

1. Traffic circulation arrows were added to the plan (and legend)
2. Vinyl fencing: These is a detail on page 2, as well as a note in the southeast corner of this lot to replace the barbed wire fence. NOTE: The first page of the set is an overall plan of the site, showing existing items. Page 2 focuses on this lot (lot 2) and has the details.

HIGHLAND PARK SUB.
FIL. NO. 2
RN 202145110

VOLLNER ROAD
60' R.O.W.

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

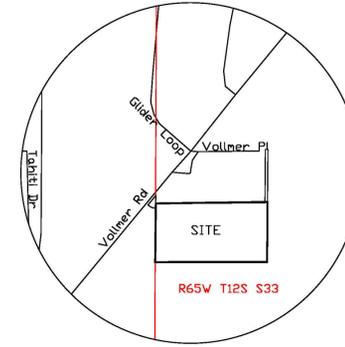
Assessors Parcel No.: 52330-02-011

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

Proposed Uses: Contractor storage and RV storage.

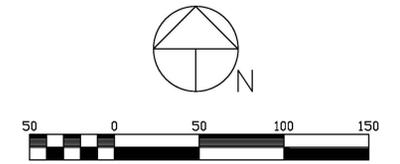
Area:
Overall: 231,825 sf 100%
Contractor Storage (west): 109,765 sf 47%
RV and Contractor Storage (east): 67,375 sf 29%
Landscape / natural / pond / drainage areas: 54,685 sf 24%

- NOTES:**
1. There is no development to occur; site is existing. 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
 7. There is no specific traffic circulation pattern associated with the interior of the site.



VICINITY MAP

1"=1000'



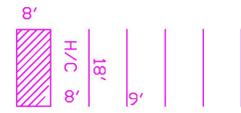
Scale 1" = 50'
Contour Interval: 1'

5' ORIGINAL CONTOURS
1' 1'

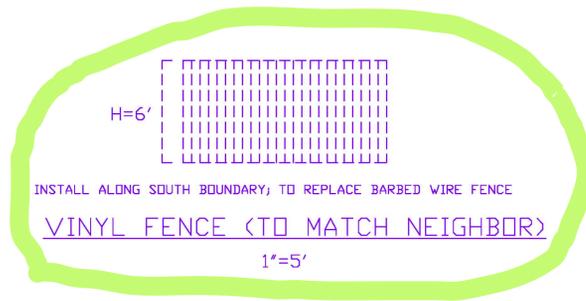
THERE IS NO GRADING ON THIS PARCEL

LEGEND

- ◻ EXISTING LIGHT POLE
- ⊙ EXISTING SEPTIC SYSTEM MANHOLE
- ⊞ EXISTING ELECTRIC VAULT
- G — EXISTING HIGH PRESSURE GAS MAIN
- X-X- EXISTING FENCE; TYPE & HEIGHT SHOWN
- (8815) EXISTING SITE ADDRESS
- ▨ EXISTING RIP RAP
- S — EXISTING STORM SEWER / CULVERT



EXISTING PARKING DETAIL
1"=20'



INSTALL ALONG SOUTH BOUNDARY; TO REPLACE BARBED WIRE FENCE
VINYL FENCE (TO MATCH NEIGHBOR)
1"=5'



EXISTING LIGHT POLE DETAIL
HEIGHT = 20'

1"=10'

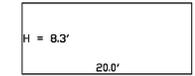
Note: lights are turned off at night / dark

SHIPPING CONTAINERS

1"=20'

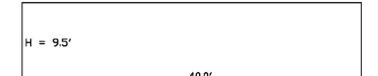
Type 1

L x W x H
20.0' x 8.0' x 8.3'



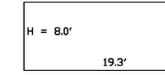
Type 2

L x W x H
40.0' x 8.0' x 9.5'



Type 3

L x W x H
19.3' x 7.9' x 8.0'

