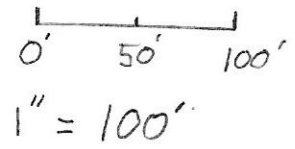
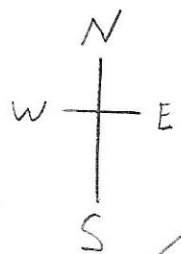


LOT
Total:
347608.8
Square Feet

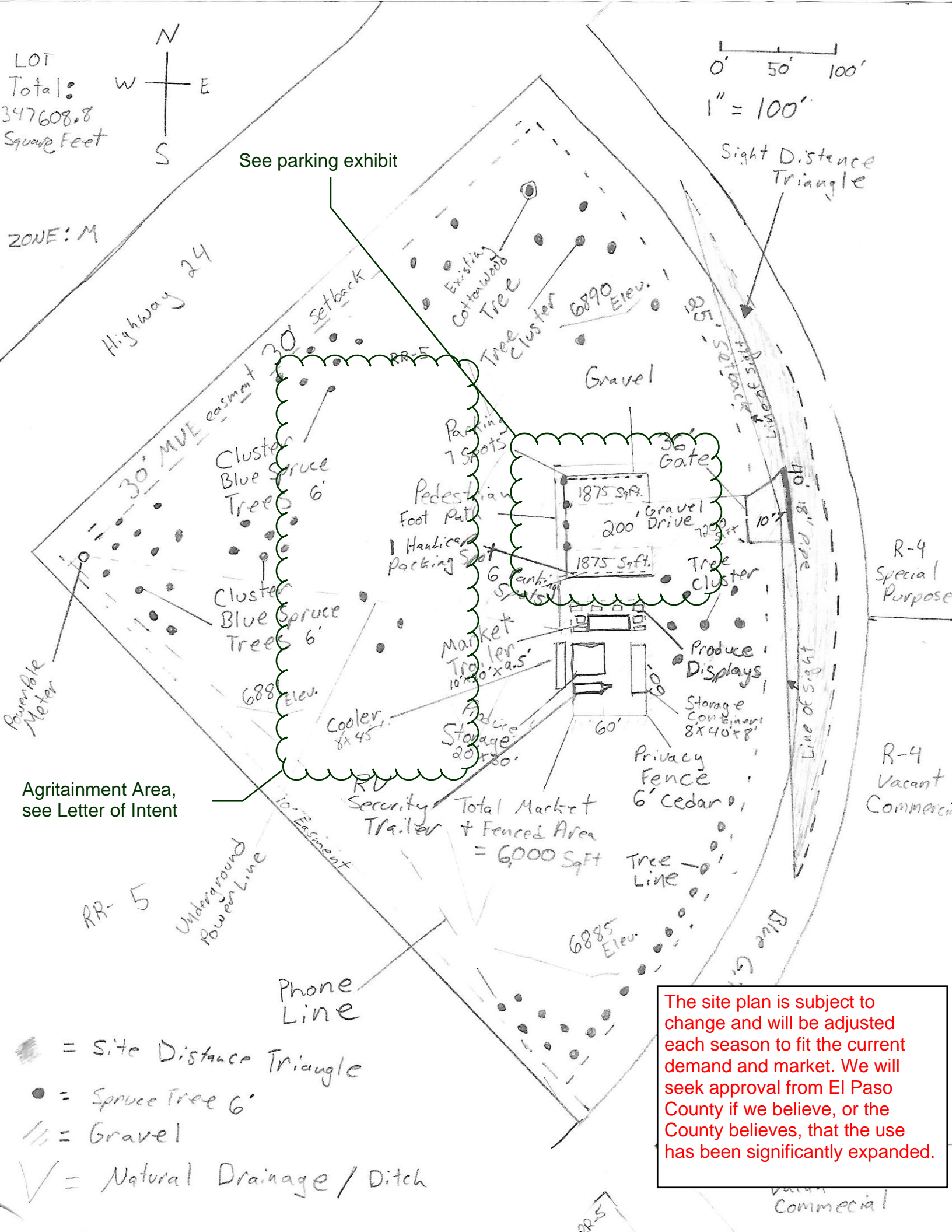


ZONE: M

Highway 24

See parking exhibit

Sight Distance Triangle



R-4
Special
Purpose

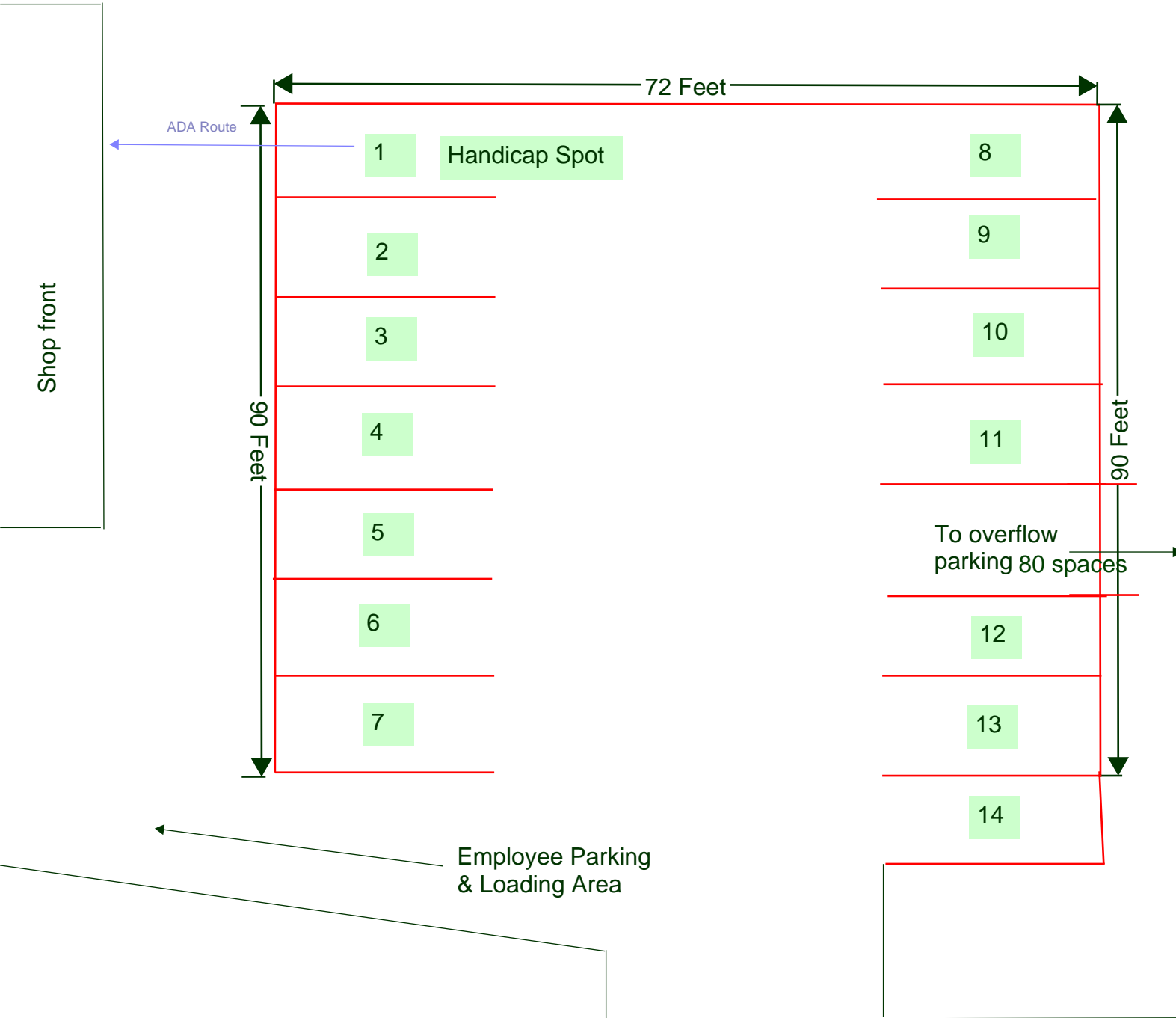
R-4
Vacant
Commercial

Agritainment Area,
see Letter of Intent

- ▲ = Site Distance Triangle
- = Spruce Tree 6'
- /// = Gravel
- √ = Natural Drainage / Ditch

The site plan is subject to change and will be adjusted each season to fit the current demand and market. We will seek approval from El Paso County if we believe, or the County believes, that the use has been significantly expanded.

