

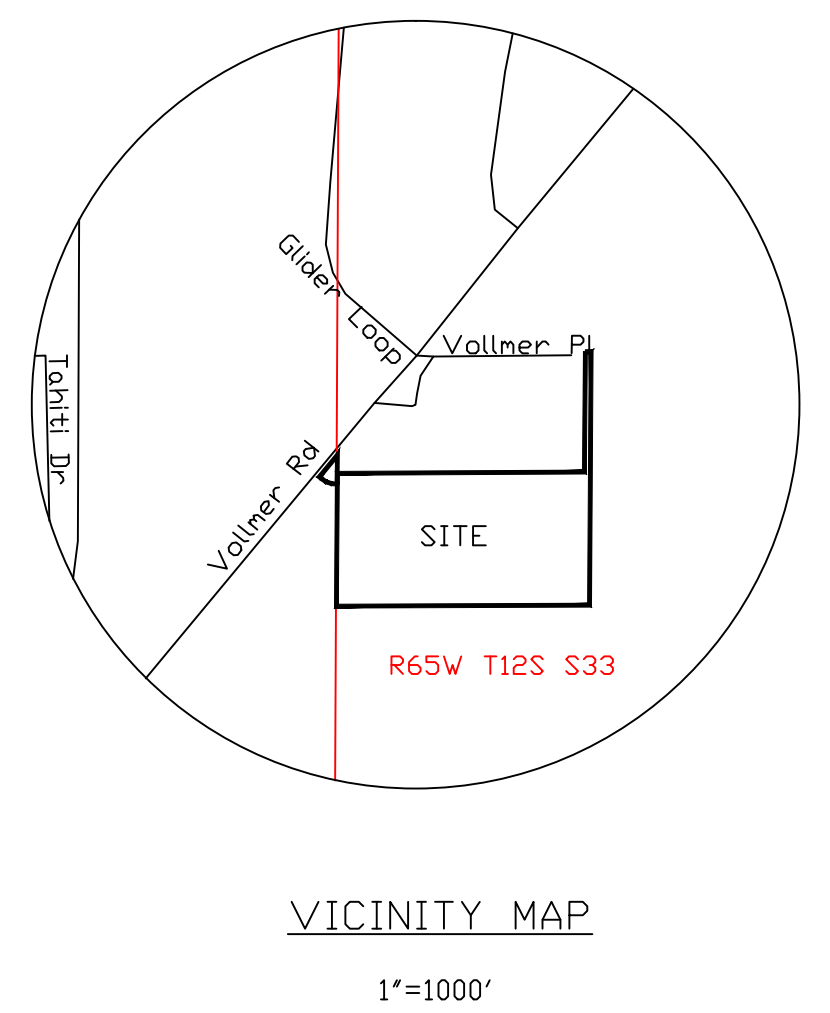
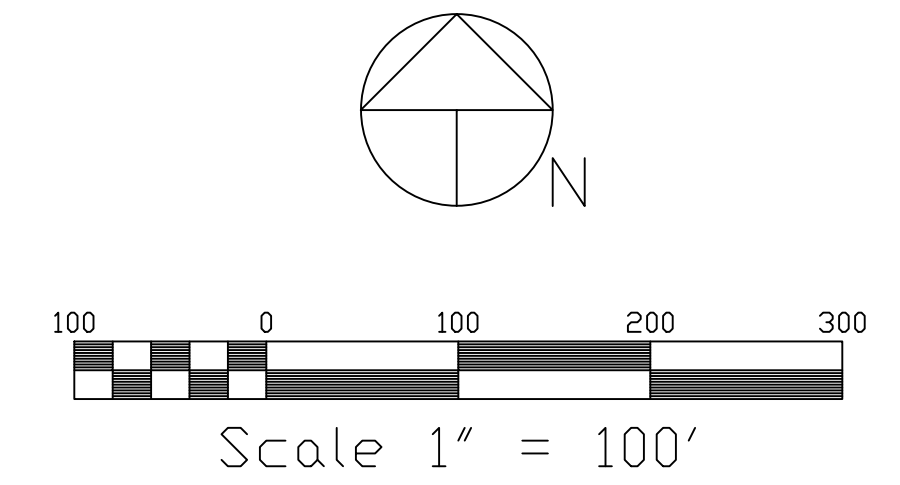
Unresolved from last review:

Only Fencing Shown are CLF (Chain Link) and BWF (Barbed Wire). Entire outdoor storage area must be screened with 100% opacity.

