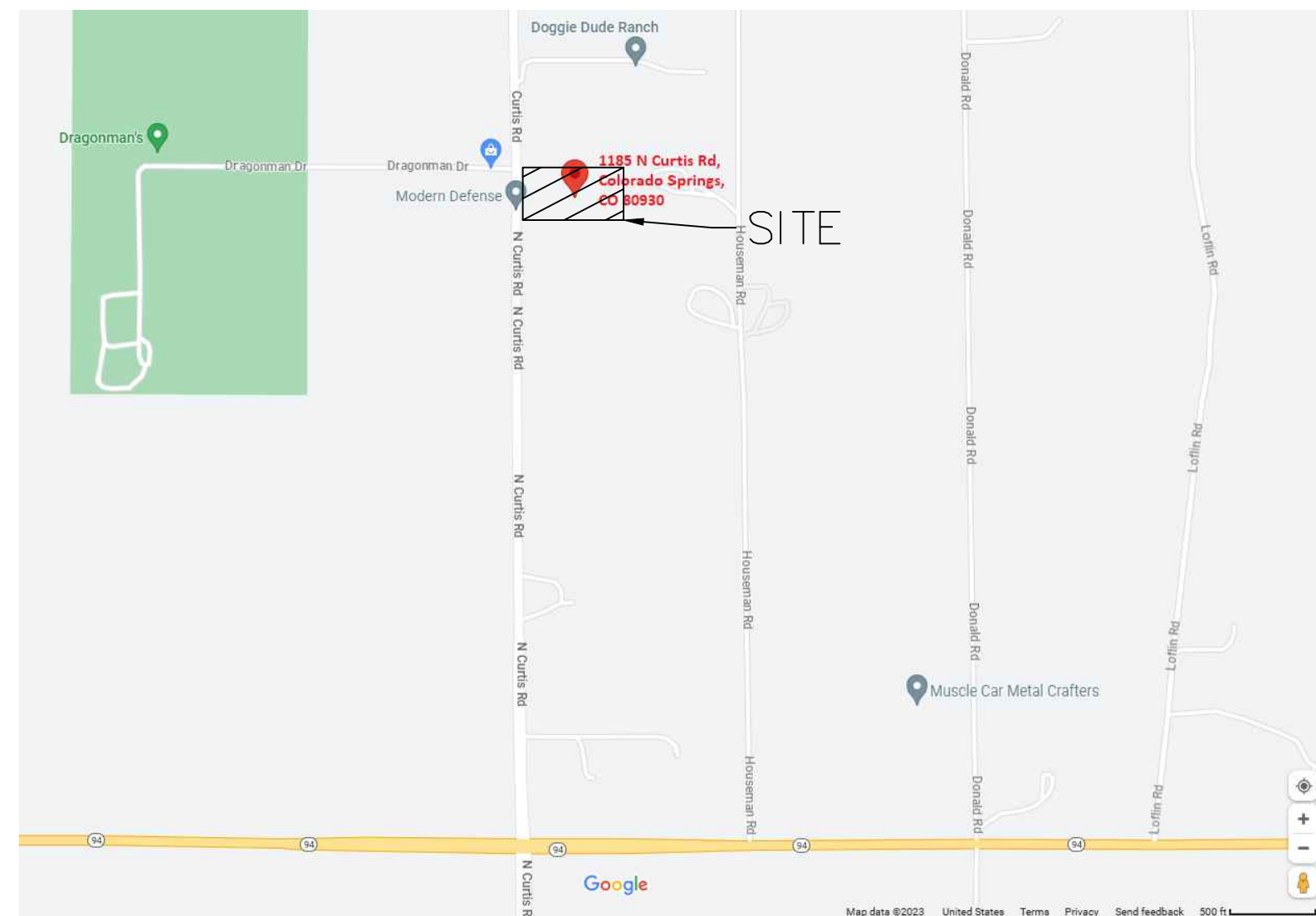


# SITE DEVELOPMENT PLAN

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052



**VICINITY MAP**

### LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

PROPERTY TAX SCHEDULE NUMBER: 4410000052

### SHEET INDEX

SDP-1 SDP COVER SHEET

- S-1 SITE PLAN - EXISTING CONDITIONS
- S-2 SITE PLAN - PROPOSED CONDITIONS
- S-3 SITE PLAN - DETAILS
- S-4 SITE PLAN - DETAILS
- S-5 SITE PLAN - DETAILS

Road Impact Fee Schedule					
Land Use	Total Parking Area (sf)	Unit (sf)	Amount (Units)	Unit Fee	Full Fee
RV & Outdoor Storage	6,840	1000	6.84	\$ 447.00	\$ 3,057.48

Current Zoning of Property    RR-5 (Rural Residential)

Existing Land Use	Proposed Land Use	total gross building
Rural Residential	MIXED STORAGE	sq-ft
		9,262

EXISTING CONDITION				
Open Space	Landscaping	Lot Coverage	Lot Size	Impermeable
sq-ft	sq-ft	sq-ft	sq-ft	sq-ft
206,224	0	2,576	208,800	2,576
99%	0%	1%	100%	1%

PROPOSED CONDITION				
Open Space	Landscaping	Lot Coverage	Lot Size	Impermeable
sq-ft	sq-ft	sq-ft	sq-ft	sq-ft
83,942	19,223	105,634	208,800	100,882
40%	9%	51%	100%	48%

Required Parking			Provided Parking		
Bicycle	Regular	ADA	Bicycle	Regular	ADA
1	3	1	1	4	1
			B1	P1 to P4	A1

Container Storage Spots (CSS)		Recreational Vehicle Spots (RVS)	
Labeled	Total Spaces	Labeled	Total Spaces
1 to 24	24	R1 to R10	10
Dimension	Total Area	Dimension	Total Area
	sq-ft		sq-ft
20' x 8'	3,840	30' x 10'	3,000



### NOTE

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT OWNER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

### OWNER / DEVELOPER

ANDRII VARKO  
1185 N CURTIS RD  
COLORADO SPRINGS, CO 80930  
CONTACT: ANDRII VARKO  
(786) 394-0094  
CARPROMOTORS@GMAIL.COM

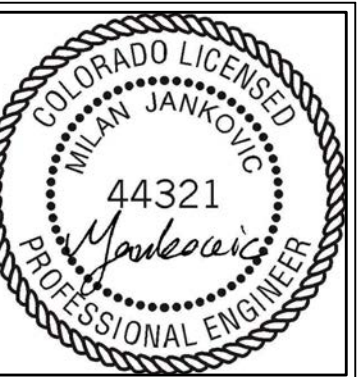
### CIVIL ENGINEER

MILOSH ENGINEERING  
9235 W EUCLID AVE  
LITTLETON, CO 80123  
CONTACT: MR. MILOS JANKOVIC  
(720) 325-6876  
MJ@MILOSHENG.COM

### EL PASO COUNTY

PLANNING DEPARTMENT  
2880 INTERNATIONAL CIRCLE, STE. 110  
COLORADO SPRINGS, CO 80910  
CONTACT: MARIA LANCTO  
(719) 520-6447  
MARIALANCTO@ELPASOCO.COM

Approved  
By: *Justin Kilgore, AICP*  
Planning Division Manager  
Date: 05/27/2026  
El Paso County Planning & Community Development



DESIGNED BY:  
MILOSH ENGINEERING  
9235 W EUCLID AVE  
LITTLETON, CO 80123  
(720) 325-6876  
MJ@MILOSHENG.COM

FILE NUMBER:  
**2319**

JOB NUMBER:  
**2025-6-10-Var**

PRINTED DATE:  
**04/02/2026**

No.	Date	Revised By	City Comments
1	10/16/25	M. Lancto & E. Scheenheit	
2	02/06/26	EL PASSO	

