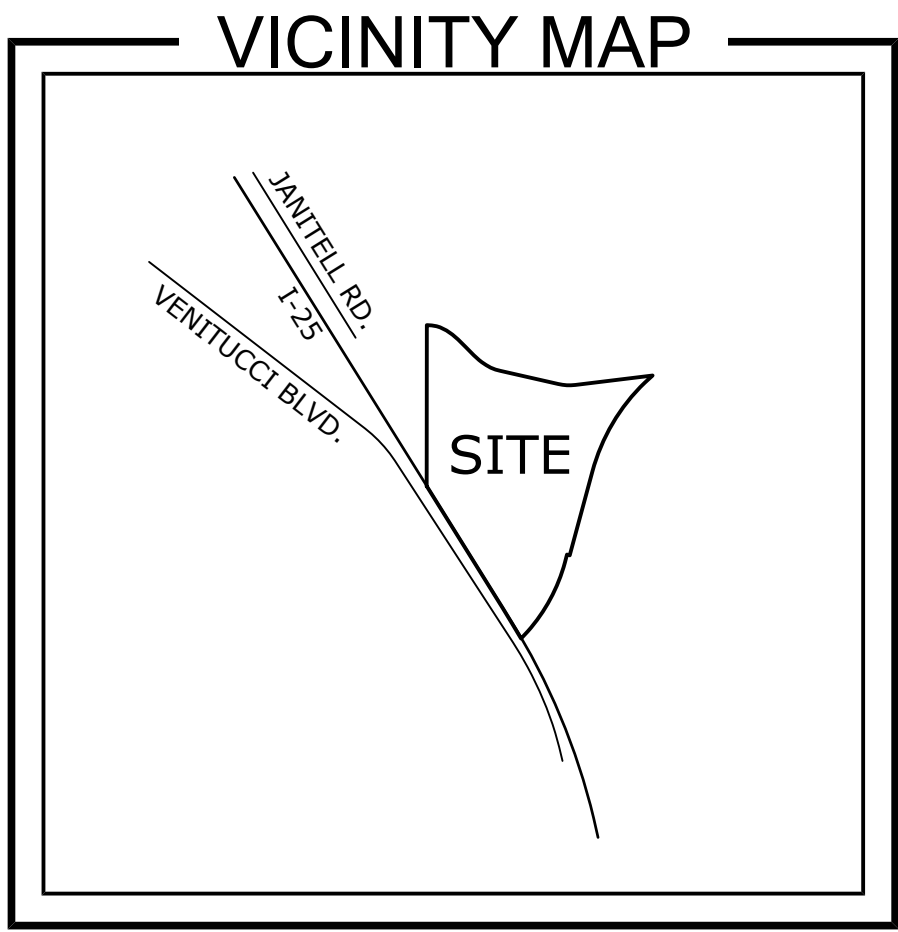




LEGAL DESCRIPTION:

LOT 3 BLK 1 HASSLER & BATES SUB NO 3, TOG WITH TR IN S2 SEC 33-14-66 DES AS FOLS: COM AT SW COR OF LOT1 BLK 1 HASSLER & BATES SUB NO 1, TH N 81°57'14" E 510.33 FT, S 01°25'16" E 31.45 FT FOR POB, CONT S01°25'16" E 172.55 FT, S 87°40'57" E 284.18 FT, TH ALG ARC OF NON-TANG CUR TO R HAVING A RAD OF 250.0 FT AC/A OF 05°16'23" AN ARC DIST OF 23.01 FT WHICH CHORD BEARS N 50°33'40" W, N 47°55'28" W 175.97 FT, ALGARC OF CUR TO L HAVING A RAD OF 200.0 FT A C/A OF 43°44'45" AN ARC DIST OF 152.70 FT TO POB, EX PT CONVTO COUNTY BY BK 6881-908

