

Owner: H.W. Diesel Enterprises
Hunter Lewis
125 S Chestnut Street
Colorado Springs, CO 80905
(719) 930-4909

Legal Description: Lot 2, Amended Plat, Barbarick Subdivision, according to the Plat Thereof recorded under Reception No. 217713910 of the records of said County, and containing 231,809 square feet (5.322 Ac.)

Address: 8815 Hot Mix Heights

Zone: I3 CAD-D

Assessors Parcel No.: 52330-02-011

Flood Plain: This parcel is not within the 100-year flood plan per FEMA Map Panel No. 08041C0535 G, dated December 14, 2018.

Proposed Use: Outside Storage

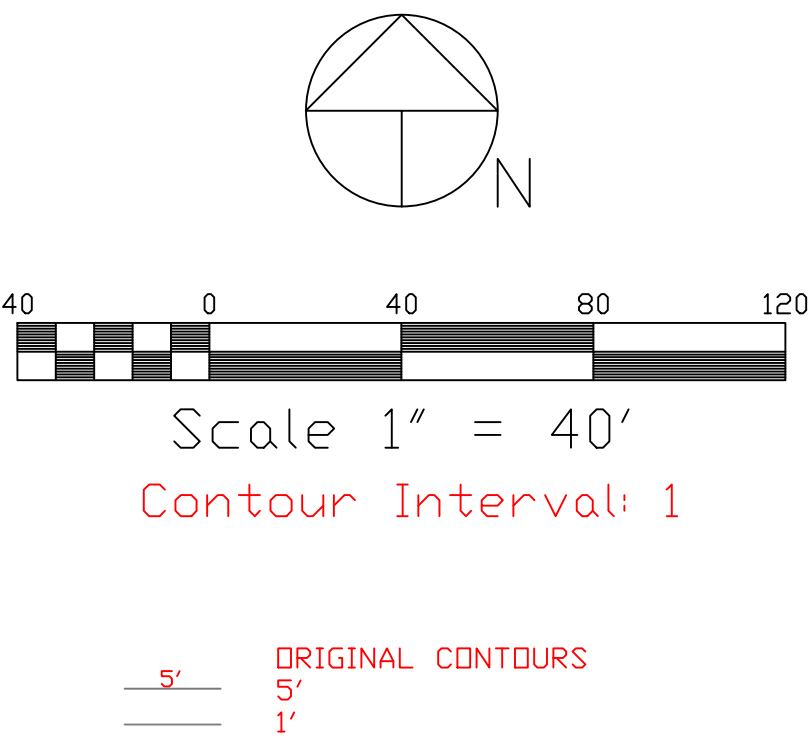
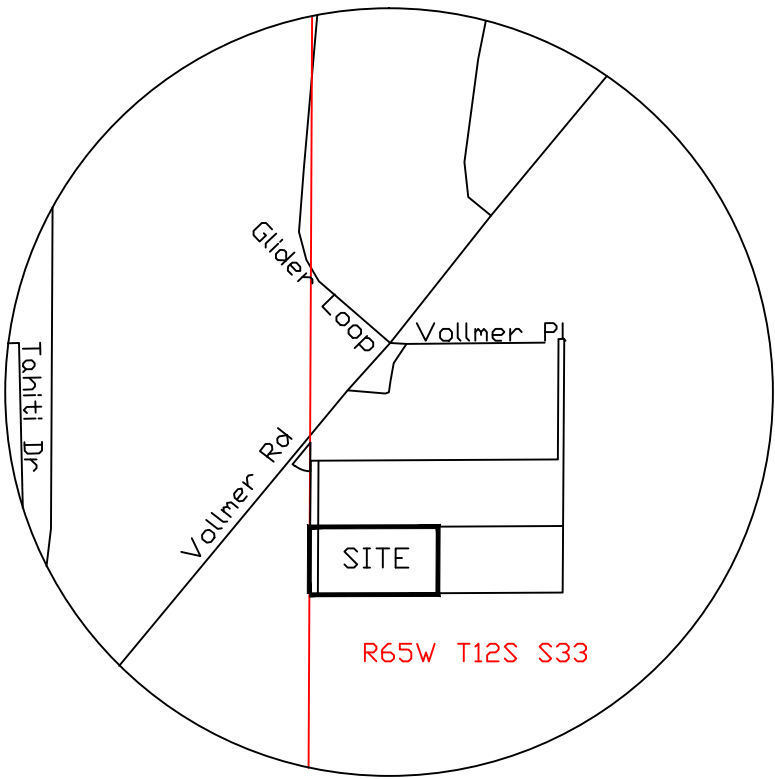
Area:
Overall: 231,825 sf 100%
Contractor Storage (west): 109,765 sf 47%
RV and Contractor Storage (east): 67,375 sf 29%
Landscape / natural / pond / drainage areas: 54,685 sf 24%

NOTES:
1. There is no development to occur; site is exiting. No grading will occur. Ponds shown are existing. Ponds and grading were installed as part of the Amended Plat, Barbarick Subdivision
2. No building on site, existing or proposed
3. Adjacent Vinyl Fencing installed by Morley Companies
4. Light poles are existing. Lights are turned off at the breaker and will only be used in the case of an emergency, for the Fire Department
5. Chain link fence is existing
6. A landscape waiver has been applied for

At first review
comments
1/11/2021

CSU has an existing gas main
that runs west and east just north
of this lot that will need to be
shown on drawing along with
easement and reception number.

The two gas mains that run north
and south that you show on your
drawing will need to be identified
as who owns them and label that
on the plan please.



County File No.:

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
olliewatts@aol.com
Celebrating over 41 years in business

DRAWN BY: O.E. WATTS DATE: 6-29-17 DWG. NO.: 18-5223-02 SURVEYED BY: DEV, ESW THRU 7-18-19	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 8815 HOT MIX HEIGHTS LOT 2, BARBARICK SUB. EL PASO COUNTY	SHT. NAME DEVELOPMENT PLAN	SHT. NO. 1 OF 1
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