

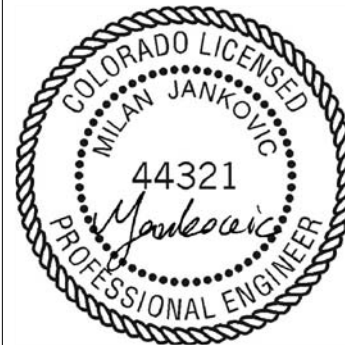
SITE PLAN - EXISTING CONDITION

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

- Please include:
- buildings associated with the use
 - where will equipment be stored?
 - parking? if any, provide dimensions and number of spots
 - dimensions of all buildings on site
 - ROW and easement location
- Location and dimensions of all existing and proposed signs
- Traffic circulation including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas
- Location of all ADA parking spaces, ramps, pathways, and signs
- Location, height and intensity of all outdoor illumination
- Location of all no-build areas, floodplain(s), and drainage facilities
- Location and screening of all dumpster(s) and loading dock areas
- Percent of open space, landscaping, and lot coverage
- Density and number of dwelling units
- Computation identifying the required parking and the provided parking



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DESIGNED BY:

ISSUE DATE:
09/01/2023

JOB NUMBER:
2023-8-1-Vark

PRINTED DATE:
09/01/2023

No.	Date	Revised By	City Comments

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

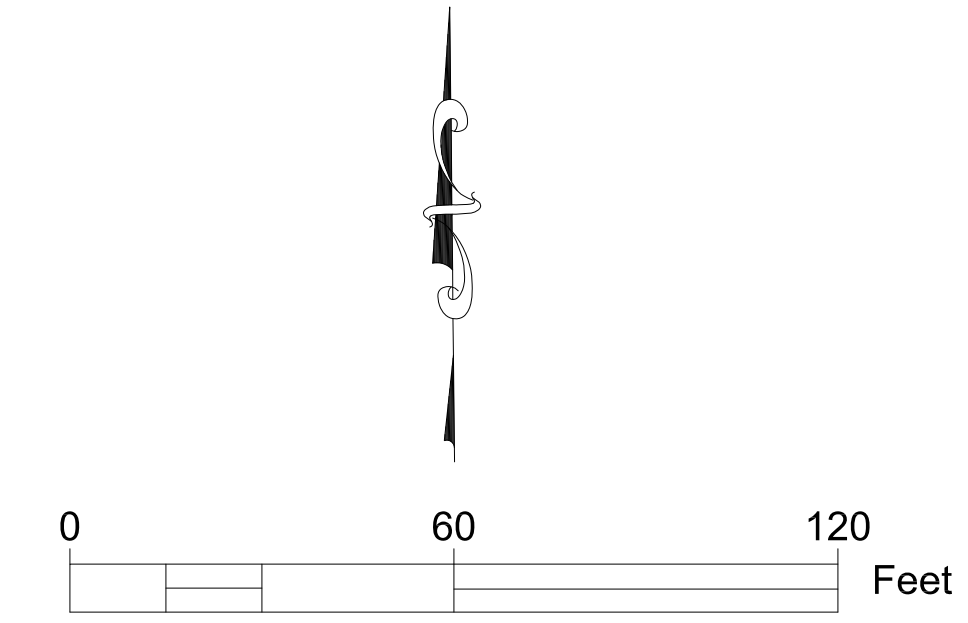
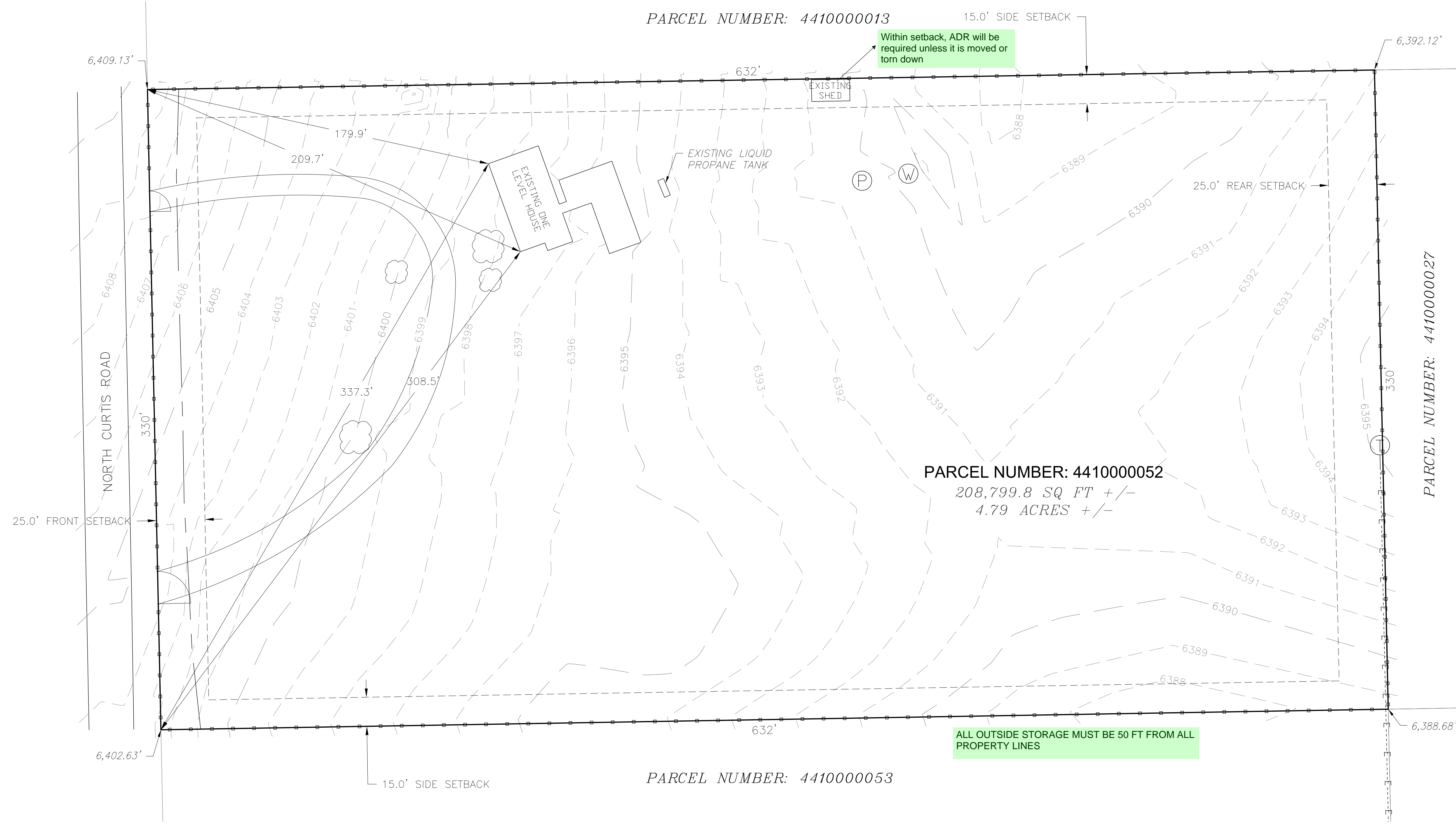
TITLE:
**SITE PLAN
EXISTING
CONDITION**

PROJECT NAME:
**VARIANCE
OF LAND USE**

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

PARCEL NUMBER:
4410000052

SHEET NUMBER:
S-1



- ### 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
 - 6390 EXISTING MAJOR CONTOUR
 - 6391 EXISTING MINOR CONTOUR



LOCATION MAP

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
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.

