

Legend of the text below:

**Red Text** = The El Paso County Comments Rev. 0

**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. buildings associated with the use**

- ✓ No buildings associated with use.
- ✓ Existing One Level House will be abended.

**2. where will equipment be stored?**

- ✓ One equipment, snow plow, will be stored on parking lot close to the Existing One Level House as presented on Sheet #: S-2.

**3. parking? if any, provide dimensions and number of spots**

- ✓ Container Storage Spots (CSS) will be located on each property line with the middle open for truck maneuvering. Each space is 45 ft long and 12 ft wide and has total 120 feet straight line clearance for pickup truck with container trailer as presented on Sheet #: S-2. The visual presentation of the container transport vehicle and container is shown below:



**4. dimensions of all buildings on site**

- ✓ Dimensions of all buildings on site are presented on Sheet #: S-1 and S-2.

**5. ROW and easement location**

- ✓ ROW is 50 ft from North Curtis Road centerline and utility easement is 20 ft on front and 10 ft on rear of the site as presented on Sheet #: S-1 and S-2

**6. Location and dimensions of all existing and proposed signs**

- ✓ There are no existing signs.
- ✓ No proposed signs, only ground markings.

**7. Traffic circulation including all points of ingress/egress into the property**

- ✓ The traffic circulation including all points of ingress/egress into the property are presented on Sheet #: S-2.

**8. The layout and location of all off-street parking, loading and other vehicular use areas**

- ✓ The layout and location of all off-street parking, loading and other vehicular use areas are presented on Sheet #: S-2

**9. Location of all ADA parking spaces, ramps, pathways, and signs**

- ✓ The Location of all ADA parking spaces is presented on Sheet #: S-2. There are no ramps, pathways, and signs on the site.
- ✓ 1 ADA parking space.
- ✓ 3 no ADA parking spaces required.

**10. Location, height and intensity of all outdoor illumination**

- ✓ There are no existing location, height, and intensity of any outdoor illumination.  
This is the part of the Site Development Plan.

**11. Location of all no-build areas, floodplain(s), and drainage facilities**

- ✓ Location of two detention ponds is presented on Sheet #: S-2. The part of the Site Development Plan.

if there are no no-build areas or floodplains please specify

**12. Location and screening of all dumpster(s) and loading area**

- ✓ The location and screening of dumpster is presented on Sheet #: S-2. Canopy moved to cover dumpster.
- ✓ No loading area associated with use.

**13. Percent of open space, landscaping, and lot coverage**

- ✓ The percent of open space, landscaping, and lot coverage are presented on Sheet #: S-2.

**14. Density and number of dwelling units**

- ✓ The Density and number of dwelling units is one. Abended Existing One Level House.

**15. Computation identifying the required parking and the provided parking**

- ✓ The required parking and the provided parking table is presented on Sheet #: S-2.

**16. 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.

✓ The note added on Sheet #: S-3.

17. Within setback, ADR will be required unless it is moved or torn down.

✓ The Existing Canopy is moved and used as dumpster cover.

18. All outside storage must be 50 ft from all property lines.

✓ The CSS is inside storage; therefore, it can be set inside of the setback lines.

✓ The RV is set on 50 ft setback as presented on Sheet #: S-2.

19. File Number: VA235

✓ File Number: VA235 is added into title block on Sheet #: S-1, S-2, and S-3.

20. Show a driveway

✓ Driveway is shown on Sheet #: S-2.

21. List the ROW, road class

✓ The ROW and road class is presented on Sheet #: S-2.

22. Account for increased ROW width from MCTP road project to an improved 2 lane principle arterial with ROW of 100ft.

✓ The ROW from MCTP is 100 ft and it is presented on Sheet #: S-2.

23. Show and label entrance. Only one entrance can be permitted

✓ Show and label entrance is shown on Sheet #: S-2.

✓ Only one entrance is shown on Sheet #: S-2.

24. 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.

✓ The site plan is corrected per comments and shown on Sheet #: S-2.

25. Show and label entrance. Only one entrance can be permitted

✓ The site plan is corrected per comments and is shown on Sheet #: S-2.