CLIENT:  
**ANDRII VARKO**  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
(786) 394-0094  
ANDRIIVARKO@GMAIL.COM

TITLE:  
**SDP  
COVER  
SHEET**

PROJECT NAME:  
**SITE  
DEVELOPMENT  
PLAN**

PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs, CO  
80930

PARCEL NUMBER:  
**4410000052**

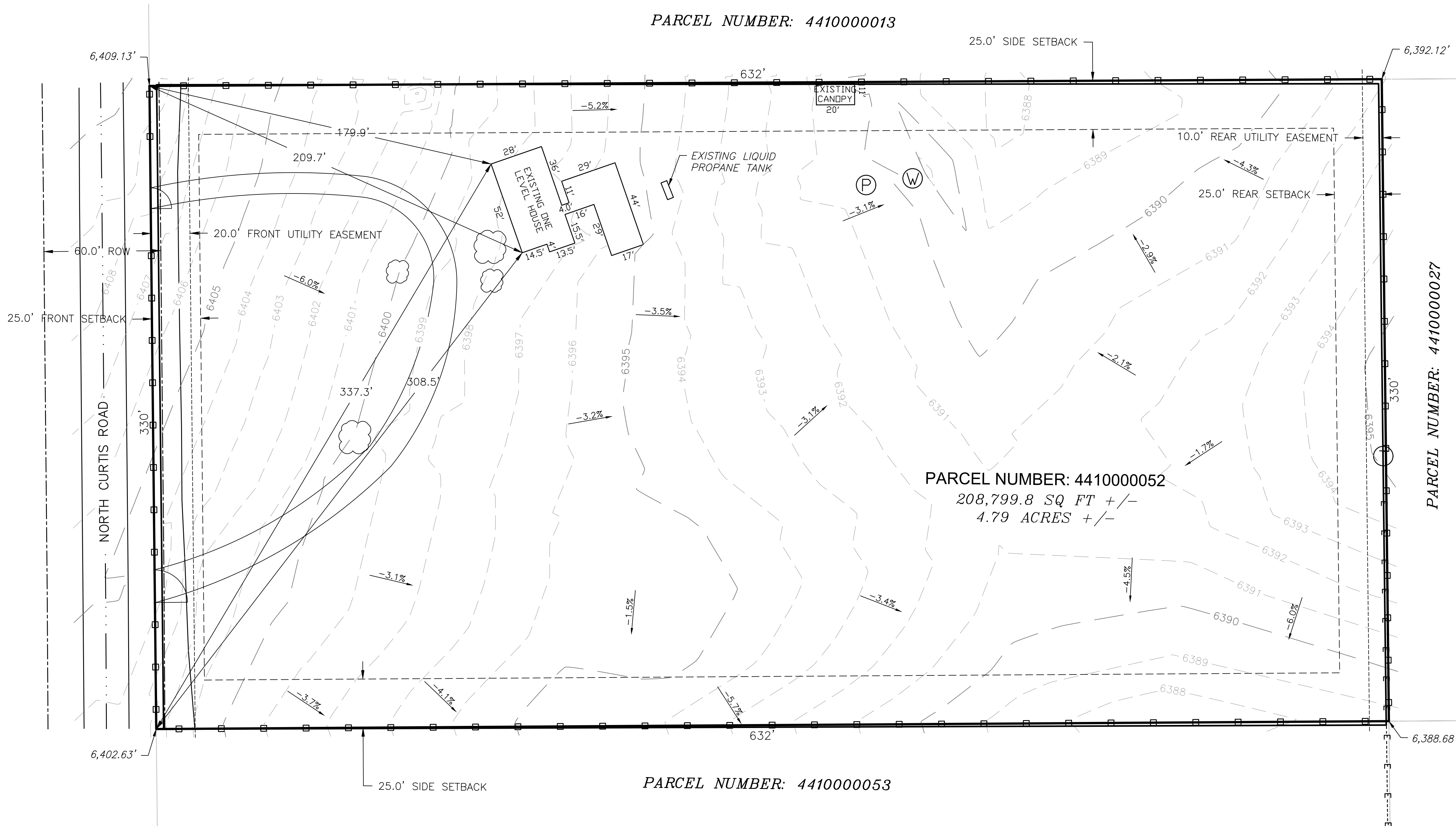
SHEET NUMBER:  
**SDP-1**

# SITE DEVELOPMENT PLAN – EXISTING CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

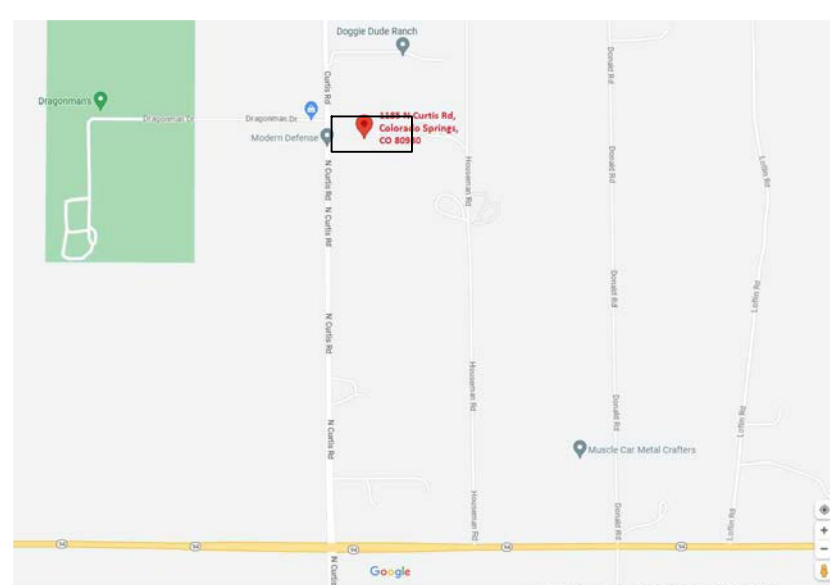
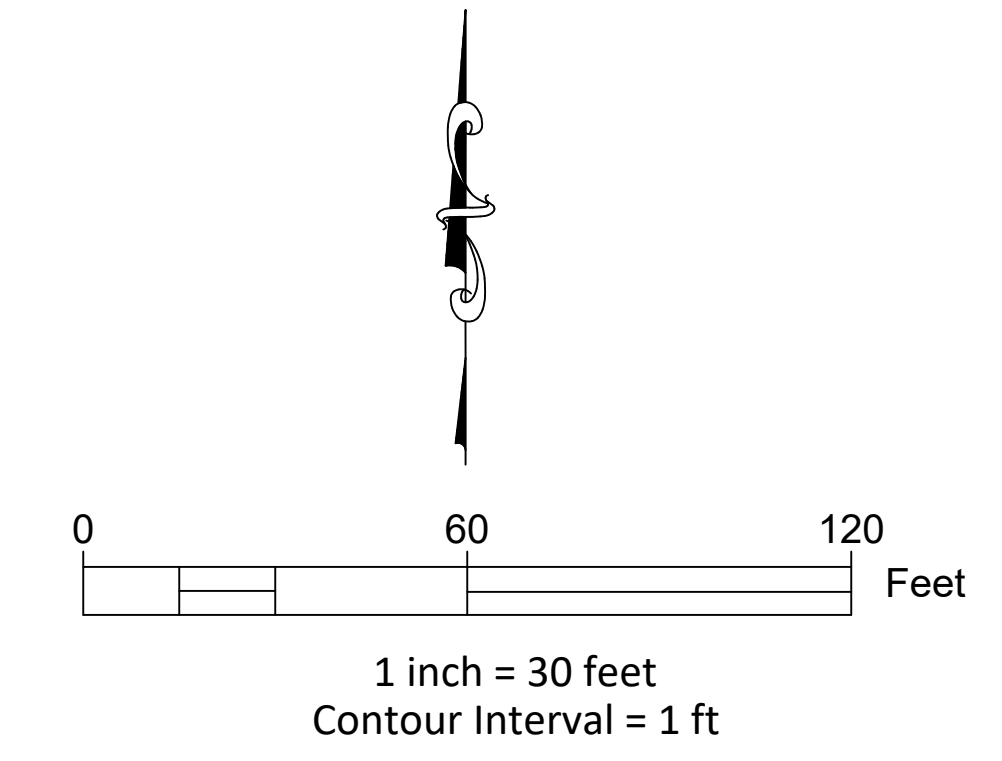
THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052



### LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- UTILITY EASEMENT
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIQUID PROPANE TANK
- EXISTING WATER WELL
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SLOPE



LOCATION MAP



**DESIGNED BY:**  
  
 9235 W EUCLID AVE  
 LITTLETON, CO 80123  
 (720) 325-6876  
 MJ@MILOSHENG.COM

FILE NUMBER:  
**2319**  
 JOB NUMBER:  
**2025-6-10-Var**  
 PRINTED DATE:  
**02/10/2026**

No.	Date	Revised By	City Comments
1	10/31/23	A. Manly & E. Schoenheit	EL PASSO
2	12/20/23	A. Manly & E. Schoenheit	EL PASSO
3	10/16/25	A. Manly & E. Schoenheit	EL PASSO

CLIENT:  
**ANDRII VARKO**  
 1185 N CURTIS RD,  
 COLORADO SPRINGS, CO 80930  
 (786) 394-0094  
 ANDRIIVARKO@GMAIL.COM

TITLE:  
**SITE PLAN  
 EXISTING  
 CONDITION**

PROJECT NAME:  
**SITE DEVELOPMENT PLAN**

PROJECT ADDRESS:  
 1185 N Curtis Rd,  
 Colorado Springs, CO 80930

PARCEL NUMBER:  
**4410000052**

SHEET NUMBER:  
**S-1**

# SITE DEVELOPMENT PLAN – PROPOSED CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052



**DESIGNED BY:**  
  
 9235 W EUCLID AVE  
 LITTLETON, CO 80123  
 (720) 325-6876  
 M@MILOSHENG.COM

**FILE NUMBER:**  
2319  
**JOB NUMBER:**  
2025-6-10-Var  
**PRINTED DATE:**  
03/30/2026

No.	Date	Revised By	City Comments
1	10/31/23	TEL PASSO	A. Matny & E. Schoenheit
2	12/20/23	TEL PASSO	A. Matny & E. Schoenheit
3	04/05/24	TEL PASSO	E. Schoenheit
4	10/16/25	TEL PASSO	A. Matny & E. Schoenheit
5	10/16/25	TEL PASSO	M. Lanco & E. Schoenheit
6	02/06/26	TEL PASSO	M. Lanco & E. Schoenheit
7	03/26/26	TEL PASSO	M. Lanco & E. Schoenheit

**CLIENT:**  
**ANDRII VARKO**  
 1185 N CURTIS RD,  
 COLORADO SPRINGS, CO 80930  
 (786) 394-0094  
 ANDRIIVARKO@GMAIL.COM

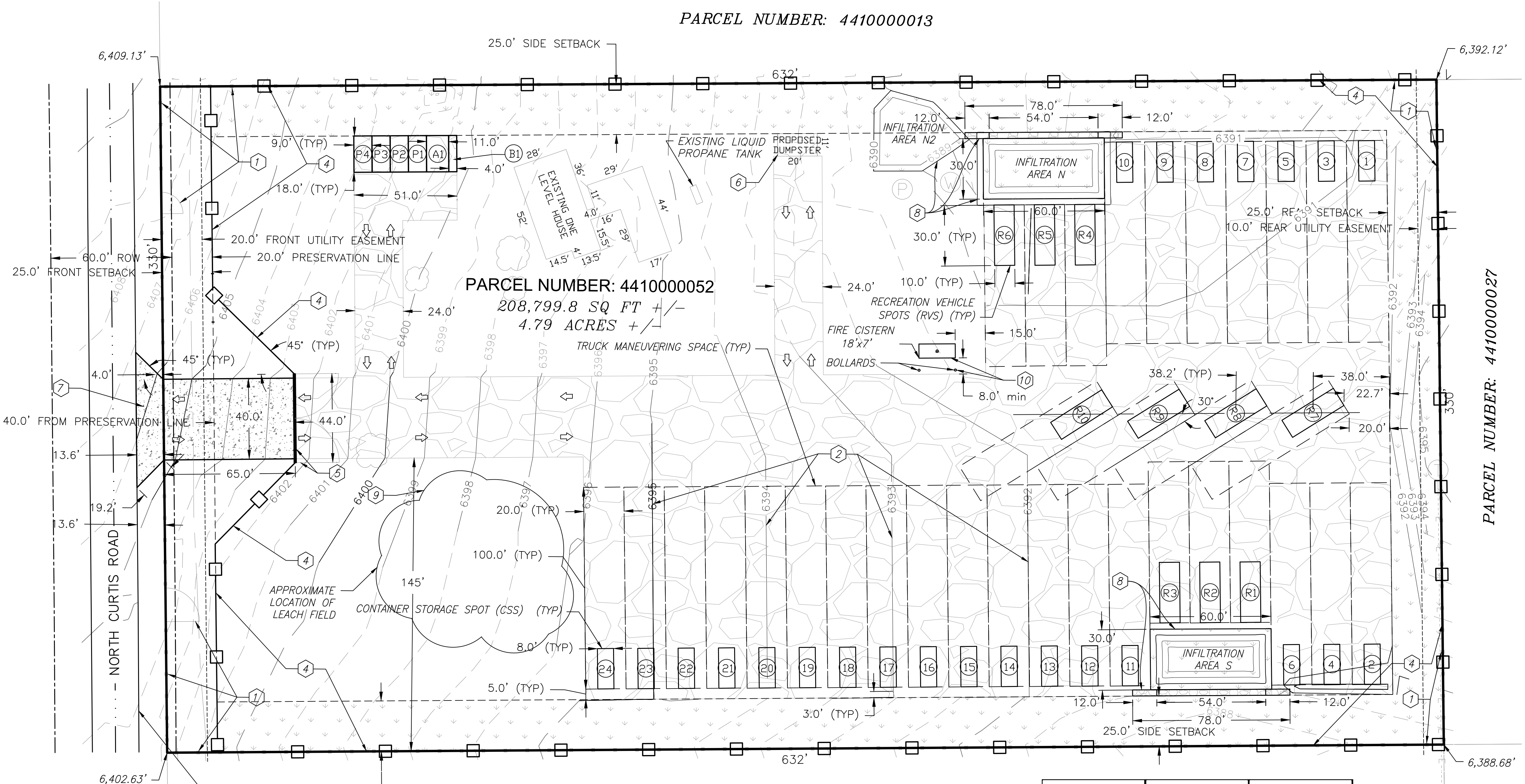
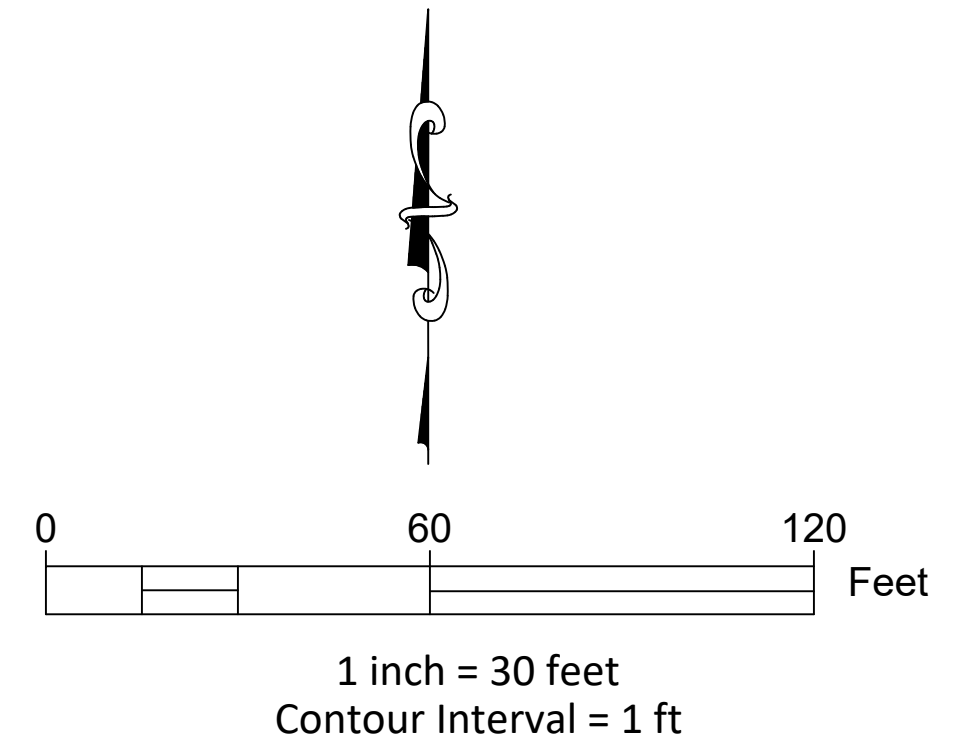
**TITLE:**  
**SITE PLAN**  
**PROPOSED CONDITION**

