

Legend of the text below:

**Red Text** = The El Paso County Comments Rev. 1

**Green Text** = The Engineer of Record answers on the El Paso County Comments Rev. 0 for Variance of Use project

**Blue Text** = This is the part of the Site Development Plan

**Yellow Highlighted Text** = Comments implemented on drawings

**Please include:**

1. If there are no no-build areas or floodplains please specify  
✓ There are no no-build areas or floodplains.
2. What is the setback distance  
✓ The side setback distance is 15 feet. The Existing Canopy seats at the location as presented on Sheet #: S-1 before the client purchased the property. By the way, this structure will be moved to the new location as presented on Sheet #: S-2 with respect to the side setback.
3. What type of screening is going to be used?  
✓ The proposed dumpster will have ribbed metal siding on three sides, west, north, and east, as presented on Sheet #: S-2 – Schedule No. 6.
4. These structures need to be 25 ft setback  
✓ The side setback is 15 feet. Therefore, there is no need for corrections.
5. Please provide 1 bicycle space Section 6.2.5.F.1  
✓ Corrected. The bicycle space is provided as presented on Sheet #: S-2.
6. Anything over 7 ft will require a separate building permit  
✓ Corrected. There is nothing on the fence taller than 7 feet. Therefore, no need for a separate building permit as presented on Sheet #: S-3.
7. 2 way commercial entrance to an arterial road min 35ft max 40ft width per ECM 2.4.1.E Please correct.  
✓ Corrected, as presented on Sheet #: S-2
8. Specify material type  
✓ Corrected. Please see Legend on Sheet #: S-2.
9. Call out entrance surface material type for first 50ft either asphalt mat or concrete  
✓ The entrance surface material type called out is Number 7. Please see Schedule note number 7 on Sheet #: S-2.
10. Note: If the site will be unmanned with a 24/7 access gate. The entrance and gate should be set back further to ensure no long RVs or truck are sticking out into the road as they stop to open the gate. If two vehicles arrive at near the same time the current design does not have a provision for parking or staging off the roadway. With the gate set back 30ft from the ROW the longest vehicle could be ~37ft or it stick out into the ROW.  
✓ Corrected. The entrance gate is set back 40 feet from ROW.