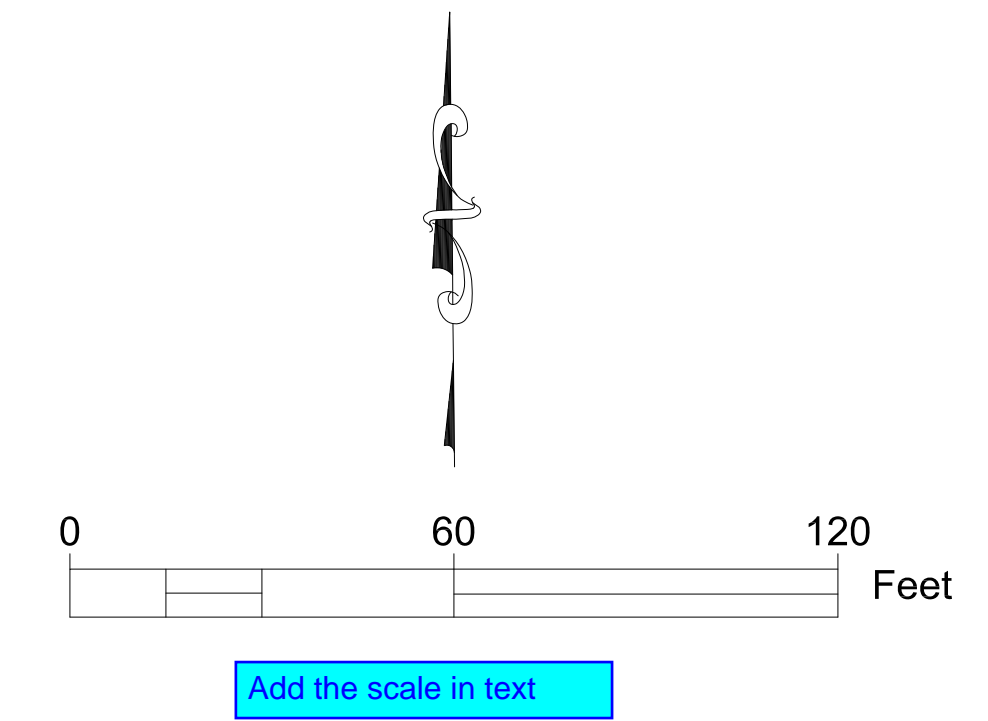
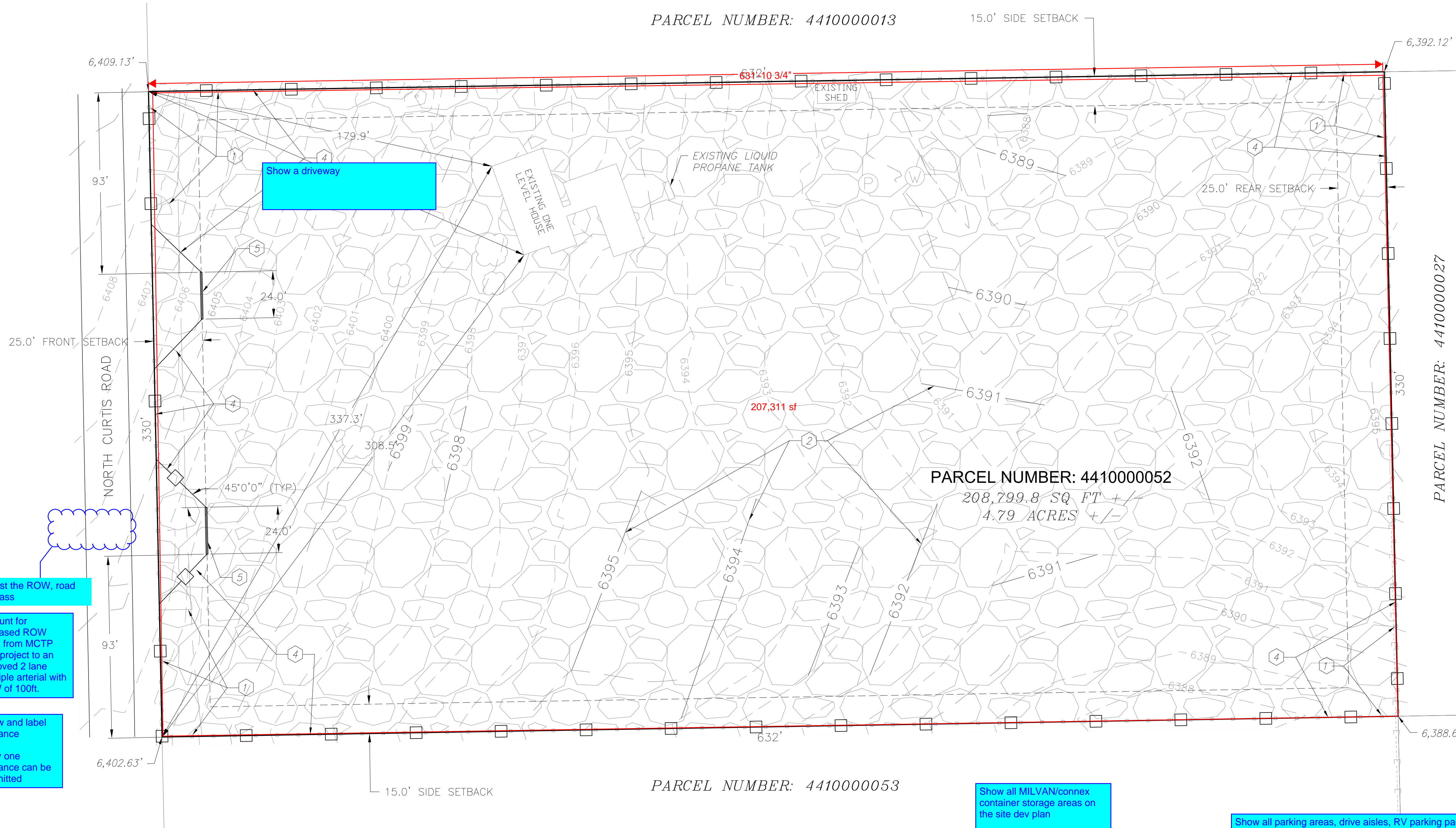
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This appears to be proposed site development layout