**PROJECT NAME:**  
 SITE DEVELOPMENT PLAN

**PROJECT ADDRESS:**  
 1185 N Curtis Rd,  
 Colorado Springs,  
 CO 80930

**PARCEL NUMBER:**  
 4410000052

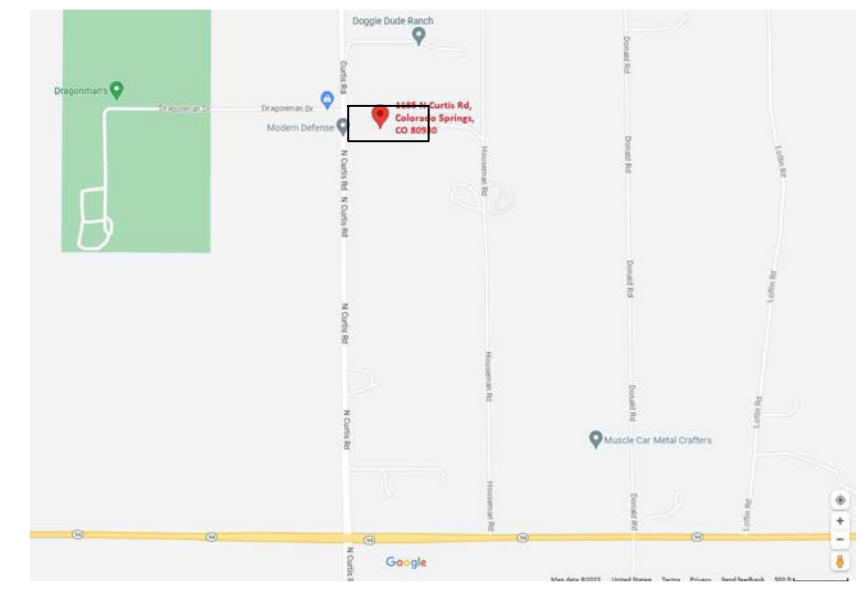
**SHEET NUMBER:**  
 S-2



**LEGEND**

	PROPERTY LINE
	NEIGHBORING PROPERTY LINE
	SETBACK
	UTILITY EASEMENT
	EXISTING FENCE
	EXISTING GATE
	EXISTING FIBER OPTIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING LIQUID PROPANE TANK
	EXISTING WATER WELL
	EXISTING MANHOLE TO WATER PRESSURE TANK
	EXISTING TREE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED FENCE
	PROPOSED GATE
	PROPOSED GRAVEL COVER (ROAD BASE)
	PROPOSED GABION RETAINING WALL
	PROPOSED LANDSCAPING AREA
	PROPOSED CONCRETE OR ASPHALT DRIVEWAY
	PROPOSED INFILTRATION AREA

**NOTE:**  
 1. PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY.



**LOCATION MAP**

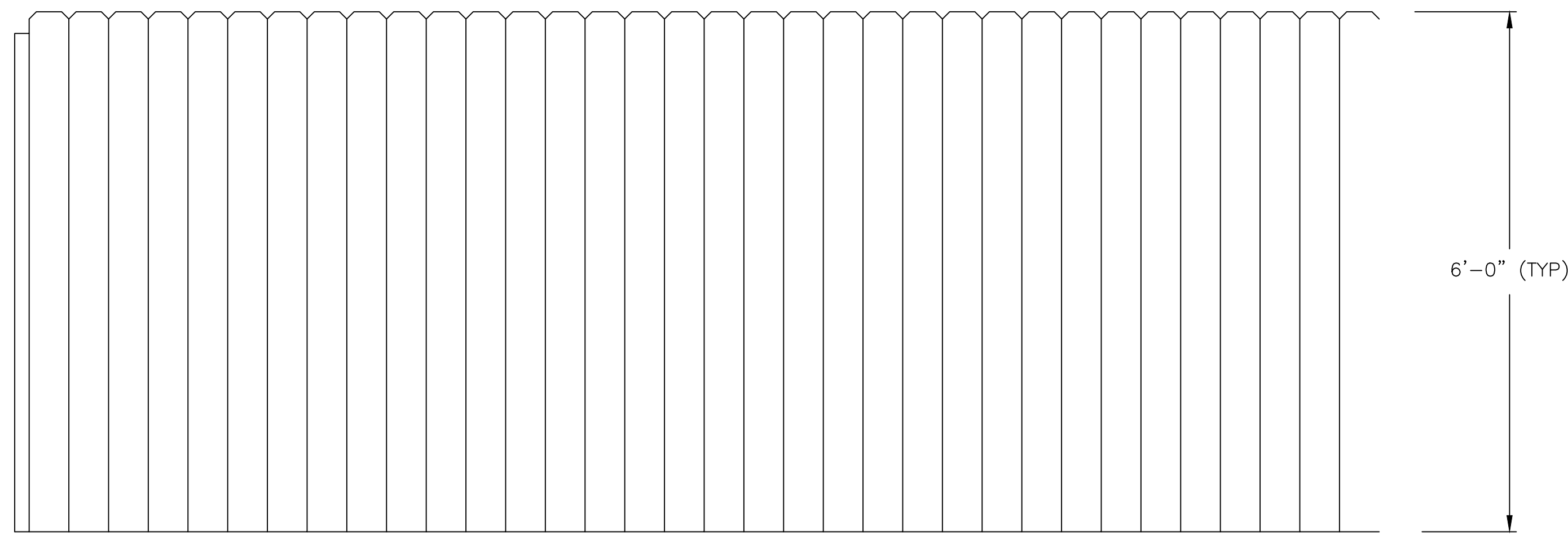
**SCHEDULE**

- 1 DEMOLISH EXISTING FENCE AND GATES.
- 2 PERFORM GRADING TO FLATTEN SURFACE.
- 3 PLACE AND COMPACT PROPOSED MIN. 6" DEPTH GRAVEL COVER (ROAD BASE) IMPROVEMENTS.
- 4 INSTALL PROPOSED 6' OR HIGHER WOOD FENCE IMPROVEMENTS.
- 5 INSTALL PROPOSED 6' OR HIGHER CHAIN LINK GATE IMPROVEMENTS.
- 6 MOVE EXISTING CANOPY AND USE TO SCREEN AND COVER DUMPSTER (RIBBED METAL FOR SIDING AND ROOFING)
- 7 BUILD PROPOSED CONCRETE (OR ASPHALT PAVED) DRIVEWAY.
- 8 BUILD PROPOSED INFILTRATION AREAS AND GABION RETAINING WALLS.
- 9 APPROXIMATE LEACH FIELD LOCATION IS SHOWN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION BEFORE BEGINNING CONSTRUCTION. IF ANY PORTION OF THE LEACH FIELD IS FOUND BENEATH PROPOSED DRIVABLE AREAS, THE CONTRACTOR SHALL PREPARE A RELOCATION PLAN AND MOVE THE LEACH FIELD TO A NON-TRAFFIC AREA.
- 10 BUILD PROPOSED FIRE CISTERN AND TWO BOLLARDS.

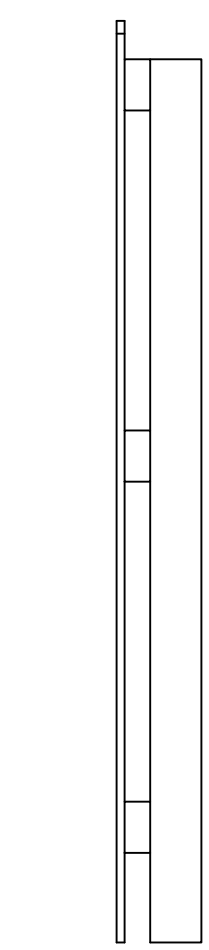
Open Space	Landscaping	Lot Coverage
sq-ft	sq-ft	sq-ft
83,942.10	19,223.37	105,634.33
40%	9%	51%

Required Parking			Provided Parking		
Bicycle	Regular	ADA	Bicycle	Regular	ADA
1	3	1	1	4	1
			B1	P1 to P4	A1

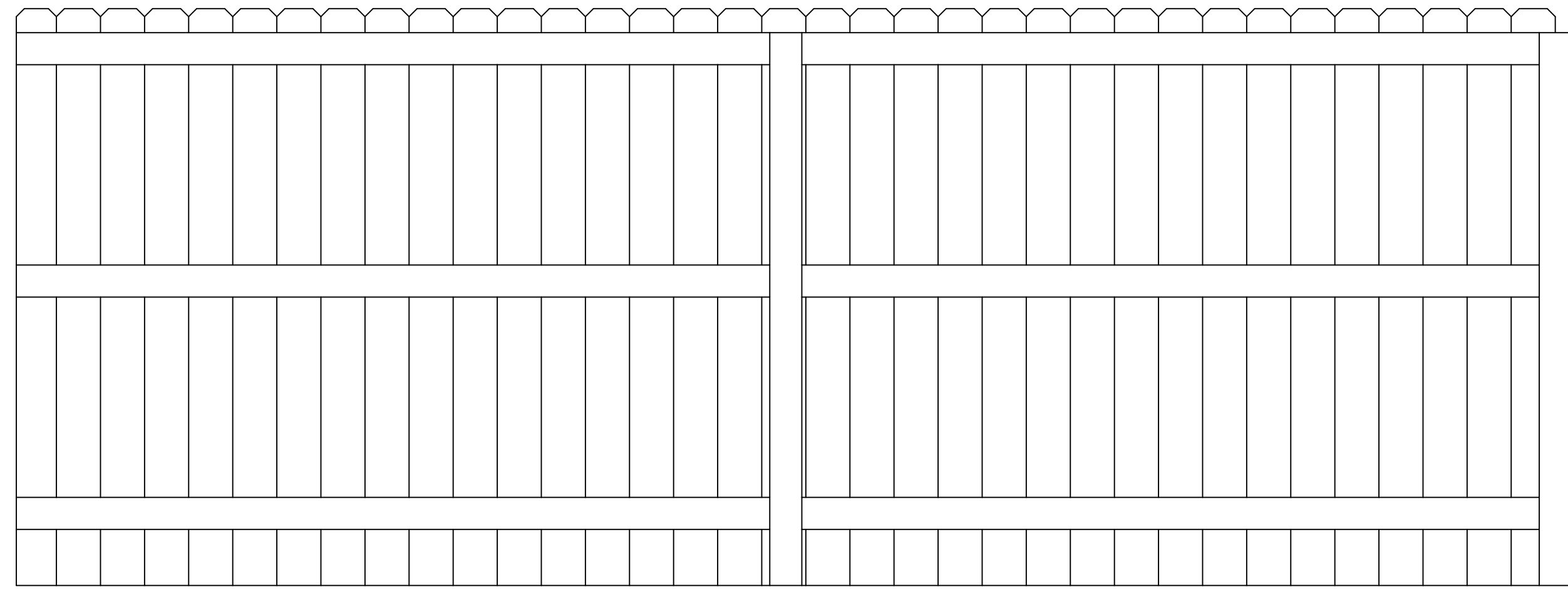
Container Storage Spots (CSS)		Recreational Vehicle Spots (RVS)	
Labeled	Total Spaces	Labeled	Total Spaces
1 to 24	24	R1 to R10	10
Dimension	Total Area	Dimension	Total Area
20' x 8'	3,840	30' x 10'	3,000



