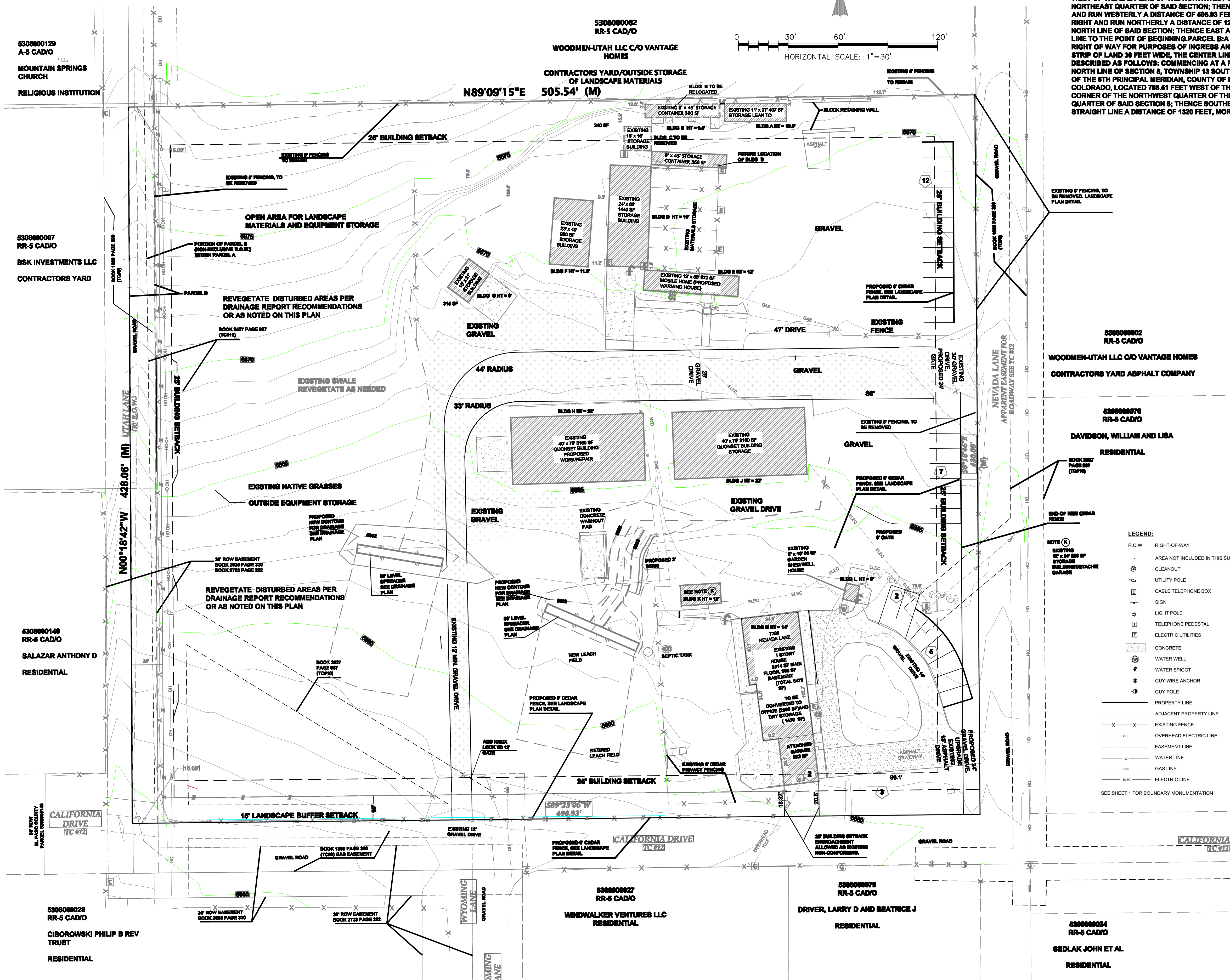
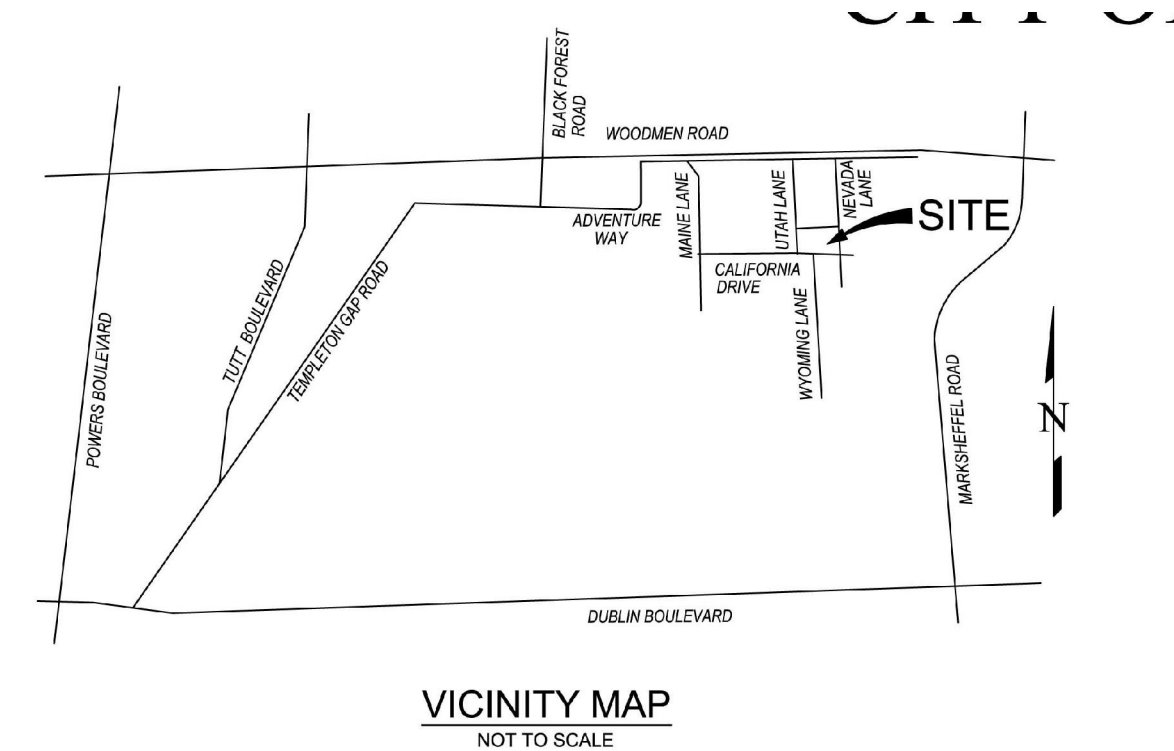


