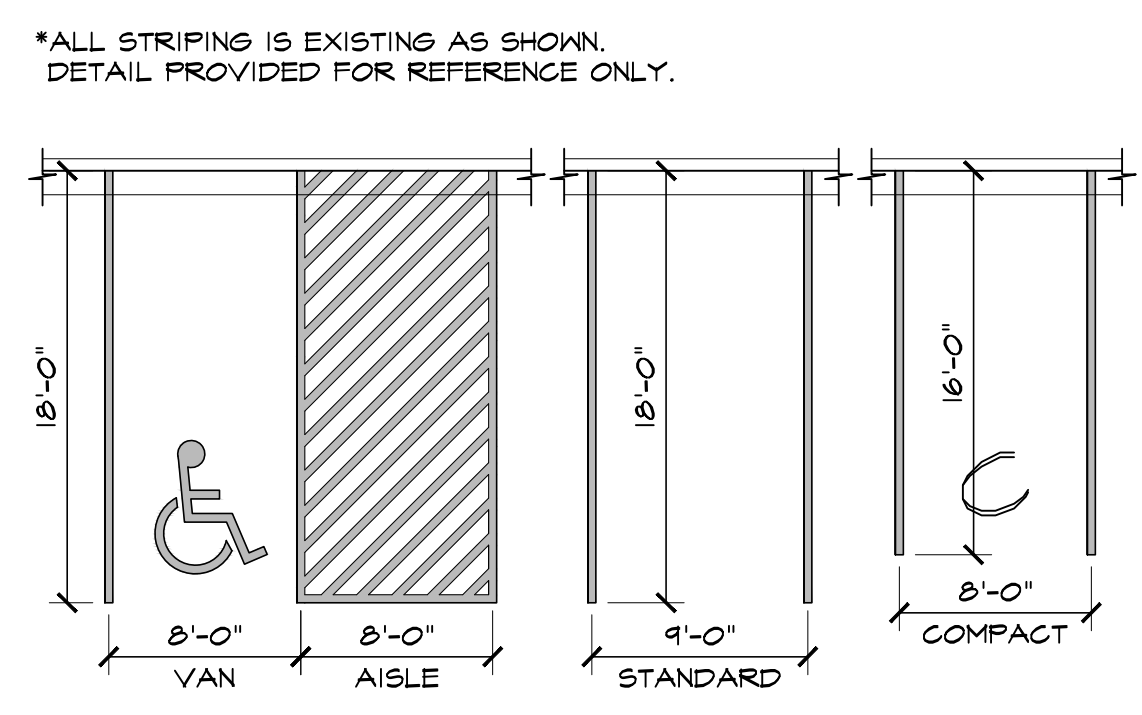
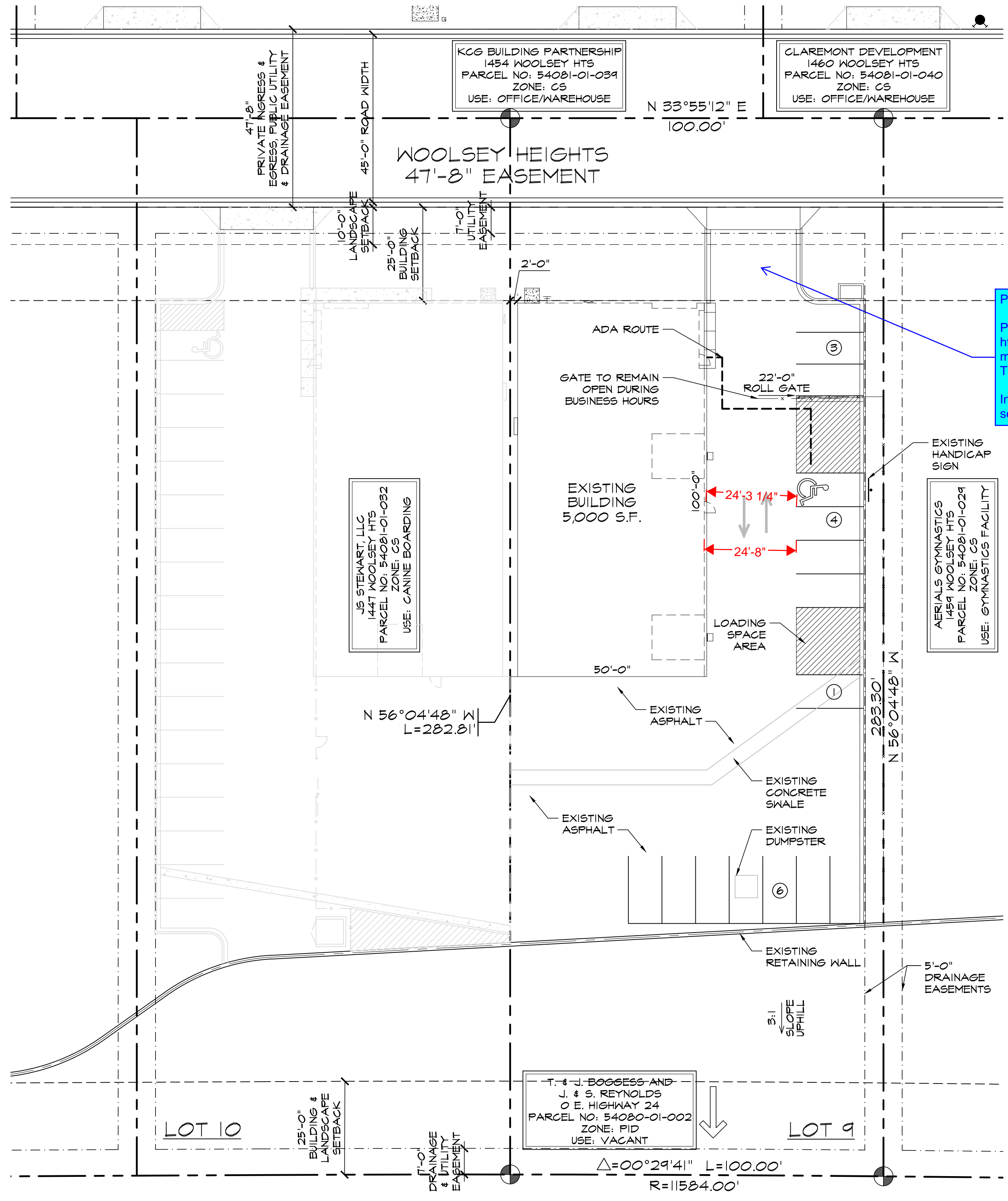


