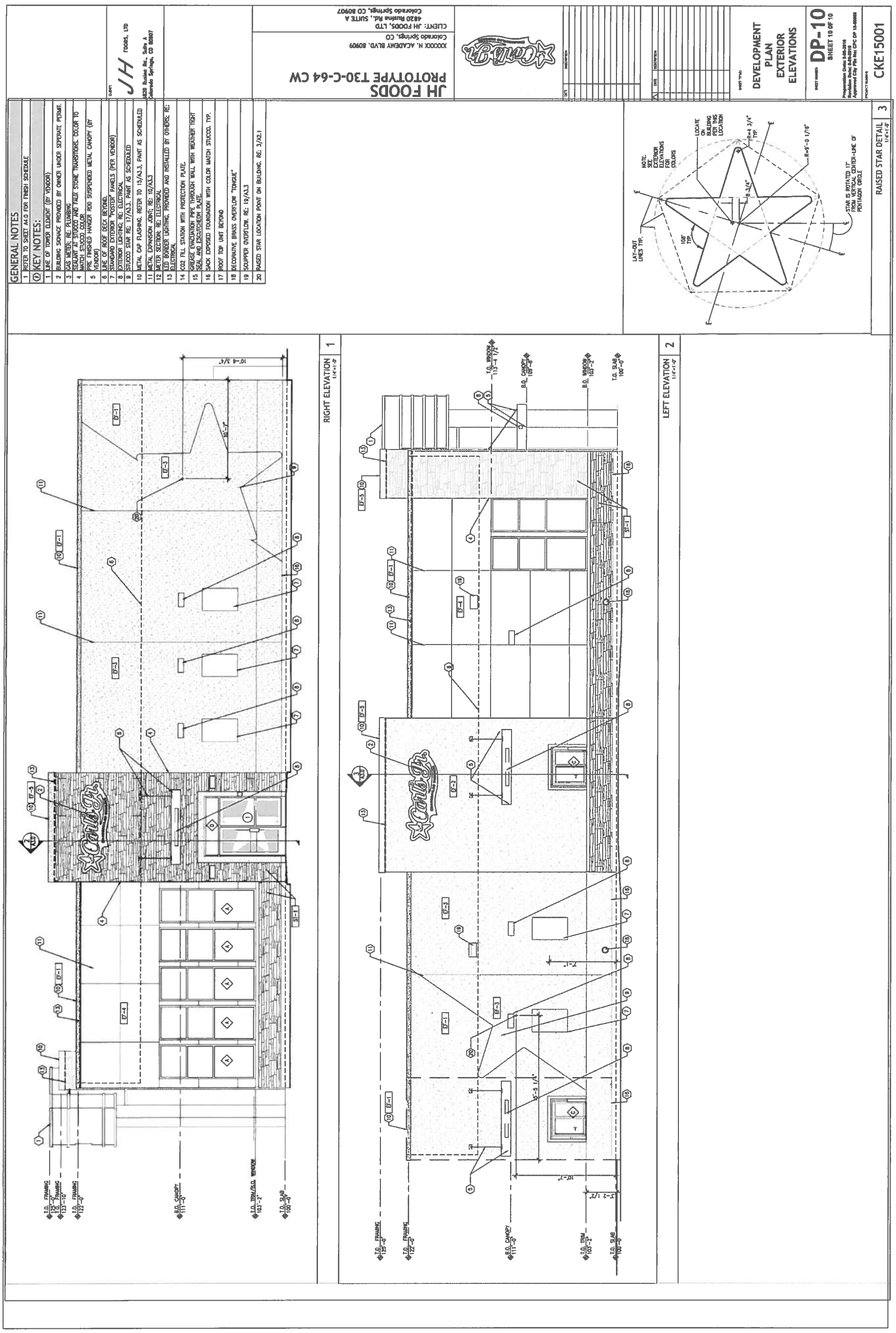
GENERAL NOTES
1 REFER TO SHEET A4.0 FOR FINISH SCHEDULE
KEY NOTES:
1 LINE OF TOWER ELEMENT (BY VENDOR)
2 BUILDING SIGNAGE PROVIDED BY OWNER UNDER SEPERATE PERMIT.
3 GAS METER; RE: PLUMBING
4 SEALANT AT STUCCO AND FAUX STONE TRANSITIONS. COLOR TO MATCH STUCCO COLOR
5 PRE FINISHED HANGER ROD SUSPENDED METAL CANOPY (BY VENDOR)
6 LINE OF ROOF DECK BEYOND.
7 STANDARD EXTERIOR "POSTER" PANELS (PER VENDOR)
8 EXTERIOR LIGHTING; RE: ELECTRICAL
9 STUCCO STAR RE: 17/A3.3, PAINT AS SCHEDULED
10 METAL CAP FLASHING, REFER TO 15/A3.3, PAINT AS SCHEDULED
11 METAL EXPANSION JOINT; RE: 10/A3.3
12 METER SECTION; RE: ELECTRICAL
13 LED BORDER LIGHTING, PROVIDED AND INSTALLED BY OTHERS; RE: ELECTRICAL.
14 CO2 FILL STATION WITH PROTECTION PLATE.
15 GREASE EVACUATION PIPE THROUGH WALL WITH WEATHER TIGHT SEAL AND ESCUTCHEON PLATE.
16 SACK EXPOSED FOUNDATION WITH COLOR MATCH STUCCO. TYP.
17 ROOF TOP UNIT BEYOND
18 DECORATIVE BRASS OVERFLOW "TONGUE"
19 SCUPPER OVERFLOW. RE: 19/A3.3
20 RAISED STAR LOCATION POINT ON BUILDING. RE: 3/A2.1
JH FOODS, LTD
4820 Austin Bluffs., Suite A, Colorado Springs, CO 80907
JH FOODS
PROTOTYPE T30-C-64 CW
XXXXXX N. ACADEMY BLVD. 80909
Colorado Springs, CO
CLIENT: JH FOODS, LTD
4820 Austin Bluffs., SUITE A
Colorado Springs, CO 80907
DEVELOPMENT PLAN EXTERIOR ELEVATIONS
DP-10
SHEET 10 OF 10
CKE15001
RAISED STAR DETAIL 3
1/4"=1'-0"
LAY-OUT LINES TYP.
NOTE: SEE EXTERIOR ELEVATIONS FOR COLORS
LOCATE ON BUILDING PER THIS LOCATION
R=4 3/4" TYP.
R=9'-0 1/16"
STAR IS ROTATED 17° FROM VERTICAL CENTER-LINE OF PENTAGON CIRCLE
RIGHT ELEVATION 1
1/4"=1'-0"
LEFT ELEVATION 2
1/4"=1'-0"
T.O. FRAMING 125'-0"
T.O. FRAMING 122'-0"
B.O. CANOPY 111'-0"
T.O. TRIM 103'-2"
T.O. SLAB 100'-0"

FIGURE 4