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

✓ This is the part of the Site Development Plan

27. 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

✓ All parking areas, drive aisles, RV parking pad sites, container storage spots, by exact dimensions and layout is shown on Sheet #: S-2. Show all gates with setback from road per LDC 30ft is shown on Sheet #: S-2.

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

✓ The traffic circulation including all points of ingress/egress into the property is presented on Sheet #: S-2.

29. Show and provide tabulated RV parking stall #s.

✓ Tabulated RV parking stall #s is presented on Sheet #: S-2.

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

✓ Plan for required water quality and detention structures with required landscaping is presented on Sheet #: S-2.

31. Add the scale in text

✓ The scale in text is presented on Sheet #: S-1 and S-2.

32. Please update fencing to reflect requirements of code:

(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.

✓ Fencing is update to reflect requirements of code as presented on Sheet #: S-3.



✓ (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 single component.

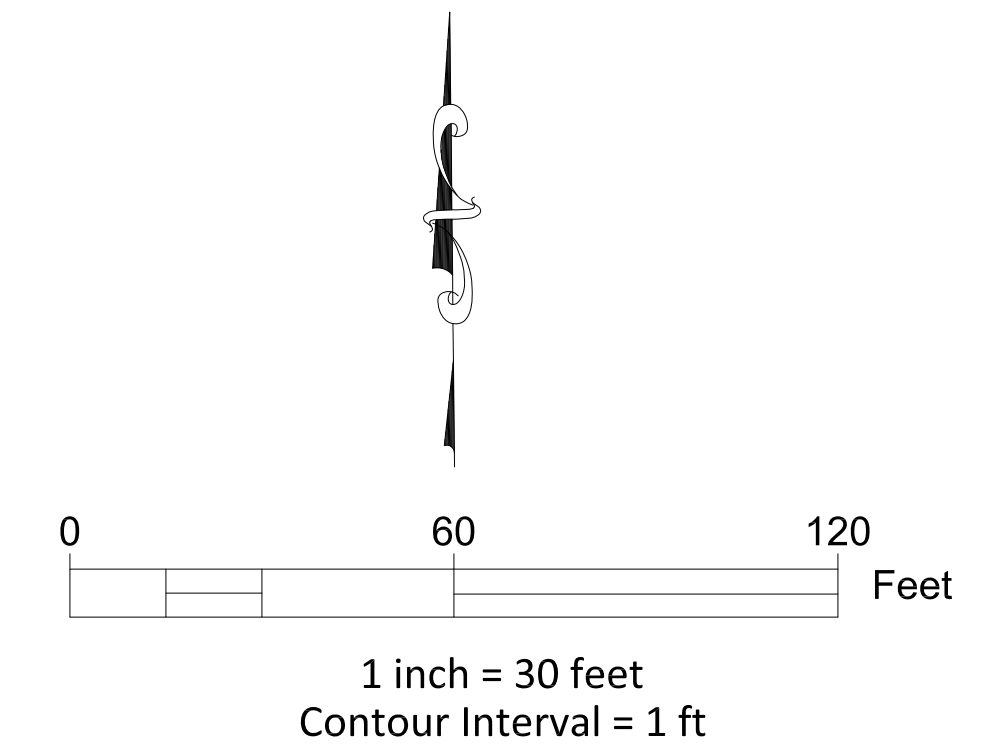
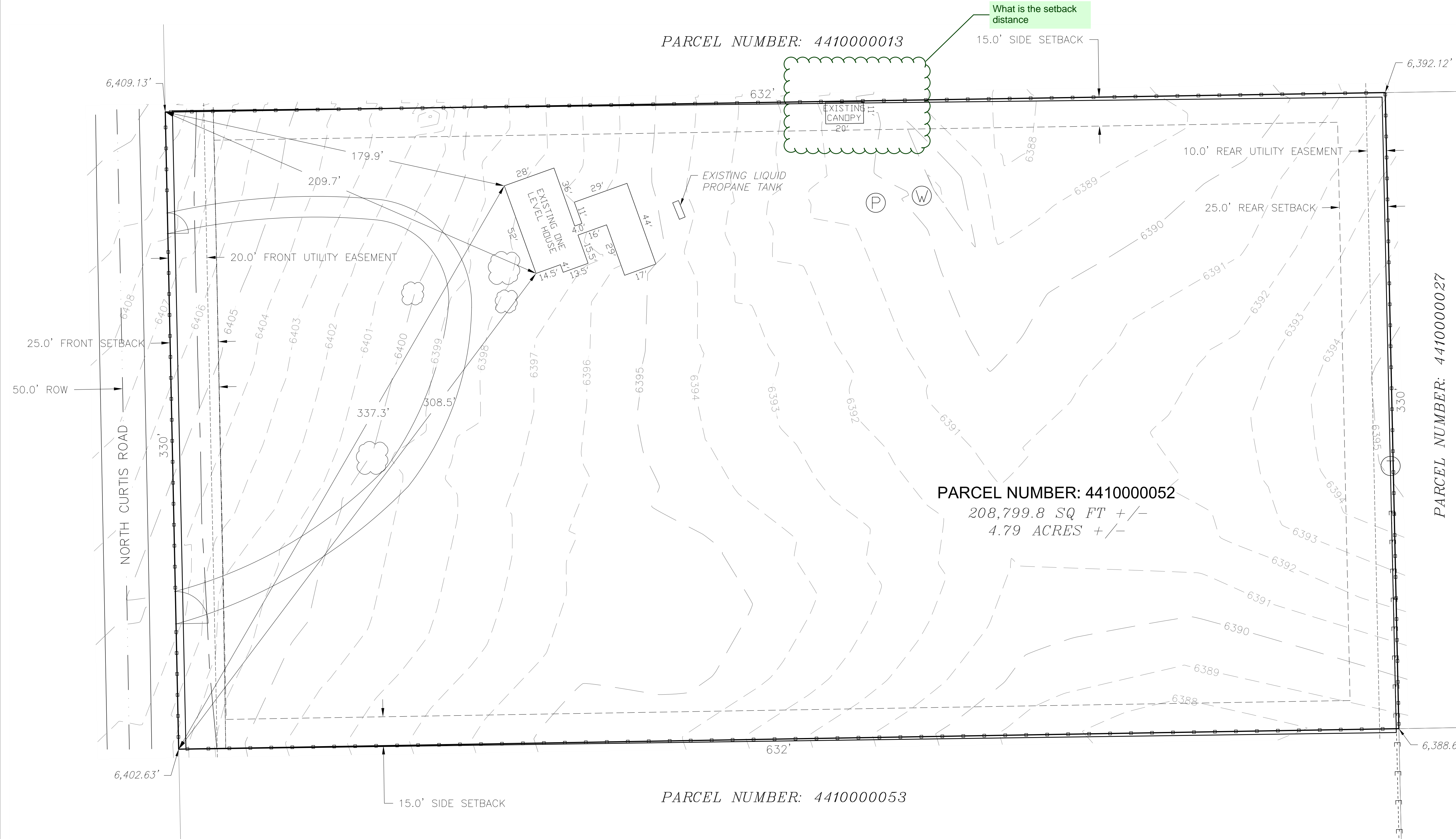
✓ This code is satisfied since all equipment are designed to be towed or lifted as single component.

