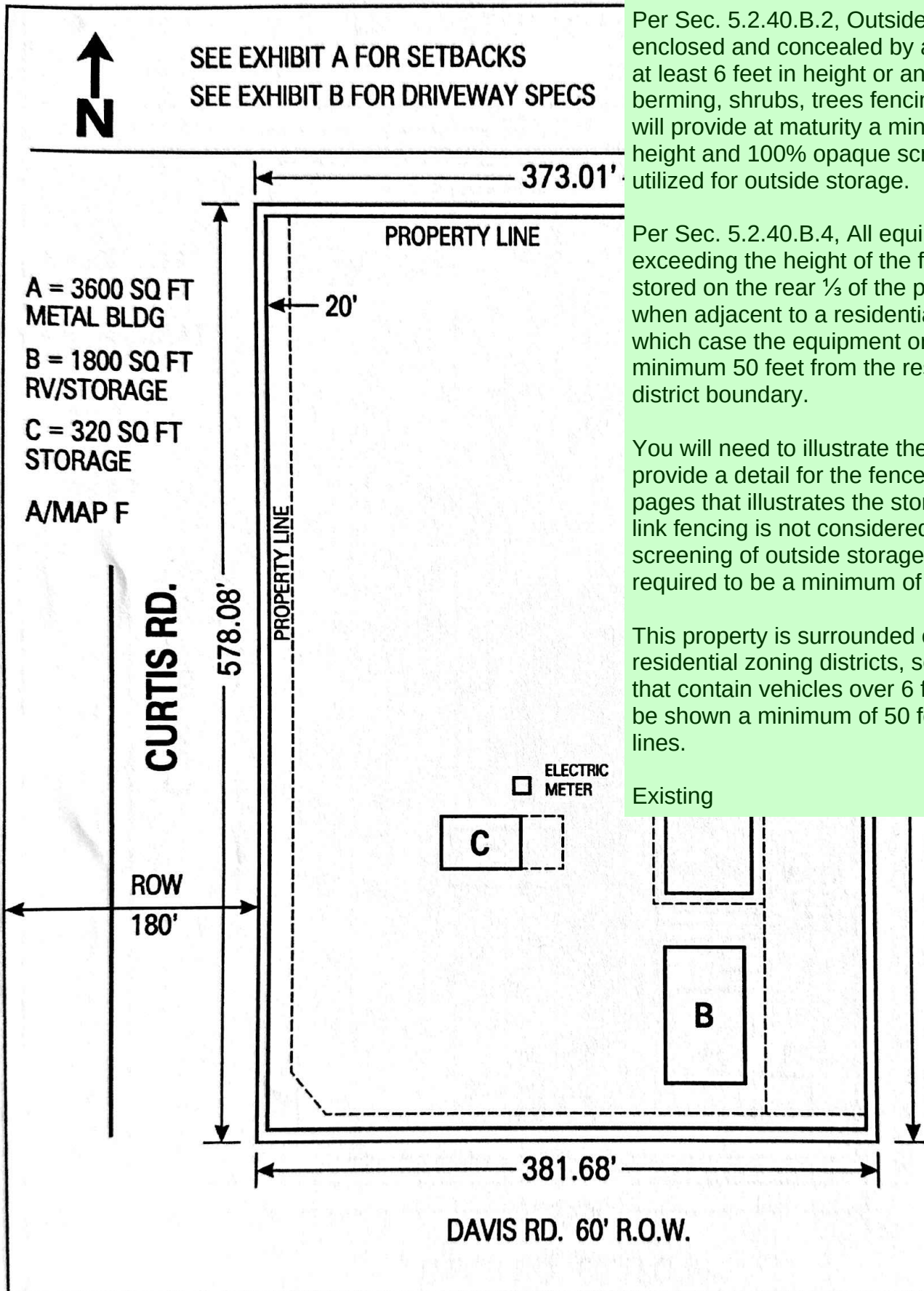


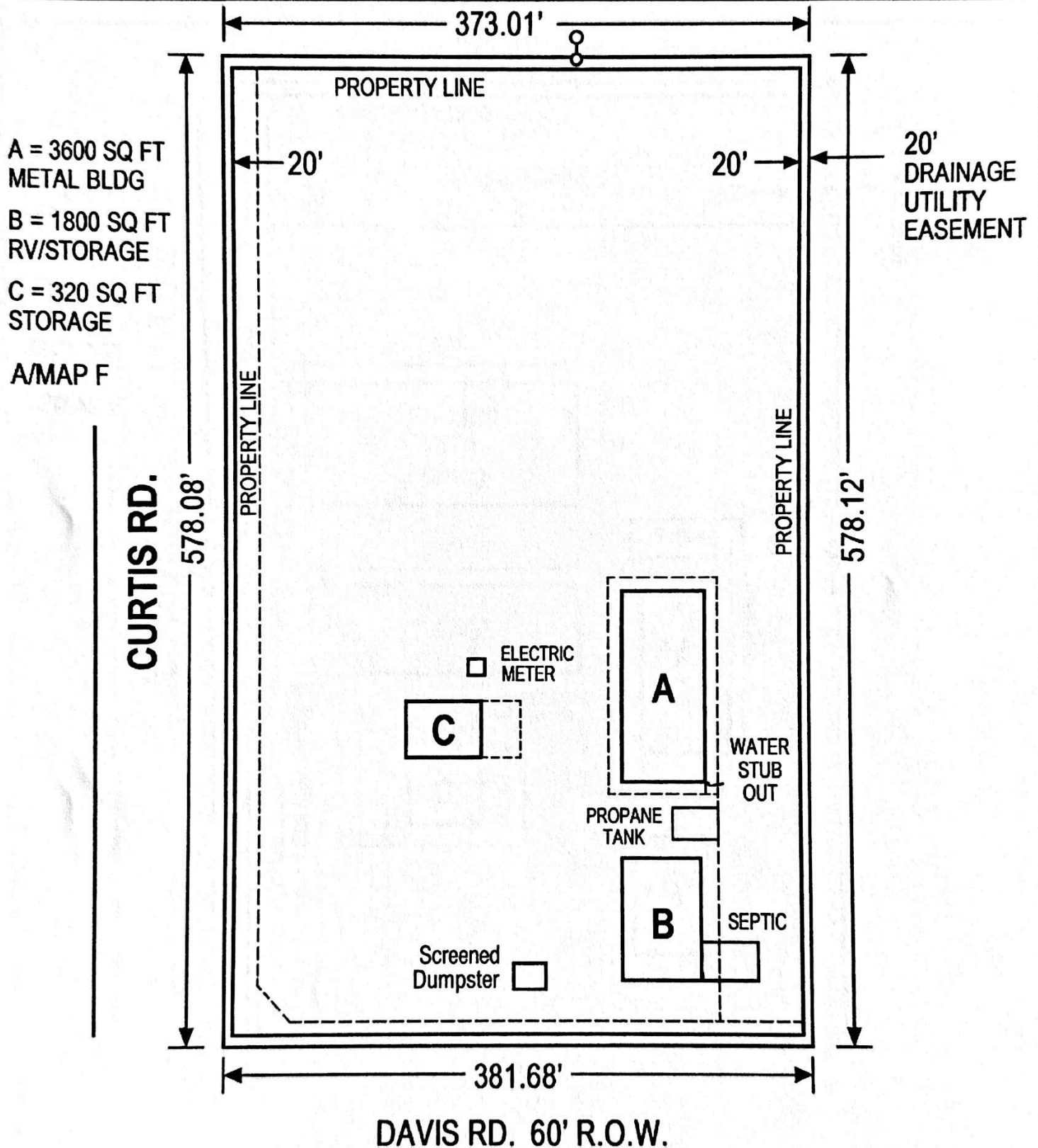
Existing





SEE EXHIBIT A FOR SETBACKS
SEE EXHIBIT B FOR DRIVEWAY SPECS

This page appears to be the same as the first page and is therefore not needed.





