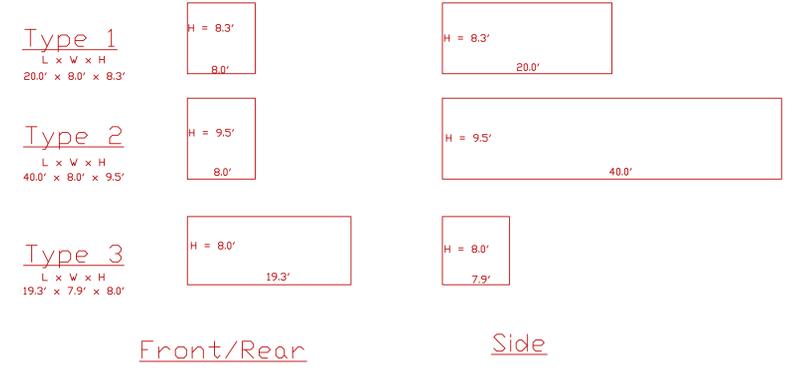


- LEGEND:**
- SET 1-1/4' AL. CAP, #9853 DN #5 REBAR
 - ⊗ FOUND 1/2' IRON PIPE
 - ⊙ FOUND 2' AL. CAP, #9008
 - ◇ FOUND #4 REBAR
 - FOUND 2' AL. CAP, #4842
 - ◀ FOUND YELLOW #9008 CAP DN #5 REBAR
 - ◆ FOUND WHITE #2154 CAP DN #5 REBAR
 - ◀ FOUND 1/2' AL. CAP, #2154 DN #4 REBAR
 - ⊕ FOUND 2' AL. CAP, #16154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

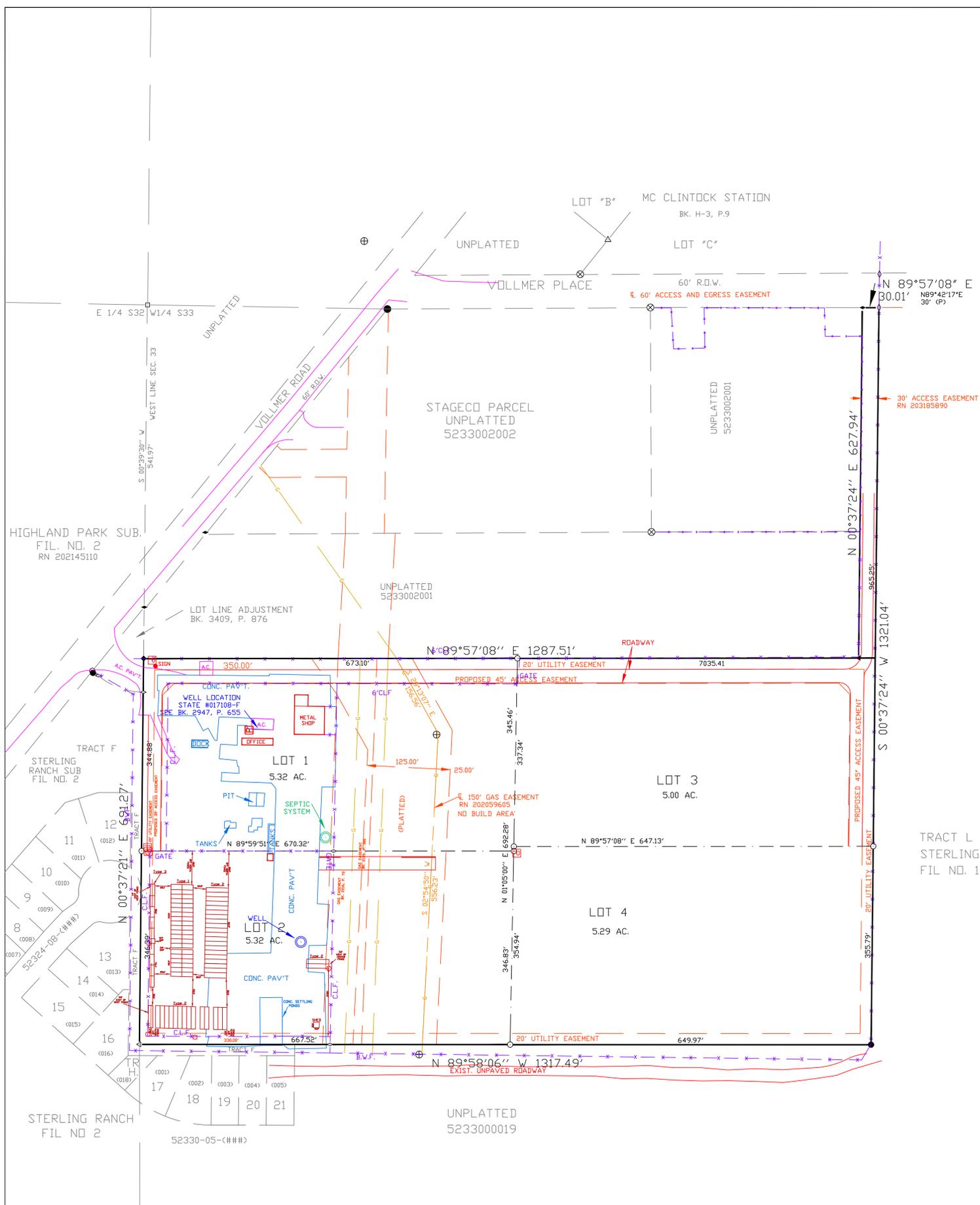
SHIPPING CONTAINERS
1"=10'