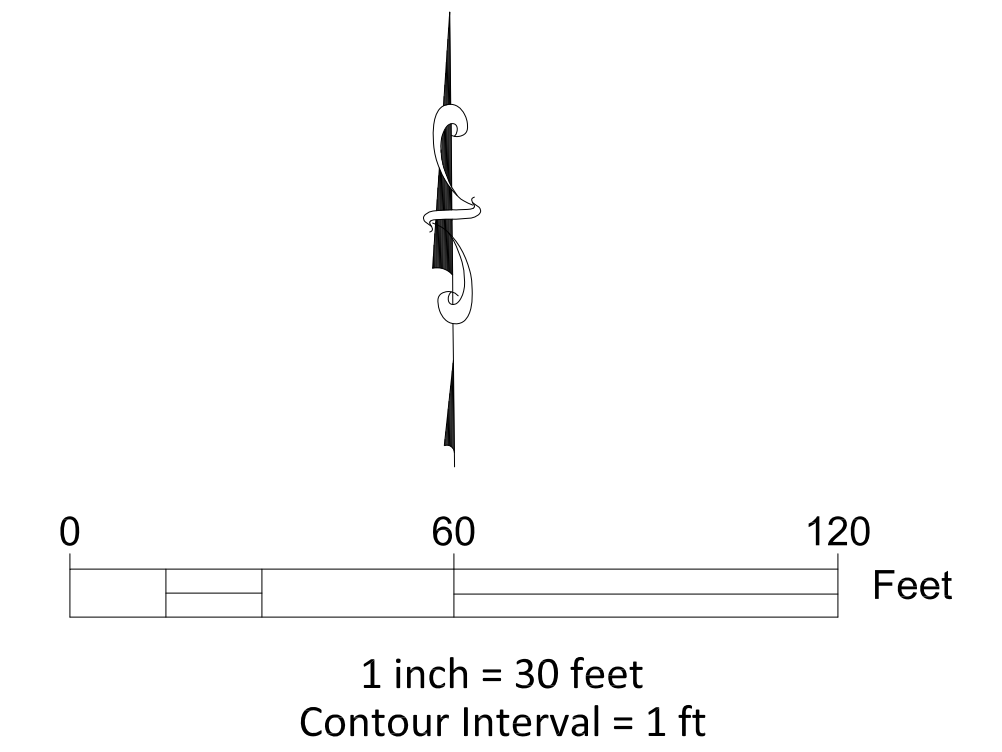
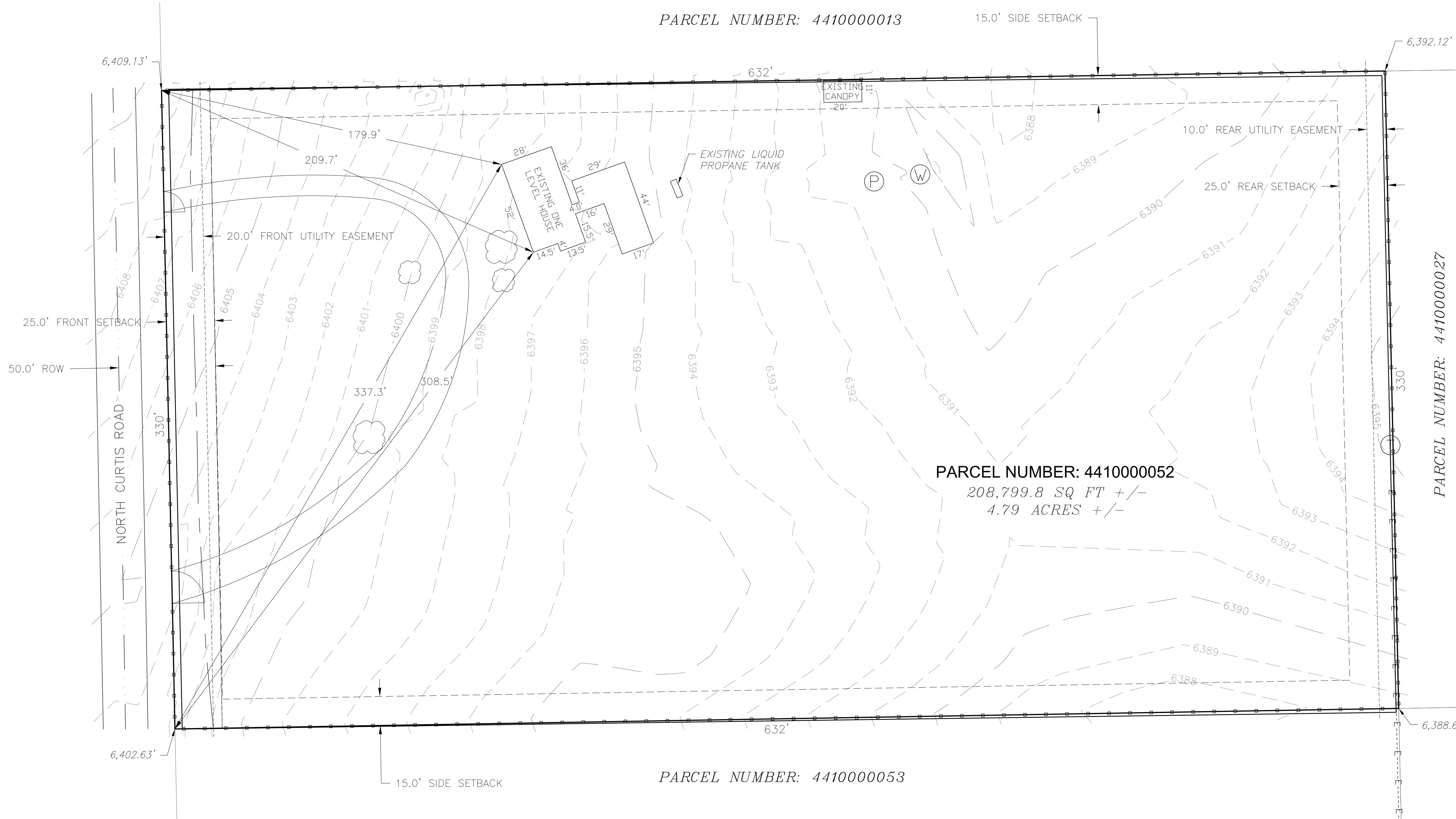
✓ There is a very low probability that two vehicles arrive at the same time and the gate is closed. If that happens, they still have the opportunity to park side by side at the entrance driveway since that is 40 feet wide and more than 78 feet long.

