

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



HLCS
engineering, inc.
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 325-6876
MJ@MILOSHENG.COM

DESIGNED BY:
VA235

FILE NUMBER:
VA235

JOB NUMBER:
2023-8-1-Vark

PRINTED DATE:
4/21/2024

No.	Date	Revised By	City Comments
1	10/31/23	EL PASSO	A.Malby & E. Schoenheit
2	12/20/23	EL PASSO	A.Malby & E. Schoenheit
3	04/05/24	EL PASSO	E. Schoenheit

CLIENT:
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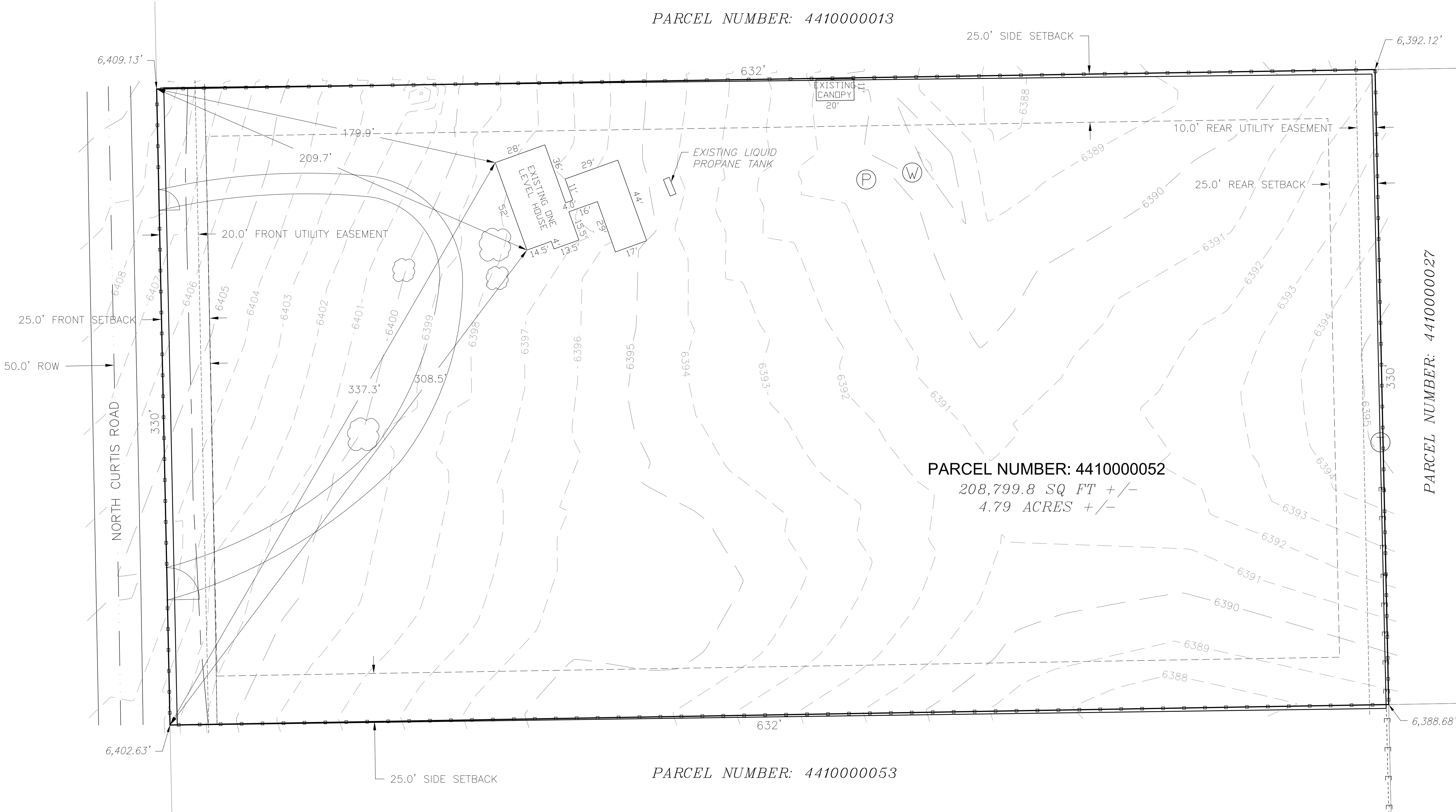
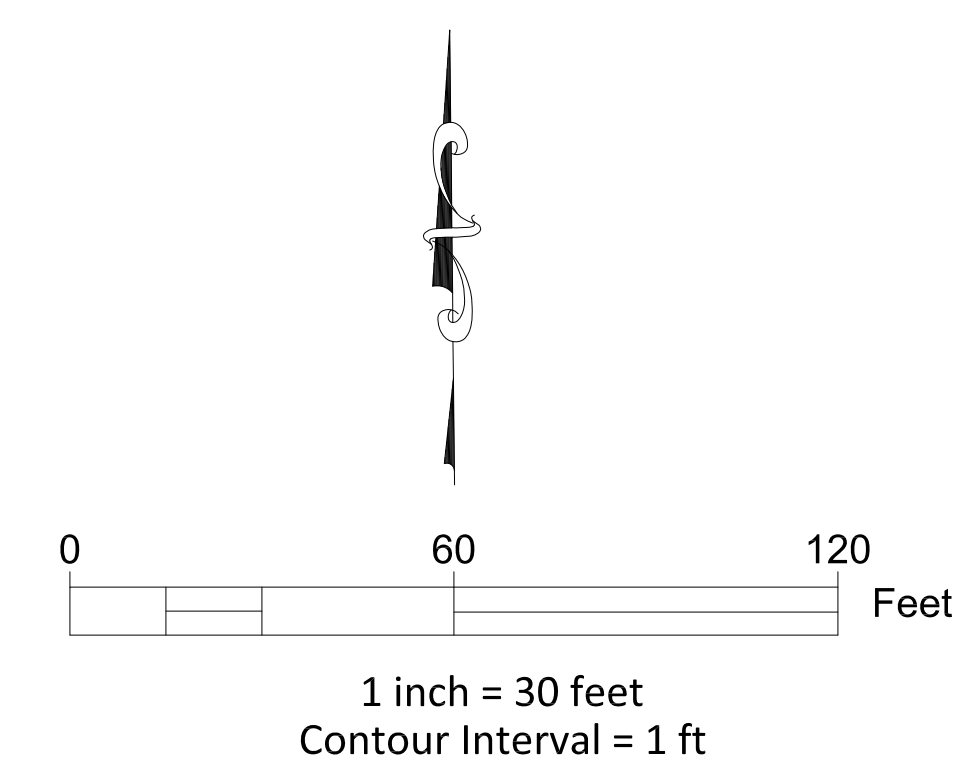
TITLE:
**SITE PLAN
EXISTING
CONDITION**