Front view

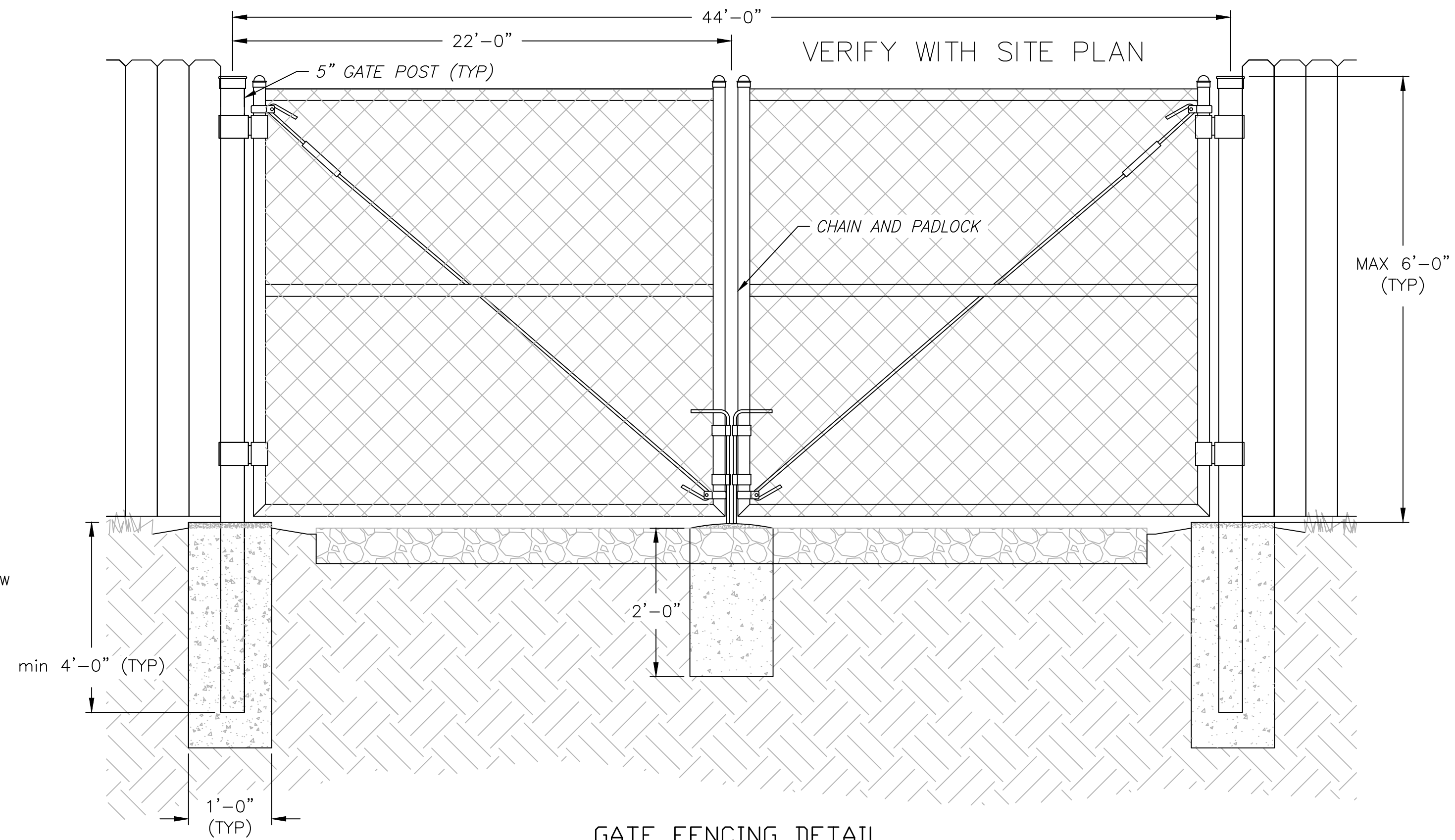


Side view

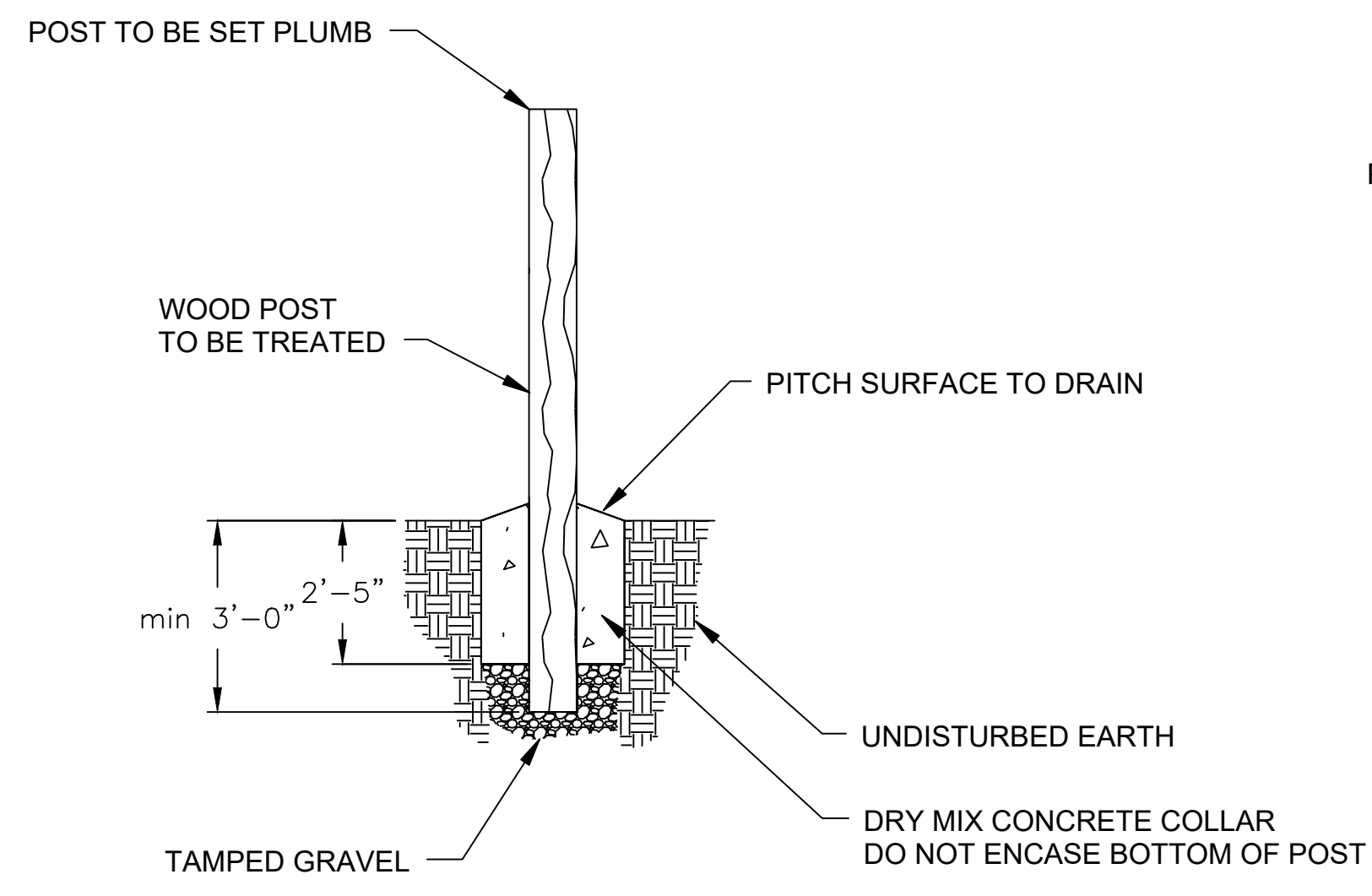


Back view

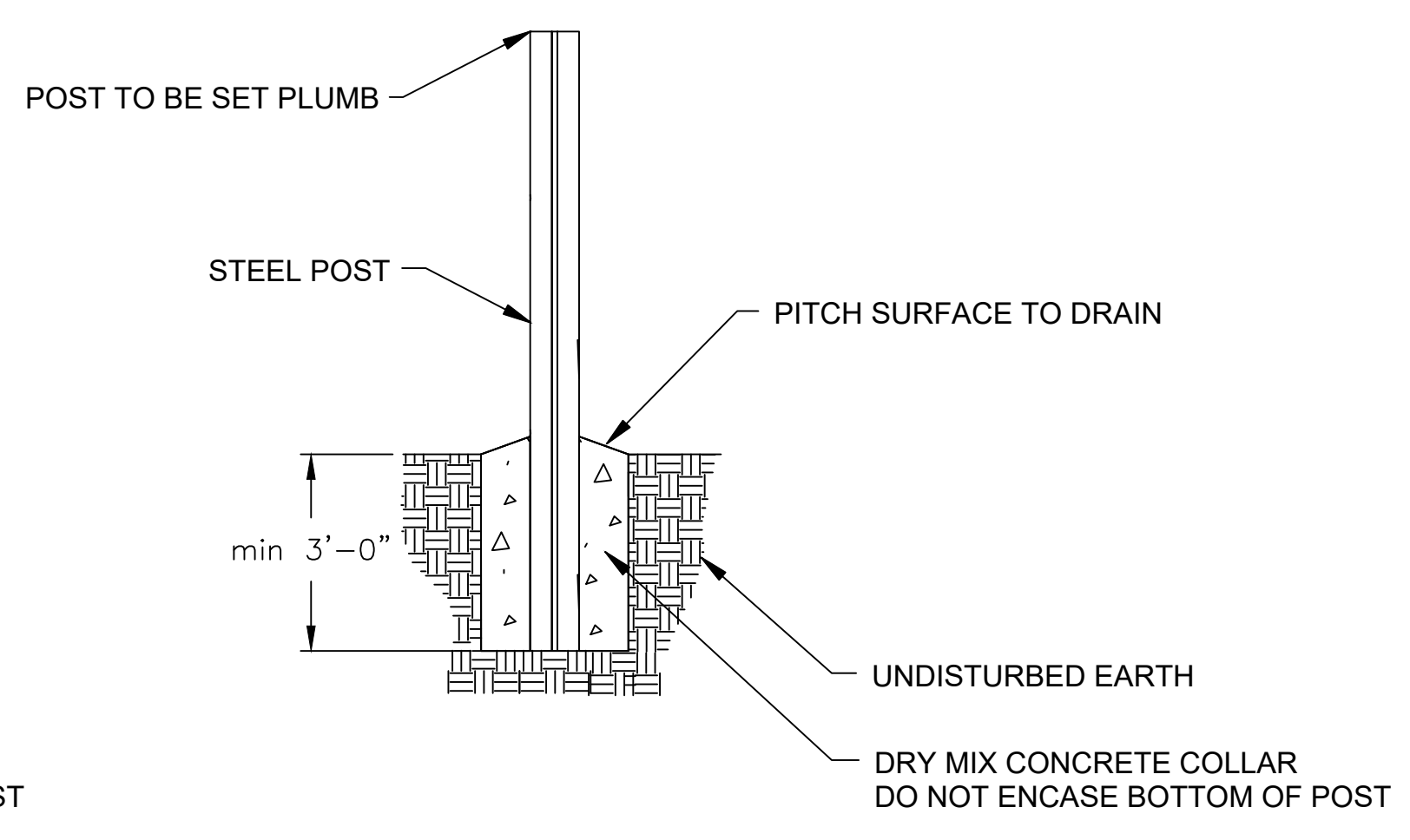
TYPICAL WOOD FENCING DETAIL



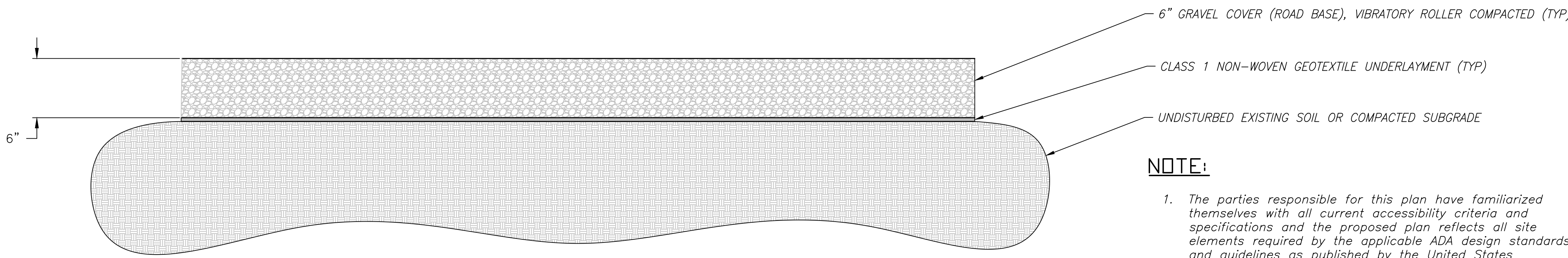
GATE FENCING DETAIL



Wood Post view



Lifetime Steel Post view



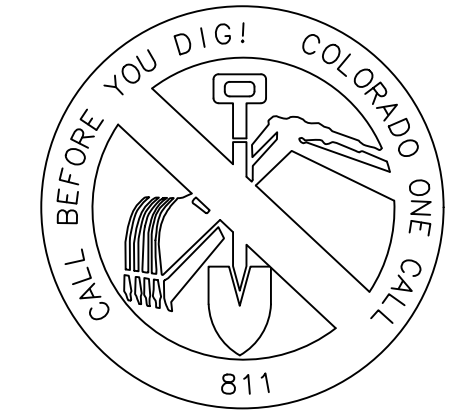
GRAVEL COVER DETAIL

**NOTE:**

- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

**NOTE:**

- CALL 811 AND MARK ALL UTILITIES PRIOR TO COMMENCING WORK
- DEMOLISH EXISTING FENCE AND GATES
- CONSTRUCT WOOD FENCE AND CHAIN LINK GATES OR SIMILAR
- MINIMUM WOOD OR STEEL FENCE POST EMBEDMENT: 3 FT
- MINIMUM GATE POST EMBEDMENT: 4 FT



**CODE REQUIREMENTS:**

- MATERIALS SCREENED BY SOLID FENCE OR VEGETATION, 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.
- OUTSIDE STORAGE NOT TO EXCEED HEIGHT OF SCREENING, OUTSIDE STORAGE OR STACKED MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE SCREENING FENCE EXCEPT FOR OPERABLE VEHICLES, TRAILERS, OR OTHER EQUIPMENT DESIGNED TO BE TOWED OR LIFTED AS SINGLE COMPONENT.