Letter of intent mentions vinyl fence. Please show location and description of this fence.

Section 5.2.40.B
 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.

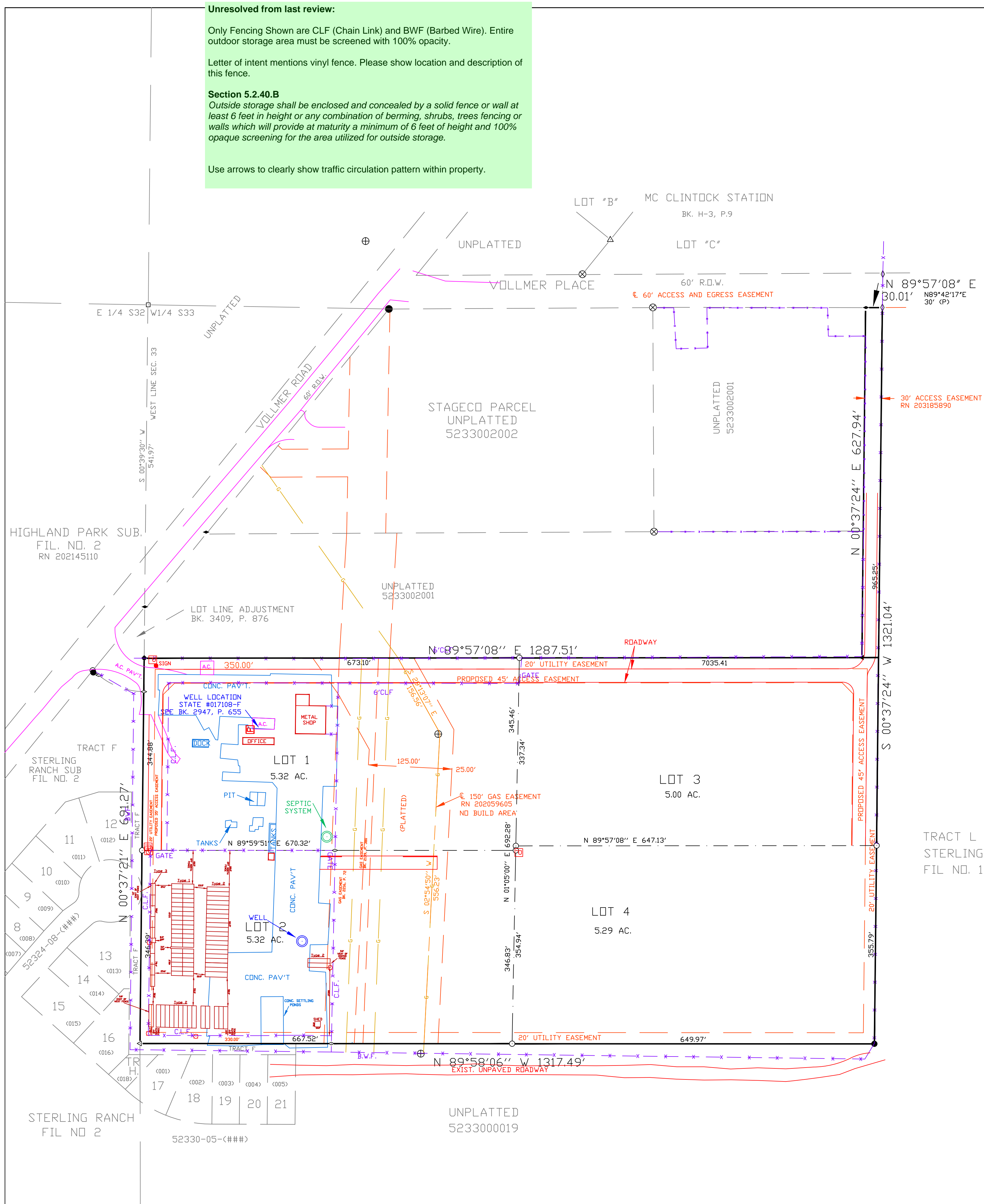
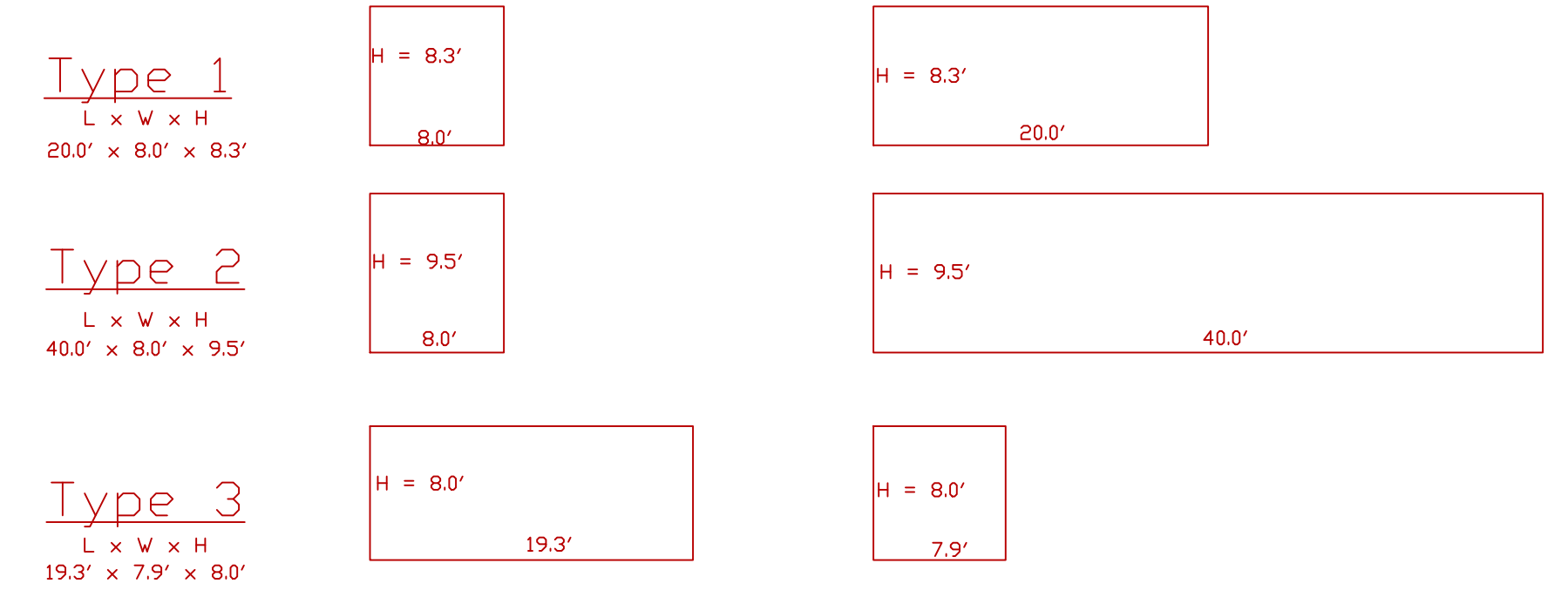
Use arrows to clearly show traffic circulation pattern within property.