DRAWING INDEX

SITE DEVELOPMENT PLAN AND PARKING PLAN
BUILDING ELEVATIONS, 2 SHEETS
LANDSCAPE PLAN
LIGHTING PLAN



PROPERTY DESCRIPTION
PARCEL A: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8N TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: THE SOUTHERLY 430 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 8 LOCATED 280 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTHERLY 1280 FEET TO A POINT LOCATED 30 FEET NORTH OF A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS 279.87 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ANGLE RIGHT AND RUN WESTERLY A DISTANCE OF 505.93 FEET; THENCE ANGLE RIGHT AND RUN NORTHERLY A DISTANCE OF 1280 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. PARCEL B: A NON-EXCLUSIVE RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS OVER A STRIP OF LAND 30 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LOCATED 788.51 FEET WEST OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY ON A STRAIGHT LINE A DISTANCE OF 1320 FEET, MORE OR LESS.

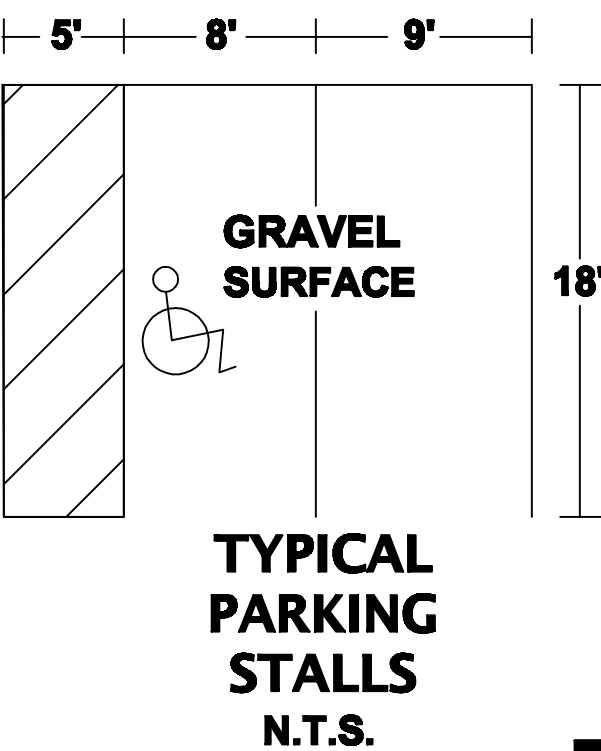


- LEGEND**
PROPERTY TAX ID: 53080-00-0074
ZONE RR-5 CAD-O
USE VARIANCE APPROVED 6/2022 TO ALLOW FOR CONTRACTORS YARD IN RR-5 CAD-O (PCD FILE NO. VA-21-002)
- PROPERTY ADDRESS: 7280 NEVADA LANE
LOT AREA: 5.4 AC
APPROVED LAND USE: CONTRACTORS YARD WITH OUTSIDE STORAGE OF LANDSCAPE MATERIALS AND EQUIPMENT, OFFICE
STRUCTURAL LOT COVERAGE: 8% (14,128 S.F.)
TOTAL GROSS BUILDING SQUARE FOOTAGE: 14,700 S.F.
- NOTES:**
1. ALL SITE DEVELOPMENT SHOWN IS EXISTING, EXCEPT FOR CERTAIN MATERIALS NOTED IN THE LANDSCAPE PLAN.
2. NO NEW CONSTRUCTION OR GRADING IS PLANNED FOR THIS SITE EXCEPT FOR A DETENTION POND ON THE SOUTHEAST CORNER PER THE APPROVED DRAINAGE REPORT.
3. ALL EXISTING BUILDINGS SHALL BE BROUGHT INTO COMPLIANCE WITH PPRBD REQUIREMENTS FOR COMMERCIAL USE.
