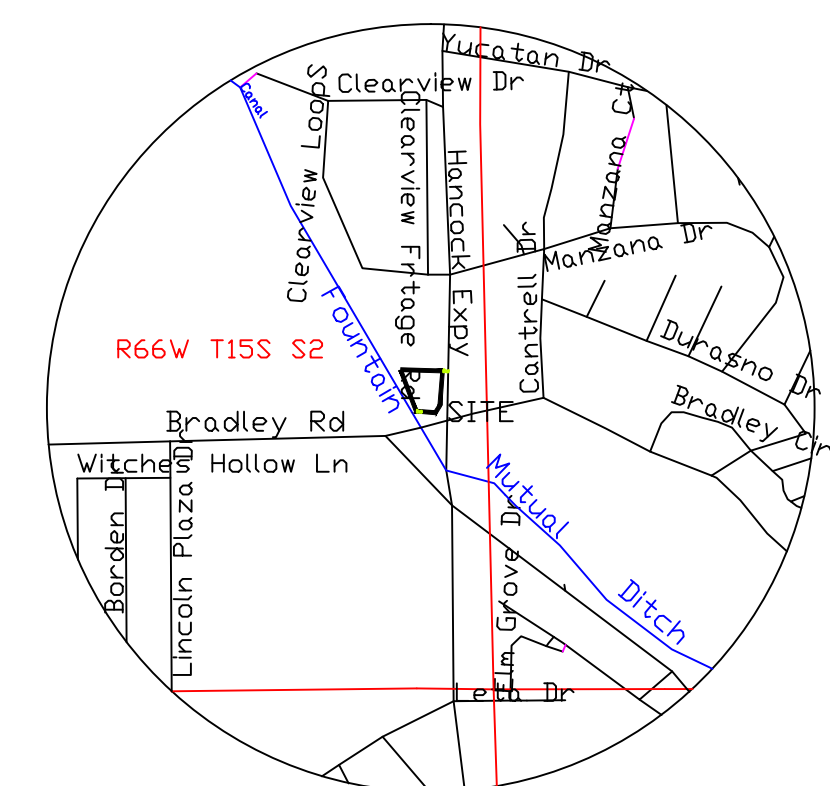
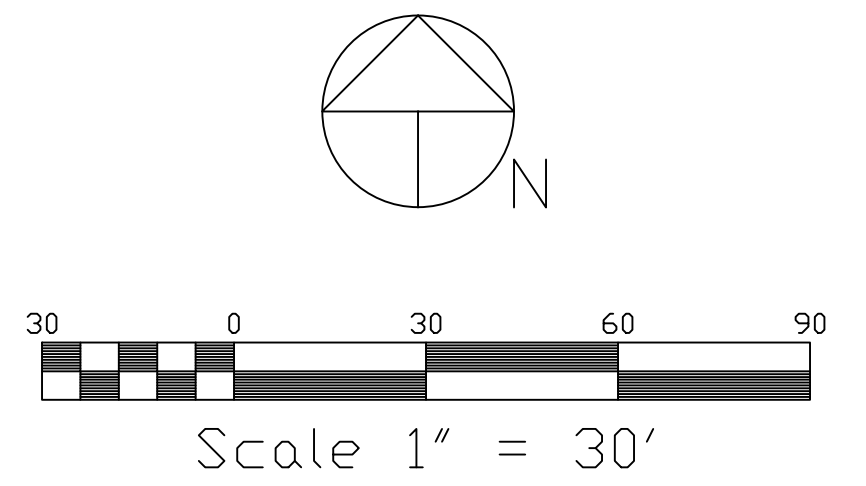
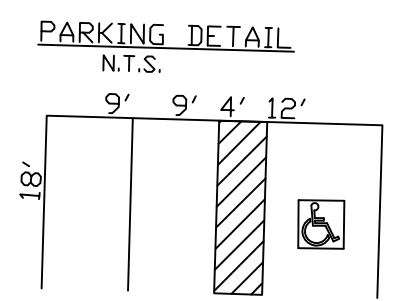


The approval includes the approval of an alternative landscape plan pursuant to 6.2.2.A.4 of the Land Development Code



VICINITY MAP
1"=1000'



Owner:
AAA Eagle Limited Partnership, a Colorado limited partnership
ATTN: Robert Cummings
9551 E Orchard Drive
Englewood, CO 80111

Legal Description:
Lot 5, Block A, in a Resubdivision of Lots 4 and 5, Block 1, Clearview Industrial Park Filing No. 1, according to the plat thereof recorded October 6, 1977, in Plot Book E3 at Page 86, under Reception No. 365905, County of El Paso, State of Colorado,
EXCEPTING therefrom the tract conveyed to the El Paso County Board of County Commissioners by Warranty Deed recorded November 6, 1992 in Book 6071 at Page 522, under Reception No. 2220747-1992, of said county records, El Paso, County, Colorado

Units of measurement: US Survey Feet

Address: 4250 Hancock Expressway

Zone: M CAD-D

Setbacks:
Front = 15'
Rear = 15'
Side = none listed
Max Building Height: 50'
Max Lot Coverage: None listed
Actuals are shown on the Plan/Elevations

Assessors Parcel No.: 65020-02-015

Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0763 G, dated December 7, 2018.