SEE EXHIBIT A FOR SETBACKS
SEE EXHIBIT B FOR DRIVEWAY SPECS

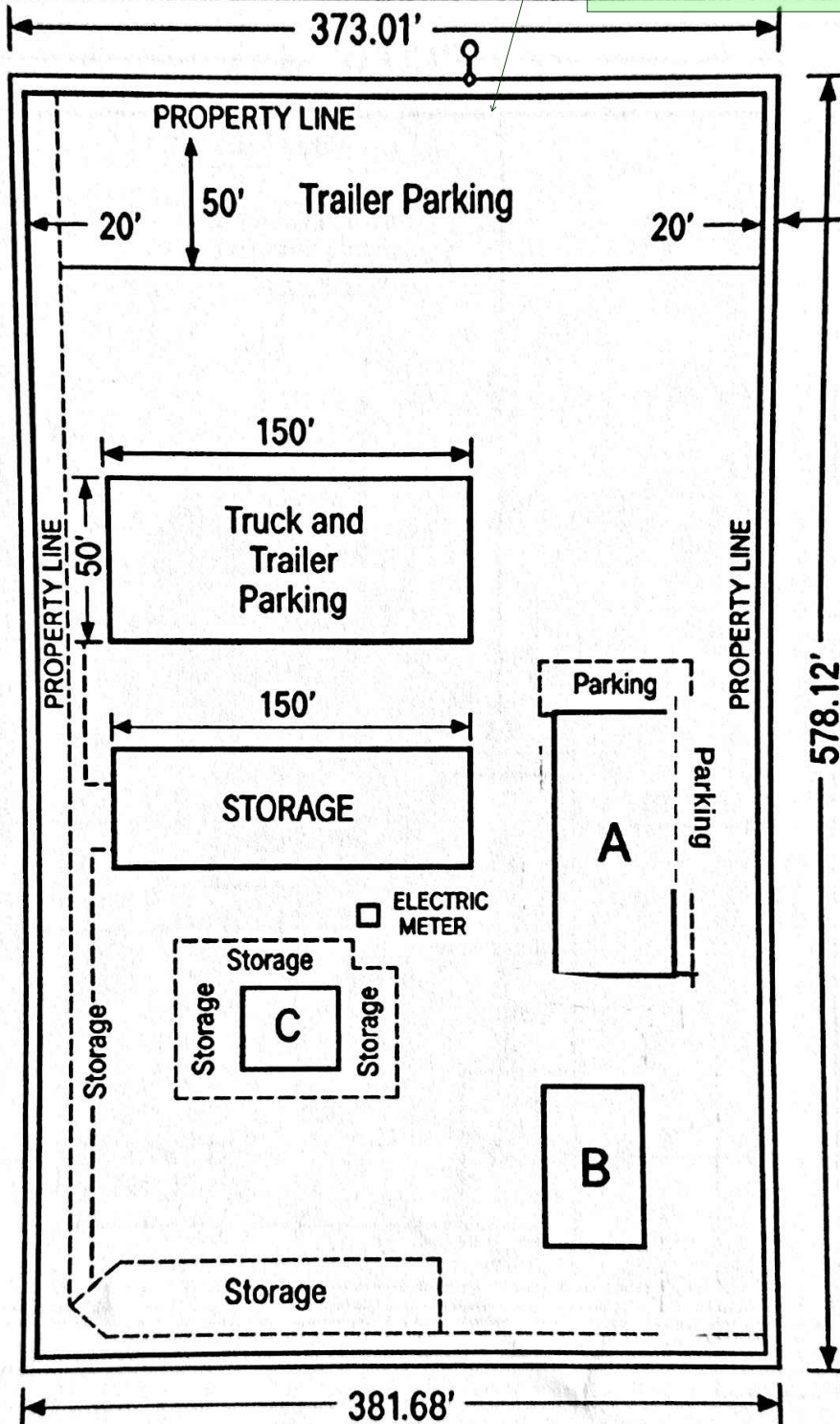
See comment on first page. This area needs to be screened, and any vehicles or objects over 6 feet need to be 50 feet from the property line. It is recommended to move the entire storage area to be 50 feet off all property lines to prevent confusion.

A = 3600 SQ FT
METAL BLDG
B = 1800 SQ FT
RV/STORAGE
C = 320 SQ FT
STORAGE

A/MAP F

CURTIS RD.