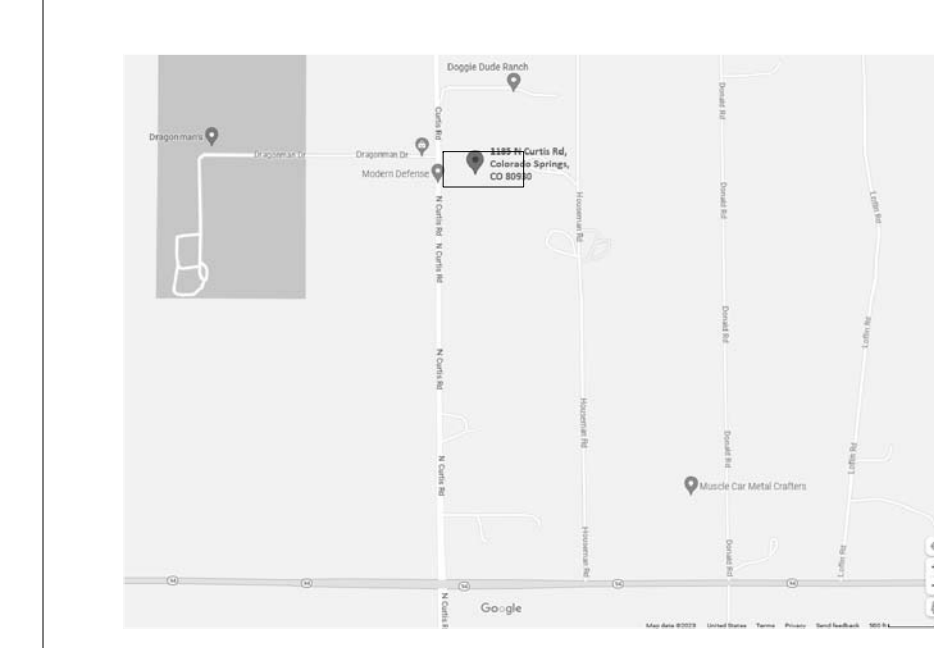
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LEGEND

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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED GRAVEL COVER (ROAD BASE)



This site plan shows the entire lot being turned to gravel. Please correct site plan overall. Review of the site plan cannot be completed due to missing elements.

- 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)
 - 4 INSTALL PROPOSED 6' HEIGHT CHAIN LINK FENCE IMPROVEMENTS.
 - 5 INSTALL PROPOSED 6' HEIGHT CHAIN LINK GATE IMPROVEMENTS.

This area of disturbance will require an ESQCP permit and additional engineering and storm-water documents. Water quality and detention will be require for this project. It is recommend that the applicant complete an EA meeting for this project prior to any subsequent submission. See notes on Letter of Intent

Depict all existing drainage structures, culverts etc.