# SITE PLAN - EXISTING CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052

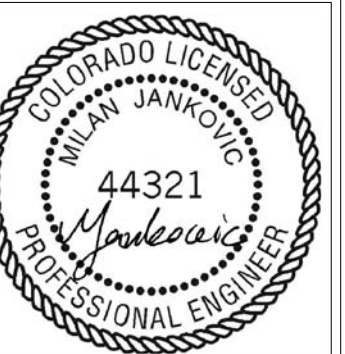


### LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIQUID PROPANE TANK
- EXISTING WATER WELL
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



LOCATION MAP



**MLOS**  
engineering  
9235 W EUCLID AVE  
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(720) 325-6876  
MJ@MILOSHENG.COM

DESIGNED BY:

FILE NUMBER:  
**VA235**

JOB NUMBER:  
**2023-8-1-Vark**

PRINTED DATE:  
**1/8/2024**

No.	Date	Revised By	City Comments
1	10/31/23	EL PASSO	A. Mabry & E. Schoenheit
2	12/20/23	EL PASSO	A. Mabry & E. Schoenheit

CLIENT:  
**ANDRII VARKO**  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
(786) 394-0094  
ANDRIIVARKO@GMAIL.COM

TITLE:  
**SITE PLAN  
EXISTING  
CONDITION**

PROJECT NAME:  
**VARIANCE  
OF LAND USE**

PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs, CO  
80930

PARCEL NUMBER:  
**4410000052**

SHEET NUMBER:  
**S-1**



# SITE PLAN - PROPOSED CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
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EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

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**Revision Table**

No.	Date	Revised By	City Comments
1	10/31/23	EL PASSO	A.Mahly & E.Schoenheit
2	12/20/23	EL PASSO	A.Mahly & E.Schoenheit