578.08'

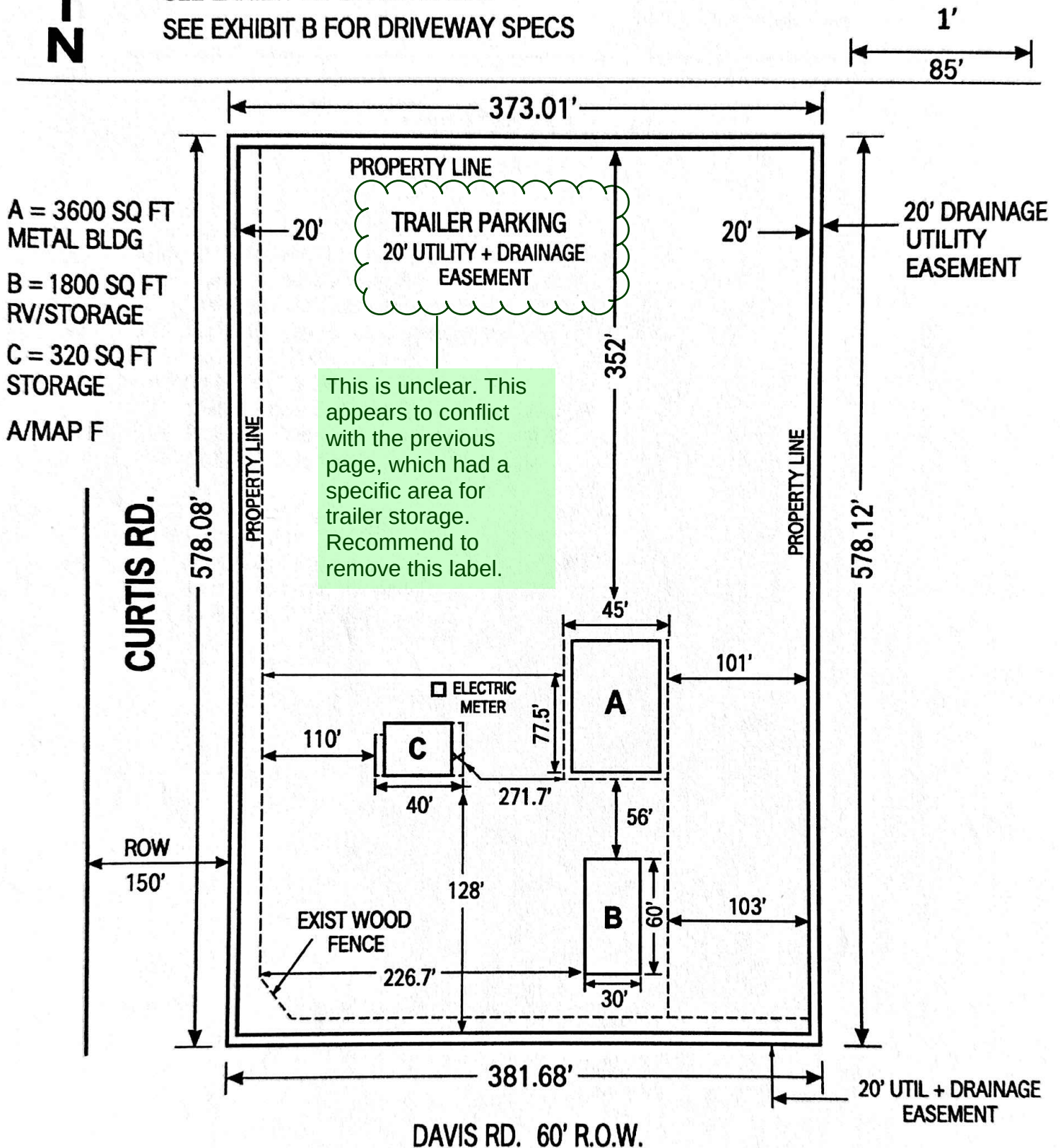


381.68'

DAVIS RD. 60' R.O.W.



SEE EXHIBIT A FOR SETBACKS
SEE EXHIBIT B FOR DRIVEWAY SPECS





AMERICAN TIRE EXCHANGE

5225 Peaceful Place Colorado Springs, CO 80917

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www.americantireexchange.com choutchens@americantireexchange.com

Exhibit A

Building A Setbacks:

Curtis Rd to Building A: 235.68'

Building A to East property line: 101'

Building A to North property line: 352'

Building B Setbacks:

Curtis Rd to Building B: 226.68'

Building B to East property line: 103'

Building B to Davis Rd: 30'

Unit C Shipping Container:

Curtis Rd to Unit C: 110'

Unit C to East property line: 271.68'

Unit C to North property line: 301.12'

Unit C to Davis Rd: 149'



SEE EXHIBIT B FOR DRIVEWAY SPECS

— CURRENT —

A = 3600 SQ FT
METAL BLDG

B = 1800 SQ FT
RV/STORAGE

C = 320 SQ FT
STORAGE

A/MAP F

CURTIS RD.