Show all parking areas, drive aisles, RV parking pad sites by exact dimensions and layout. Show all gates with setback from road per LDC 30ft

Traffic circulation on site including all points of ingress/egress into the property

Show and provide tabulated RV parking stall #s.

Plan for required water quality and detention structures in the site plan with required landscaping

See site development checklist



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SITE PLAN PROPOSED CONDITION

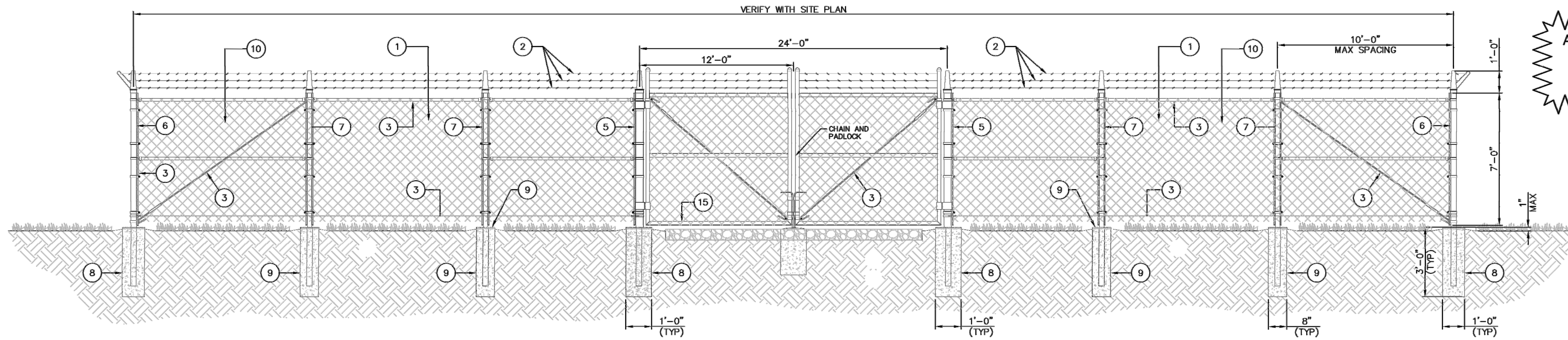
PROJECT NAME:
VARIANCE OF LAND USE

PROJECT ADDRESS:
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PARCEL NUMBER:
4410000052