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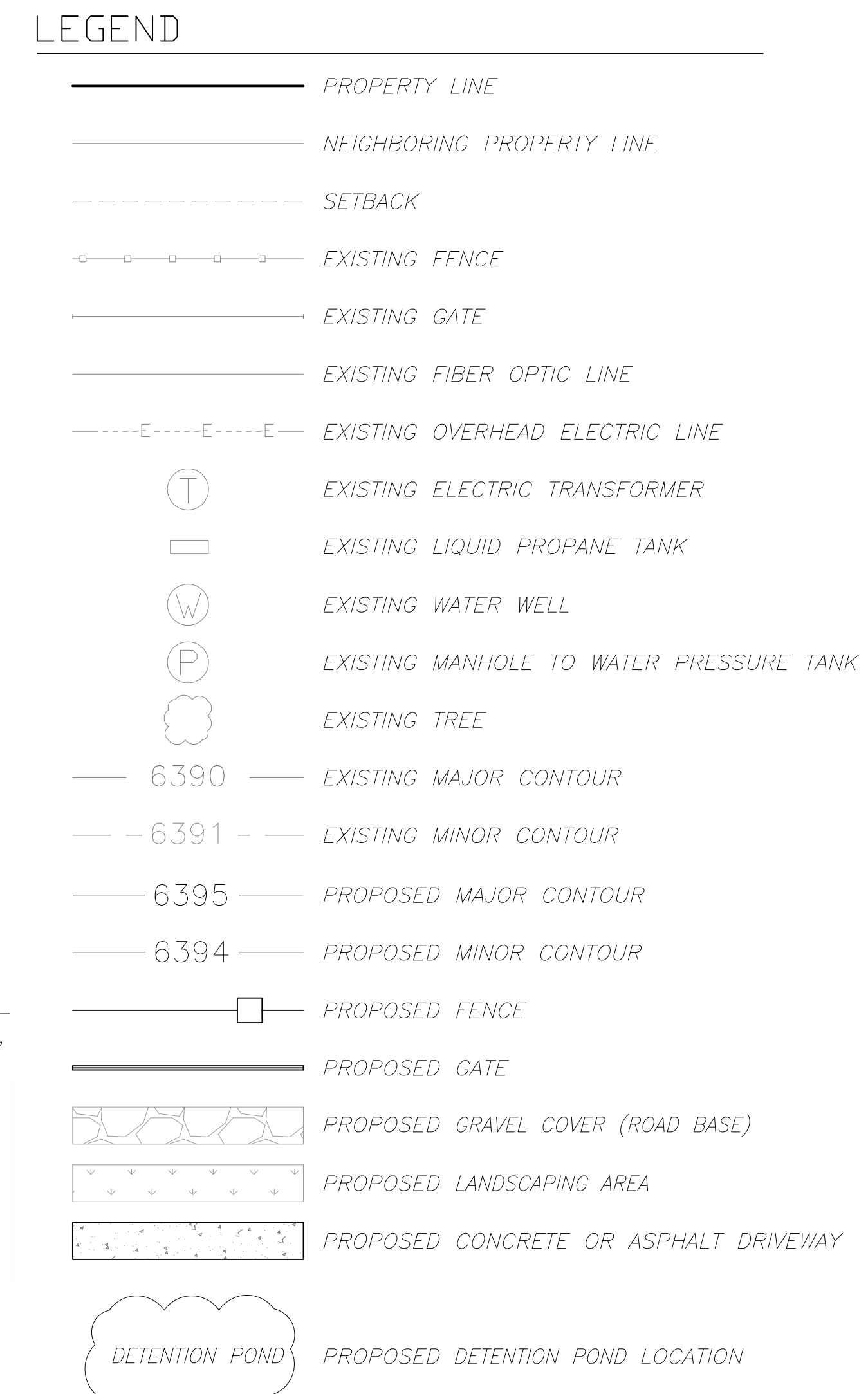
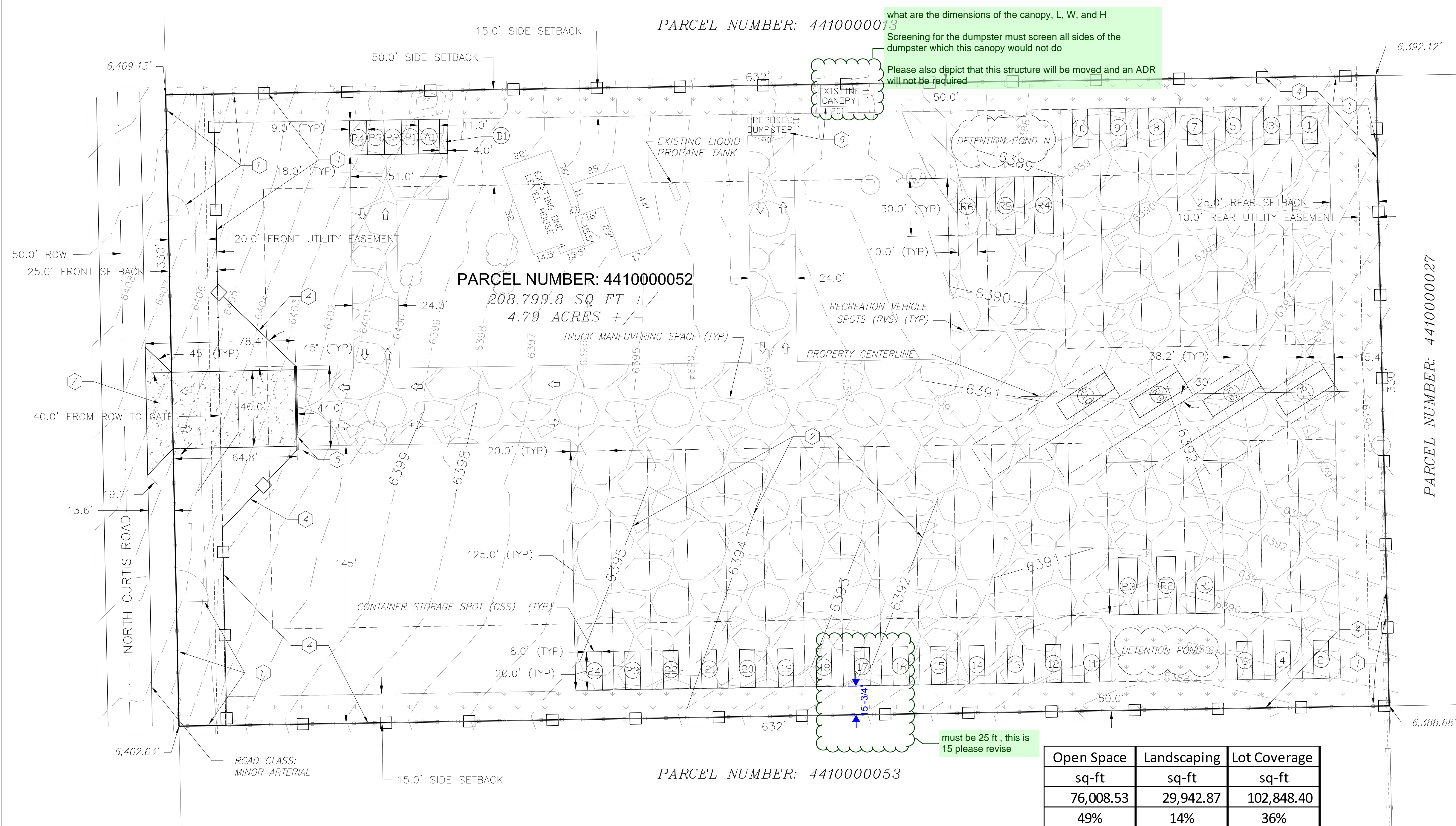