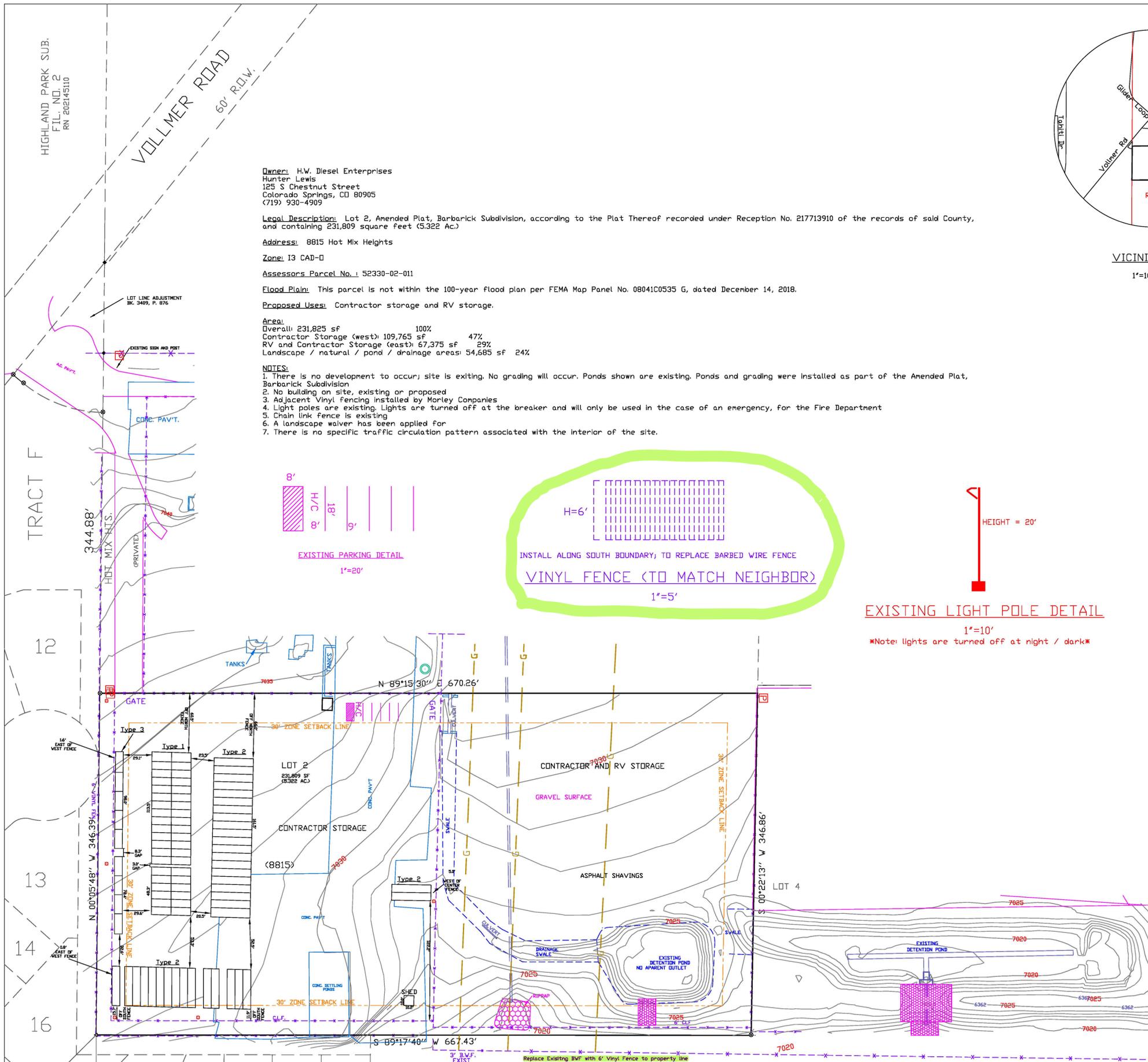


Front/Rear

Side

PCD File No: PPR2332

Prepared by the office of:
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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 1-4-24 REVISED PER COUNTY REVIEW & MEET ESW
Replace Existing B.V.F. with 6' Vinyl Fence to property line

OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

PROJECT
8815 HOT MIX HEIGHTS
LOT 2, AMENDED PLAT BARBARICK SUBDIVISION
EL PASO COUNTY

SHT. NAME

DEVELOPMENT PLAN

SHT. NO.
2 OF 2