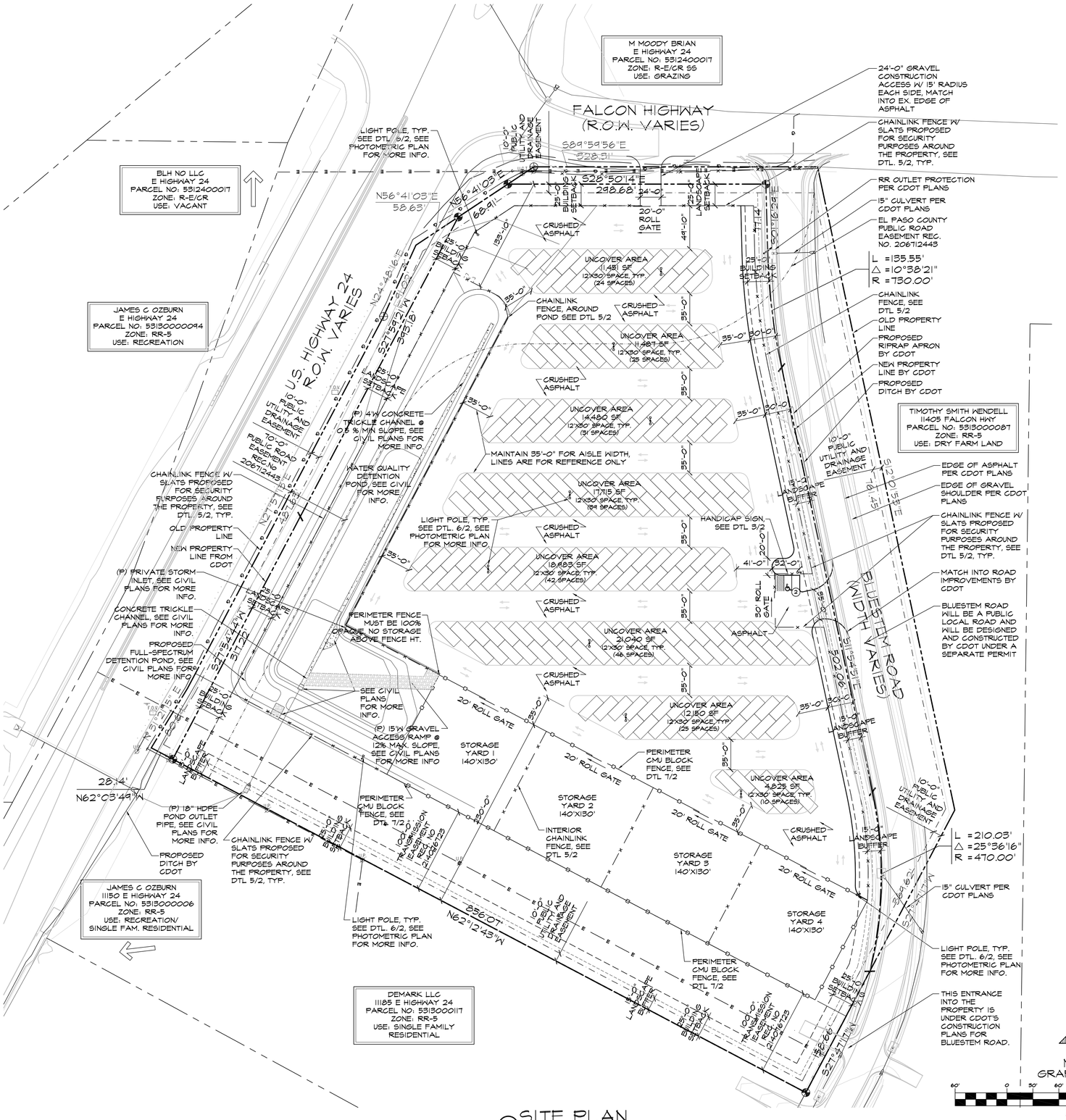
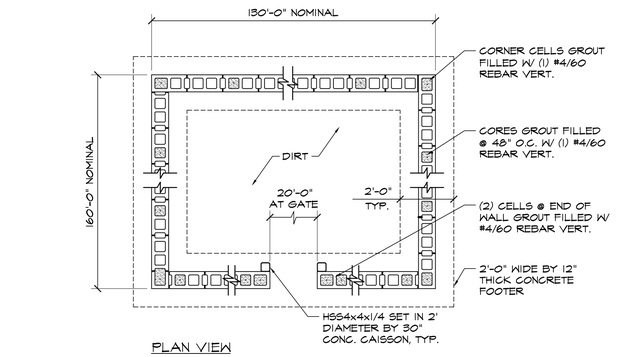
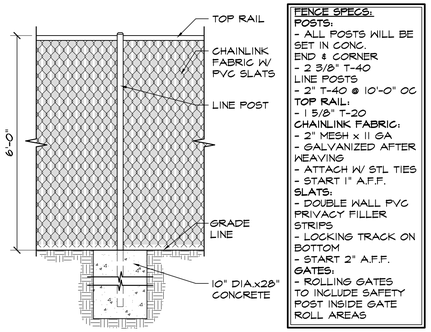