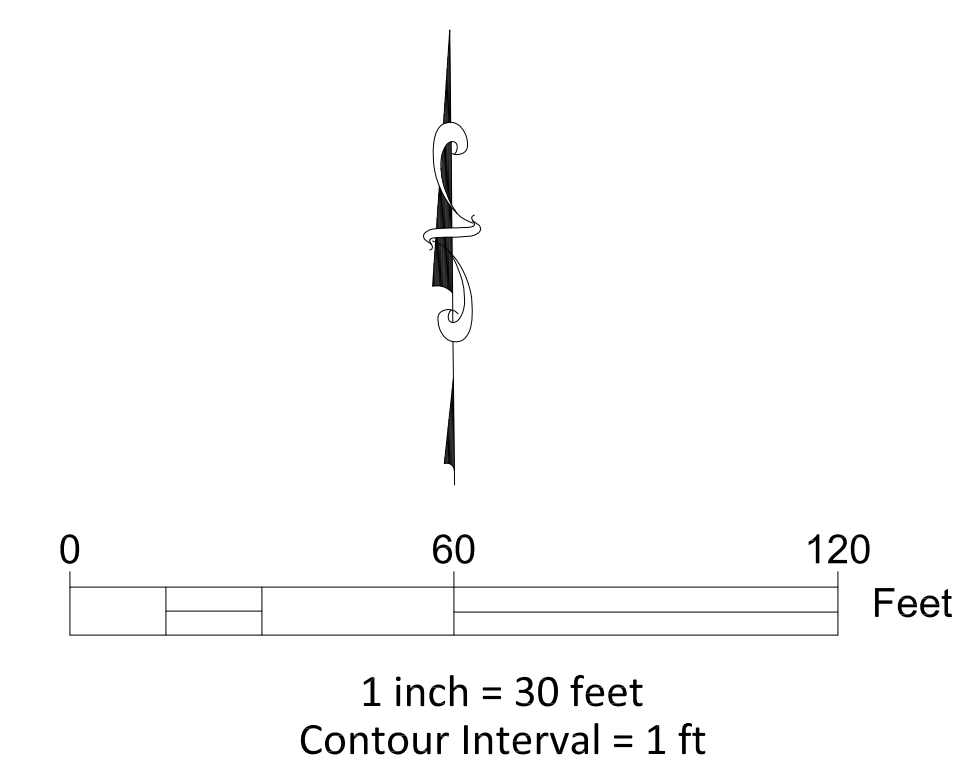
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**SITE PLAN**  
**PROPOSED**  
**CONDITION**