- LEGEND:**
- SET 1-1/4' AL. CAP, #9853 DN #5 REBAR
 - ⊗ FOUND 1/2' IRON PIPE
 - ⊙ FOUND 2' AL. CAP, #9008
 - ◇ FOUND #4 REBAR
 - FOUND 2' AL. CAP, #4842
 - ◀ FOUND YELLOW #9008 CAP DN #5 REBAR
 - ◆ FOUND WHITE #2154 CAP DN #5 REBAR
 - ◀ FOUND 1/2' AL. CAP, #2154 DN #4 REBAR
 - ⊕ FOUND 2' AL. CAP, #16154
 - FOUND 1-1/4' AL. CAP, #9853 DN #5 REBAR
 - FOUND #9853 WASHER DN PK NAIL
 - ◀ FOUND ORANGE #17666 CAP DN #5 REBAR

NOTE: There is no construction associated with this development plan. All items shown are existing. For existing lot details, see page 2

SHIPPING CONTAINERS
1"=10'



TRACT L
STERLING RANCH
FIL NO. 1

Prepared by the office of:
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 Celebrating over 44 years in business

EDARP FILE NO.: PPR2332

DRAWN BY: O.E. WATTS DATE: 1-24-15 DWG. NO.: 18-5223-01 SURVEYED BY: DEV, ES, W, THRU 4-9-11	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 1-4-23 REVISIONS PER COUNTY COMMENTS DJW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT AMENDED PLAT BARBARICK SUBDIVISION EL PASO COUNTY	SHEET NAME <h1 style="text-align: center;">SITE PLAN</h1>	SHEET NO. 1 OF 2
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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

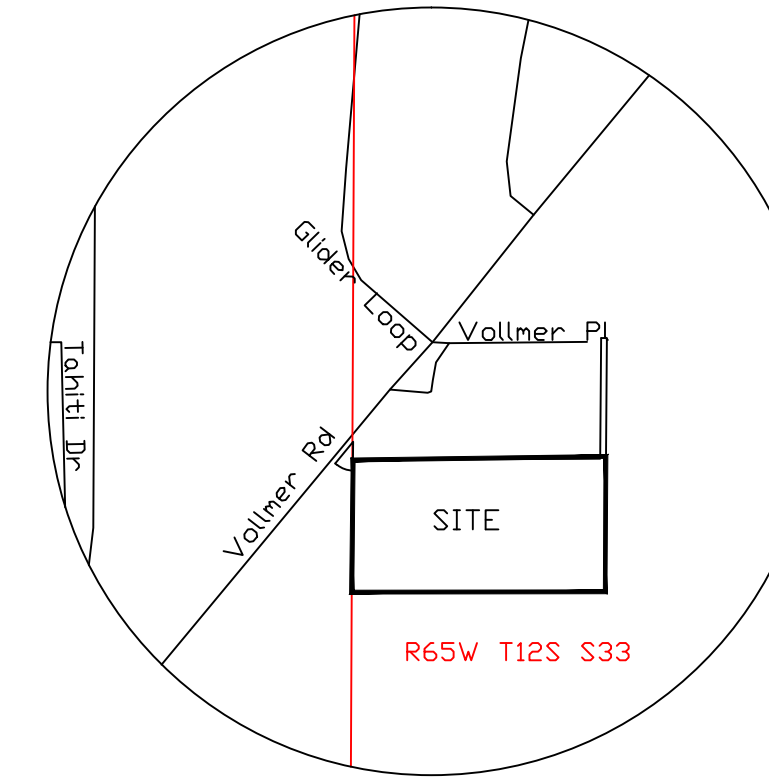
Assessors Parcel No.: 52330-02-011

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.

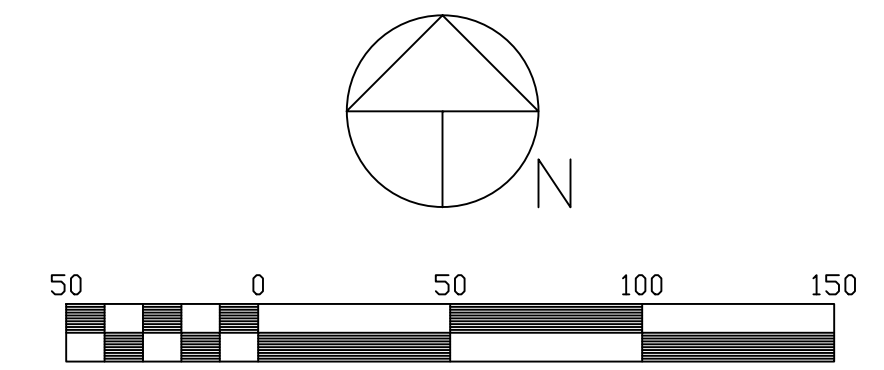
Area:
Overall: 231,825 sf 100%
Contractor Storage (west): 109,765 sf 47%
RV and Contractor Storage (east): 67,375 sf 29%
Landscape / natural / pond / drainage areas: 54,685 sf 24%