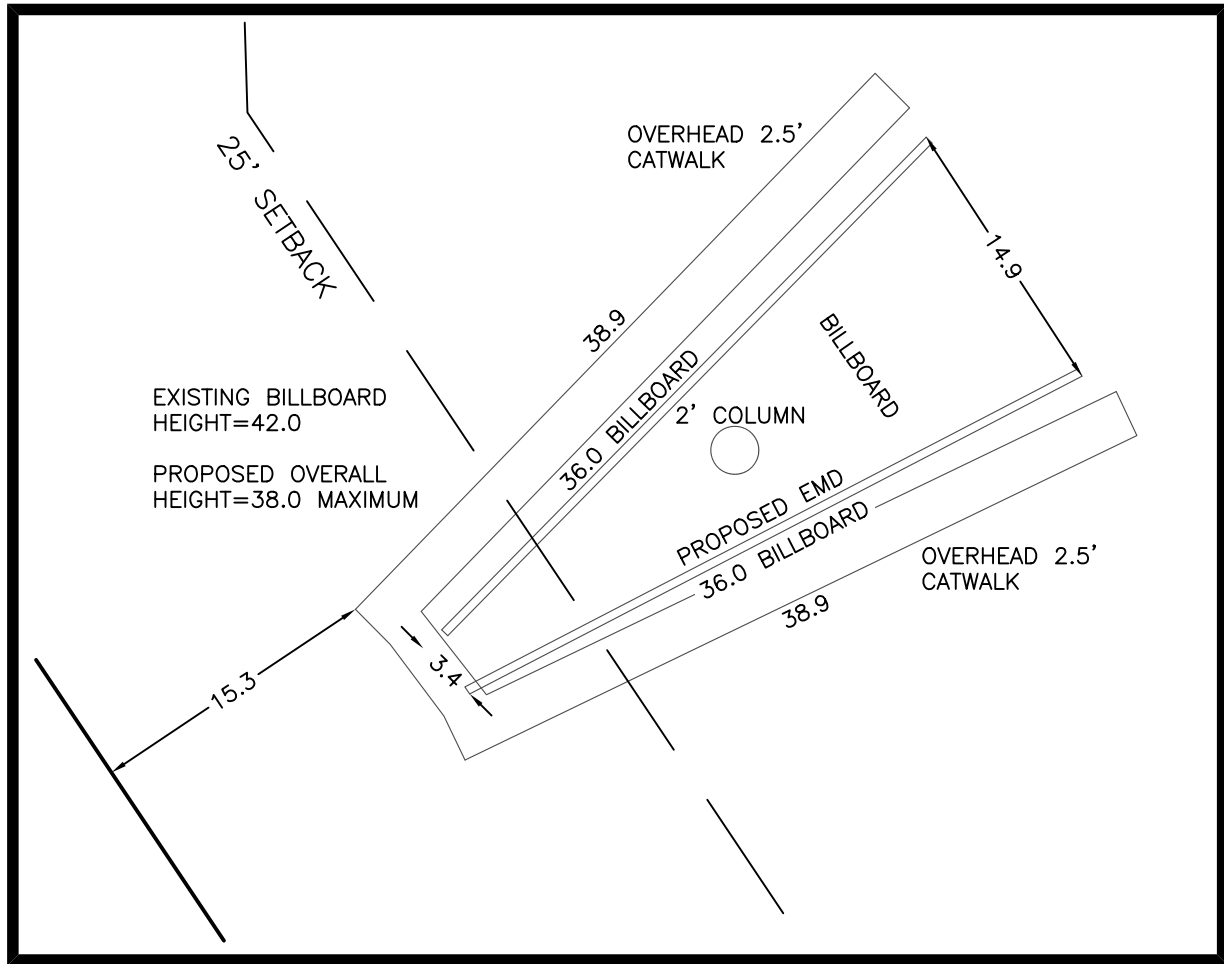
NOTES:

- 1) This is a Site Plan/Special Use Map. It is not a Land Survey Plat or Improvement Survey Plat. No research of easements, encumbrances or title of record was performed by Compass Surveying and Mapping, LLC. No Title Commitment was provided for this Drawing.
- 2) El Paso County Schedule No.: 64334-01-007
- 3) Address: 3415 Janitell Road, Colorado Springs, Colorado.
- 4) Field work was completed on July 30, 2024.
- 5) This site is zone CC (Commercial Community).
- 6) Existing Land Use: Agricultural/Grazing use and two existing off-premise advertising signs. Proposed Land Use: No change. No new structures are proposed.
- 7) Density: Not applicable. No dwelling units exist or are proposed.
- 8) There are no buildings existing or proposed on this site. The only structures are the two (2) existing signs hereon.
- 9) The existing billboard locations, setbacks, and right-of-way relationships will remain unchanged. No relocation or enlargement is proposed.
- 10) No water or wastewater service is proposed. No new wells or septic systems are proposed. Existing sanitary sewer infrastructure located within the adjoining right-of-way during field work is as shown hereon. A well easement recorded at Plat Book D-3, Page 56 is shown hereon. Compass Surveying and Mapping, LLC has made no determination as to the status, ownership, or current use of the well or the easement. No determination of water or wastewater service availability to this site has been made.
- 11) No utility lines or associated infrastructure are proposed. Existing utilities are as shown hereon.
- 12) There are no sidewalks, trails, walls, retaining walls, or berms existing or proposed. Existing fencing is as shown hereon.
- 13) There are no designated no-build areas or drainage facilities on this site. The 100-year floodplain is as shown hereon per FEMA FIRM Panels No. 08041C0741G & 08041C0743G, effective 12/7/2018.
- 14) Parking: Required: 0 spaces
Provided: 0 spaces
The use is unattended signage and generates no employee, customer, or visitor parking demand.
- 15) ADA parking spaces, ramps, pathways, and signs are not applicable. No parking areas or pedestrian facilities exist or are proposed.
- 16) Standard details for parking, ADA ramps, driveways, and signs are not applicable. No parking, ramps, or driveways are proposed.
- 17) There are no dumpsters or loading dock areas existing or proposed.
- 18) Site Coverage:
Total Site Area: 22.1 Acres± (962,676 S.F.±)
Structure Coverage: Less than 0.01%
Landscaped Area: 0% (none existing or proposed)
Open Space: Greater than 99.99%