# SITE PLAN - EXISTING CONDITION

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

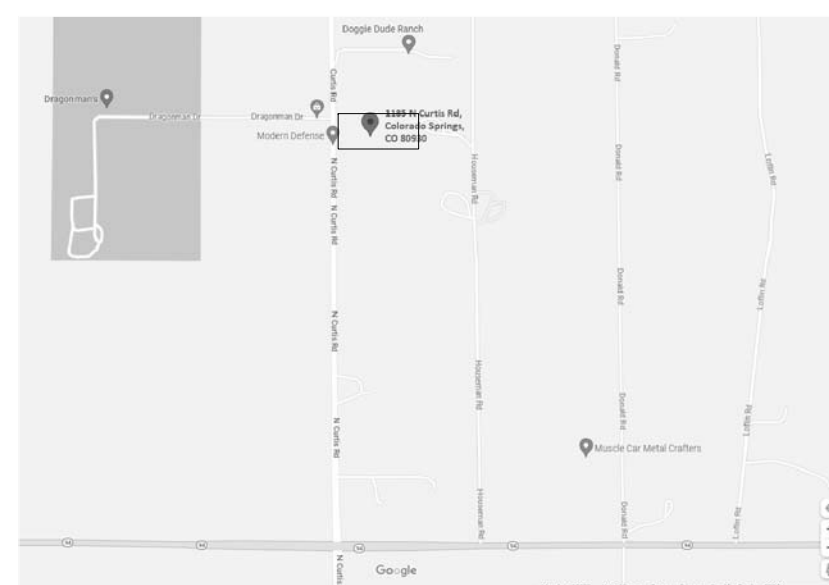
THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 441000052