- Add the following
 - Owner contact telephone number, and email for responsible party
 - Applicant name (if not owner), contact telephone number, and email for responsible party
 - Plan preparer name, telephone number, and email
 - Existing/proposed land use and zoning
 - Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches
 - The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines
 - Location of all sidewalks, trails, fences and walls, retaining walls, or berms
 - Location and dimensions of all existing and proposed signage on site
 - The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.
 - Location of all garbage receptacles with a graphical depiction of the screening mechanism
 - Location of all existing and proposed utility lines and associated infrastructure

- Add ADA note as referenced in Chapter 6 of the LDC:
 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.



2 ADA / STANDARD PARKING
 SCALE: 1/8"=1'-0"



Please label access point and provide width dimension.

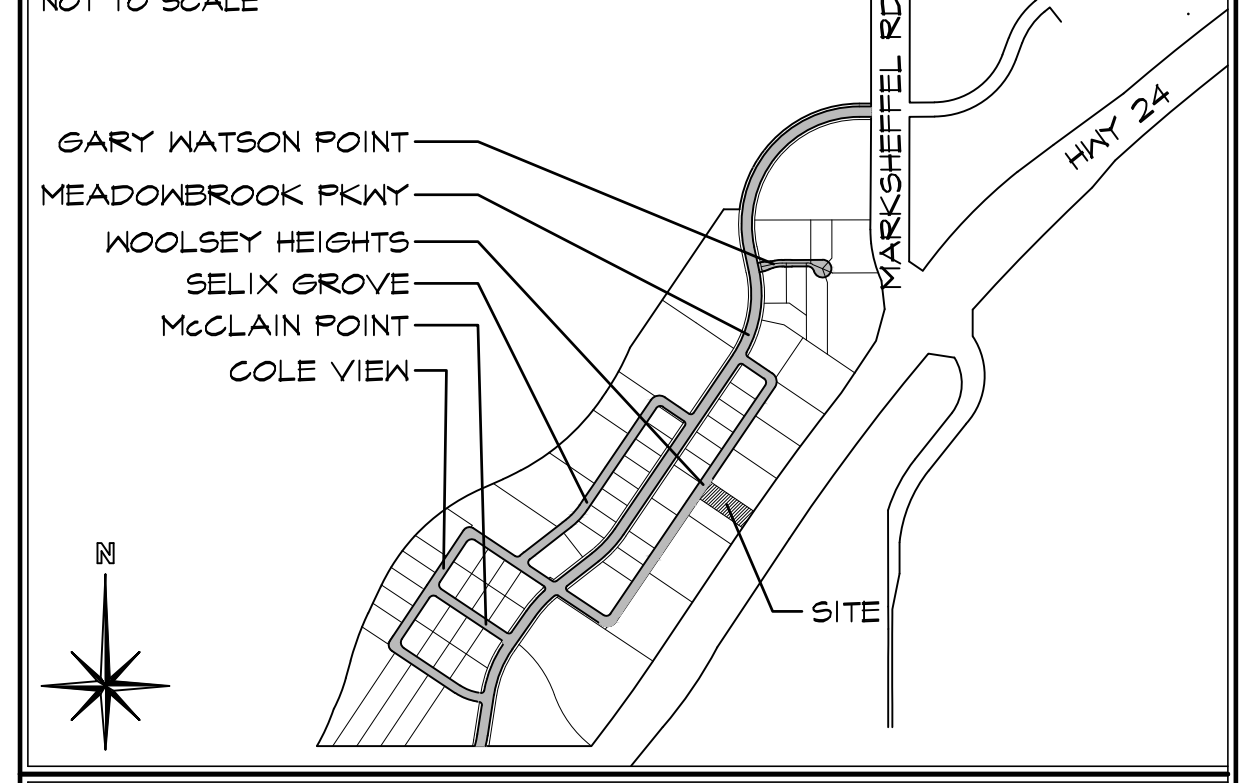
Please apply for a driveway access waiver through EDARP, <https://epcdvplanreview.com/>. Under "Getting Started" click on "Initiate a minor application", select Access Permit, and enter a valid email address. The application will be sent to the email provided.