- 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'

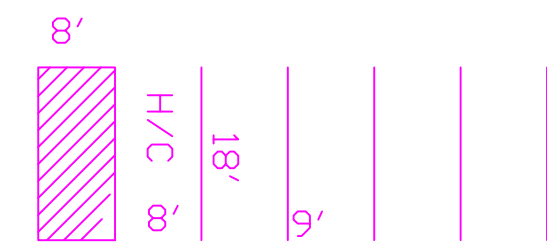
Contour Interval: 1'

5' ORIGINAL CONTOURS
5' 1'

THERE IS NO GRADING ON THIS PARCEL

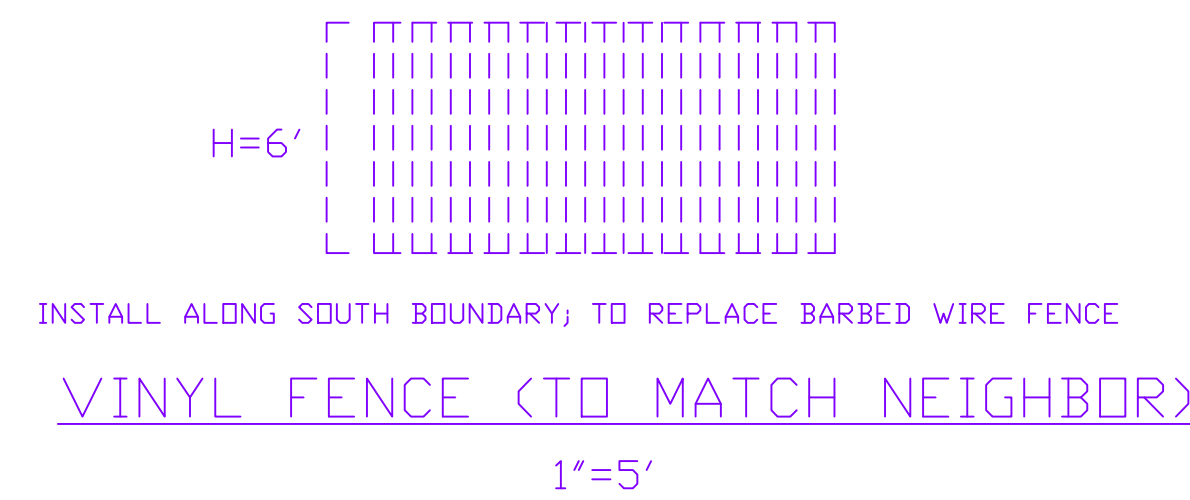
LEGEND

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



EXISTING PARKING DETAIL

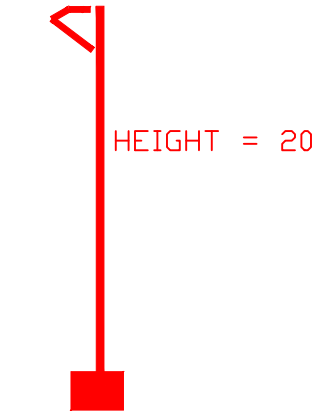
1"=20'



INSTALL ALONG SOUTH BOUNDARY; TO REPLACE BARBED WIRE FENCE

VINYL FENCE (TO MATCH NEIGHBOR)

1"=5'



HEIGHT = 20'

EXISTING LIGHT POLE DETAIL

1"=10'

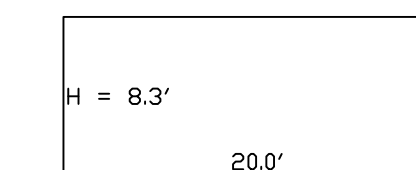
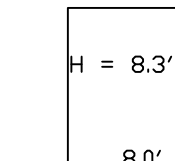
Note: lights are turned off at night / dark

SHIPPING CONTAINERS

1"=20'

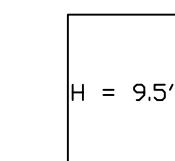
Type 1

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



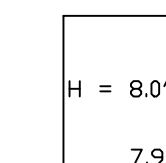
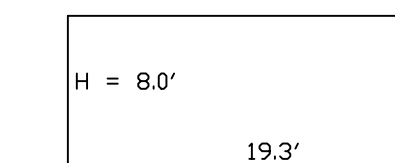
Type 2