DESIGNED BY:  
**MIL Engineering, Inc.**  
 9235 W EUCLID AVE  
 LITTLETON, CO 80123  
 (720) 325-6876  
 M@MILOSHENG.COM

FILE NUMBER:  
**2319**  
 JOB NUMBER:  
**2025-6-10-Var**  
 PRINTED DATE:  
**02/10/2026**

No.	Date	Revised By	City Comments
1	10/16/25	TEL PASO	M. Lamato & E. Schindler

CLIENT:  
**ANDRII VARKO**  
 1185 N CURTIS RD,  
 COLORADO SPRINGS, CO 80930  
 (786) 394-0094  
 ANDRIVARKO@GMAIL.COM

TITLE:

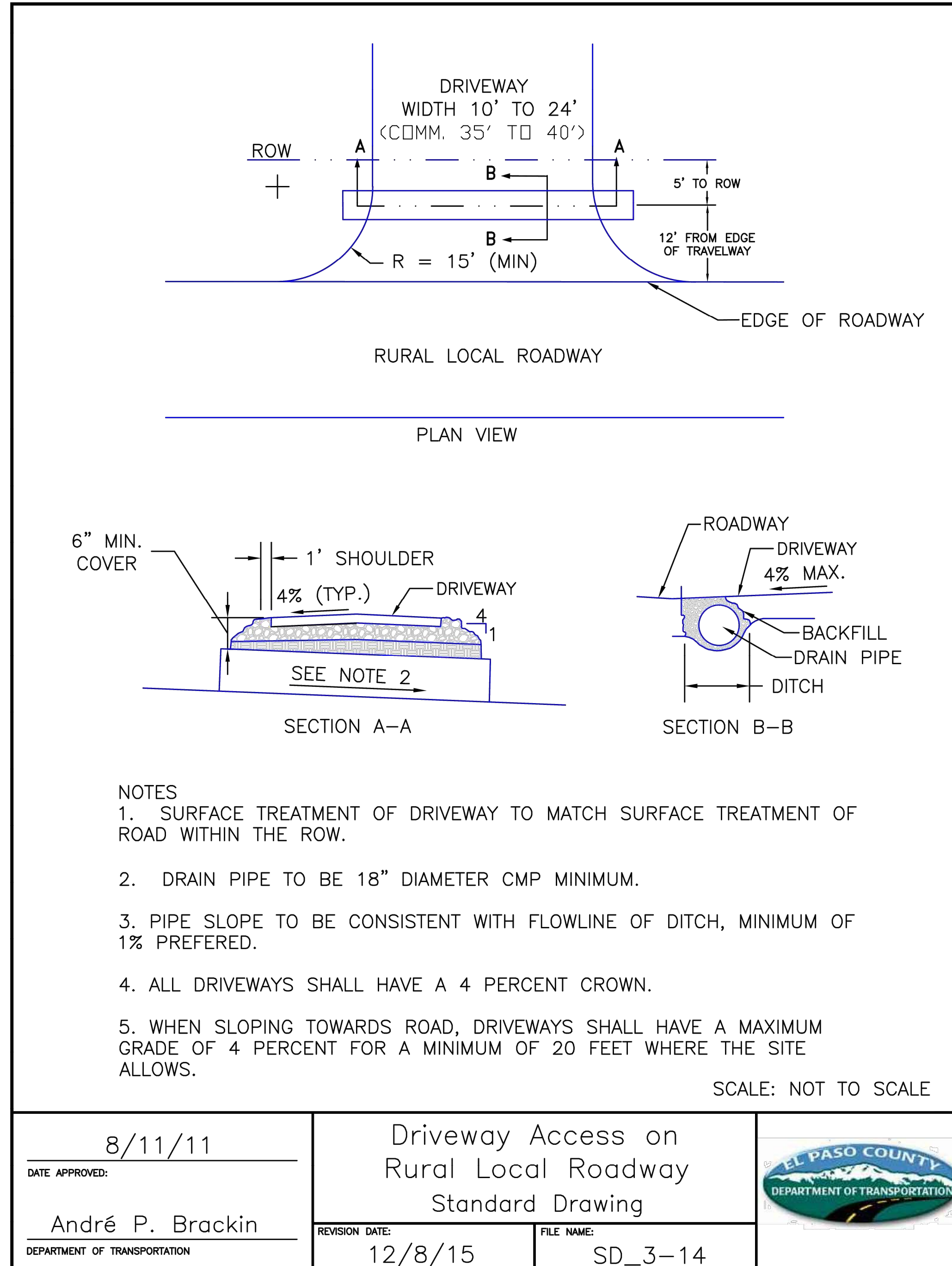
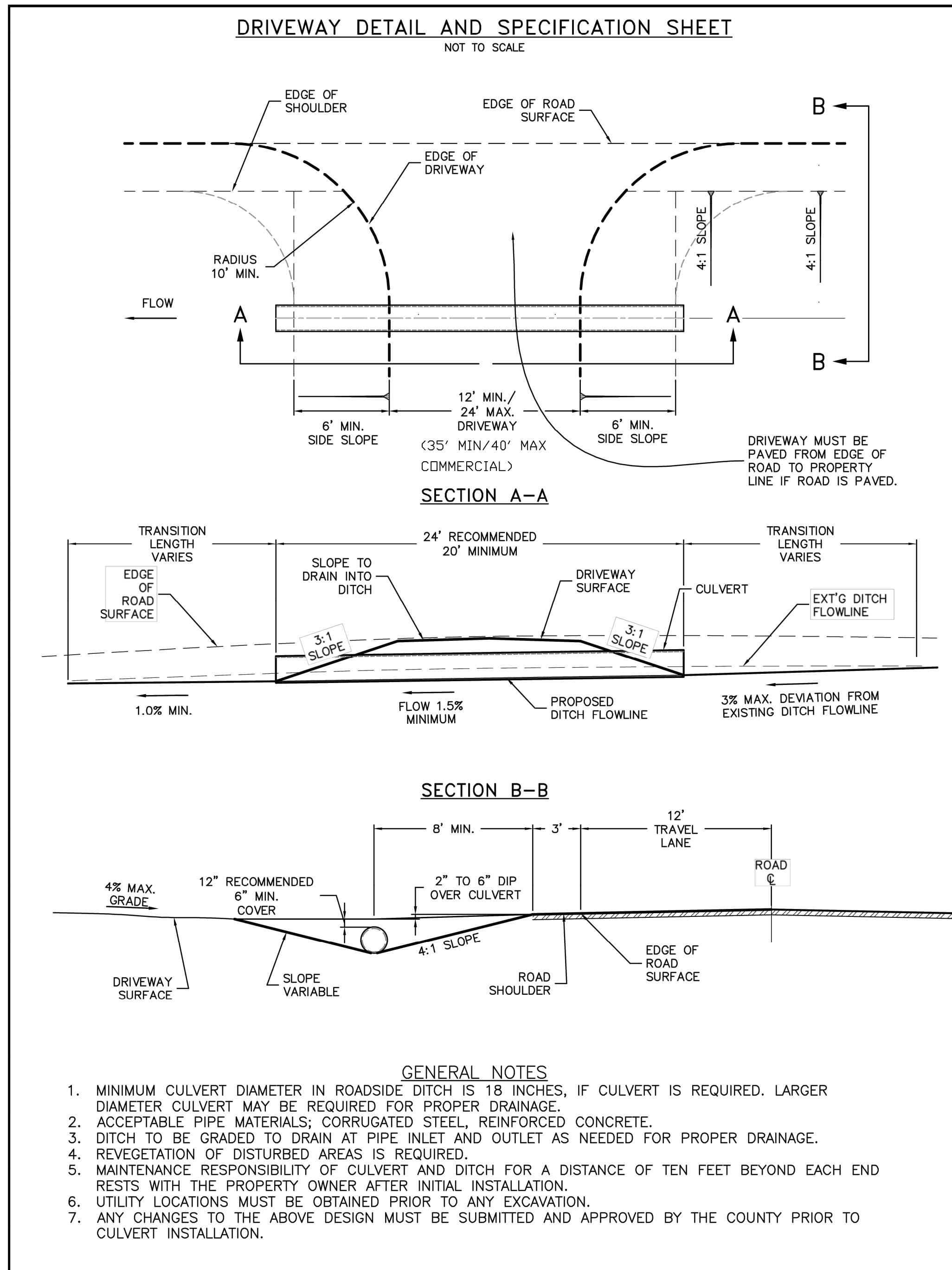
**DETAILS**

PROJECT NAME:  
**SITE DEVELOPMENT PLAN**

PROJECT ADDRESS:  
 1185 N Curtis Rd,  
 Colorado Springs,  
 CO 80930

PARCEL NUMBER:  
**441000052**

SHEET NUMBER:  
**S-3**



**CODE IMPLEMENTATION:**

1. INSTALLATION OF THE CMP PIPE IS NOT FEASIBLE BECAUSE NO ROAD DRAINAGE DITCH, SWALE, OR NATURAL FLOW PATH EXISTS. THE CMP PIPE SHOULD NOT BE INSTALLED PER THIS PLANS.



DESIGNED BY:  
**Milos Heng, Inc.**  
9235 W EUCLID AVE  
LITTLETON, CO 80123  
(720) 325-6876  
MH@MILOSHENG.COM

FILE NUMBER:  
**2319**

JOB NUMBER:  
**2025-6-10-Var**

PRINTED DATE:  
**02/10/2026**

Revision No.	Date	Revised By	City Comments
1	10/16/25	TEL PASO	M. Lamato & E. Schindler

CLIENT:  
**ANDRII VARKO**  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
(786) 394-0094  
ANDRIIVARKO@GMAIL.COM

TITLE:  
**DETAILS**

PROJECT NAME:  
**SITE DEVELOPMENT PLAN**

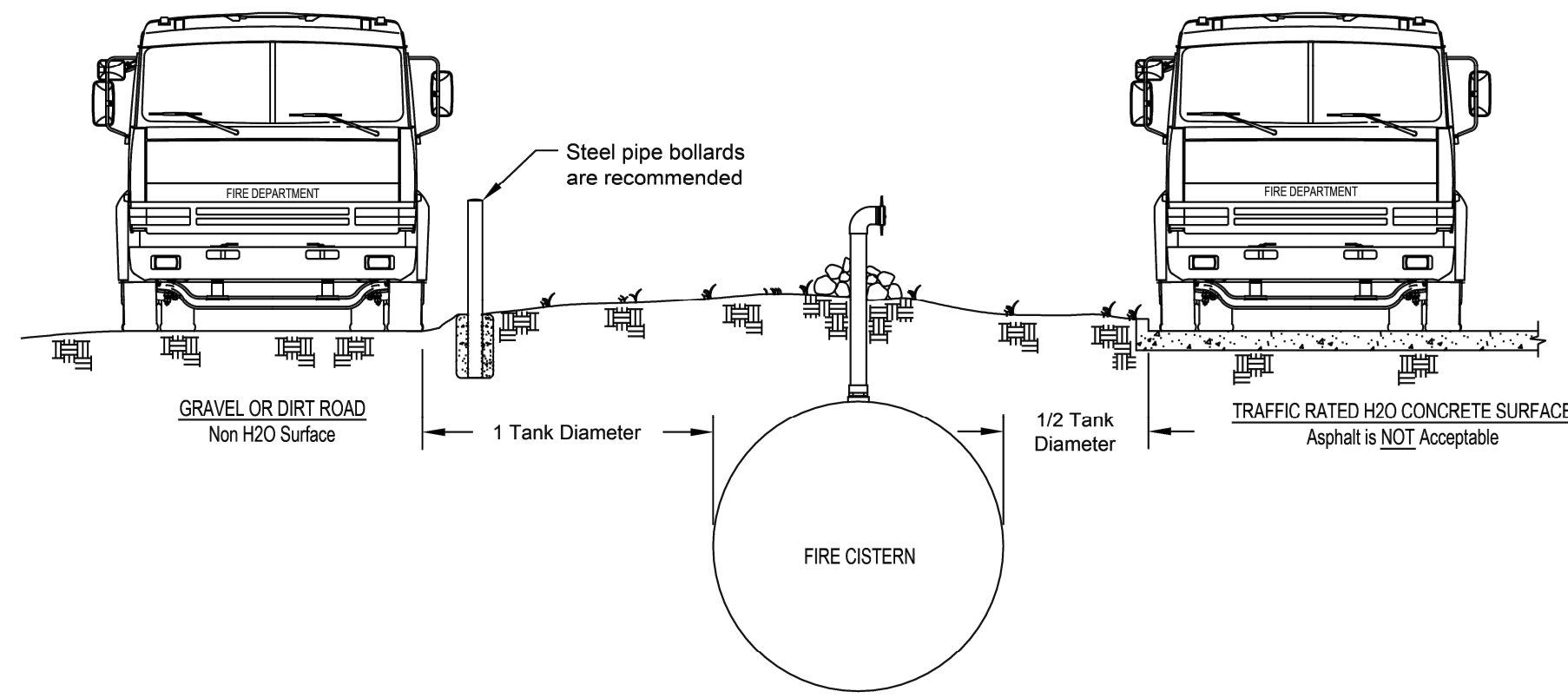
PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs,  
CO 80930

PARCEL NUMBER:  
**441000052**

SHEET NUMBER:  
**S-4**

## FIRE TRUCK APPROACH DISTANCES WHEN DRAFTING

- Keep truck wheel loads at least 1 tank diameter away from the tank when on a non-concrete surface. Asphalt is not acceptable due to plastic deformation during hot weather.
- When the traffic surface is concrete and rated for H2O loads, the approach distance can be reduced to 1/2 the tank diameter.



