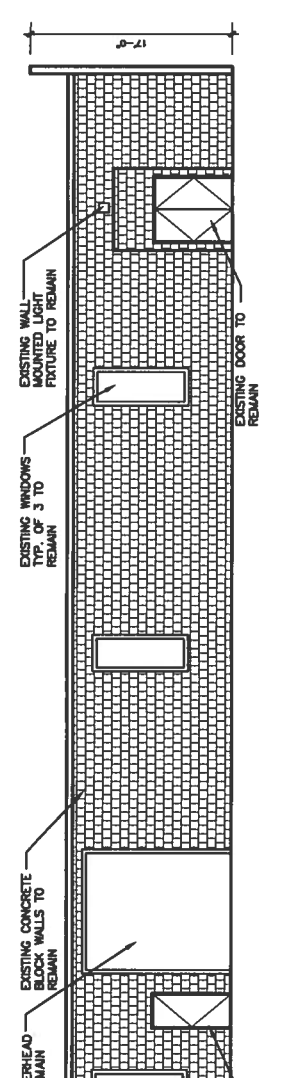
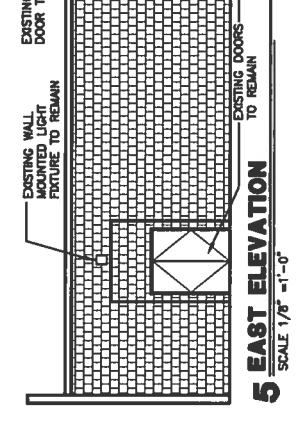
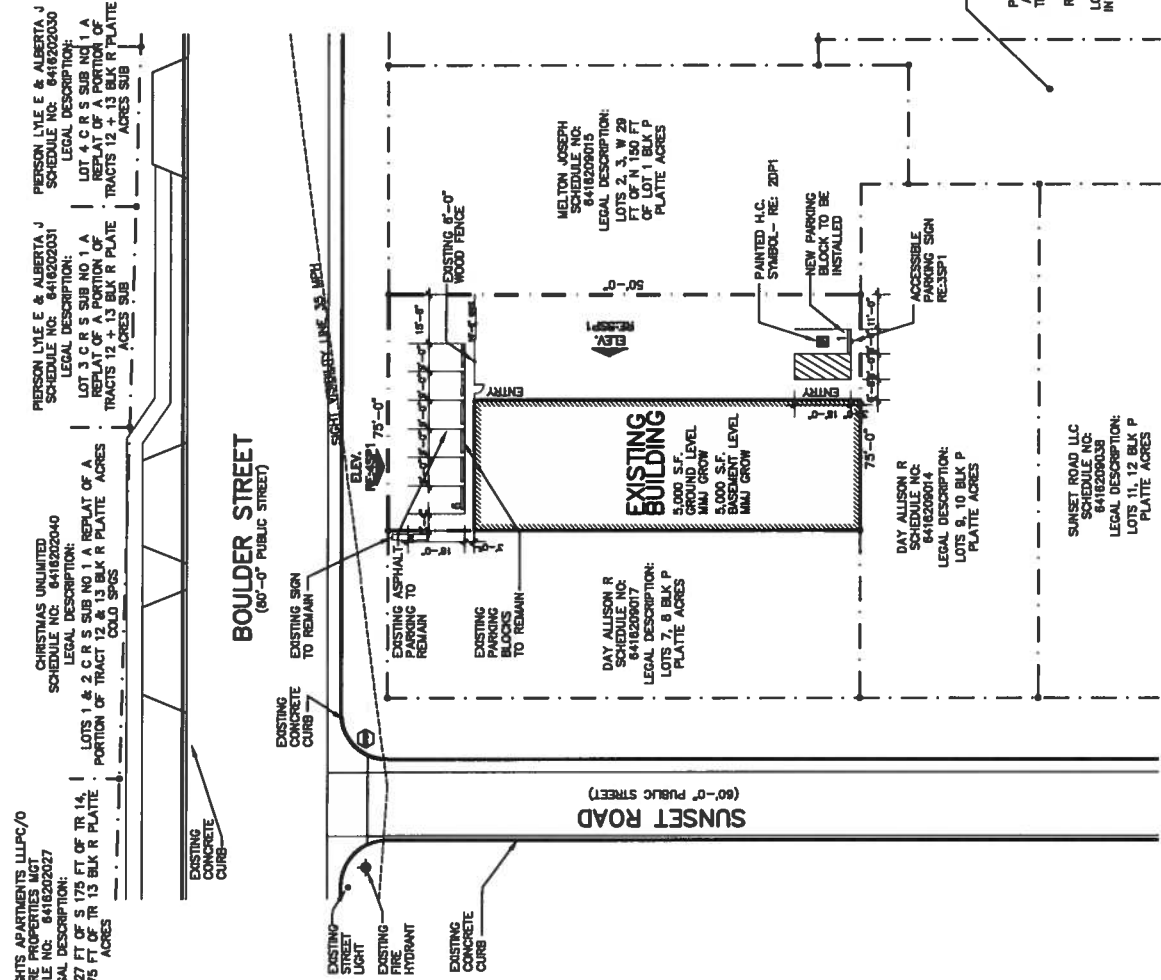
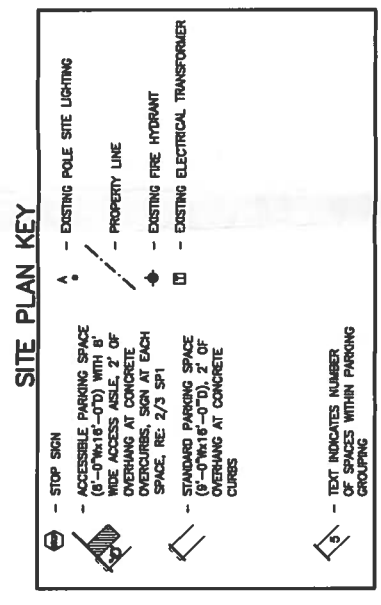
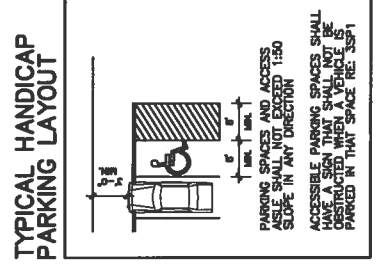
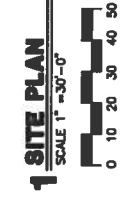