Approved
By: *Justin Kilgore*
Planning Manager
Date: 04/17/2024
El Paso County Planning & Community Development



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 44 years in business



TRACT L
STERLING RANCH
FIL NO. 1

DRAWN BY: D.E. WATTS DATE: 1-24-15 DWG. NO.: 18-5223-01 SURVEYED BY: DEV, ESV, 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
---	-------------------------------------	---	--	---	--	---------------------

EDARP FILE NO.: PPR2332

HIGHLAND PARK SUB.
FIL. NO. 2
RN 202145110

VOLLMER 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

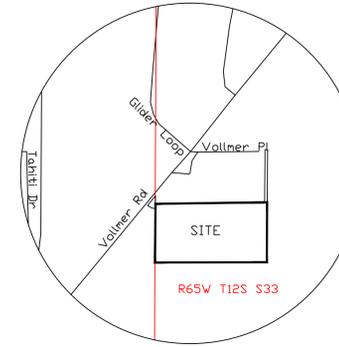
Flood Plain: This parcel is not within the 100-year flood plan per FEMA Map Panel No. 08041C0535 G, dated December 14, 2018.

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%

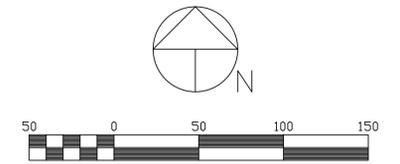
NOTES:

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'

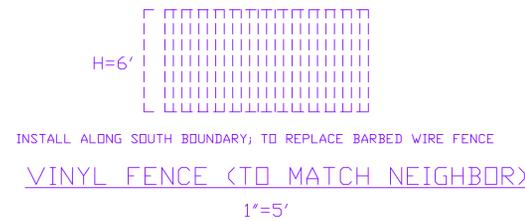
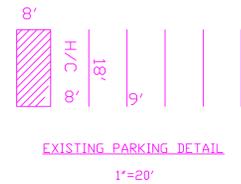
Contour Interval: 1

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
- ↔ TRAFFIC CIRCULATION



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'