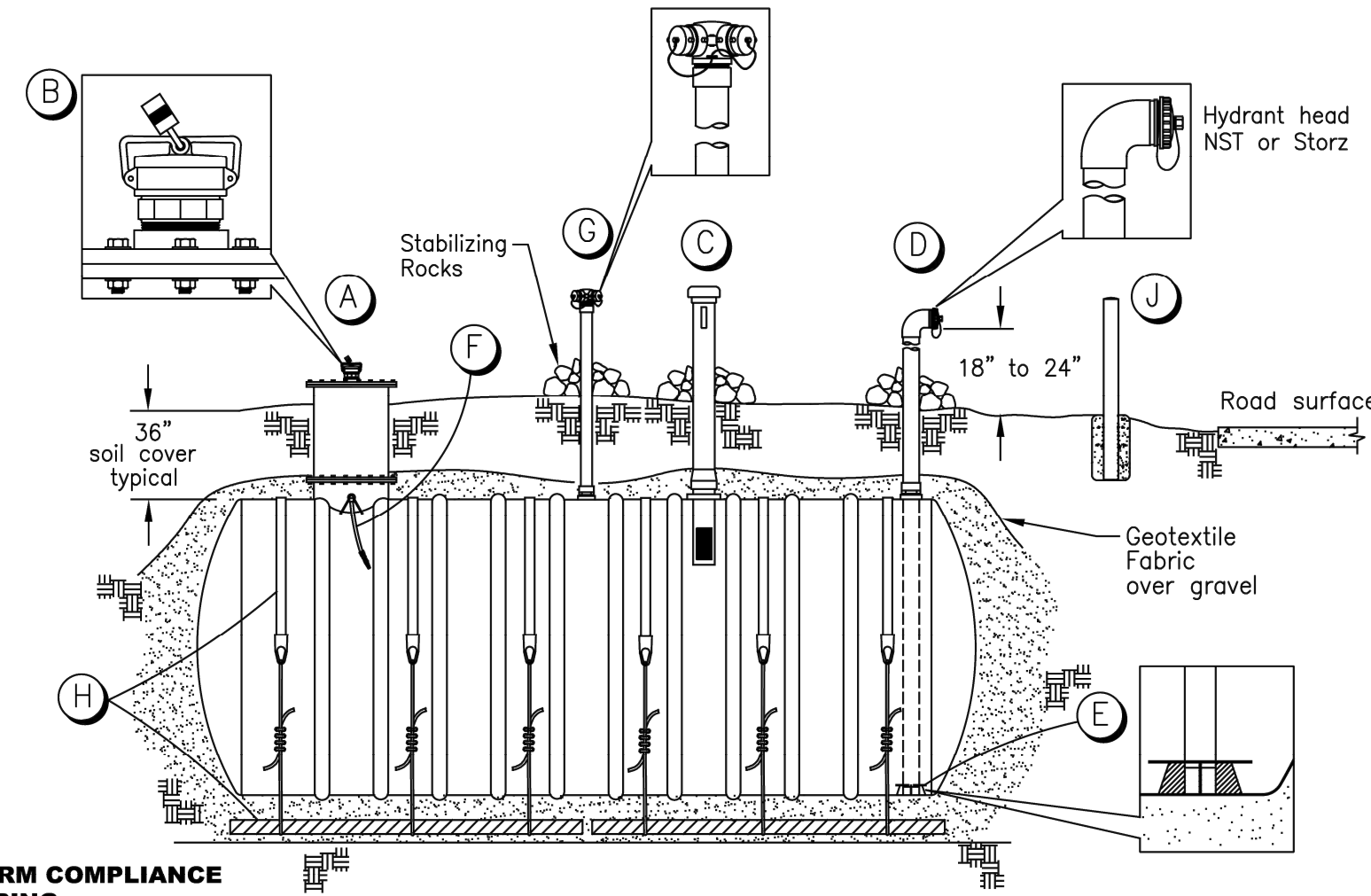
## Standard Dry Hydrant - Suction

### Appurtenances

- 30" Diameter manway with bolted cover.
- Lockable 4" water level inspection hatch on manway cover.
- Combination vent and red/green water level indicator.
- Dry hydrant suction head with aluminum cap and removable strainer.
- 6" draw pipe with N.F.P.A. anti-vortex plate at foot.
- High level weep overflow to allow any excess water to drain off.
- Siamese clappered refill with 2 1/2" NST-F swivels.
- Anchor straps, cable, and concrete deadmen poured on site.
- Pipe bollards in concrete.

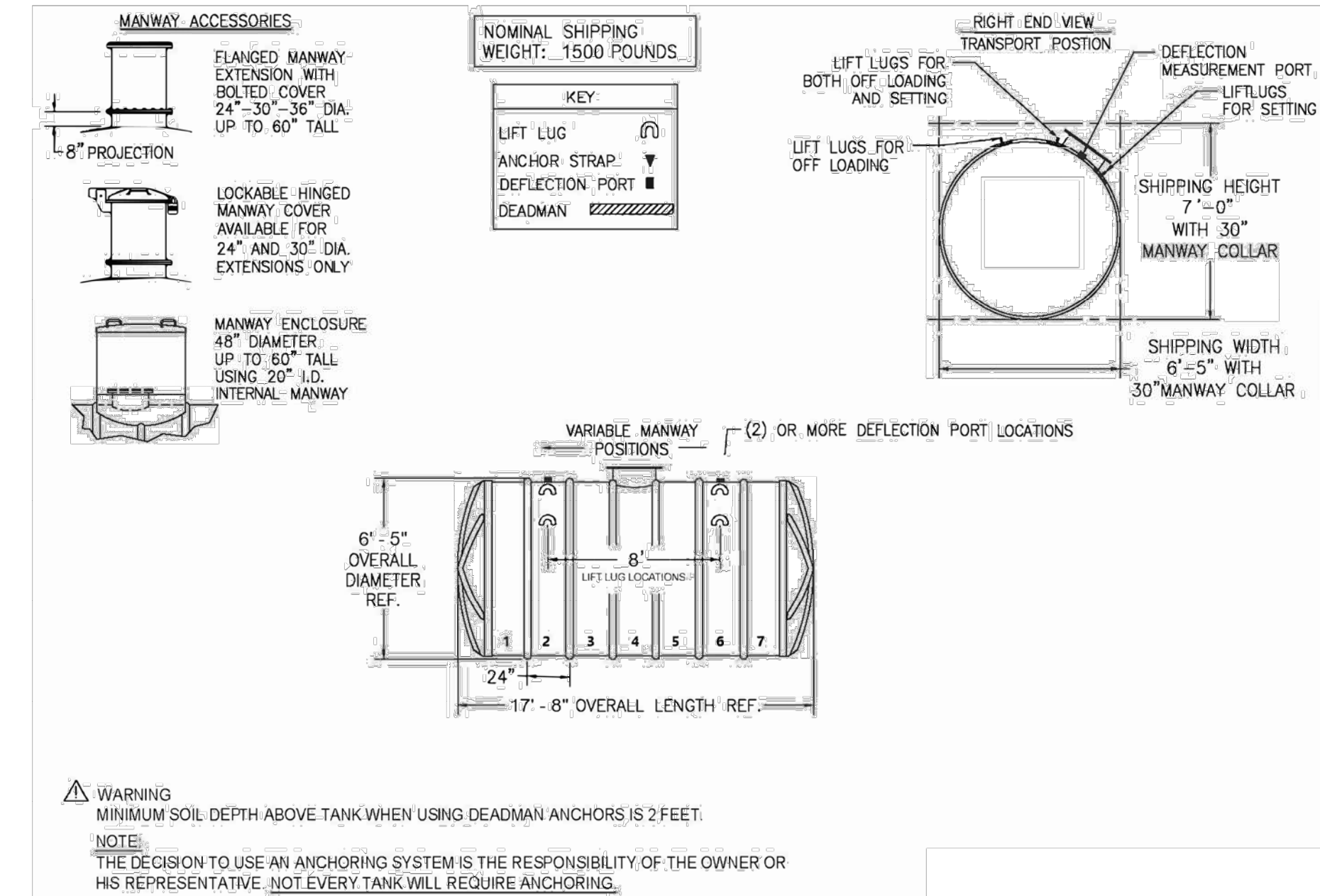
### Notes

- Lift for 8' diameter tank = 13 vertical feet to hydrant head.
- Add or delete accessories to meet your specific water supply requirements.
- Geotextile fabric recommended between gravel backfill and soil cover.
- Height of hydrant (D) should be below pump inlet to avoid trapping air in suction hose.
- Place stabilizing rocks around PVC riser pipes and hydrant.
- Use optional Darco a deadman anchor system when necessary. Not all tanks require anchoring.
- Paint all exposed PVC pipe for UV protection.
- Locate cistern perpendicular to the road when possible.