Proposed Use(s):
Automobile repair/service

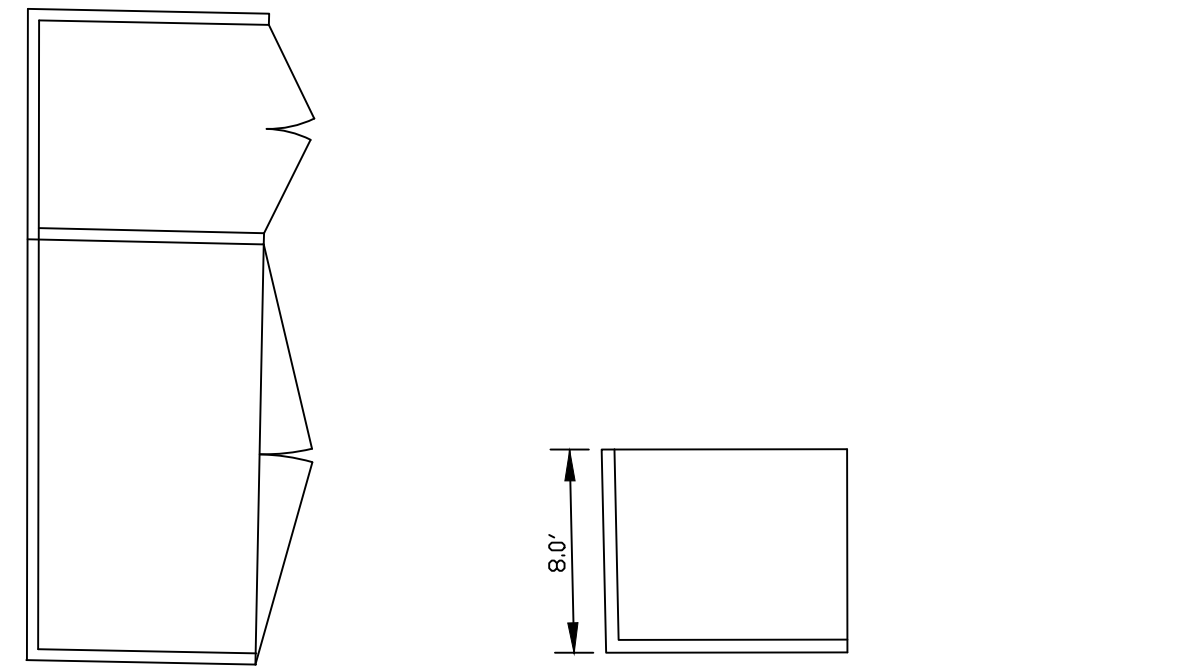
Development time table:
Winter, 2021

Area:
Overall: 36,246 sf 100%
Building: 7,562 sf 21%
Impervious: 21,484 59%
Landscape: 7,200 20%

Parking requirements:
Total bldg(s) sf = 7,562 with two stalls
Required: 1 space per employee on maximum shift plus 3 spaces per stall with 1 marked for handicapped parking
Provided: 24 spaces total, with 2 marked for handicapped parking
% Access aisles may

Site notes:
1. Trash dumpsters are to be screened by a 6' high, wooden fenced enclosure.
2. All parking and driveway areas are to be paved to meet H-20 load specs.
3. All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will meet all applicable County and ADA requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 5' wide, and have a slope of no more than 8% not exceed 2% slope in any direction.
4. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the El Paso County does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

Site drainage:
Drainage will not change due to this action



TRASH DETAIL

File No.:

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
OliverE@ol.com
Celebrating 41 years in Business

Approved
By: Craig Dossey, Executive Director
Date: 03/22/2021
El Paso County Planning & Community Development

DRAWN BY: D.E. WATTS DATE: 1-6-21 DWG. NO.: 20-5570-01 SURVEYED BY: DEW, ESW, 6-26-01, 7-27-01, 8-27-14	APPROVED BY: PROJ. NO.: DWG.	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 4250 HANCOCK ESPRESSWAY L5, BA, RESUB. L'S 4&5 CLEARVIEW IND. PK. F#1 EL PASO COUNTY, COLORADO	SHIT. NAME DEVELOPMENT PLAN	SHIT. NO. 2 OF 2
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GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH LOCAL STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