**PROJECT NAME:**  
**VARIANCE**  
**OF LAND USE**

**PROJECT ADDRESS:**  
 1185 N Curtis Rd,  
 Colorado Springs,  
 CO 80930

**PARCEL NUMBER:**  
**4410000052**

**SHEET NUMBER:**  
**S-2**



Open Space	Landscaping	Lot Coverage
sq-ft	sq-ft	sq-ft
76,008.53	29,942.87	102,848.40
49%	14%	36%

Required Parking			Provided Parking		
Bicycle	Regular	ADA	Bicycle	Regular	ADA
1	3	1	1	4	1
			B1	P1 to P4	A1

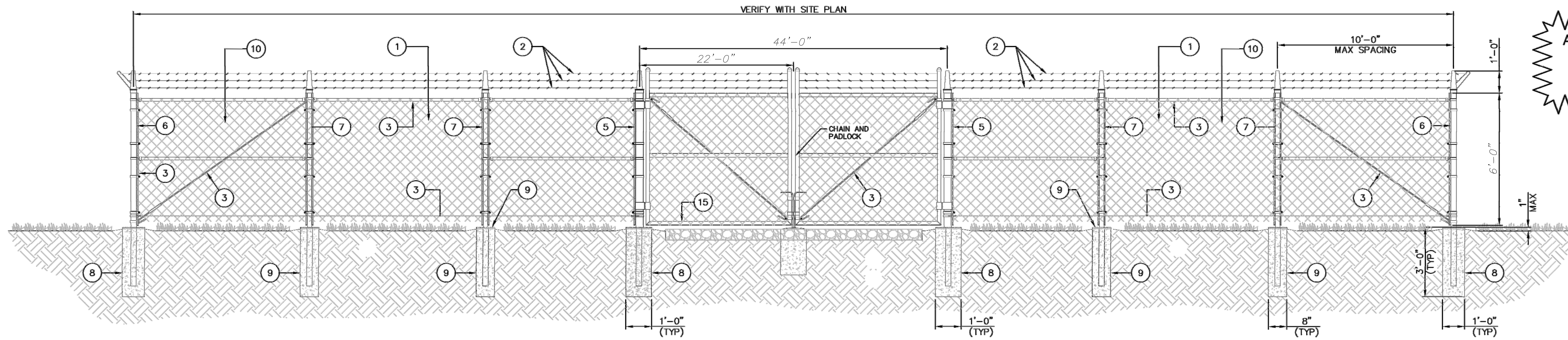
Container Storage Spots (CSS)		Recreational Vehicle Spots (RVS)	
Labeled	Total Spaces	Labeled	Total Spaces
1 to 24	24	R1 to R10	10
Dimension	Total Area	Dimension	Total Area
	sq-ft		sq-ft
20' x 8'	3,840	30' x 10'	3,000

- ### SCHEDULE
- 1 DEMOLISH EXISTING FENCE AND GATES.
  - 2 PERFORM GRADING TO FLATTEN SURFACE.
  - 3 PLACE AND COMPACT PROPOSED MIN. 6" DEPTH GRAVEL COVER (ROAD BASE) IMPROVEMENTS.
  - 4 INSTALL PROPOSED 6' OR HIGHER CHAIN LINK FENCE WITH VINYL SLATS IMPROVEMENTS.
  - 5 INSTALL PROPOSED 6' OR HIGHER CHAIN LINK GATE WITH VINYL SLATS IMPROVEMENTS.
  - 6 MOVE EXISTING CANOPY AND USE TO SCREEN AND COVER DUMPSTER (RIBBED METAL FOR SIDING AND ROOFING)
  - 7 BUILD PROPOSED CONCRETE (OR ASPHALT PAVED) DRIVEWAY