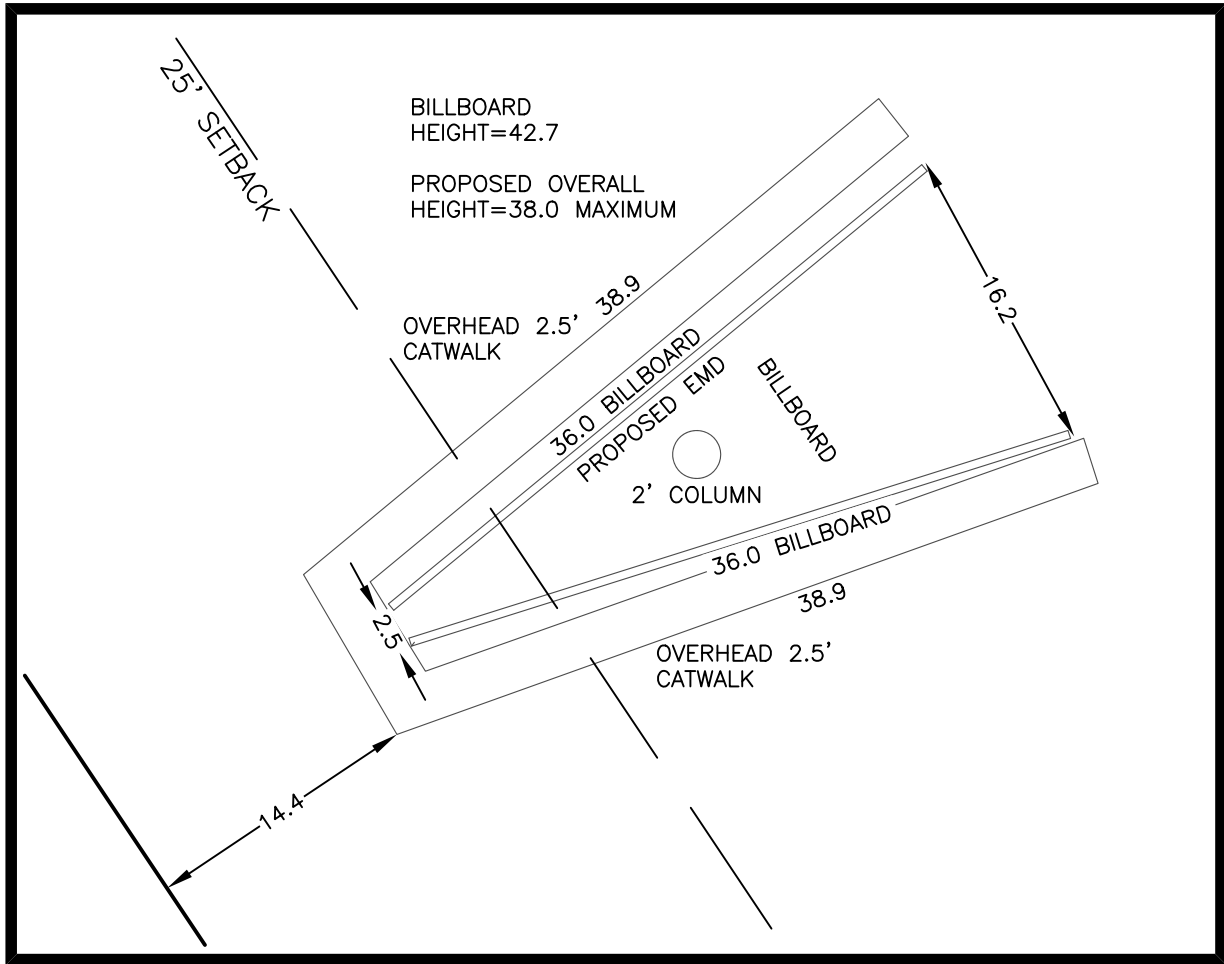
OWNER:
Mulehaven Ltd.
Lester Nowell
Phone: 719-332-4476
Email: LMPent@aol.com

APPLICANT:
Justin Johnston
Lamar Advertising
Phone: 719-309-3024
Email: jujohnston@amar.com