MATERIAL NOTES

VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

CODE REQUIREMENTS

LANDSCAPE SETBACKS (L.S.)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
HANCOCK EXPRESSWAY	EXPRESSWAY	25/12.5	224	1/20 FT	1/10 - ALTERNATE LANDSCAPE PLAN
BRADLEY ROAD	MAJOR ARTERIAL	20/10	100	1/25 FT	4/1 - ALTERNATE LANDSCAPE PLAN

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
24	2/2 EXISTING	BRADLEY - 95 LF	64 LF
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
D/Ø ALTERNATE	Ø/Ø ALTERNATE		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS. FOR EACH TREE REQUIRED.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
36,246 SF	NON-RESIDENTIAL	1812,000 SF	4/4 EXISTING
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
Ø/Ø	IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (L.B.)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV. FENCE	BUFFER TREES (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: FENCE FOR BUFFER REQUIREMENT AS SHOWN ON SOUTH BUFFER				

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample to Owner for approval.	1,449 SF
	Arkansas Tan rock: 1.5" Diameter (with weed barrier) Submit sample to Owner for approval.	4,030 SF
	Protect Existing Landscape	

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MARLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

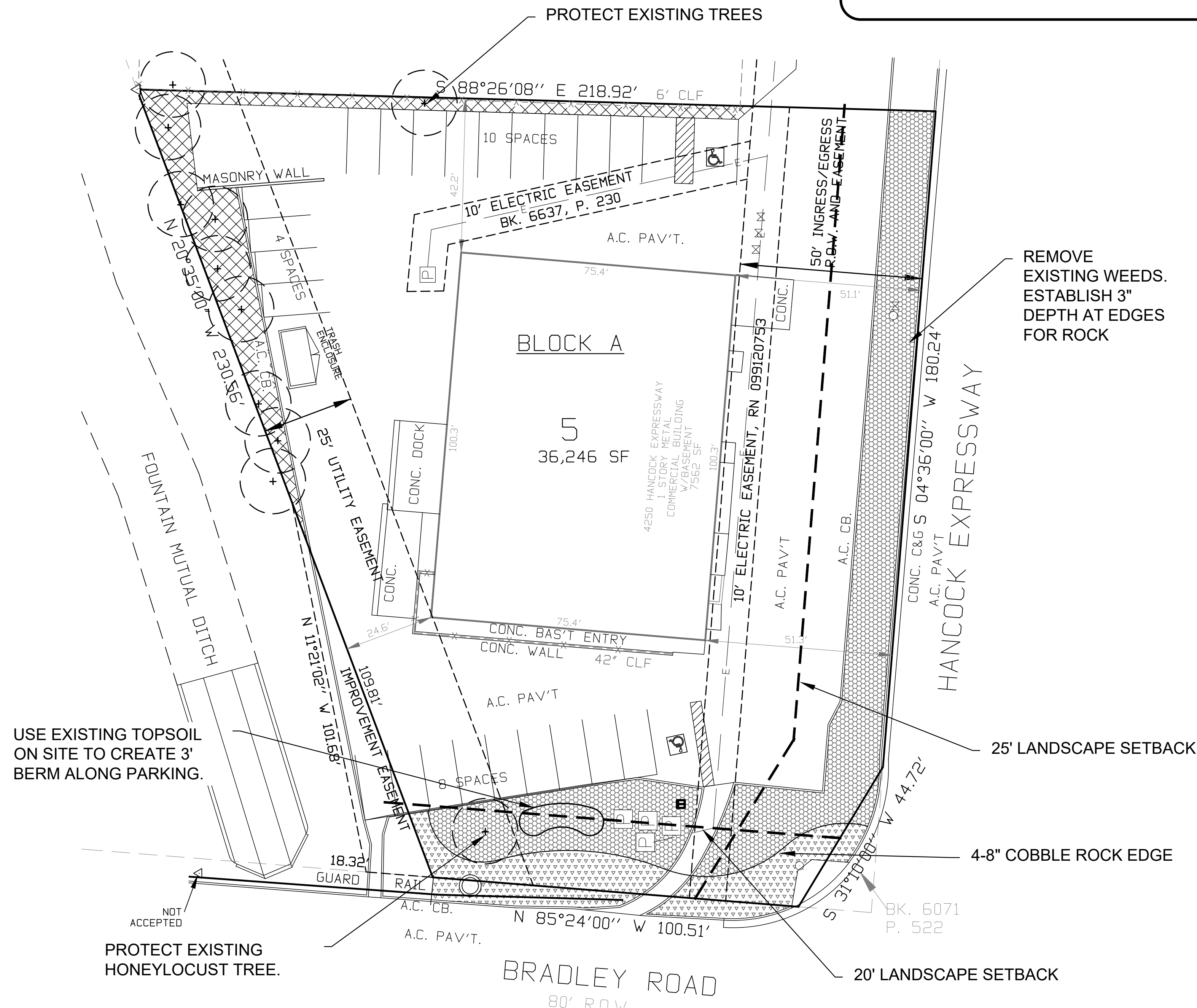
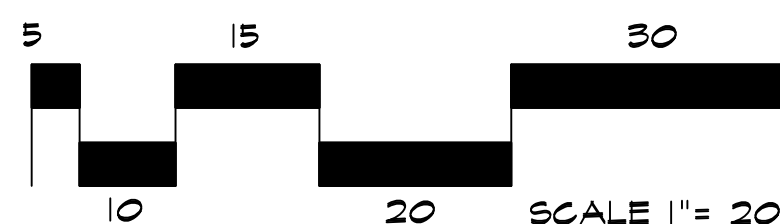
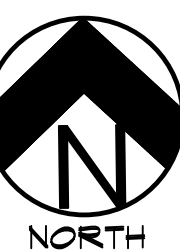
PROTECT EXISTING TREES