578.08'

PROPERTY LINE

20'

PROPERTY LINE

20'

PROPERTY LINE

20'
DRAINAGE
UTILITY
EASEMENT

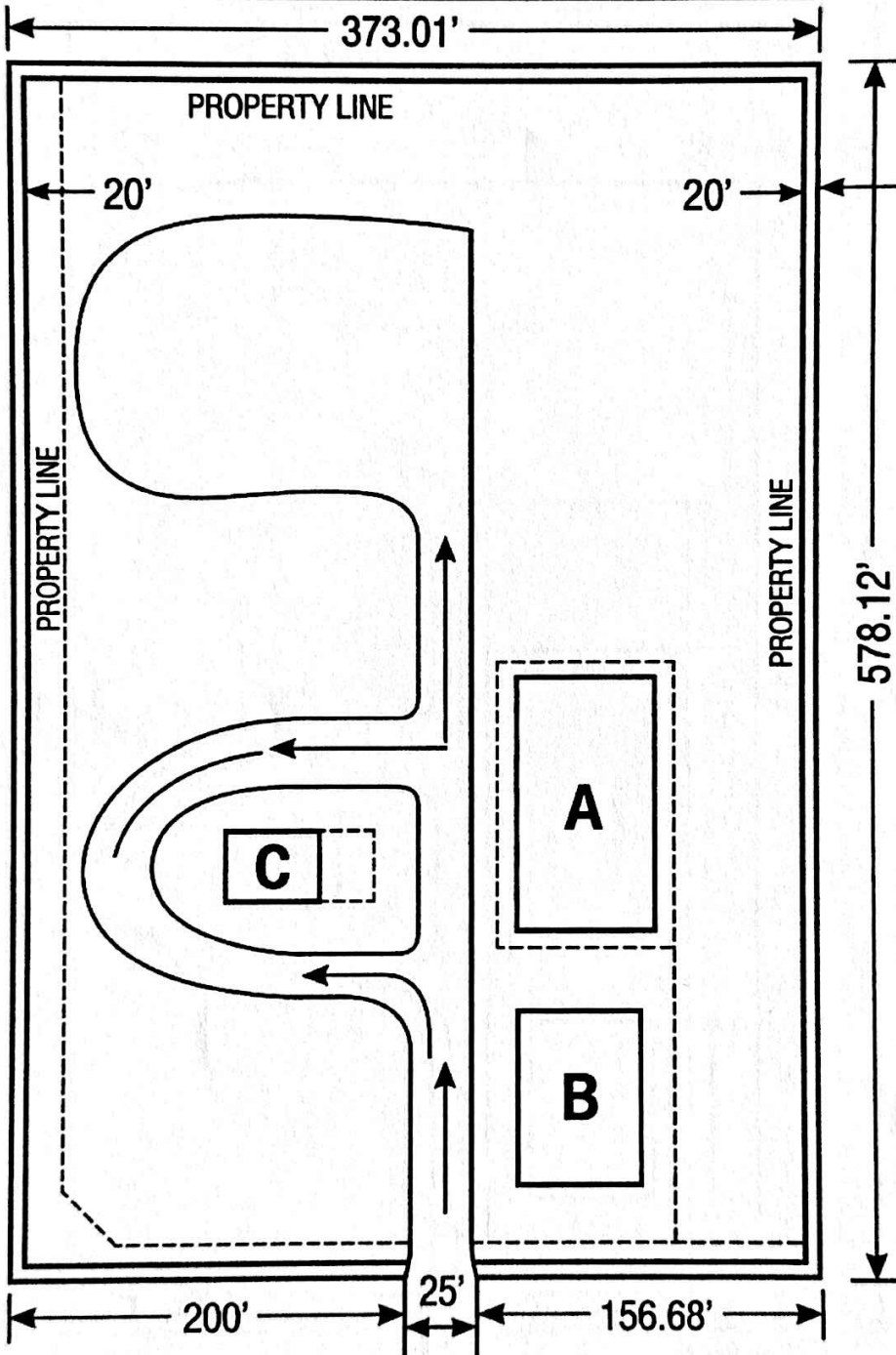
578.12'

200'

25'

156.68'

DAVIS RD.