**PLEASE CONFIRM COMPLIANCE BEFORE ORDERING**

NOT TO SCALE, FOR ILLUSTRATION ONLY

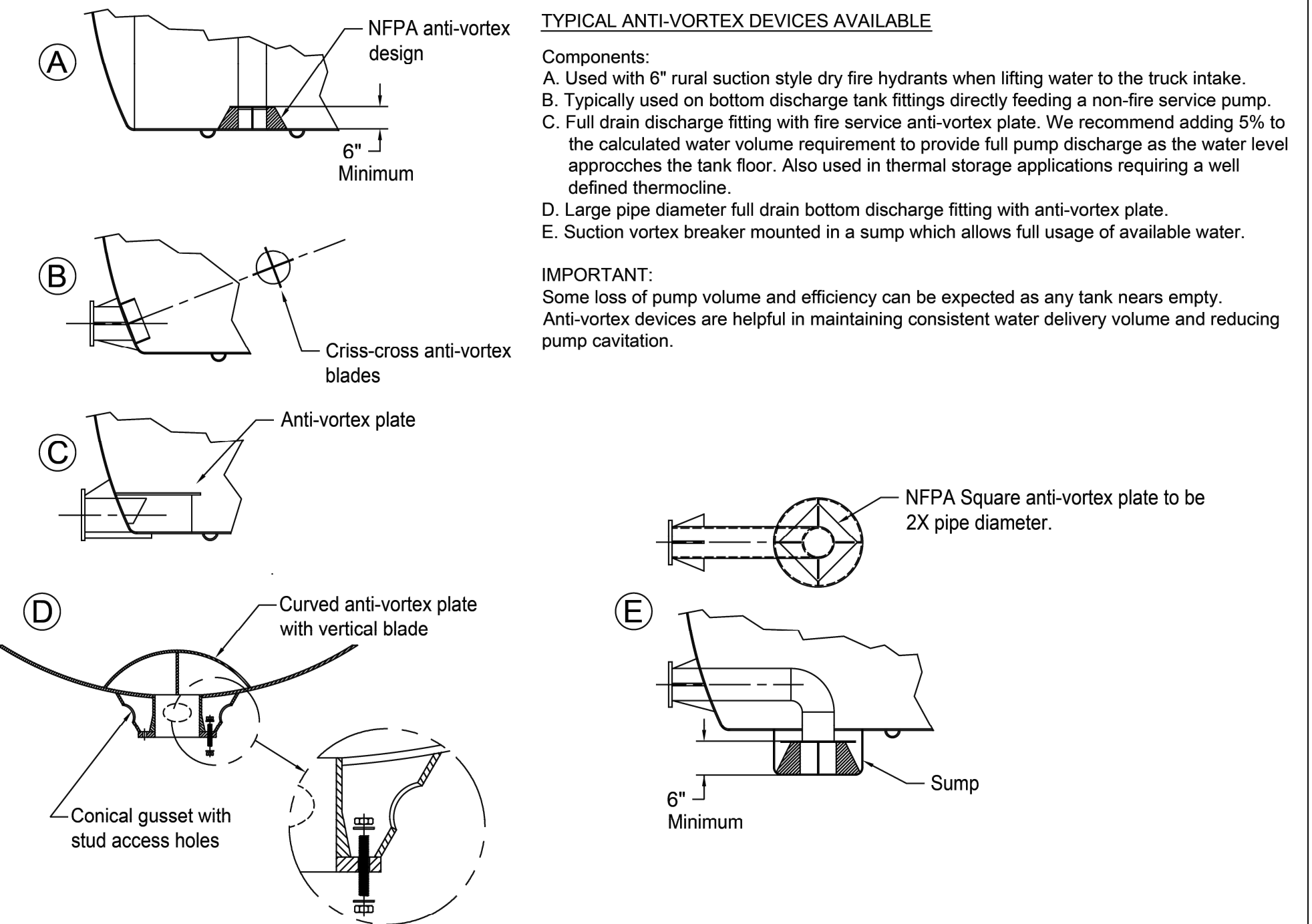
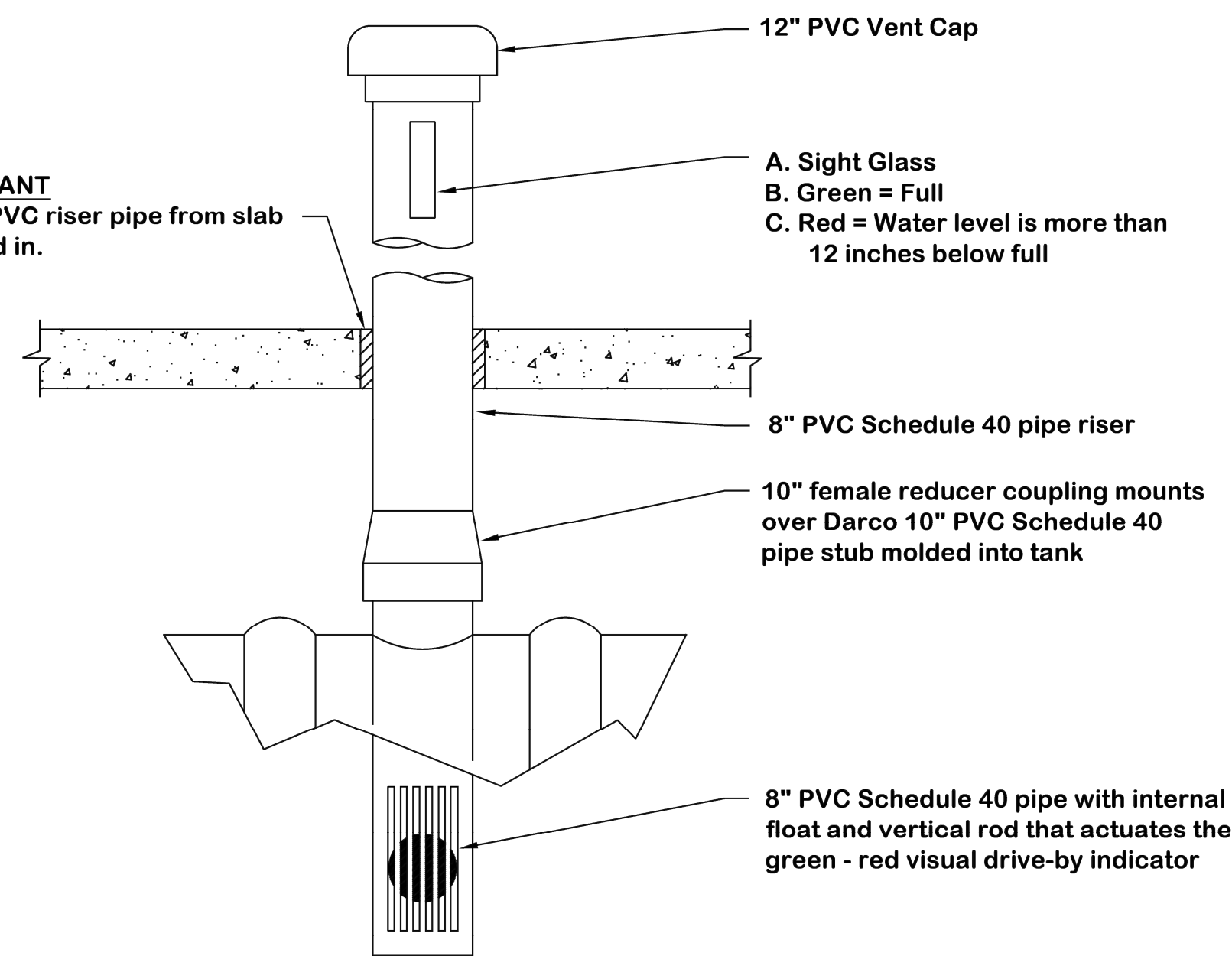


**WARNING**  
MINIMUM SOIL DEPTH ABOVE TANK WHEN USING DEADMAN ANCHORS IS 2 FEET.

**NOTE:**  
THE DECISION TO USE AN ANCHORING SYSTEM IS THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE. NOT EVERY TANK WILL REQUIRE ANCHORING.

## 8 Inch PVC Vent Assembly with Sight Glass and Green - Red Level Indicator

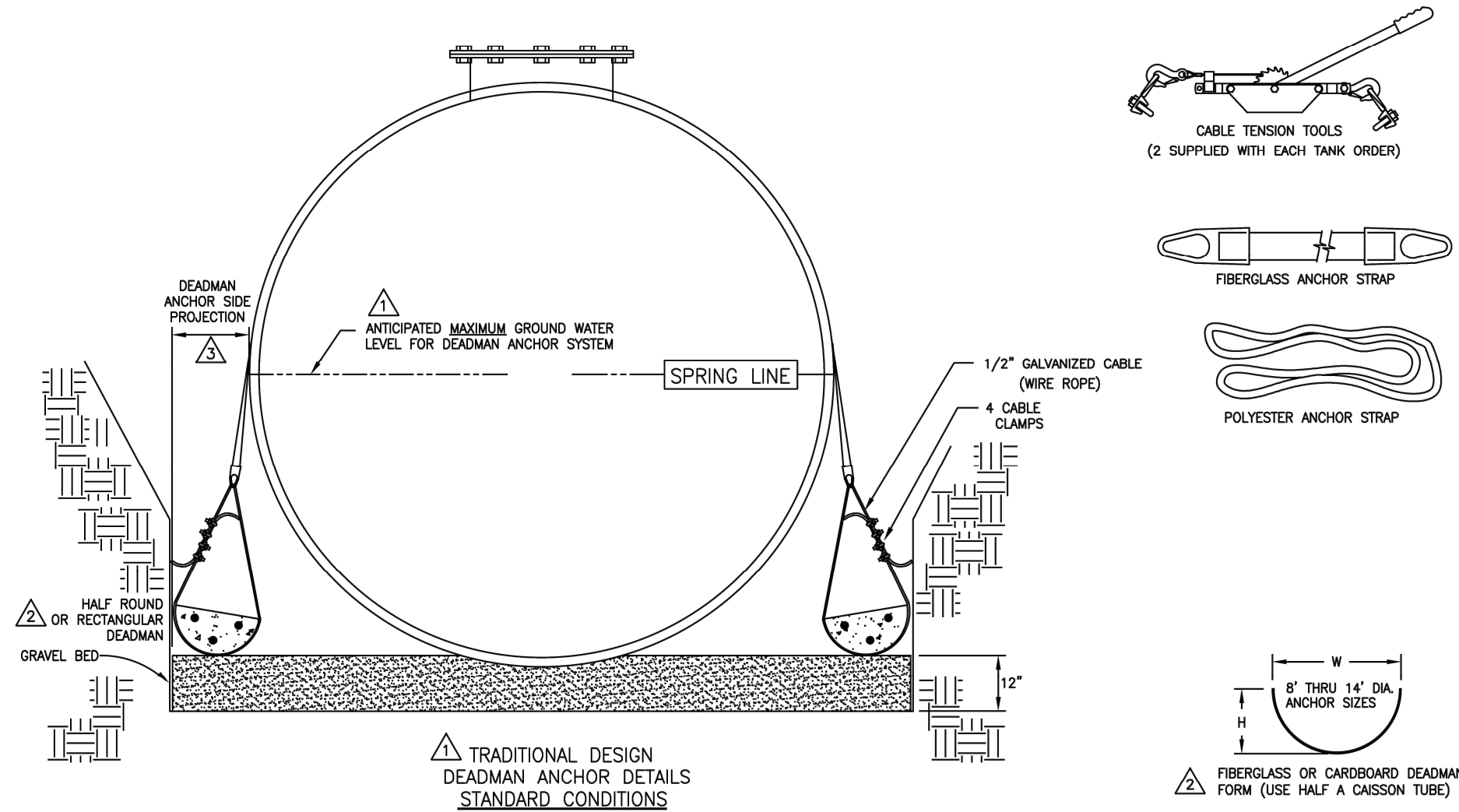
**IMPORTANT**  
Isolate PVC riser pipe from slab if poured in.



### TYPICAL ANTI-VORTEX DEVICES AVAILABLE

- Components:
- Used with 6" rural suction style dry fire hydrants when lifting water to the truck intake.
  - Typically used on bottom discharge tank fittings directly feeding a non-fire service pump.
  - Full drain discharge fitting with fire service anti-vortex plate. We recommend adding 5% to the calculated water volume requirement to provide full pump discharge as the water level approaches the tank floor. Also used in thermal storage applications requiring a well defined thermocline.
  - Large pipe diameter full drain bottom discharge fitting with anti-vortex plate.
  - Suction vortex breaker mounted in a sump which allows full usage of available water.

**IMPORTANT:**  
Some loss of pump volume and efficiency can be expected as any tank nears empty. Anti-vortex devices are helpful in maintaining consistent water delivery volume and reducing pump cavitation.