REMOVE EXISTING WEEDS. ESTABLISH 3" DEPTH AT EDGES FOR ROCK

HANCOCK EXPRESSWAY

25' LANDSCAPE SETBACK

4-8" COBBLE ROCK EDGE



LANDSCAPE PLAN

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD, STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



Street Metal Classics
4250 Hancock
EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:

JOB NUMBER	979-21
REVISIONS	
ORIGINAL DATE	2-6-21
DRAWN BY:	JJM
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.1

NOT FOR CONSTRUCTION



Street Metal Classics LLC
4250 Hancock Expressway
Colorado Springs, CO 80911
719.351.3256
SMCCOSPGS@outlook.com

February 15, 2021

Ryan Howser

Planning Manager, El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Letter of Intent

Street Metal Classics LLC is submitting this letter of intent requesting a change of occupancy of 2450 Hancock Expressway, Colorado Springs, CO 80911 from a Distribution Warehouse with a use code of B1 to an Automotive Repair & Auto Body Shop with a use code of S1.

Street Metal Classics LLC is a classic automotive restoration and repair shop which occupies 7500 sf encompassing the entire ground level of this building. Parcel: 6502002015 is a .84-acre lot zoned M CAD-O (M-1) and identified as LOT 5 BLK A, A RESUB OF LOTS 4 & 5 BLK 1 CLEAR VIEW INDUSTRIAL PARK, FIL NO 1, EX PT CONV TO COUNTY BY BK 6071-522,

Minor modifications to the interior floor plan will comply with existing building, ADA, and use codes. No modifications to the exterior of the building or existing lighting plan are expected. The addition of parking spaces conforms to the El Paso County Land Development Code Chapters 5 and 6.

Thank You,

Robert R. Cummings
Owner/CEO
Street Metal Classics LLC



2-8-21

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: 4250 Hancock Expressway, El Paso County

On behalf of Street Metal Classics, we are requesting approval for alternate landscape plan for this lot based on the following points.

Landscape Setback

- Waive landscape setback tree requirement along Hancock Expressway frontage in 12' landscape area (224 LF along street, 11 trees require/0 provided).
 - Phone and water lines hinder setback tree placement.
 - Other site in the surrounding area do not have landscape setback trees.
 - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.
- Waive landscape setback tree requirement (3) along Bradley frontage in landscape area (100 LF along street, 4 trees require/1 existing honeylocust tree provided).
 - Utility box and underground utilities hinder setback tree placement.
 - Other site in the surrounding area do not have landscape setback trees.
 - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.

Motor vehicle screening

- Waive motor vehicle screening requirement. 13 shrubs including 6 evergreen along Bradley frontage.
 - Installing 3' landscape berm at parking spaces (using topsoil on site) will provide screening required.
 - The existing tree and utility boxes provide additional screening.
 - The owner is enhancing the lot visually by removing all the weeds and installing two different types of rock.

Thank you for your consideration in this matter.

John MacKay, PLA

www.highergrounddesigns.com

5350 North Academy Blvd., Ste. 207 • Colorado Springs, CO 80918 • Phone: (719) 477-1646 • Fax: (719) 268-1122