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
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR



LOCATION MAP

SITE PLAN - PROPOSED CONDITION

1185 N Curtis Rd, Colorado Springs, CO 80930

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Revision Table	
Date	City Comments
10/31/23	A. Malby & E. Schoenheit
12/20/23	EL PASSO
04/05/24	EL PASSO

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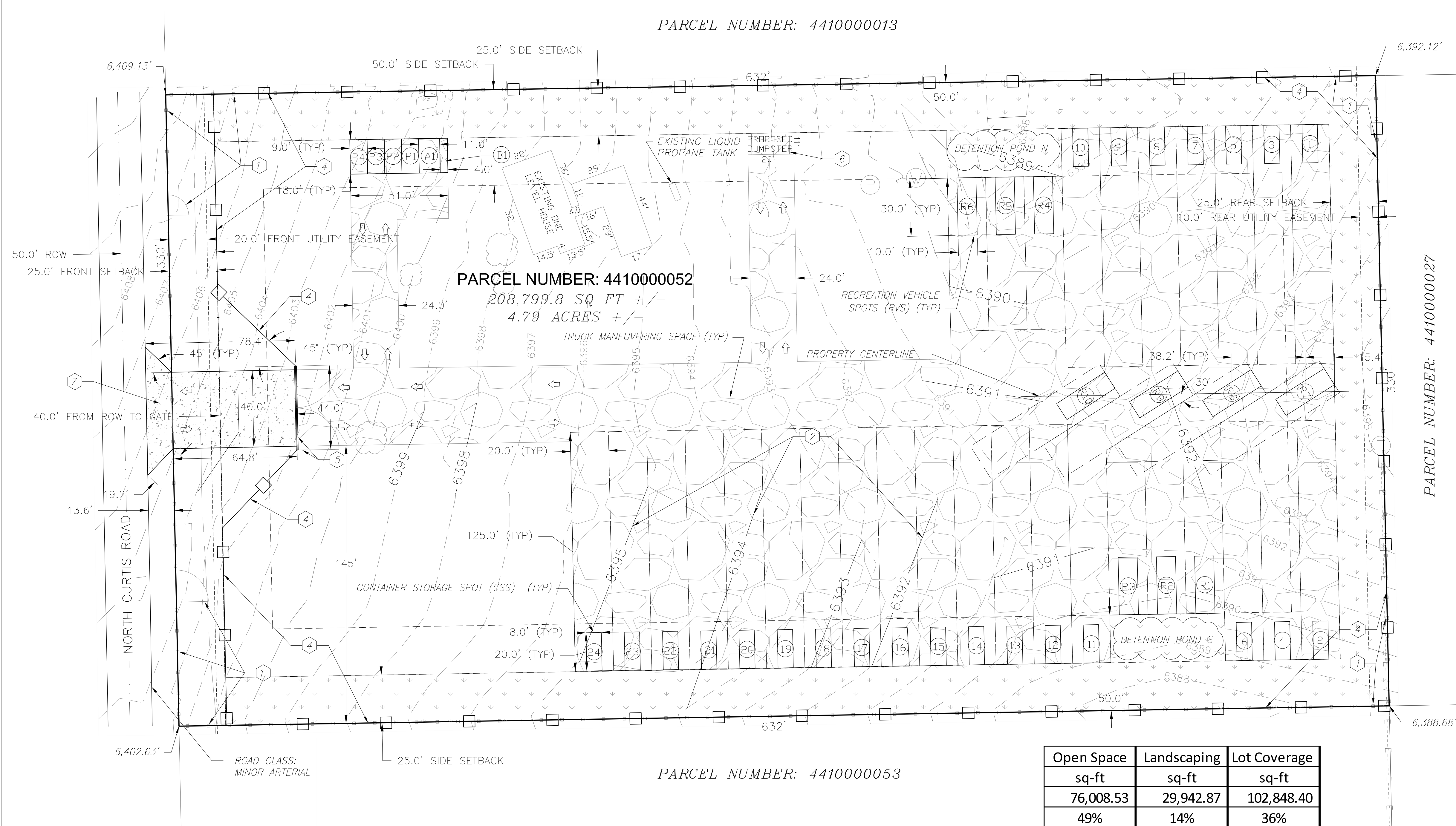
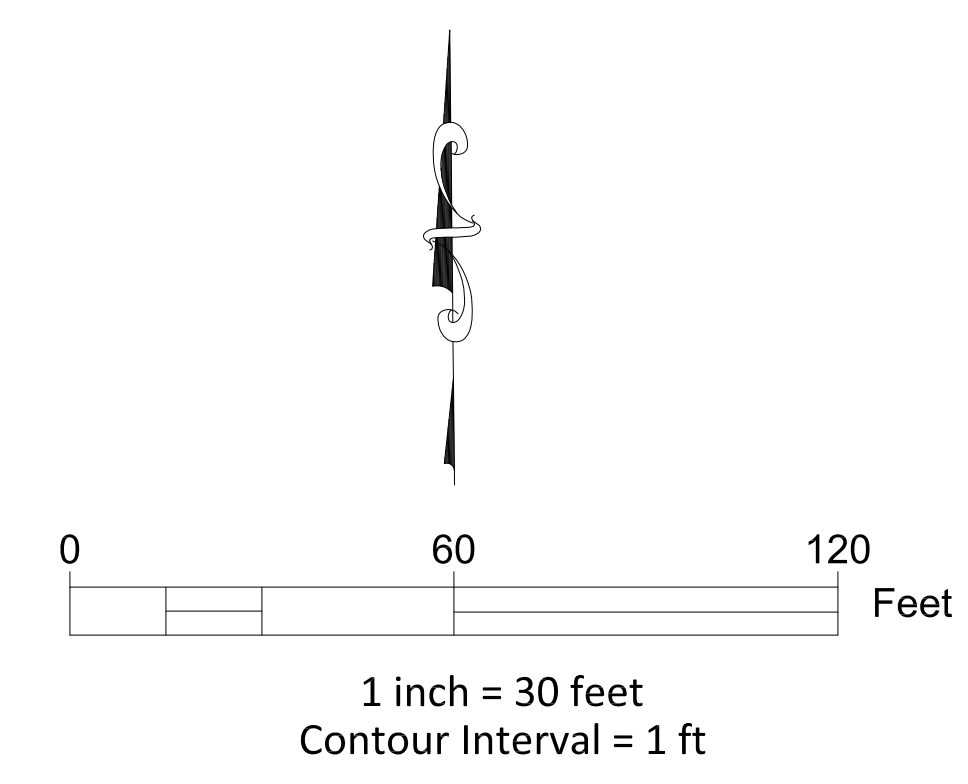
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LEGEND

