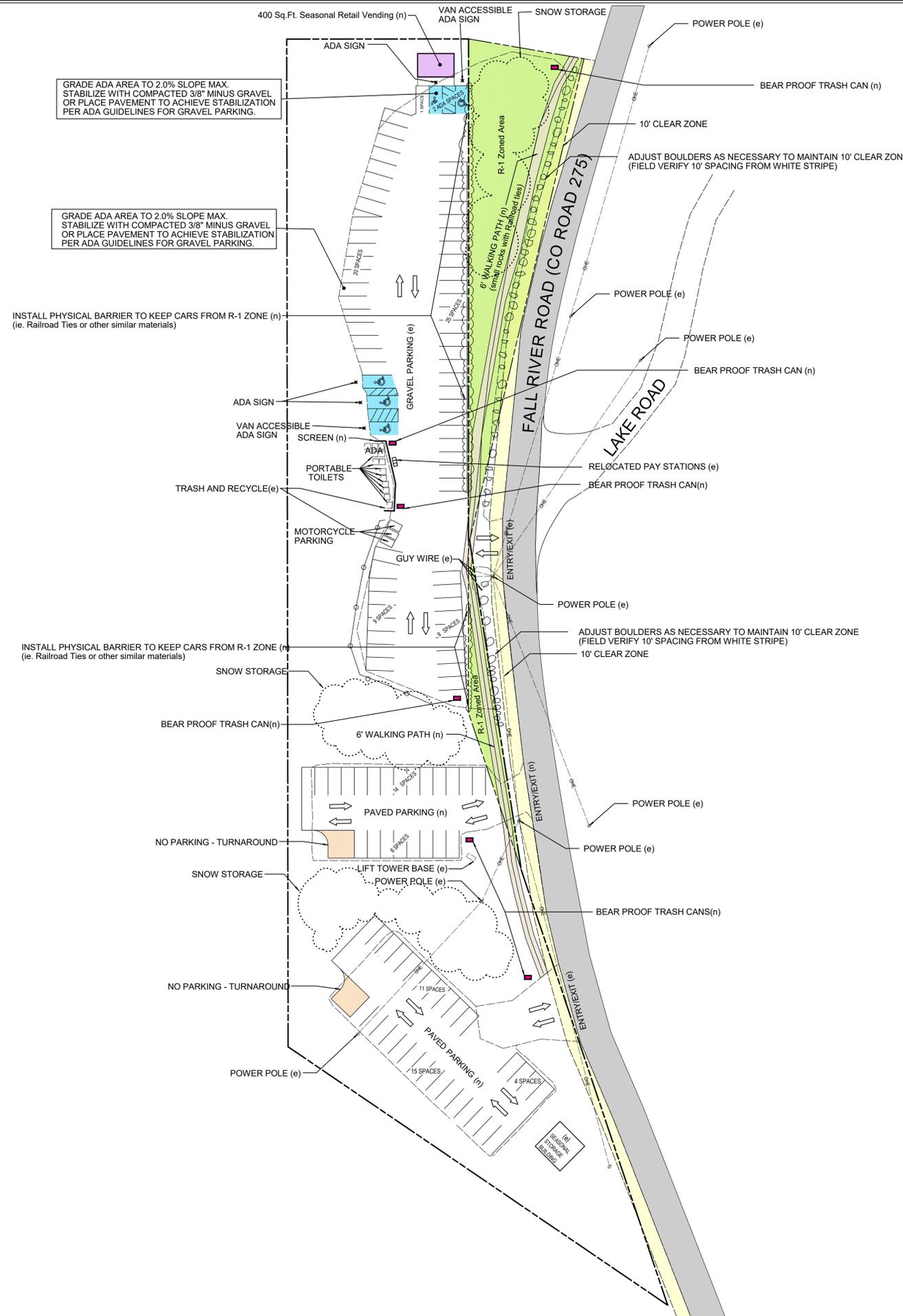
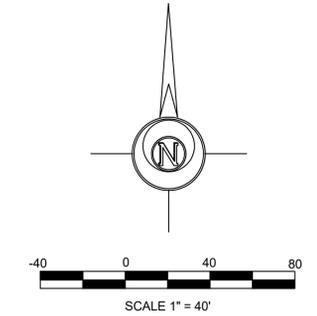


# Attachment 4

NOT FOR  
CONSTRUCTION



**TOTAL PARKING:**  
116 STANDARD SPACES  
5 ADA SPACES  
3 MOTORCYCLE SPACES

## ARCHITECTURAL SITE PLAN

**LEGEND:**

(e)	EXISTING	-x-x-x-	FENCE LINE
(n)	NEW	⊕	FIRE HYDRANT
x:125.34	SPOT ELEVATION (@ x)	⊙	SAN MANHOLE
+/-	MORE OR LESS	⊕	POWER POLE
-xxx-	UTILITY LINE OR PIPE	⊕	VALVE
W	WATER	[FOV]	FIBER OPTIC VAULT
GAS	GAS		
SAN	SANITARY SEWER		
ST	STORM SEWER		
FIB	FIBER OPTIC		
UG/E/T	UNDERGROUND ELEC. / TEL.		
OHE/T	OVERHEAD ELEC. / TEL.		
CATV	CABLE TELEVISION		

**EXISTING UTILITIES NOTE:**  
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8999).

**NOTE:**  
THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

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**CLEAR CREEK DEVELOPMENT, LLC**  
8821 FALL RIVER ROAD, IDAHO SPRING  
CLEAR CREEK COUNTY, COLORADO, 80452

DATE: 09-23-2025	DRAWN BY: VLP	SCALE: 1" = 40'	CHECK REVIEW: 01-24-2026	PROJECT NO.: 25-131
PROJECT: N/A			DATE: 01-24-2026 - Address Comments per County.	