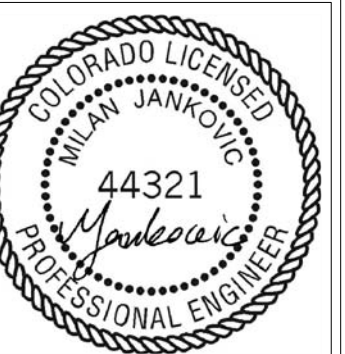


### LEGEND

- 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



**MLOSHENG**  
engineering  
9235 W EUCLID AVE  
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DESIGNED BY:

FILE NUMBER:  
**VA235**

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

PRINTED DATE:  
**11/15/2023**

Revision No.	Date	Revised By	City Comments
1	10/31/23	EL PASSO	A. Marly & 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:  
**441000052**

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.

Property tax schedule number: 4410000052



**DESIGNED BY:**  
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FILE NUMBER:  
**VA235**

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

PRINTED DATE:  
**11/15/2023**

Revision Table  
Revised By: A. Manly & E. Schoenheit  
Revised By: EL PASSO

No.	Date	By
1	10/31/23	EL PASSO

**CLIENT:**  
ANDRII VARKO  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
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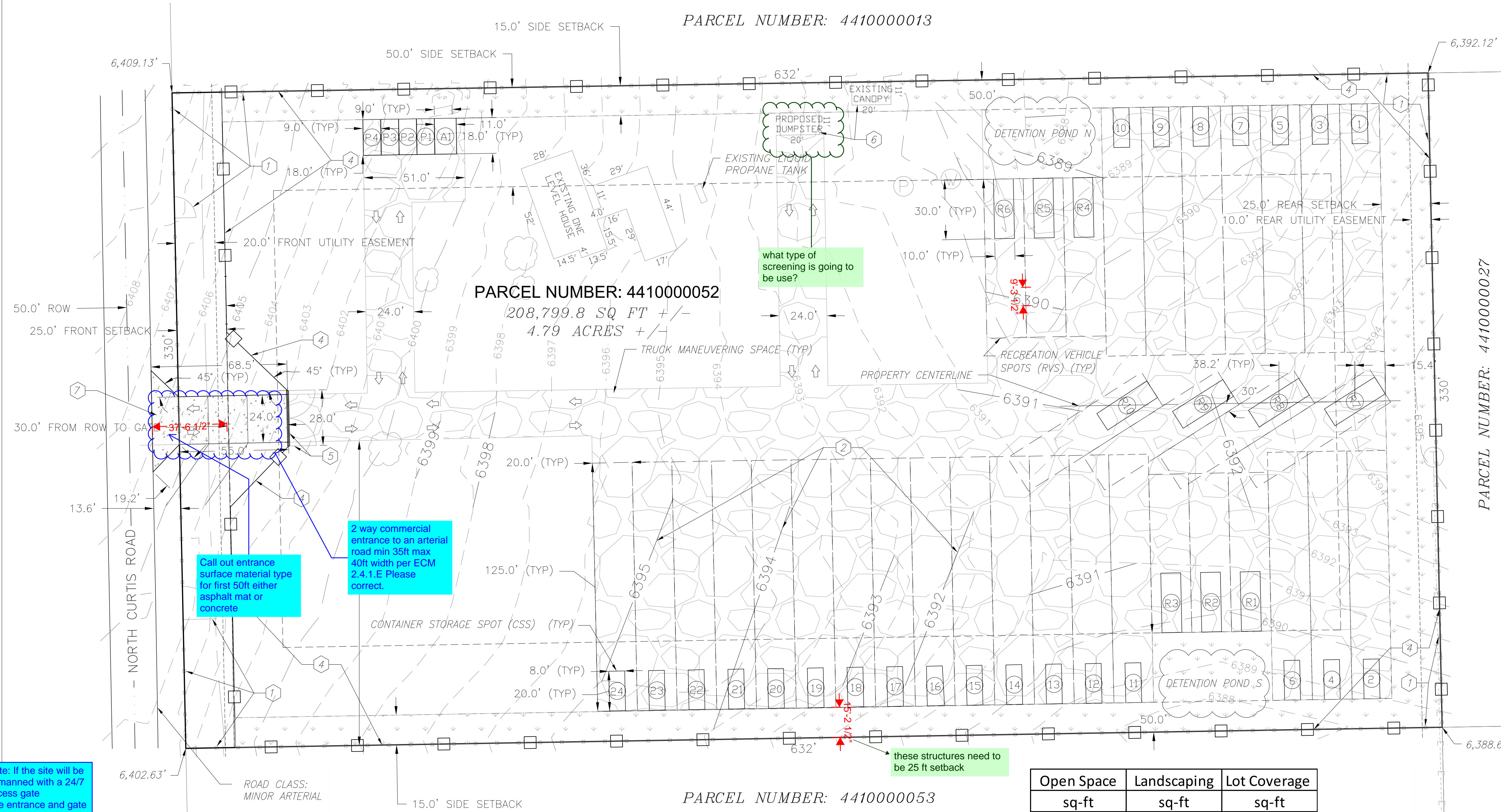
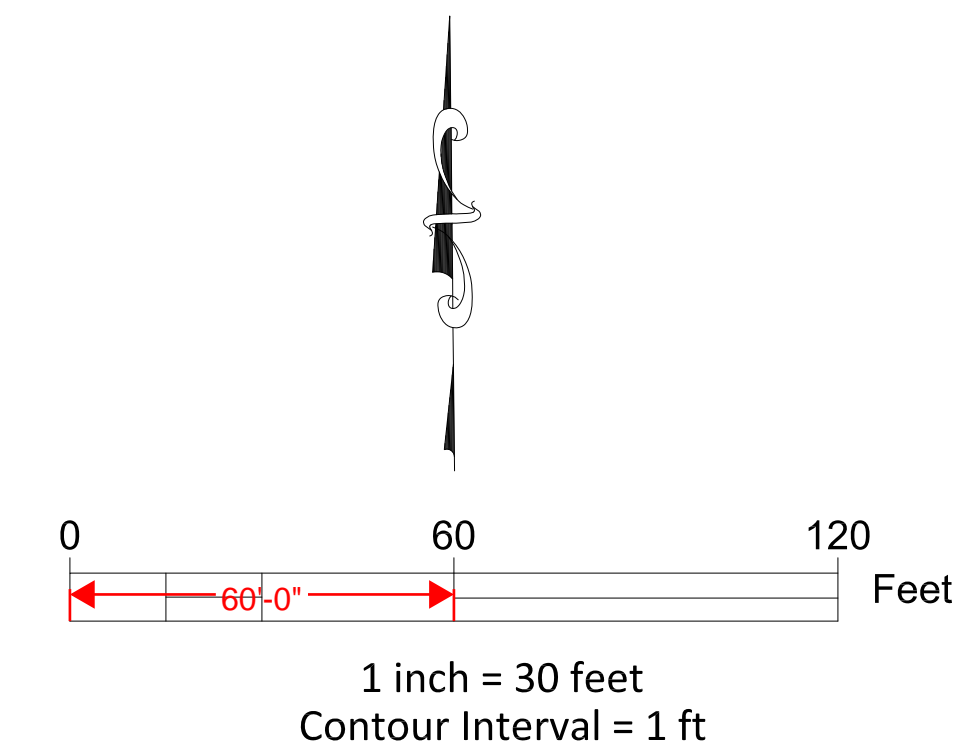
TITLE:  
**SITE PLAN  
PROPOSED  
CONDITION**