SHEET NUMBER:
S-2

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

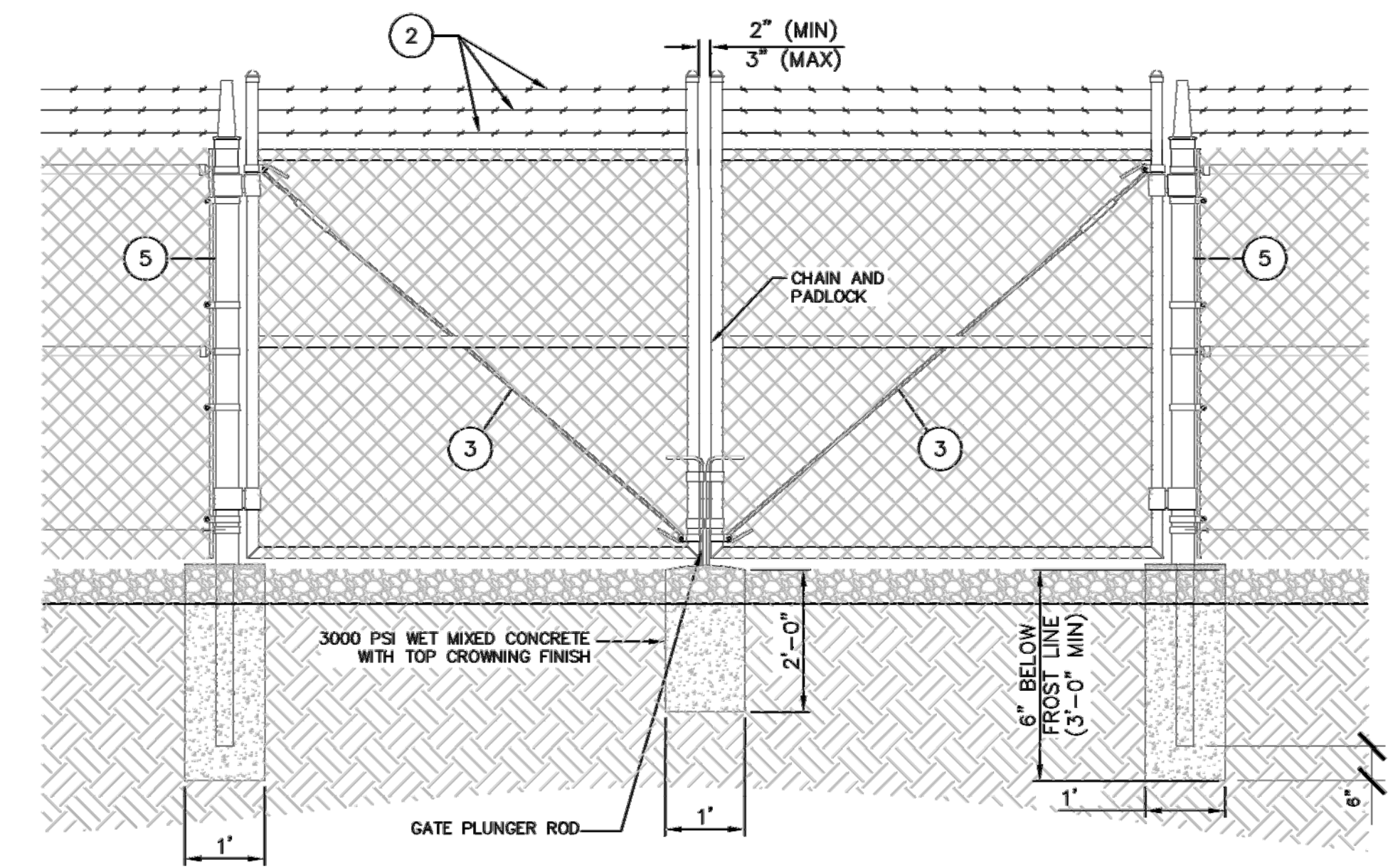


ALL FENCING TO BE INSTALLED PER MANUFACTURER'S DESIGN, RECOMMENDATION AND SPECIFICATIONS.

- 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



REFERENCE NOTES

- 1 7 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 1-8" 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 10 FOOT TALL, 2-1/2" O.D. DQ-40 TERMINAL POSTS
- 7 8 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.

2 DOUBLE SWING GATE DETAIL

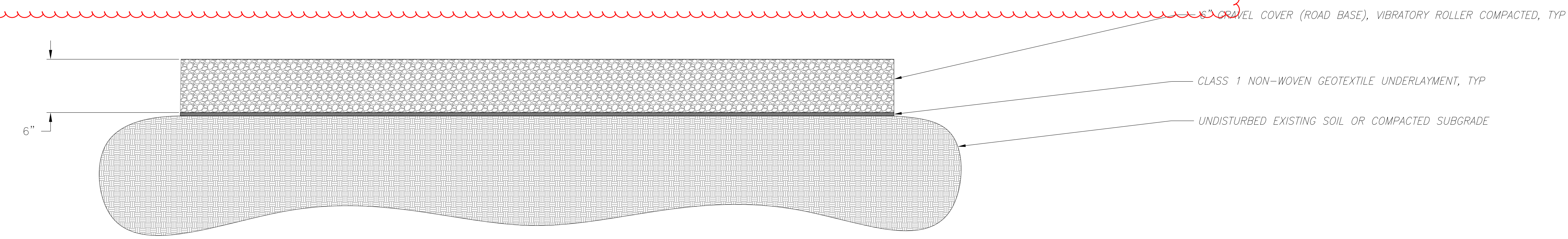
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3 NOTES

(2) 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.

(3) Outside Storage Not to Exceed Height of Screening. Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.

Please update fencing to reflect requirements of code



GRAVEL COVER DETAIL



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TITLE: **DETAILS**

PROJECT NAME: **VARIANCE OF LAND USE**

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

PARCEL NUMBER: 4410000052

SHEET NUMBER: S-3