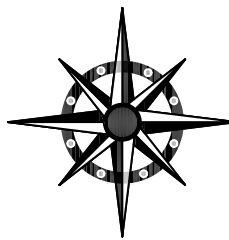
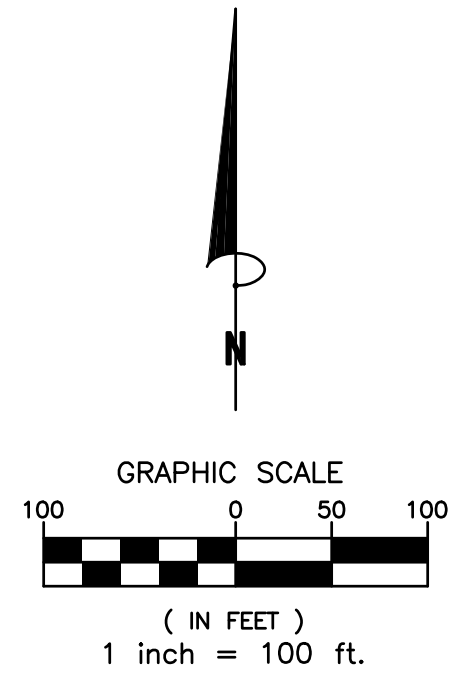
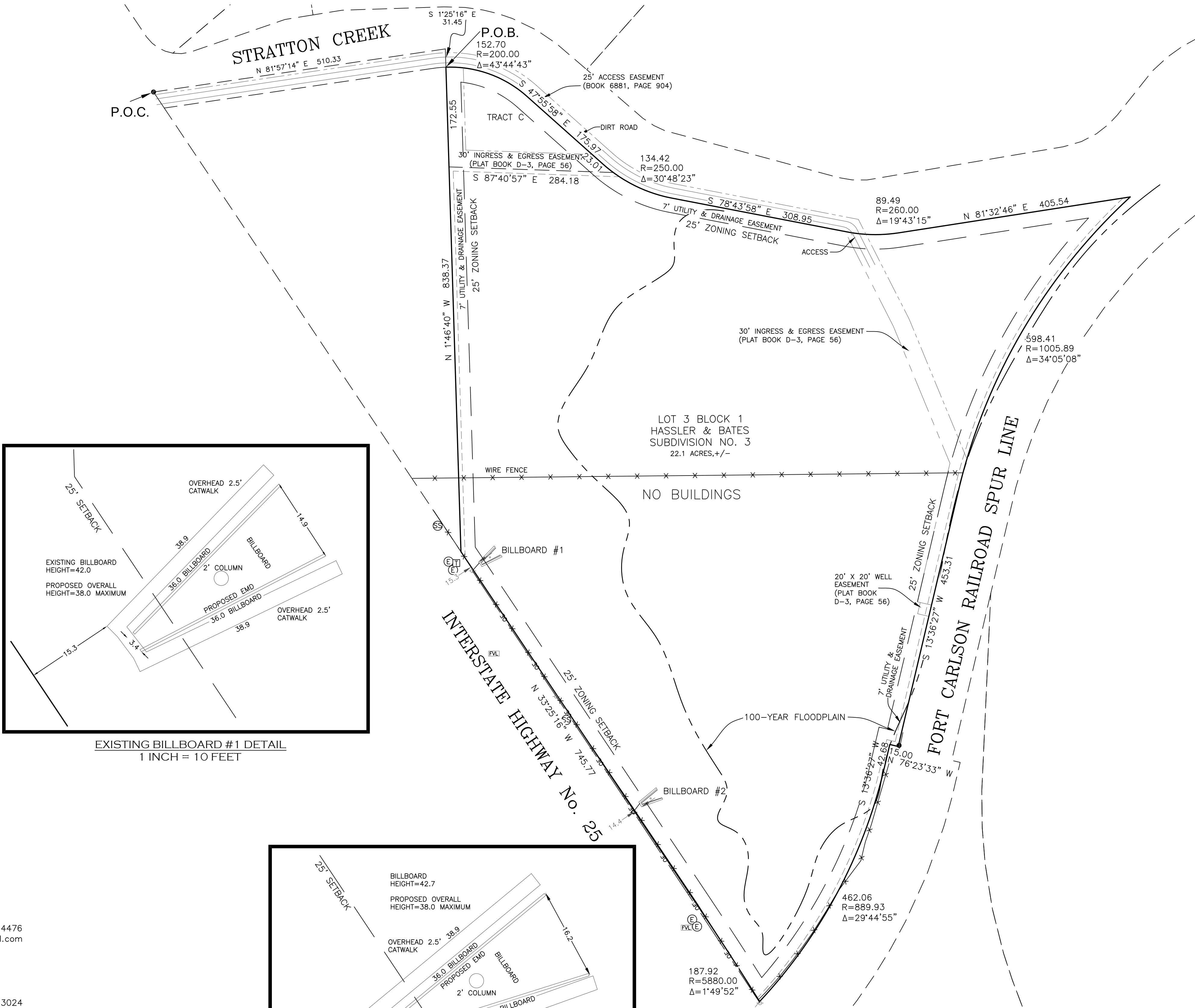
PREPARER:
Jordan Johannes
Compass Surveying and Mapping, LLC
Phone: 719-257-9519
Email: jordan@csamllc.com



EXISTING BILLBOARD #1 DETAIL
1 INCH = 10 FEET



EXISTING BILLBOARD #2 DETAIL
1 INCH = 10 FEET



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
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SITE PLAN / SPECIAL USE PLAN

A TRACT OF LAND IN THE
SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

REVISIONS:		PROJECT NO.	24108
1	08/31/26 Change zoning and applicable notes.	DATE:	AUGUST 6, 2024
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 1