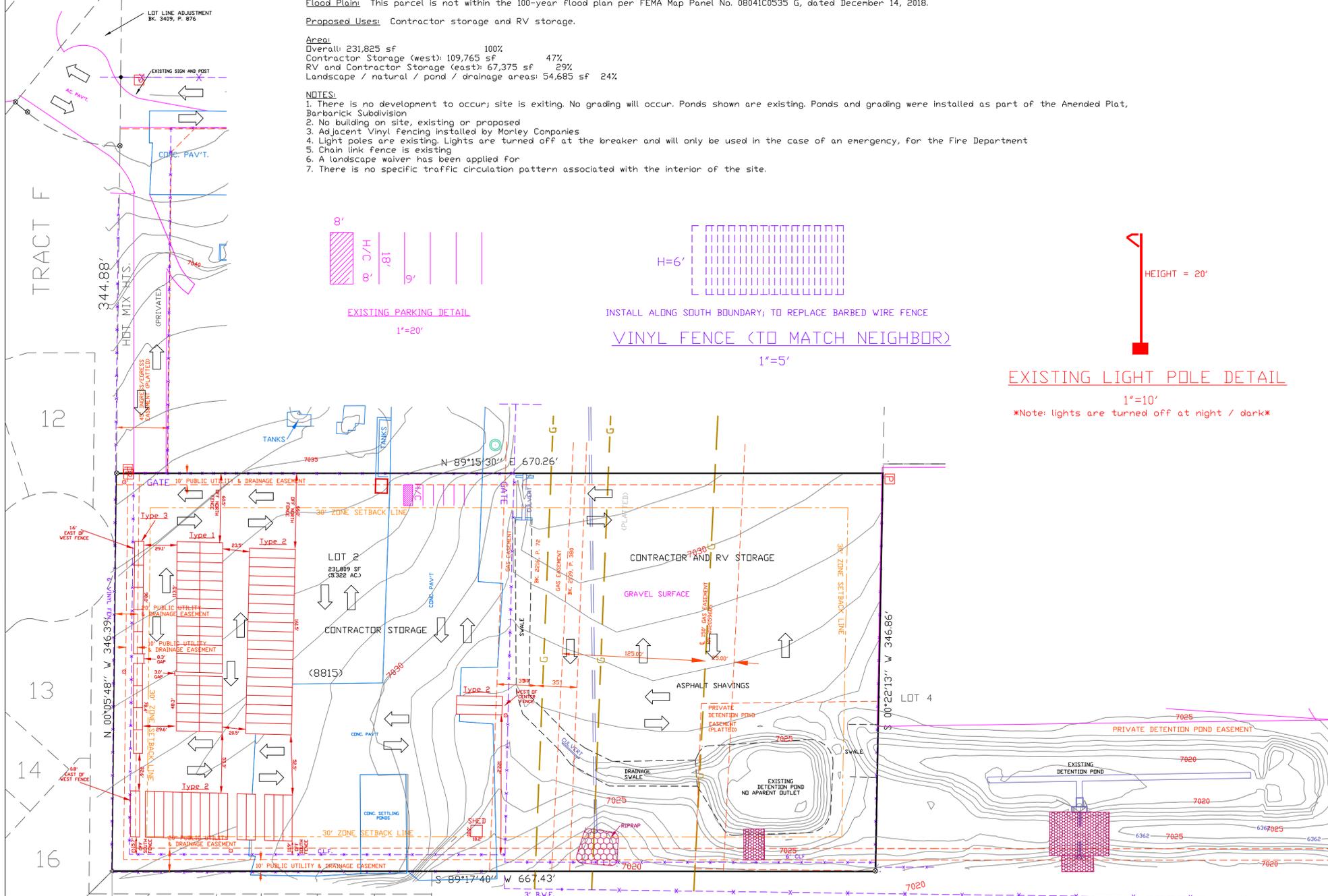


Front/Rear

Side

PCD File No: PPR2332

Prepared by the office of:
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Colorado Springs, CO 80907
(719) 593-0173
Olleiwatts@aol.com
Celebrating over 44 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 1-4-24 REVISED PER COUNTY REVIEW & MEET
1-25-24 REVISED PER COUNTY REVIEW COMMENTS

ESW
DEW

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

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com

Celebrating over 45 years in business

March 26, 2024

El Paso County Development Services
2880 International Circle
Suite 110
Colorado Springs, CO 80910