GENERAL SITE PLAN NOTES:

- BUILDING IS EXISTING-- NEW PARKING LAYOUT AND SITE IMPROVEMENTS INDICATED ON THIS PLAN.
- PAVEMENT MARKING SHALL BE SPECIFICALLY FORMULATED FOR USE IN AUTOMOBILE TRAFFIC AREAS AND SHALL BE IN THE COLORS SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD COLORS. PARKING AREA SHALL BE CLEANED BEFORE PAINT IS APPLIED. CONTRACTOR SHALL PROVIDE CONES, BARRICADES AND TRAFFIC BARRIERS TO BE THOROUGHLY DRY TO WITHSTAND TRAFFIC. WHEN PAINT IS THOROUGHLY DRY, TOUCHUP AS REQUIRED, AND (USING A PERMANENTLY OPALQUE PAINT IDENTICAL IN COLOR TO THE SURFACE AS REQUIRED) AND (USING A PERMANENTLY OPALQUE PAINT FROM THE BACKGROUND SURFACE).
- FLOOD HAZARD: THIS SITE IS NOT WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 0684100733F, DATED 3-17-97.
- NO ADDITIONAL LIGHTING WILL BE PROVIDED FOR THIS PROJECT.



2211 EAST BOULDER STREET

COLORADO SPRINGS, COLORADO 80909

PROJECT DATA:

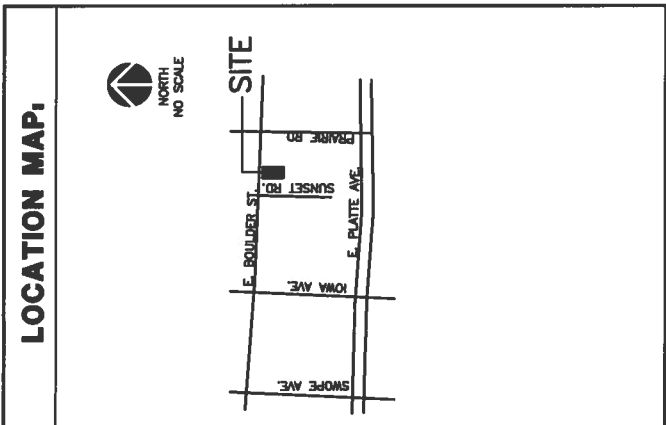
BUILDING ADDRESS:
2211 EAST BOULDER STREET
COLORADO SPRINGS, COLORADO 80909

SITE DATA:
LEGAL DESCRIPTION: LOTS 4 TO 6 INC BLK P PLATTE ACRES
TAX NO: 641820016
USE: MMJ GROW
ZONING: CS
SITE AREA: 11,250 SF (2.6 ACRES)
PARKING SPACES REQUIRED:
MMJ GROW: 5,000 S.F. GROUND LEVEL / 5,000
TOTAL: 5,000 S.F. BASEMENT LEVEL / 5,000
HANDICAP REQUIRED (PER 7.4.204, 1--25 REQUIRE 1): 2

PARKING PROVIDED:
STANDARD HANDICAP (8'x15'-0" W/5 AISLE) 6
TOTAL PARKING PROVIDED: 7

SITE COVERAGE:
BUILDING: 5,000 SF
PAVING: 6,250 SF
TOTAL: 11,250 SF

BUILDING:
BLDG. HEIGHT: ONE STORY (17'-0" TO TOP OF PARAPET)
OCCUPANCIES: GROUP F-2
CONSTRUCTION: TYPE II-B

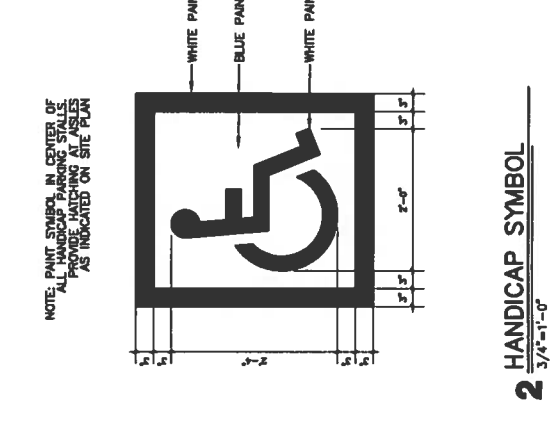
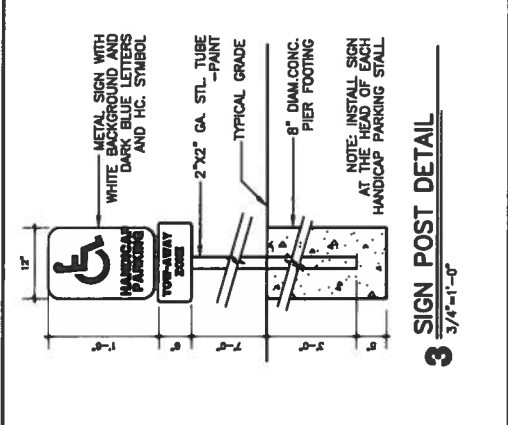


PROJECT TEAM:

OWNER:
ELYNWEL LLC
NED SLESZE
2211 EAST BOULDER STREET
COLORADO SPRINGS, CO 80909

TENANT:
TROY WANDEREN
2211 EAST BOULDER STREET
COLORADO SPRINGS, CO 80909

ARCHITECT/APPLICANT:
WAY ARCHITECTS, P.C.
318 NORTH TEJON
COLORADO SPRINGS, CO 80903
(719) 473-8400 FAX:(719) 473-0400
GEORGE E. WAY george@waygroup.com



WAY ARCHITECTS, P.C.
318 NORTH TEJON
COLORADO SPRINGS, COLORADO 80903
(719) 473-8400

REVISION/DATE

DATE: 03-31-17
JOB NO. 1707
DRAWN BY: FT
CHECKED BY: GW

THIS DOCUMENT AND ITS CONTENTS ARE THE WORK PRODUCT AND PROPERTY OF WAY ARCHITECTS, P.C. STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

2211 EAST BOULDER STREET
COLORADO SPRINGS, COLORADO 80909

© 2017 WAY ARCHITECTS, P.C.

CONDITIONAL USE
SITE PLAN

1 OF 1

FIGURE 1 - Site Plan