	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
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FENCE
	PROPOSED GATE
	PROPOSED GRAVEL COVER (ROAD BASE)
	PROPOSED LANDSCAPING AREA
	PROPOSED CONCRETE OR ASPHALT DRIVEWAY
	PROPOSED DETENTION POND LOCATION

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

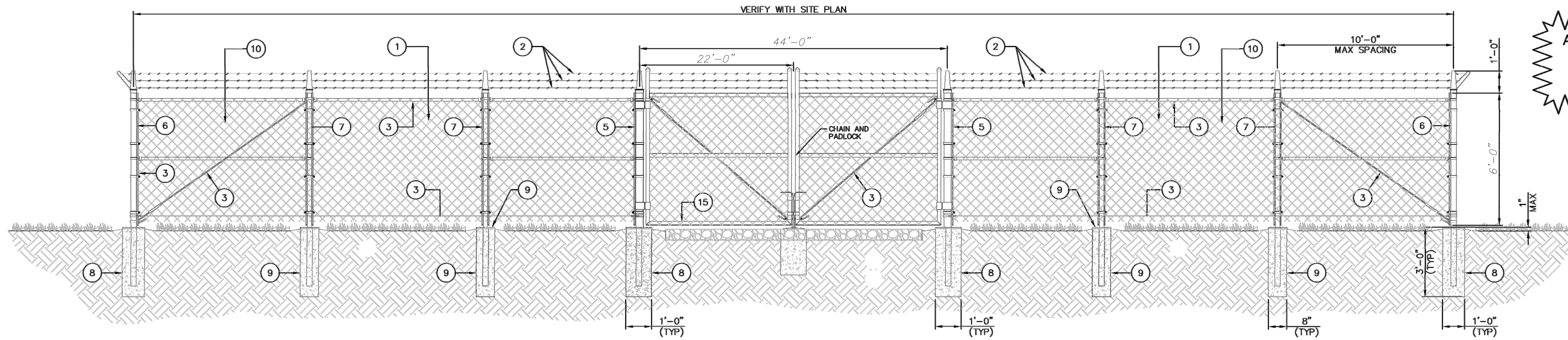
Container Storage Spots (CSS)		Recreational Vehicle Spots (RVS)	
Labeled	Total Spaces	Labeled	Total Spaces
1 to 24	24	R1 to R10	10
Dimension	Total Area	Dimension	Total Area
	sq-ft		sq-ft
20' x 8'	3,840	30' x 10'	3,000