**LOCATION MAP**



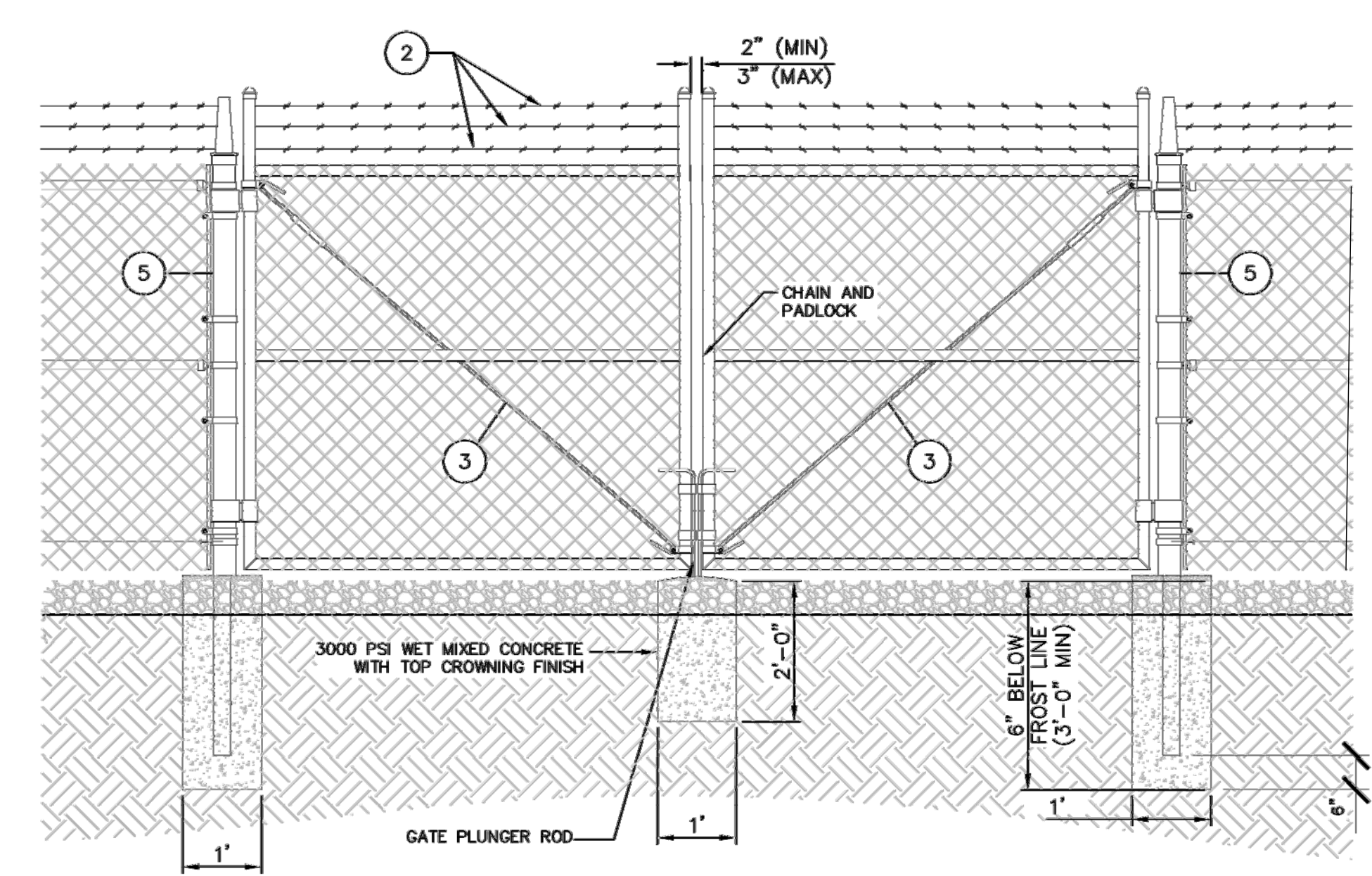


ALL FENCING TO BE INSTALLED PER MANUFACTURER'S DESIGN, RECOMMENDATION AND SPECIFICATIONS.

NOTE:  
 1. CALL 811 AND MARK ALL UTILITIES PRIOR TO COMMENCING WORK  
 2. DEMOLISH EXISTING FENCE AND GATES  
 3. CONSTRUCT CHAIN LINK FENCE AND GATES OR SIMILAR  
 4. MINIMUM GATE POST EMBEDMENT: 3 FT

1 TYPICAL FENCING DETAIL

SCALE: NTS



2 DOUBLE SWING GATE DETAIL

SCALE: NTS

REFERENCE NOTES

- 1 6 FOOT TALL, 2 INCH, 9 GAUGE, 1.2 OZ. COATING, GALVANIZED CHAIN LINK FENCE
- 2 3 STRANDS OF BARBED WIRE ON EXTENDED POSTS AND BARBED WIRE ARMS
- 3 1-1/2" O.D. TOP RAIL AND CORNER BRACING WITH DOUBLE TRUSS RODS AND BOTTOM 7 GAUGE COIL TENSION WIRE
- 4 24 FOOT OPENING DOUBLE SWING GATES WITH 1.9 INCH O.D. FRAMES AND INDUSTRIAL GATE HARDWARE
- 5 4 INCH DQ-40 GATE POSTS
- 6 6 FOOT TALL, 2-1/2" O.D. DQ-40 TERMINAL POSTS
- 7 6 FOOT LONG, 2" O.D. DQ-40 LINE POSTS
- 8 12"x30", 3000 PSI WET MIXED FOOTING WITH TOP CROWNING FINISH
- 9 8"x30", 3000 PSI WET MIXED FOOTING WITH TOP CROWNING FINISH
- 10 7' CHAIN LINK FENCE FABRIC (9 GAUGE, 2" MESH)