SEE EXHIBIT B FOR DRIVEWAY SPECS

Proposed

denote use

A = 3600 SQ FT
METAL BLDG

B = 1800 SQ FT
RV/STORAGE

C = 320 SQ FT
STORAGE

A/MAP F

CURTIS RD.

578.08'

PROPERTY LINE

PROPERTY LINE

20'

20'

20'
DRAINAGE
UTILITY
EASEMENT

578.12'

PROPERTY LINE

C

A

depict existing walls
and fences.

all storages areas to
be labeled

B

200'

25'

95'

30'

25'

County Sign

Second Gate

Remove 2nd access

DAVIS RD.

Exhibit B

Current Drive: This drive was assigned when the county re-platted this property to have a Davis Rd address. It was previously 2515 Curtis Rd. The County moved the entrance to Davis and eliminated the Curtis Rd entrance, then re-zoned the property from RR-5 to I-3 15 years ago thus making this a commercial entrance. The exact location is:

-From the SW property pin east along Davis 200' to the 25' wide gate which ends at 225' East of the NW corner.

Proposed Second Drive to Accommodate Building 14852 Davis:

-From the SW property pin, it is 320' to a County warning (approaching stop) sign. Proposed new drive would start 15' east of the sign (335'), be 30' wide (365'), and allow a 25' setback from the east property line (380'). The gate for this entrance will be set North of the South property line 30' to not interfere with any lines of sight with regard to the warning sign. A 40' culvert pipe will be installed to maintain drainage in the bar ditch.

Road classification of Davis Road and access spacing does not support 2nd access.

Add note below to Site Development Plan and completed EPC Road Impact Acknowledgement Form

The owner (s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.



SEE EXHIBIT A FOR SETBACKS
SEE EXHIBIT B FOR DRIVEWAY SPECS

CURRENT

1'

85'

A = 3600 SQ FT
METAL BLDG
B = 1800 SQ FT
RV/STORAGE
C = 320 SQ FT
STORAGE
A/MAP F

CURTIS RD.

578.08'

ROW
180'

PROPERTY LINE

PROPERTY LINE

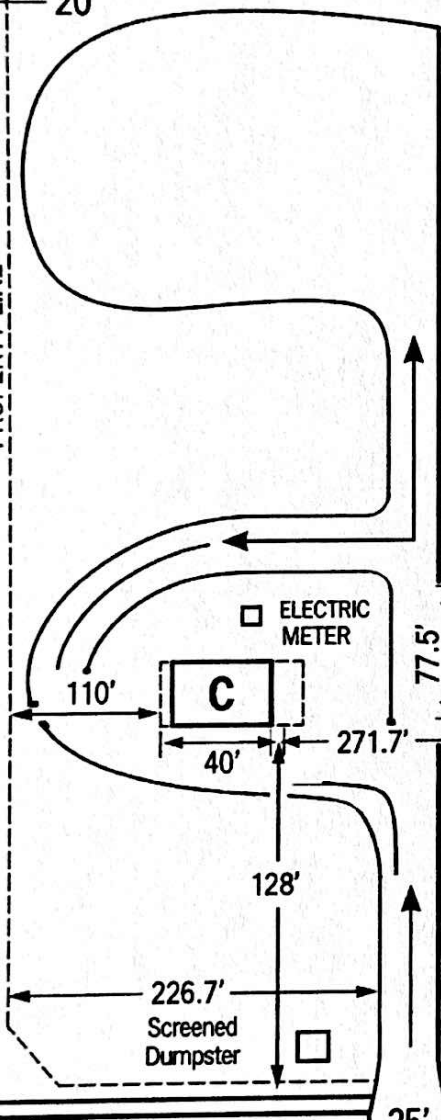
20'

20'

20' DRAINAGE
UTILITY
EASEMENT

PROPERTY LINE

578.12'



352'

45'

101'

WATER
STUB
OUT

PROpane
TANK

56'

60'

103'

SEPTIC

30'

200'

25'

156.68'

381.68'

20' UTIL + DRAINAGE
EASEMENT

DAVIS RD. 60' R.O.W.