PROJECT NAME:  
**VARIANCE  
OF LAND USE**

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

PARCEL NUMBER:  
**4410000052**

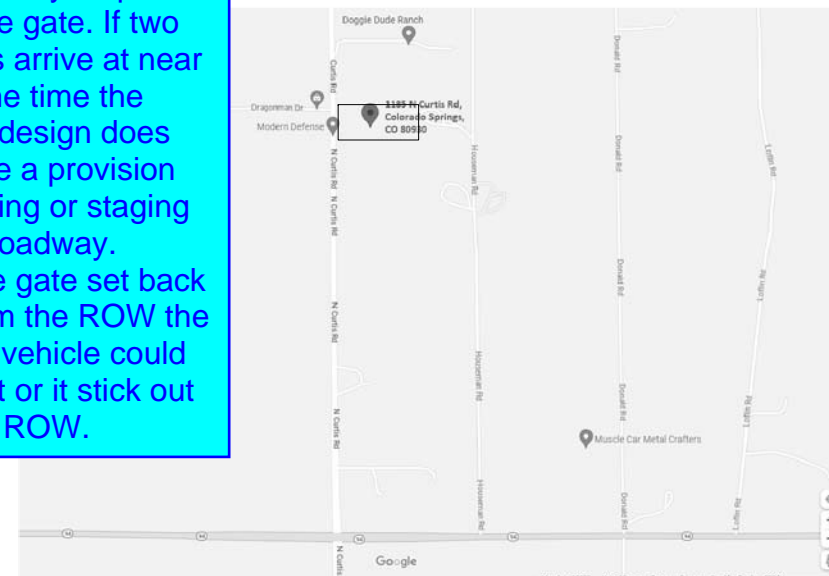
SHEET NUMBER:  
**S-2**



### LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
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- 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 DRIVEWAY AREA specify material type
- DETENTION POND PROPOSED DETENTION POND LOCATION

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.



LOCATION MAP

### 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
- 7 BUILD PROPOSED CONCRETE (OR ASPHALT PAVED) DRIVEWAY

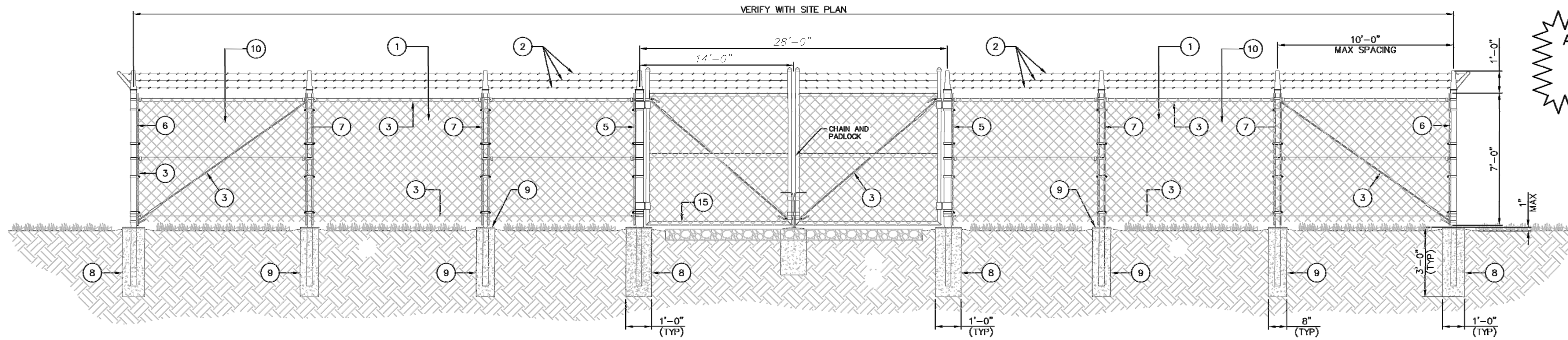
Open Space	Landscaping	Lot Coverage
sq-ft	sq-ft	sq-ft
79,580.60	29,942.87	99,276.33
48%	14%	38%