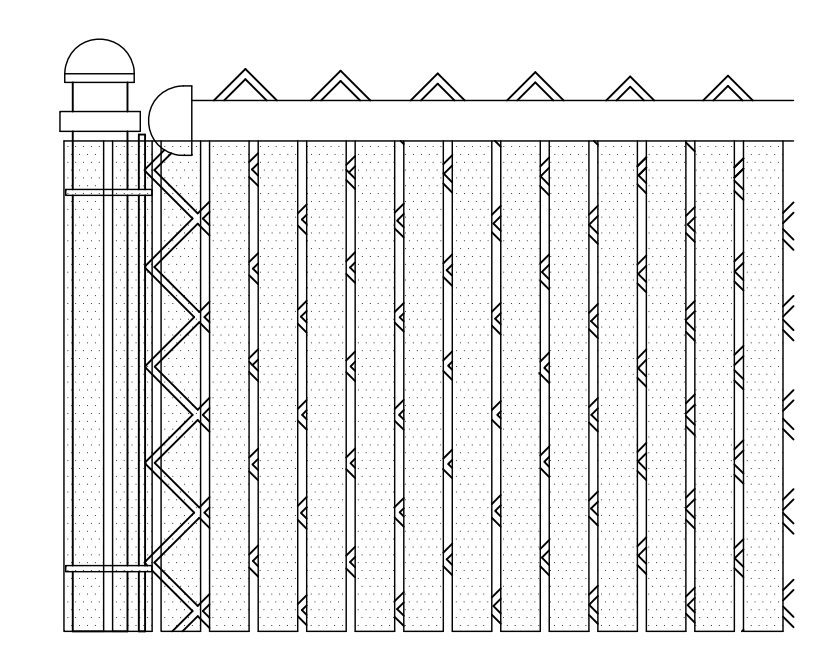
GENERAL NOTES

- 1. INSTALL FENCING PER ASTM F-567.
- 2. INSTALL SWING GATES PER ASTM F-900.
- 3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (2) COATS OF X-O RUST PROFESSIONAL ALUMINUM PAINT.
- 4. ALL OPEN POSTS SHALL HAVE END-CAPS.
- 5. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
- 6. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
- 7. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
- 8. G.C. RESPONSIBLE FOR GATE LOCK.

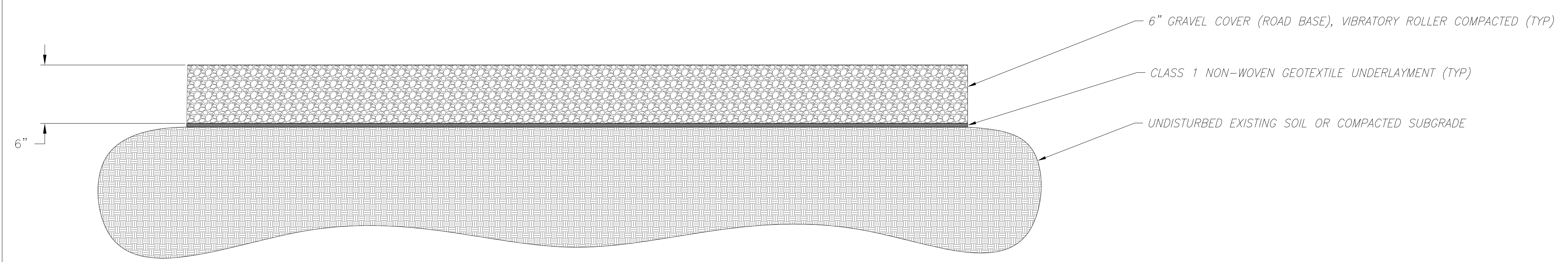
3 NOTES

CODE REQUIREMENTS:

- 1. MATERIALS SCREENED BY SOLID FENCE OR VEGETATION. OUTSIDE STORAGE SHALL BE ENCLOSED AND CONCEALED BY A SOLID FENCE OR WALL AT LEAST 6 FEET IN HEIGHT OR ANY COMBINATION OF BERMING, SHRUBS, TREES FENCING OR WALLS WHICH WILL PROVIDE AT MATURITY A MINIMUM OF 6 FEET OF HEIGHT AND 100% OPAQUE SCREENING FOR THE AREA UTILIZED FOR OUTSIDE STORAGE.
- 2. OUTSIDE STORAGE NOT TO EXCEED HEIGHT OF SCREENING FENCE EXCEPT FOR OPERABLE VEHICLES, TRAILERS, OR OTHER EQUIPMENT DESIGNED TO BE TOWED OR LIFTED AS SINGLE COMPONENT.



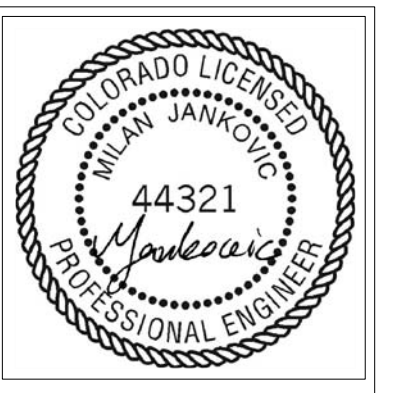
4 VISUAL SCREENING



GRAVEL COVER DETAIL

NOTE:

- 1. 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.



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