M MOODY BRIAN
E HIGHWAY 24
PARCEL NO: 5312400017
ZONE: R-E/CR 55
USE: GRAZING
FALCON HIGHWAY
(R.O.W. VARIES)
S89°59'56"E
328.91'
BLH NO LLC
E HIGHWAY 24
PARCEL NO: 5312400011
ZONE: R-E/CR
USE: VACANT
JAMES C OZBURN
E HIGHWAY 24
PARCEL NO: 53130000094
ZONE: RR-5
USE: RECREATION
U.S. HIGHWAY 24
R.O.W. VARIES
N24°42'16"E
1,355.18'
TIMOTHY SMITH WENDELL
11405 FALCON HWY
PARCEL NO: 5313000087
ZONE: RR-5
USE: DRY FARM LAND
BLUESTEM ROAD
(WIDTH VARIES)
JAMES C OZBURN
11150 E HIGHWAY 24
PARCEL NO: 5313000006
ZONE: RR-5
USE: RECREATION/
SINGLE FAM. RESIDENTIAL
DEMARK LLC
11185 E HIGHWAY 24
PARCEL NO: 5313000117
ZONE: RR-5
USE: SINGLE FAMILY
RESIDENTIAL
STORAGE YARD 1
140'X130'
STORAGE YARD 2
140'X130'
STORAGE YARD 3
140'X130'
STORAGE YARD 4
140'X130'
UNCOVER AREA
11,481 SF
12'X30' SPACE, TYP.
(24 SPACES)
UNCOVER AREA
11,487 SF
12'X30' SPACE, TYP.
(25 SPACES)
UNCOVER AREA
14,480 SF
12'X30' SPACE, TYP.
(31 SPACES)
UNCOVER AREA
17,715 SF
12'X30' SPACE, TYP.
(34 SPACES)
UNCOVER AREA
18,883 SF
12'X30' SPACE, TYP.
(42 SPACES)
UNCOVER AREA
24,040 SF
12'X30' SPACE, TYP.
(48 SPACES)
UNCOVER AREA
12,150 SF
12'X30' SPACE, TYP.
(25 SPACES)
UNCOVER AREA
4,825 SF
12'X30' SPACE, TYP.
(10 SPACES)
24'-0" GRAVEL CONSTRUCTION ACCESS W/ 15' RADIUS EACH SIDE, MATCH INTO EX. EDGE OF ASPHALT
CHAINLINK FENCE W/ SLATS PROPOSED FOR SECURITY PURPOSES AROUND THE PROPERTY, SEE DTL. 5/2, TYP.
RR OUTLET PROTECTION PER CDOT PLANS
15" CULVERT PER CDOT PLANS
EL PASO COUNTY PUBLIC ROAD EASEMENT REC. NO. 206712443
L =135.55'
Δ =10°38'21"
R =730.00'
CHAINLINK FENCE, SEE DTL 5/2
OLD PROPERTY LINE
PROPOSED RIPRAP APRON BY CDOT
NEW PROPERTY LINE BY CDOT
PROPOSED DITCH BY CDOT
EDGE OF ASPHALT PER CDOT PLANS
EDGE OF GRAVEL SHOULDER PER CDOT PLANS
CHAINLINK FENCE W/ SLATS PROPOSED FOR SECURITY PURPOSES AROUND THE PROPERTY, SEE DTL 5/2, TYP.
MATCH INTO ROAD IMPROVEMENTS BY CDOT
BLUESTEM ROAD WILL BE A PUBLIC LOCAL ROAD AND WILL BE DESIGNED AND CONSTRUCTED BY CDOT UNDER A SEPARATE PERMIT
L =210.03'
Δ =25°36'16"
R =470.00'
15" CULVERT PER CDOT PLANS
LIGHT POLE, TYP. SEE DTL. 6/2, SEE PHOTOMETRIC PLAN FOR MORE INFO.
THIS ENTRANCE INTO THE PROPERTY IS UNDER CDOT'S CONSTRUCTION PLANS FOR BLUESTEM ROAD.
LIGHT POLE, TYP. SEE DTL. 6/2, SEE PHOTOMETRIC PLAN FOR MORE INFO.
HANDICAP SIGN, SEE DTL 5/2
CRUSHED ASPHALT
ASPHALT
20'-0" ROLL GATE
30' ROLL GATE
10'-0" PUBLIC UTILITY AND DRAINAGE EASEMENT
10'-0" PUBLIC ROAD EASEMENT REC NO 206712443
25'-0" BUILDING SETBACK
25'-0" LANDSCAPE SETBACK
15'-0" LANDSCAPE BUFFER
35'-0"
80'-0"
(P) 4'W CONCRETE TRICKLE CHANNEL @ 0.5 % MIN SLOPE, SEE CIVIL PLANS FOR MORE INFO.
MAINTAIN 35'-0" FOR AISLE WIDTH, LINES ARE FOR REFERENCE ONLY
WATER QUALITY DETENTION POND, SEE CIVIL FOR MORE INFO.
PERIMETER FENCE MUST BE 100% OPAQUE, NO STORAGE ABOVE FENCE HT.
SEE CIVIL PLANS FOR MORE INFO.
(P) 15'W GRAVEL ACCESS/RAMP @ 12% MAX. SLOPE, SEE CIVIL PLANS FOR MORE INFO
PERIMETER CMU BLOCK FENCE, SEE DTL 7/2
INTERIOR CHAINLINK FENCE, SEE DTL 5/2
CHAINLINK FENCE W/ SLATS PROPOSED FOR SECURITY PURPOSES AROUND THE PROPERTY, SEE DTL 5/2, TYP.
(P) 18" HDPE POND OUTLET PIPE, SEE CIVIL PLANS FOR MORE INFO.
PROPOSED DITCH BY CDOT
100' TRANSMISSION EASEMENT REC. NO 214068723
PERIMETER CMU BLOCK FENCE, SEE DTL 7/2
CHAINLINK FENCE W/ SLATS PROPOSED FOR SECURITY PURPOSES AROUND THE PROPERTY, SEE DTL 5/2, TYP.
OLD PROPERTY LINE
NEW PROPERTY LINE FROM CDOT
(P) PRIVATE STORM INLET, SEE CIVIL PLANS FOR MORE INFO.
CONCRETE TRICKLE CHANNEL, SEE CIVIL PLANS FOR MORE INFO.
PROPOSED FULL-SPECTRUM DETENTION POND, SEE CIVIL PLANS FORO MORE INFO
LIGHT POLE, TYP. SEE DTL. 6/2, SEE PHOTOMETRIC PLAN FOR MORE INFO.
10'-0" PUBLIC UTILITY AND DRAINAGE EASEMENT
S27°59'27"W
353.18'
S27°54'44"W
317.20'
N27°51'
N62°03'49"W
28.14'
N62°12'43"W
256.07'
S27°47'17"W
152.66'
S89°59'56"E
298.68'
N56°41'03"E
58.63'
S56°41'03"W
68.91'
S89°59'56"E
441.14'
S27°54'51"E
S27°54'51"E
S27°54'51"E