SUBJECT: 8815 Hot Mix Heights Development Plan

8815 Hot Mix Heights is a storage site located east of Vollmer Road between Alzada Drive and Carah Dawn View.

Owner information:

HW Diesel Enterprises, LLC
125 S Chestnut St
Colorado Springs, CO 80905
(719) 634-0298
hunter@billsequipment.com
Assessor's Parcel No.: 5233002011
Existing zone: I-3 CAD-0

History:

This site is a developed section of land located in the north eastern portion of unincorporated Colorado Springs. According to the County Master Plan, the site falls within the Falcon Residential Priority Development area. It is worth noting that this area was in use as an Industrial site since the 50's, with the gas plant, concrete plant, asphalt contracting, and more.

There is an existing storage site at the property.

The site is surrounded on all sides by other plots of developed land. To the south and east are residential type lots. To the north and west are Industrial/commercial style lots, used in a similar manner as this lot.

Request and Justification:

Per the county's request, a Development Plan is required for the site as one has never been done. The use has not and will not change for the site.

Site Utilities:

As the site is a storage site only, water and sewer are not required. There is an existing well which services the site but is unnecessary due to the site's use. Existing electric utilities are in place and provided by Mountain View Electric. The site does not require gas utilities.

Traffic Generation:

There will be no new traffic generation as a result of this Development plan; traffic for the site will continue at its current peak hour rates of 37 in and 5 out (morning); 5 in and 40 out (afternoon), per the Transportation Impact and Access Analysis prepared for the Barbarick Subdivision by LSC Transportation Consultants, dated 3-17-06. Nothing is changing about the current businesses, no new grading, building or anything else that would increase the traffic generated for the site. The only thing that is changing is the creation of a Development Plan as one had never been created for it in the first place, and a new fence, requested by the county, to be placed between the site and the adjacent residential development. Therefore, an updated Transportation Impact Study (TIS) is not required for the project.

EPC Road Impact Fee Computation:

Based on the information you have provided us, the following is computed as the appropriate fee.

47,451.82 sf @ \$725.00/1000 SF = \$34,402.57

Note that this fee will be paid directly to PCD Department

Applicability with the County Land Development Code:

A Development Plan has never existed for this site. Per request of the County Attorney’s Office, we are preparing a Development Plan for the site so that the site will be in compliance with County code. We are requesting an Alternative Landscape Plan for the lot. This commercial use site has existed decades before the adjacent residential lots were subdivided (or the houses constructed). We are asking specifically that Code Section 6.2.2 (D) (2), be waived. We do not have 15’ buffer and ask not to plant one tree every 25’. The adjacent, residential lots have a 6’ vinyl fence along the shared boundary. This leaves a 10’ wide strip of ground between said vinyl fence and this site’s barbed wire fence. We are asking the County to waive any landscaping for the 10’ strip as long as the 6’ vinyl fence is in place. We will add a 6’ vinyl fence on the remainder of the lot, where there is none on the residential side. This will allow the site to comply with Code Section 6.2.2 (D) (2) (c); 6’ opaque fencing. We understand that if the residential properties remove the 6’ vinyl fence then this site will need to turn in and comply with a landscaping plan that meets current County criteria. Nothing about the site is changing, barring a new fence that is to be placed between the site and the adjacent residential properties.

Proposed Improvements:

The County has requested that a new, 6’ vinyl fence be built between the business and the adjacent residential properties, where one does not now exist. No other improvements are required, proposed, or otherwise planned at this time.

We ask that El Paso County grant the request to approve a Development Plan for this site as one has never been on file.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: _____
Dylan J. Watts, Authorized Representative



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other _____

Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
Existing Land Use/Development:	Zoning District:

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

Description of the request: *(attach additional sheets if necessary):*

<p>The site / lot has been used commercially since the early 1950's. The vehicle storage stretches back to the 1970 when this was a concrete plan. The mini storage is newer (5 or so years).</p> <p>We are legalizing the uses on the property that were not previously permitted through the site development plan process</p>
--

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER’S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: Hunter Lewis

Date: 8-16-23

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: Hunter Lewis

Date: 8-16-23