- 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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

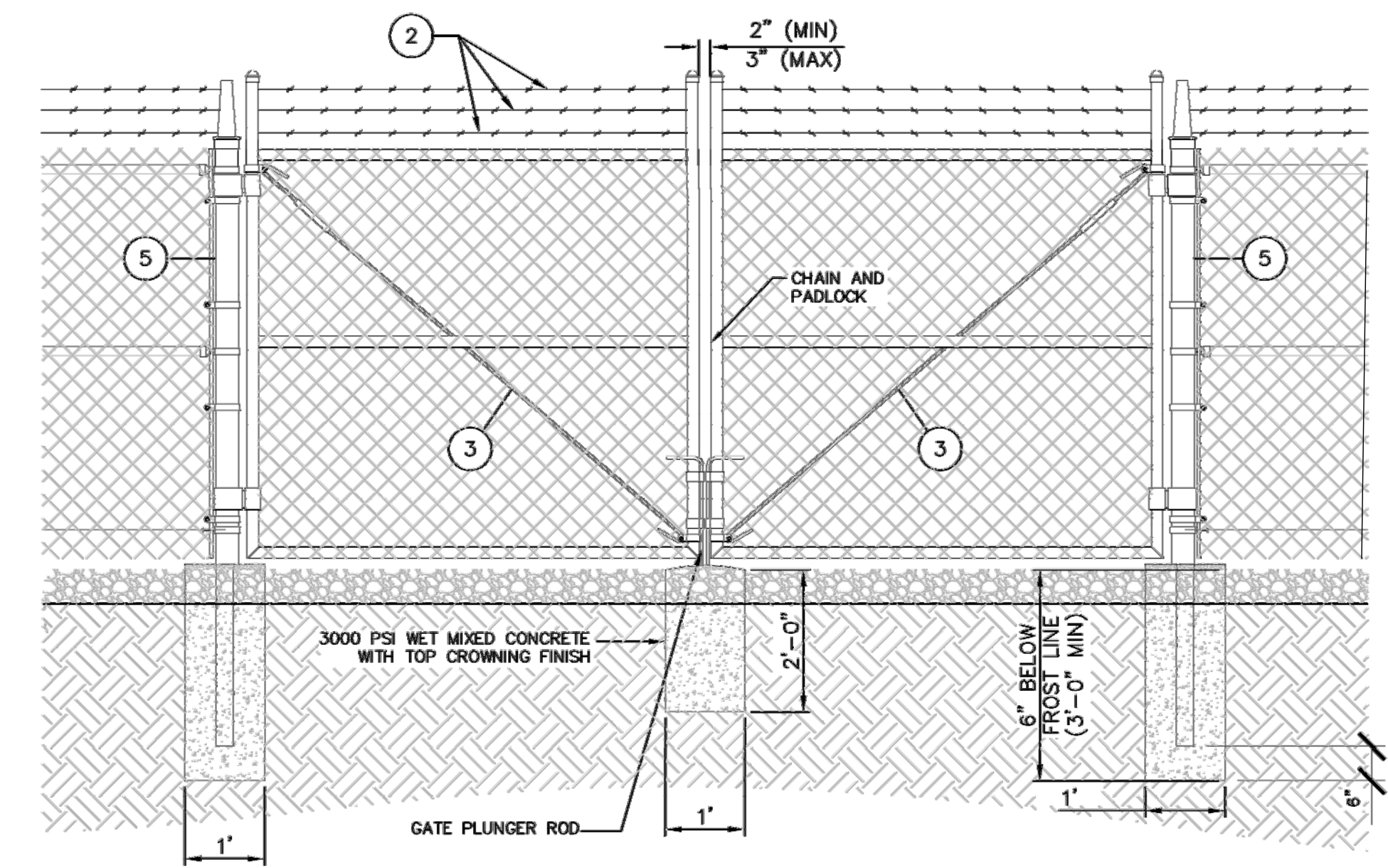


ALL FENCING TO BE INSTALLED PER MANUFACTURER'S DESIGN, RECOMMENDATION AND SPECIFICATIONS.

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



