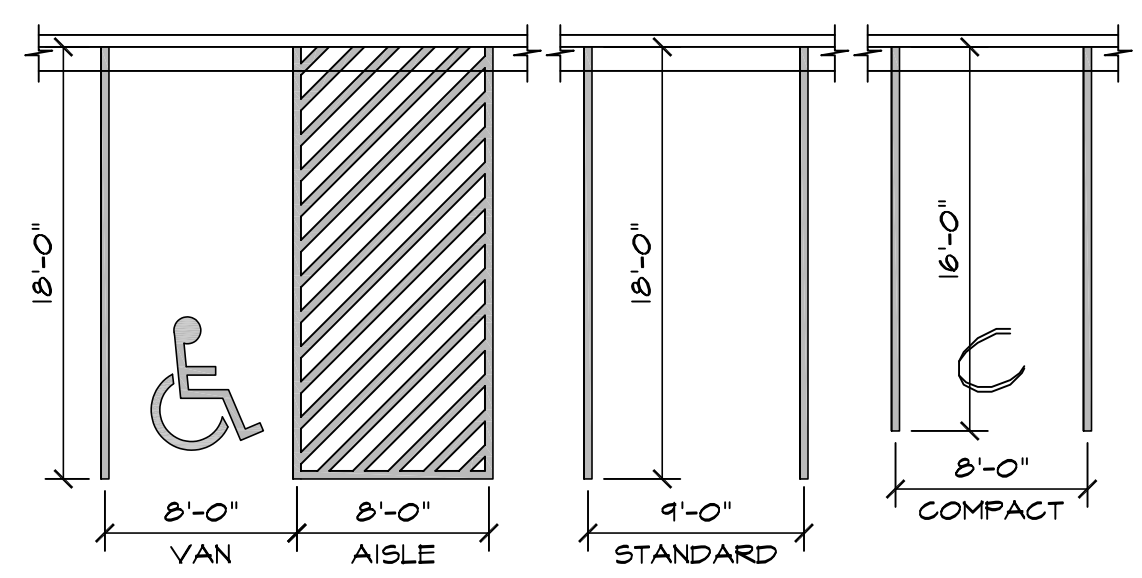


*ALL STRIPING IS EXISTING AS SHOWN. DETAIL PROVIDED FOR REFERENCE ONLY.



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

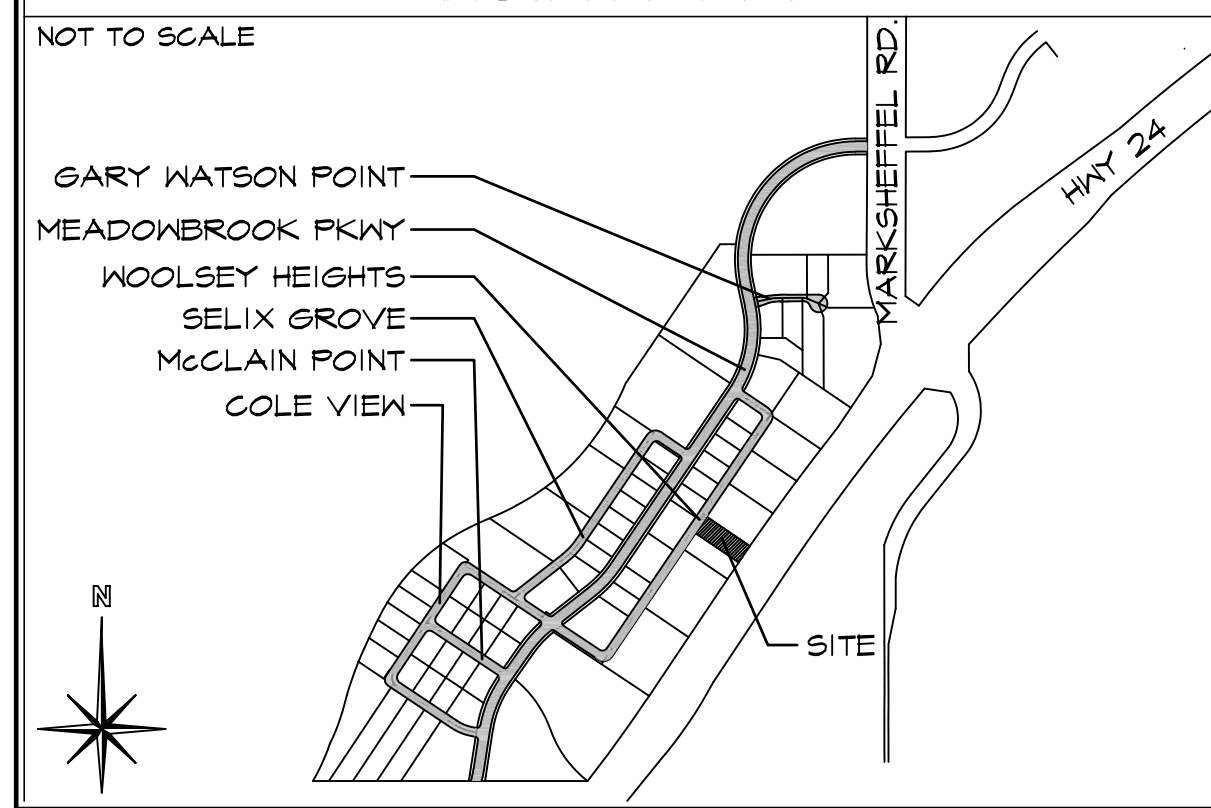
ACCESSIBILITY NOTES
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT 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.