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

Please provide 1 bicycle space Section 6.2.5.F.1

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

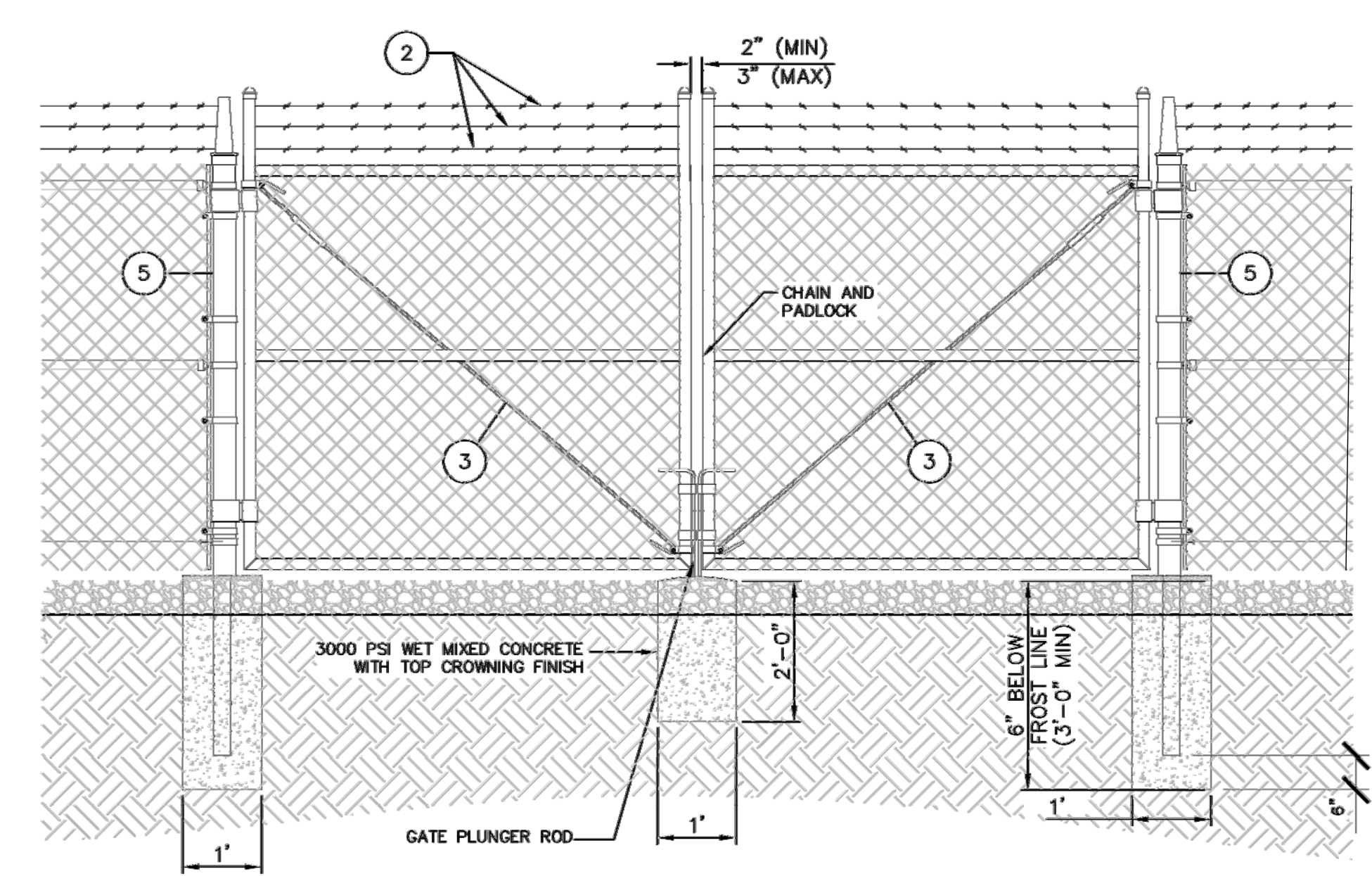


ALL FENCING TO BE INSTALLED PER MANUFACTURER'S DESIGN, RECOMMENDATION AND SPECIFICATIONS.