4. ANY EXISTING BUILDING TO BE REMOVED SHALL OBTAIN A DEMOLITION PERMIT FROM PPRBD.
5. SEPARATE ADDRESSES FOR EACH BUILDING SHALL BE OBTAINED FROM ENUMERATIONS AND ADDRESSES SUBSEQUENTLY DISPLAYED PER FALCON FD SPECIFICATIONS. FALCON FD SHALL INSPECT BUILDING SIGNAGES FOR ACCEPTABILITY.
6. FIRE ACCESS:
A. KNOX LOCKS SHALL BE MAINTAINED ON THE NORTH YARD GATE AND THE SOUTH GATE.
B. MINIMUM INTERIOR TURNING RADIUS OF 33' AND OUTSIDE RADIUS OF 44' SHALL BE KEPT CLEAR AT ALL TIMES, AS SHOWN ON THIS PLAN.
C. VERTICAL CLEARANCE OF 13'-6" SHALL BE MAINTAINED AT ALL TIMES ON THE FIRE ACCESS LANES.
D. ROAD SURFACES IN ALL FIRE LANES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT APPARATUS LOADS OF AT LEAST 75,000 LBS. THIS IS ACCOMPLISHED WITH A MINIMUM SURFACE OF 4" DEEP GRAVEL OR ASPHALT MILLINGS.
5. ALL CONTOURS SHOWN ARE EXISTING, EXCEPT IN THE PROPOSED DETENTION POND, WHICH IS THE PROPOSED OVERLAID ON EXISTING.
4. ATTACHED GARAGE ON THE SOUTH BOUNDARY IS IN THE BUILDING SETBACK. ALLOWED AS EXISTING NON CONFORMING.

PARKING TABLE:

PROPOSED OFFICE: 2000 SF @ 1 / 200 SF = 10 REQ.
STORAGE/WAREHOUSE: 7882 SF @ 1 / 1000 = 8
WORK BUILDING (CONTRACTOR'S YARD) 3160 SF @ 1 / 750 SF = 4
TOTAL REQ = 22
ACCESSIBLE (HC): 1 REQ.
PARKING PROVIDED: 31 INCLUDING 1 HC

NOTES:
1. EXCESS PARKING IS PROVIDED FOR FLEET VEHICLES.
2. PARKING AND VEHICLE MANEUVERING AREAS EXCEPT AS NOTED ARE GRAVEL SURFACES.



GREENER PASTEURS, LLC
7280 NEVADA LANE
PPR 2411
SITE DEVELOPMENT PLAN
AND PARKING PLAN

OWNER/APPLICANT:
GREENER PASTEURS LLC
JEFF WEISBURG
4450 MARK DABLING BLVD
COLORADO SPRINGS, CO 80907-4210
719-291-0291
jeff.weisburg@gmail.com

REV: 11-12-2024 REV: 06-11-2024 REV: 05-13-2024 REV: 03-25-2024
REV: 08-20-2024 REV: 06-05-2024 REV: 03-27-2024

Drawn By: Deb G
Checked By: Deb G
Date: 07-07-2023
Sheet 1 of 1