Add the following
 - The setback distances from each existing and proposed structure to the property lines
 - Graphical depiction of the screening mechanism for garbage receptacles
 - Location of all existing utility lines and associated infrastructure

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

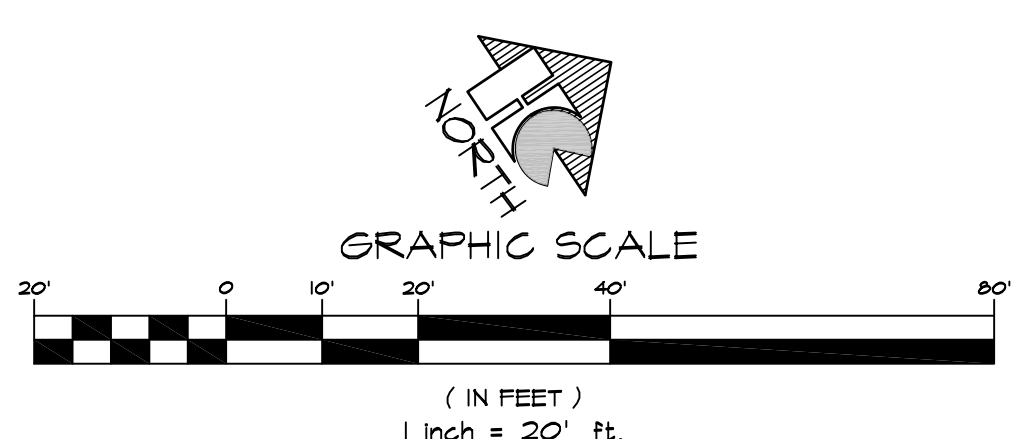


PROJECT INFORMATION

| | |
|---------------------------------|---|
| PROPERTY INFORMATION | |
| OWNER INFO: | BLACK CHERRY INVESTMENTS LLC 10445 MILE POST LOOP FOUNTAIN, CO 80017 (719) 574-6811 info@gearhead-dly.com |
| 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 GROW WAREHOUSE/RETAIL |
| FLOODPLAIN STATEMENT: | NONE (MAP NO. 080410756 G, DATED DECEMBER 1, 2018) |
| BUILDING INFORMATION | |
| GROSS BUILDING AREA: | 5,000 SF (EXISTING) |
| CURRENT BUILDING OCCUPANCY: | M, B & F-2 |
| PROPOSED BUILDING OCCUPANCY: | B/S-1 |
| TYPE OF CONSTRUCTION: | 11-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: | 15'-11 1/2" (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 | 3 |
| 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. SPGS, CO 80915 |
| PHONE NUMBER: | (719)-570-1599 |
| 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 |
| x x x x x x x x | CHAINLINK OPAQUE FENCE |
| o o o o o o o o | 6' HIGH WROUGHT IRON FENCE |
| g g g g g g g g | GAS LINE |
| w w w w w w w w | WATER LINE |
| e e e e e e e e | ELECTRICAL LINE |
| s s s s s s s s | SANITARY SEWER LINE |
| p p p p p p p p | PHONE LINE |
| oe oe oe oe oe oe | OVERHEAD ELECTRIC LINE |
| --- | RETAINING WALL |
| --- | NEW SIDEWALK LOCATIONS |
| W | W CONTROL JOINTS @ 5'-0" O.C. |
| ⊙ | PROPERTY CORNER |
| ⊙ | SIGN |
| ⊙ | EXISTING FIRE HYDRANT |
| → | TRAFFIC FLOW |
| ⊙ | MANHOLE |
| ⊙ | PROPOSED FIRE HYDRANT |
| ⊙ | WALL PACK LIGHTING |
| ⊙ | ELECTRICAL TRANSFORMER |



U.S. HWY 24
R.O.W. VARIES

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

EL PASO COUNTY FILE NO. PPR-21-063

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
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 COLO. SPGS, CO 80915
 (719) 570-1599 FAX: (719) 570-7008
 www.hammersconstruction.com

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GEARHEAD
 CLAREMONT BUSINESS PARK, LOT 9
 1453 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: DEC. 6, 2021
 DRAWN BY: J.GANTERBERRY
 PROJ. MGR: G.FAVELLO
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1-008

△ SUBMITTALS:
 △ 12-20-21/EPC COMMENTS 12-8-21
 △
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