Vacant Commercial



To overflow parking 80 spaces →

Overflow grass parking area to be used during peak hours

**Additional overflow parking of approximately 40 spaces is provided at 8345 Blue Gill.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Blue Gill Drive

Landscape Plan

Along Highway 24 frontage, we will plant a total of 33 trees as per the requirement; the tree variety will be Colorado Blue Spruce. These trees will be planted in clusters at distance of at least 30 feet from property boundaries and 20 to 30 feet apart.

Along Blue Gill frontage, we will plant a total of 36 trees as per the requirement; the tree variety will be Colorado Blue Spruce.

Colorado Blue Spruce (Picea Pungens) 6 foot ball and burlap. Thirty plus years to maturity. Matures at 60 foot tall.

The driveway and parking lot will be gravel allowing for up to 14 parking spaces. In order to break up the expanse of the lot, we anticipate planting two (2-4) Spruce trees in the lot.

A privacy fence will enclose the majority of the space behind the stand for business operations. The anticipated height of the privacy fence will measure 6 feet.

Corner visibility will be maintained as per the requirements for all land improvements (i.e. 25 feet by 25 feet corner sight triangle).

7 spaces Parking

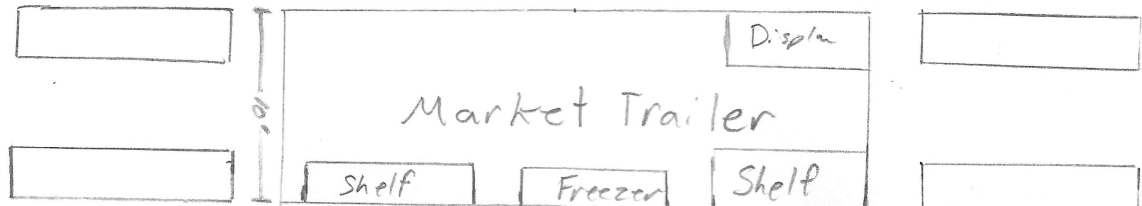


7 spaces



Wheel Stops

Foot Path



Market Trailer

Shelf

Freezer

Shelf

Display

10'

30'

12'

Produce Displays

8x14' Cooler



8x40' Storage

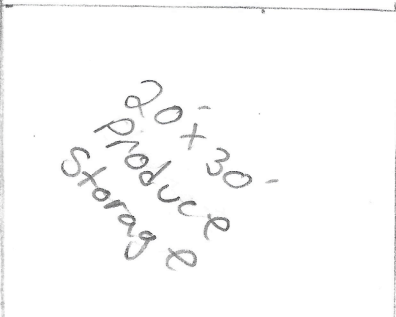


6' Cedar Privacy Fence

Privacy Fence

N
W+E
S

20x30' Produce Storage



Cedar Privacy Fence

6'

30'

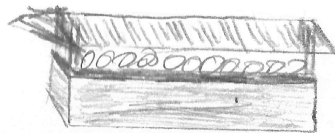
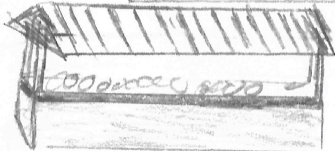
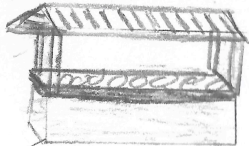
Market Trailer
Axle + Tongue Removed

Smiths

Roll Up Door

9'6"

Produce Display
12' x 6'



Produce Display
8' x 6'

Elevation Plan