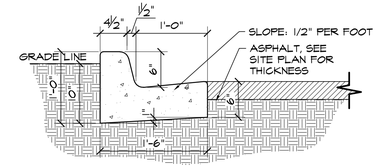


7 CMU ENCLOSURE DETAIL
SCALE: 3/8"=1'-0"



FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
END & CORNER
- 2 3/8" T-40
LINE POSTS
- 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH x 11 GA
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F.
GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS

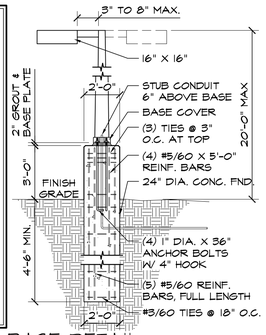
5 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



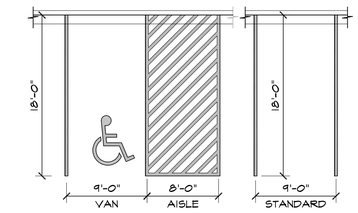
NOTE:
- ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE.
- SEE CIVIL PLANS FOR CARRY OR SPILL CURB LOCATIONS

1 EPC TYPE B CURB
SCALE: 1"=1'-0"

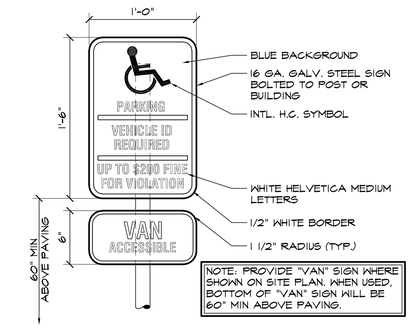
NOTES:
1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.
2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.
3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)
4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRPNT. TYP. ON ALL POLE LIGHTS.
5. NO LIGHTING WILL SHINE OFF SITE.
6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



6 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"

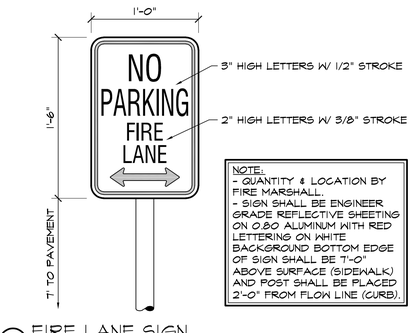


2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN. WHEN USED, BOTTOM OF "VAN" SIGN WILL BE 60" MIN ABOVE PAVING.