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)

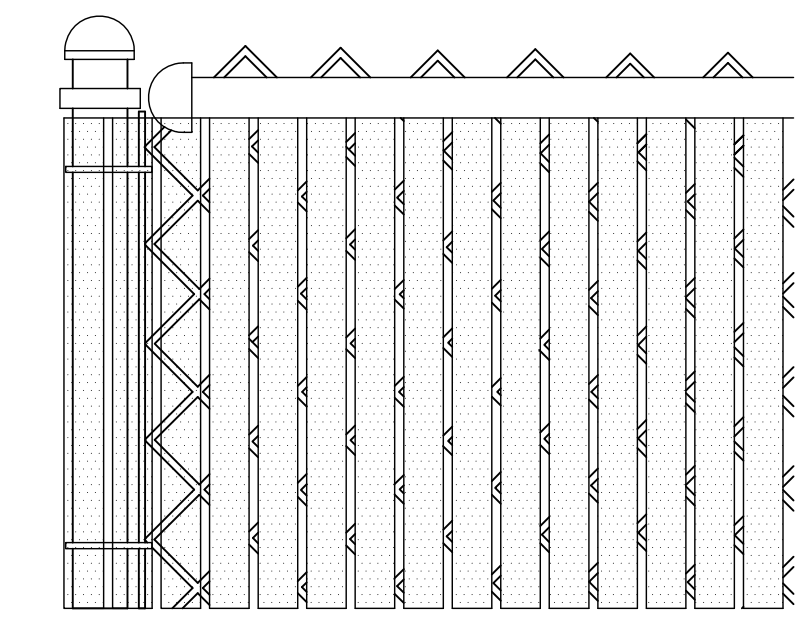
GENERAL NOTES

- 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.

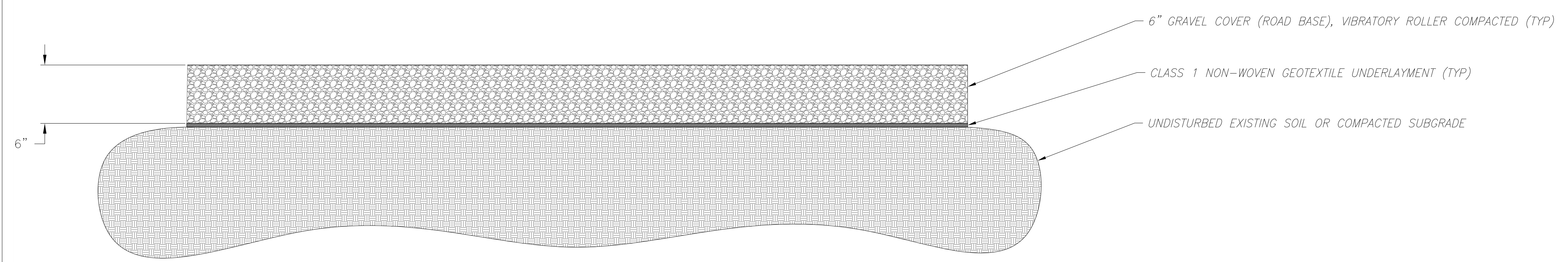
3 NOTES

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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