

SITE DEVELOPMENT PLAN CIMARRON-NORTHWEST INDUSTRIAL FILING NO. 4

A REPLAT OF A PORTION OF LOT 1, BLOCK 2 CIMARRON-NORTHEAST INDUSTRIAL NORTHWEST
LOCATED IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
LOT 1 SCHLAUFMAN SUBDIVISION NO. 1., PLAT 12717

OWNER: SAVAGE DEVELOPMENT GROUP LLC

2454 WAYNOKA ROAD, COLORADO SPRINGS, COLORADO 80915

PROPERTY NUMBER 5406204050

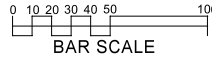
ZONING I-2 LIMITED INDUSTRIAL

LAND AREA 1.75

SETBACKS: FRONT & REAR 50', SIDES 30'



NORTH



LEGEND FOR LINES* AND HATCH AREAS



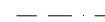
100 YEAR FLOOD PLAIN AREA



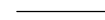
PAVEMENT BETWEEN GATE AND DRIVEWAY ENTRANCE
1-1/2" RECYCLED CONCRETE AGGERATE 8" DEPTH.



SIGHT DISTANCE TRIANGLE.



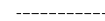
BOUNDARY OR R.O.W. LINE



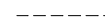
CURB FACE



CURB BACK



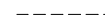
CURB PAN



EASEMENT



CHAIN LINK FENCE



ROLLOFF - EQUIPMENT

BOUNDARY

1	N 30°45'28" E	27.21'
2	N 49°04'11" E	33.19'
3	N 61°25'51" E	49.63'
4	N 30°28'59" E	20.00'
5	N 30°28'59" E	80.67'
6	L = 39.85' Δ = 5°11'23" R = 440.00'	

NOTES:

NOTE A: PAVEMENT BETWEEN GATE AND DRIVEWAY ENTRANCE 1-1/2" COMPACTED RECYCLED CONCRETE 8" DEPTH.

TRUCKS LOADED WITH ROLL-OFFS CONTAINER 38' IN LENGTH.

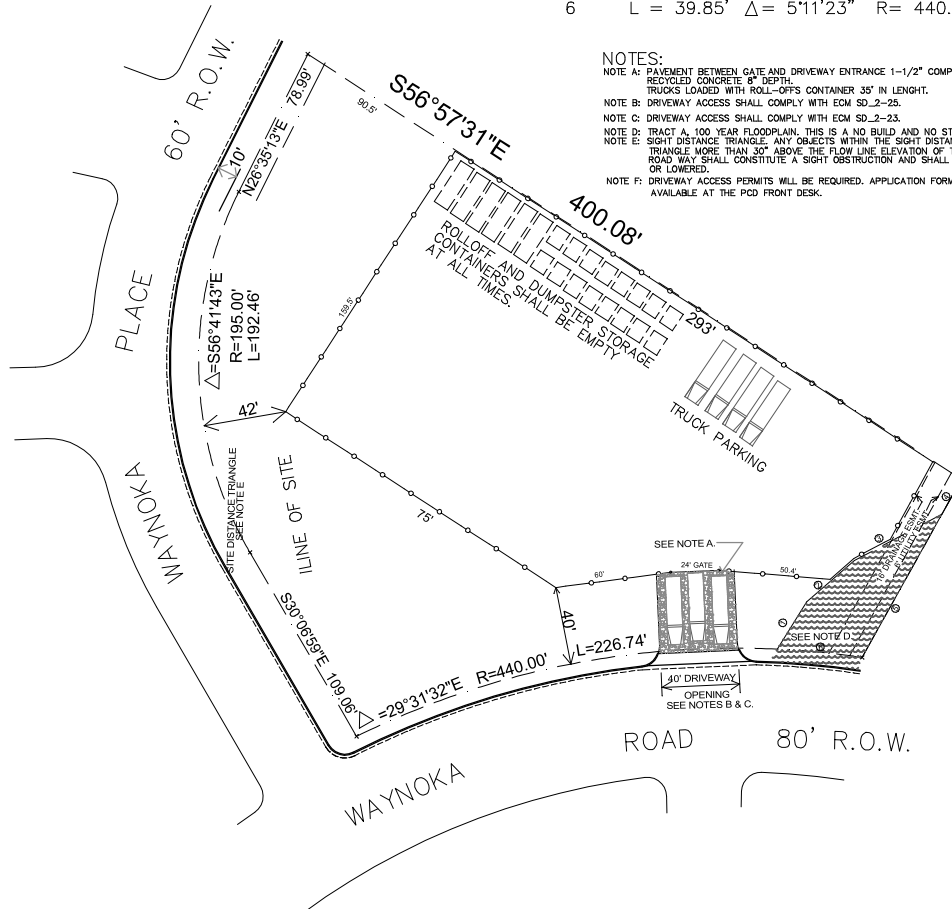
NOTE B: DRIVEWAY ACCESS SHALL COMPLY WITH ECM SD.2-25.

NOTE C: DRIVEWAY ACCESS SHALL COMPLY WITH ECM SD.2-23.

NOTE D: TRACT A, 100 YEAR FLOODPLAIN. THIS IS A NO BUILD AND NO STORAGE AREA.(NOT A PART OF PLAN)

NOTE E: SIGHT DISTANCE TRIANGLE. ANY OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE MORE THAN 30' ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT ROAD WAY SHALL CONSTITUTE A SIGHT OBSTRUCTION AND SHALL BE REMOVED OR LOWERED.

NOTE F: DRIVEWAY ACCESS PERMITS WILL BE REQUIRED. APPLICATION FORM IS AVAILABLE AT THE PCD FRONT DESK.



Approved

By: Mark Gebhart

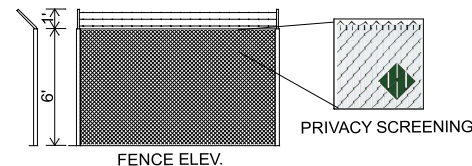
On behalf of the PCD Executive Director

Date: 01/31/2019

El Paso County Planning & Community
Development



NOTE: ALL AREAS OUTSIDE FENCED AREA WITHOUT HARD SURFACES
SHALL REMAIN NATIVE GRASS.



PCD FILE NO.: PPR1832

Alternative Landscape site plan

Savage Development group is requesting an alternative landscaping plan for our lot we are developing. We are a dry lot with no water tap at this time. We request using low water plants and trees along with leaving the native grasses outside of the fenced area undisturbed. We are a corner lot with multiple traffic sight lines that need to be addressed in the landscape plan. We are grouping our required trees, bushes, and plants in areas that do not affect the line of sight for drivers. We are planting low growing plants on the corner of the lot to not block line of sight for drivers while make it more attractive for the neighbors.