- 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 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 1-1/2" 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 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)

Anything over 7 ft will require a separate building permit

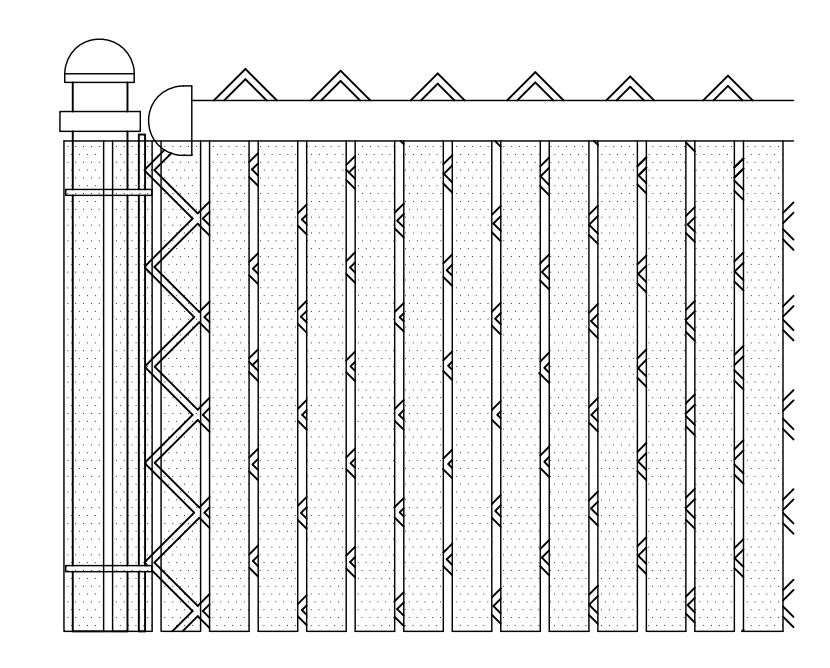
GENERAL NOTES

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.

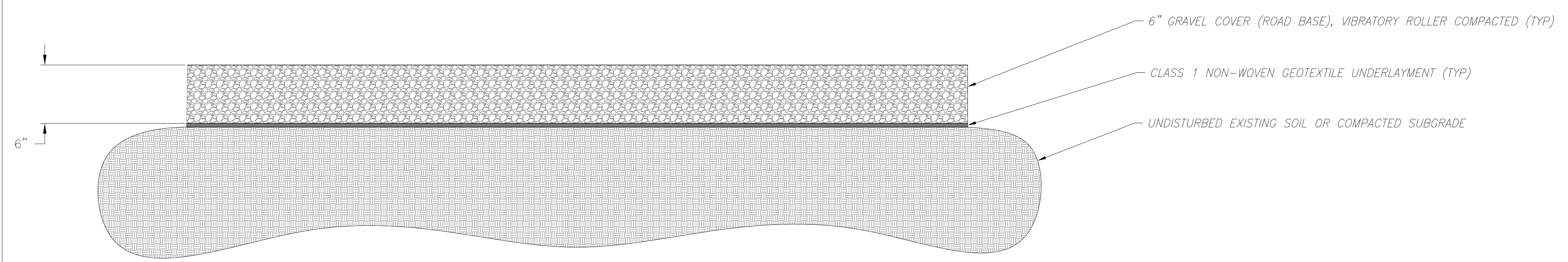
3 NOTES

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. 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 SINGLE COMPONENT.



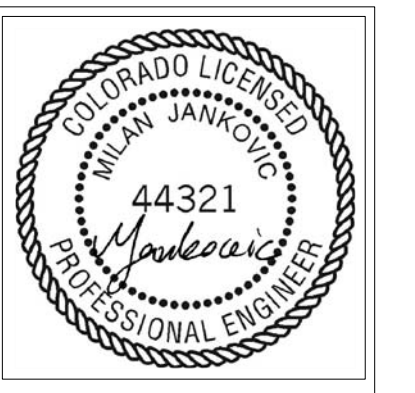
4 VISUAL SCREENING



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.



DESIGNED BY:  
**HLCS** engineering  
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FILE NUMBER:  
**VA235**

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**11/15/2023**

No.	Date	Revised By	City Comments
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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**