In the application, please select "Secondary Access" the application will be sent to the access permit administrator for triage.

DRAWING INDEX

- 1 of 4 - D.P. SITE PLAN, PROJECT INFORMATION, DRAWING INDEX
- 2 of 4 - D.P. LANDSCAPE PLAN
- 3 of 4 - D.P. LANDSCAPE DETAILS
- 4 of 4 - D.P. BUILDING ELEVATIONS

VICINITY MAP

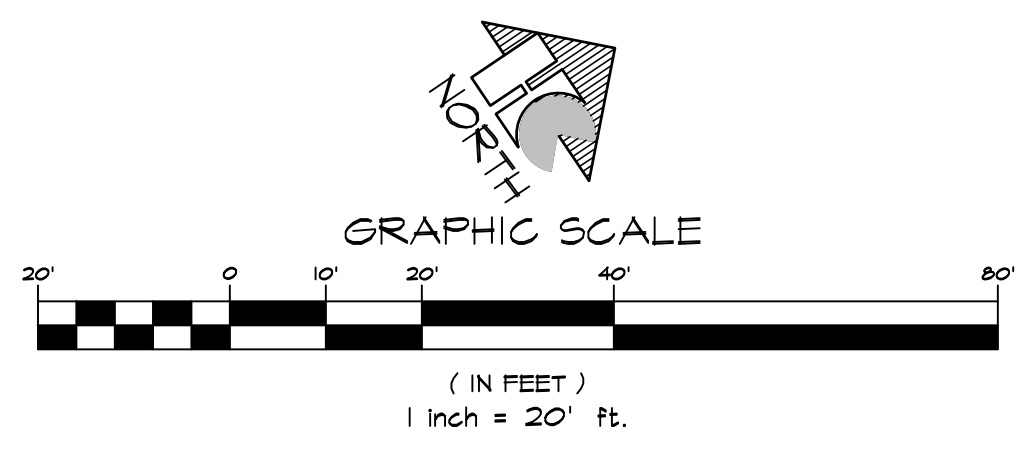


PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	BLACK CHERRY INVESTMENTS LLC 10443 MILE POST LOOP FOUNTAIN, CO 80017
LEGAL DESCRIPTION: LOT 9 CLAREMONT BUSINESS PARK FILING NO 1A	
PARCEL NUMBER:	54081-01-031
ZONING:	CS-CAD-0
LOT SIZE:	28,248 SF (0.65 ACRES)
CURRENT USE:	MMJ GROWN WAREHOUSE/RETAIL
FLOODPLAIN STATEMENT:	NONE (MAP NO. 0804100756 S, DATED DECEMBER 1, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	5,000 SF (EXISTING)
CURRENT BUILDING OCCUPANCY:	M 3 & F-2
PROPOSED BUILDING OCCUPANCY:	B/S-1
TYPE OF CONSTRUCTION:	I-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/AUTO REPAIR
STRUCTURAL COVERAGE OF LOT:	18%
PAVEMENT COVERAGE:	48%
BUILDING STRUCTURAL HEIGHT:	18'-7 1/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES:	
OFFICE (1 SPACE/200 S.F.)	5
REPAIR GARAGE (3 SPACES/BAY)	5
2 BAY X3	6
3 EMPLOYEES	3
H.C. (1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	14
TOTAL PARKING PROVIDED:	14
STANDARD SPACES PROVIDED:	13
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	18'x18' PROVIDED
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	N/A (USE CHANGE ONLY)
LANDSCAPING:	N/A
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS, CO 80915
PHONE NUMBER:	(719)-570-1549
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY/DRAINAGE EASEMENT
---	ELECTRICAL EASEMENT
---	ACCESS EASEMENT
---	CHAINLINK OPAQUE FENCE
---	6' HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PHONE LINE
---	OVERHEAD ELECTRIC LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
⊥	SIGN
○	EXISTING FIRE HYDRANT
→	TRAFFIC FLOW
○	MANHOLE
●	PROPOSED FIRE HYDRANT
□	WALL PACK LIGHTING
⊞	ELECTRICAL TRANSFORMER



1 SITE PLAN
 SCALE: 1"=20'-0"

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1549 FAX (719) 570-7008
www.hammersconstruction.com

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GEARHEAD
 CLAREMONT BUSINESS PARK
 1453 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: OCT. 26, 2021
 DRAWN BY: J.CANTERBERRY
 PROJ. MGR: G.FAVELLO
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: MISC2021

1 of 4
 SITE PLAN & DETAILS

Please add "PCD File No. PPR-21-063".

Please update sheet number to match submittal.