3 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL.
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).

4 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

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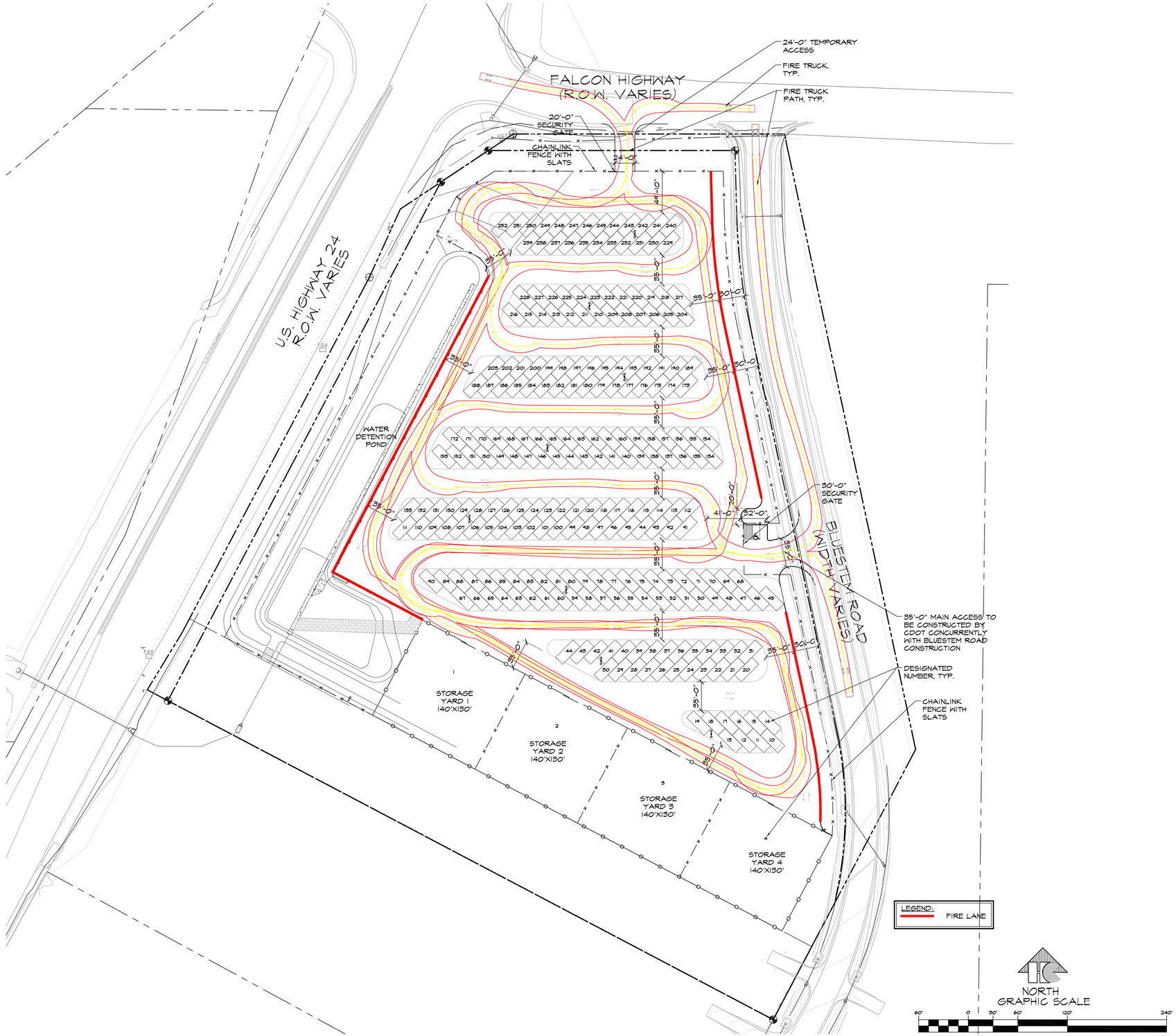
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EL PASO COUNTY, COLORADO

DATE: JULY 10, 2026
DRAWN BY: W. VENEROS
PROJ. MNGR: J. LATHAM
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1441

RESUBMITTALS:
1 11-16-26/ COMMENTS 8-19-26

2 of 18
SITE DETAILS



1 FIRE TRUCK EXHIBIT
SCALE: 1"=60'-0"

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