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'

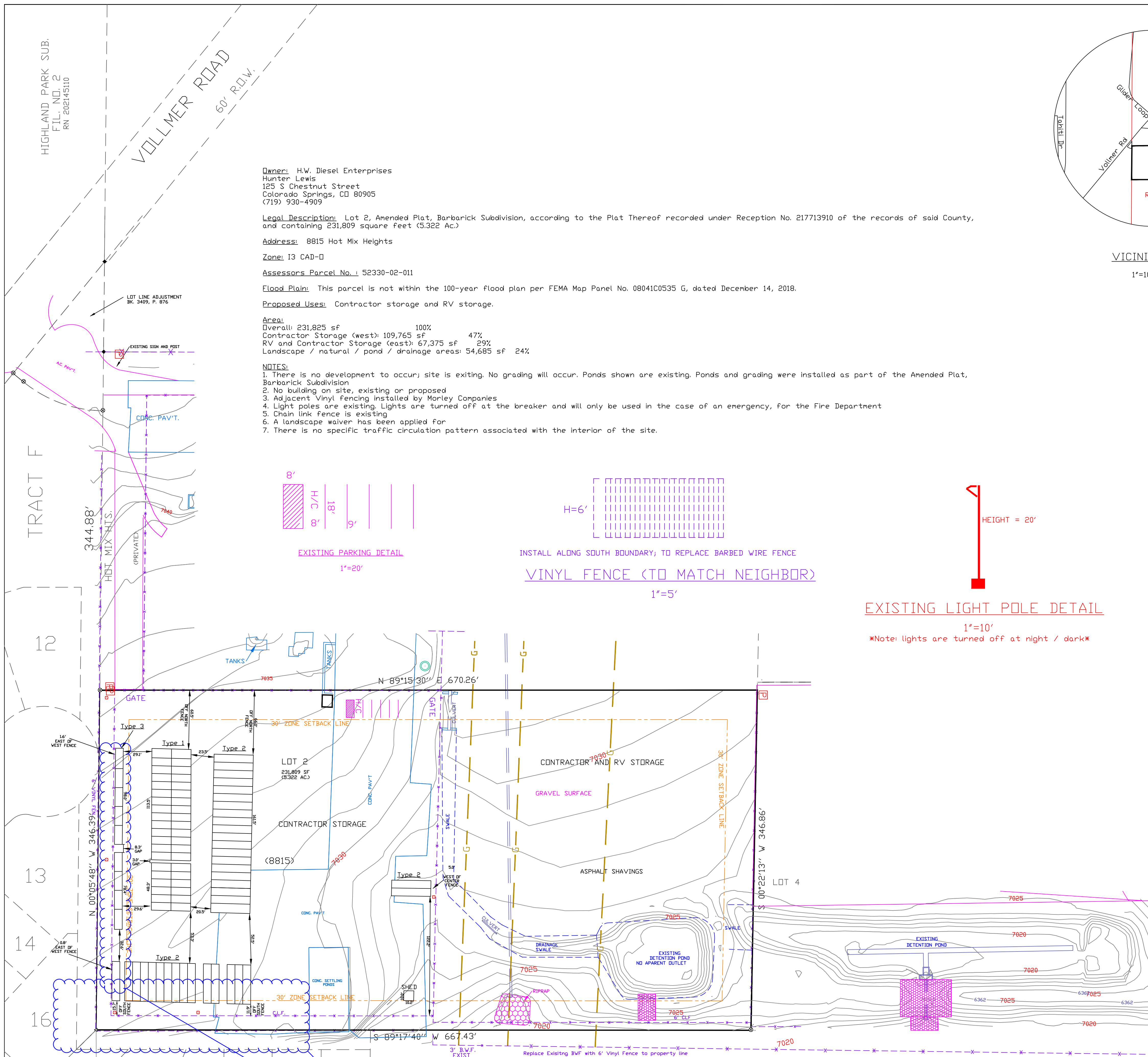


Front/Rear

Side

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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

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

setbacks
setbacks