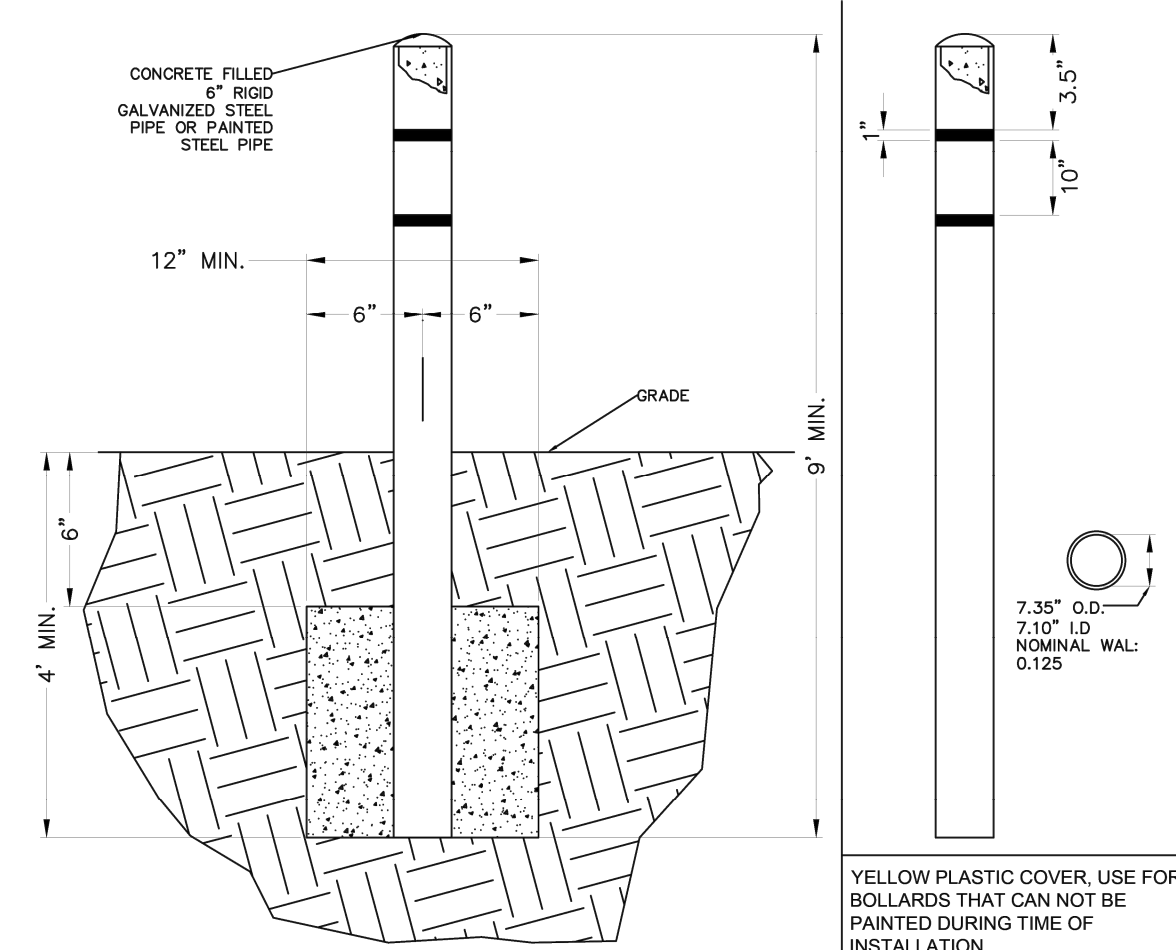


TANK NOSE DIAMETER	MINIMUM RISE DEPTH	HALF ROUND DEADMAN	ALTERNATE DEADMAN RECTANGULAR MULTI TANKS	MIN. SPACE BETWEEN MULTI TANKS	DEADMAN SIDE PROJECTION	STRAP LENGTH IN INCHES	CABLE LENGTH (PER SIDE)
8"	24"	9"x18"	12"x18"	3"	18"	181"	12"
10"	24"	12"x24"	12"x24"	4"	24"	225"	14"
12"	24"	18"x36"	12"x36"	6"	36"	271"	16"
14"	24"	24"x48"	12"x48"	8"	48"	315"	18"

- WHEN TANKS ARE EMPTY AND GROUND WATER IS EXPECTED NO HIGHER THAN SPRING LINE (STANDARD CONDITIONS).
- HALF ROUND REUSABLE FIBERGLASS DEADMAN ANCHOR FORMS ARE AVAILABLE WITH YOUR TANK ORDER.
- IMPORTANT** - NOT ALL TANKS REQUIRE ANCHORING.

NOT TO SCALE, FOR ILLUSTRATION ONLY

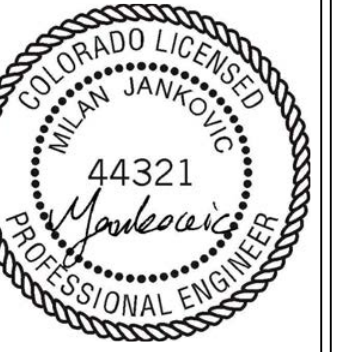
## TYPICAL BOLLARD DETAIL



### NOTES:

BOLLARDS SHALL CONSIST OF 6" MINIMUM DIAMETER HOT DIP GALVANIZED OR PAINTED STEEL PIPES FILLED WITH CONCRETE. USE PLASTIC BOLLARD COVERS IF BOLLARD CAN NOT BE PAINTED AT THE TIME OF INSTALLATION. BOLLARDS ARE TO BE 5 FEET ABOVE THE GROUND AND A MINIMUM OF 4 FEET BELOW THE GROUND. CONCRETE IS TO BE CROWNED ON TOP OF ALL BOLLARDS. BOLLARDS ARE TO BE SET IN A 12" MINIMUM CONCRETE FOOTING FROM THE BASE WITHIN 6" FROM FINISHED GRADE. SEE DRAWING DETAILS ABOVE.

TAKE INTO ACCOUNT THE PROXIMITY TO TRAFFIC AND TO BUILDINGS AS WELL AS OTHER BARRIERS TO TRAFFIC. DELIVERY OF EQUIPMENT SHALL NOT TAKE PLACE UNTIL REQUIRED BOLLARDS HAVE BEEN INSTALLED. THE LOCATION OF BOLLARDS SHALL NOT IMPEDE A DOOR OPENING OF 100". BOLLARDS SHALL BE INSTALLED WITH DUE CARE TO AVOID INTERFERING WITH GROUND GRID AND CONDUITS.



**DESIGNED BY:**  
MILOSHENG  
engr@milosheng.com  
9235 W EUCLID AVE  
LITTLETON, CO 80123  
(720) 325-6876  
M@MILOSHENG.COM

FILE NUMBER:  
2319

JOB NUMBER:  
2025-6-10-Var

PRINTED DATE:  
04/02/2026

Revision	Table	City	Comments
1		MILPASSO	M.Lamato & E. Schindler

**CLIENT:**  
ANDRII VARKO  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
(786) 394-0094  
ANDRIVARKO@GMAIL.COM

TITLE:

**DETAILS**

PROJECT NAME:  
SITE DEVELOPMENT PLAN

PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs,  
CO 80930

PARCEL NUMBER:  
441000052

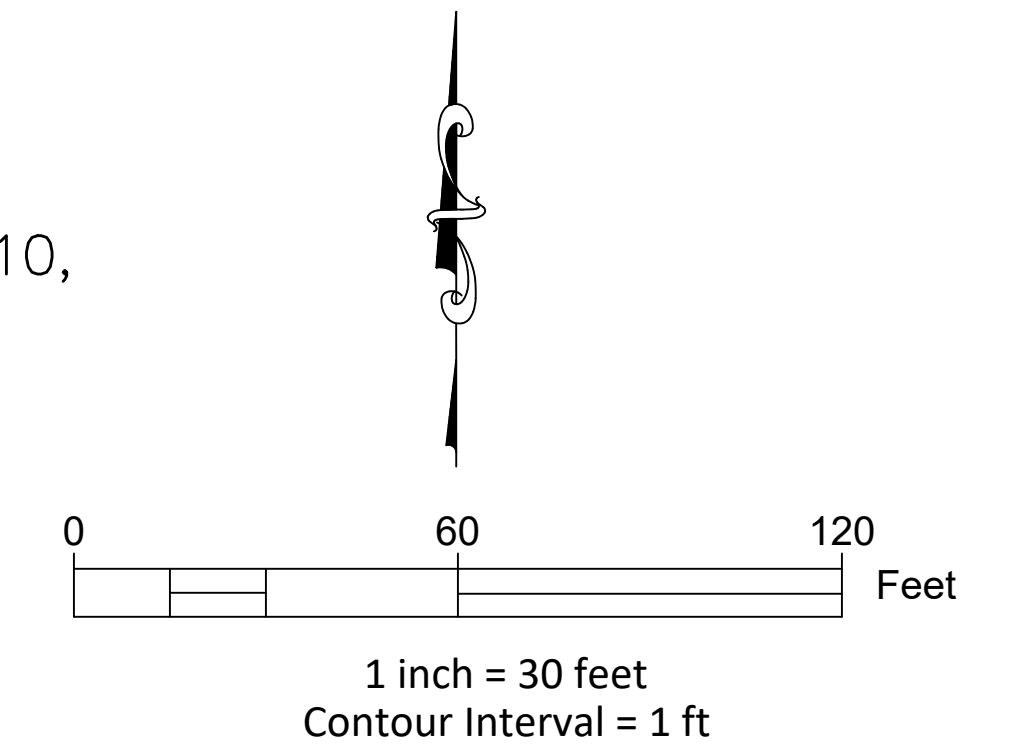
SHEET NUMBER:  
S-5

# LANDSCAPING PLAN – PROPOSED CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052



**Milos Sheng, P.E.**  
9235 W EUCLID AVE  
LITTLETON, CO 80123  
(720) 325-6876  
M@MILOSHENG.COM

DESIGNED BY:  
**Milos Sheng, P.E.**

FILE NUMBER:  
**2319**

JOB NUMBER:  
**2025-6-10-Var**

PRINTED DATE:  
**02/10/2026**

No.	Date	Revised By	City Comments
1	10/16/25	TEL PASO	M.Lamido & E. Spindenhilf

CLIENT:  
**ANDRII VARKO**  
1185 N CURTIS RD,  
COLORADO SPRINGS, CO 80930  
(786) 394-0094  
ANDRIVARKO@GMAIL.COM

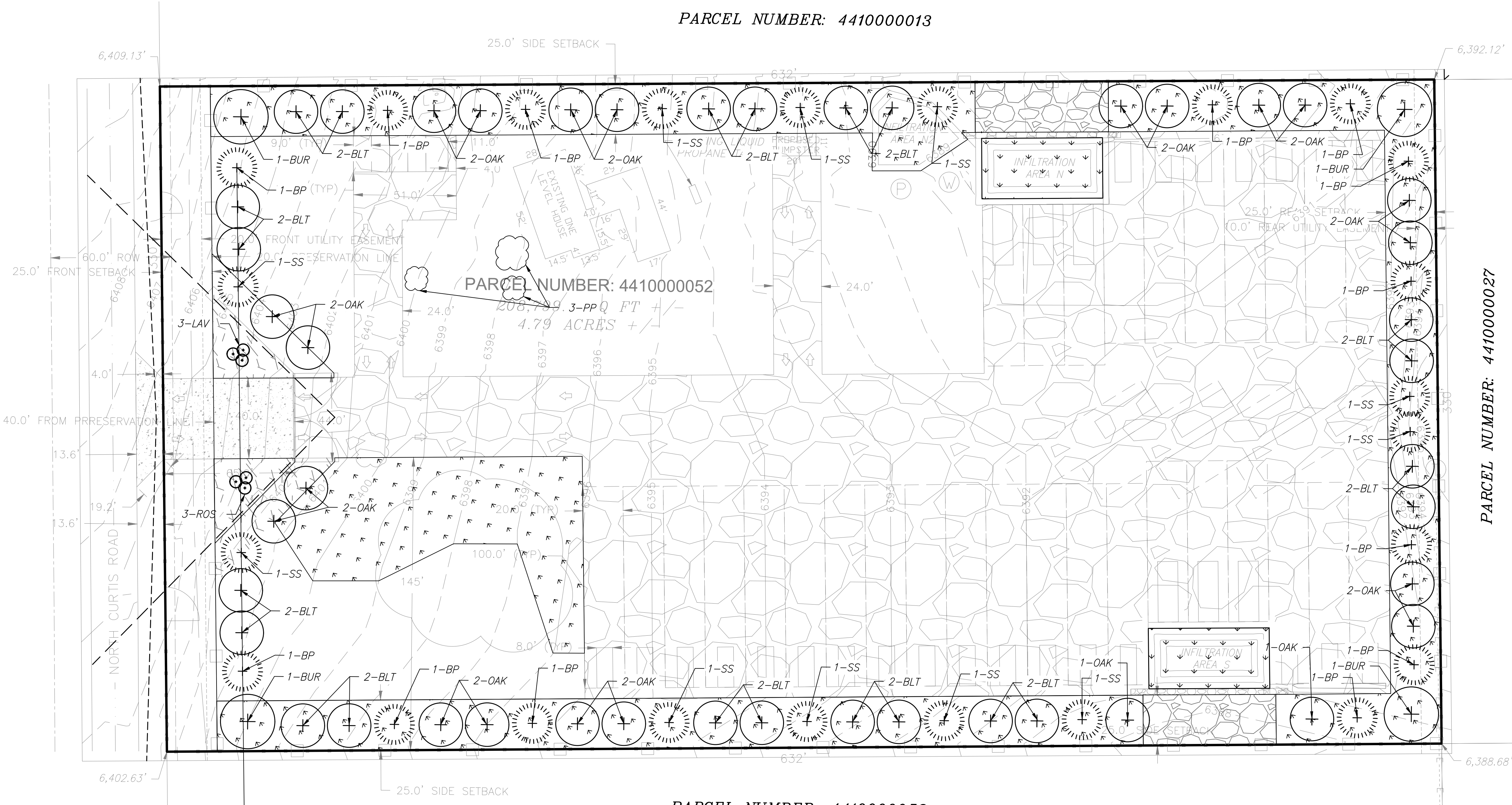
TITLE:  
**LANDSCAPING PLAN**

PROJECT NAME:  
**SITE DEVELOPMENT PLAN**

PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs,  
CO 80930

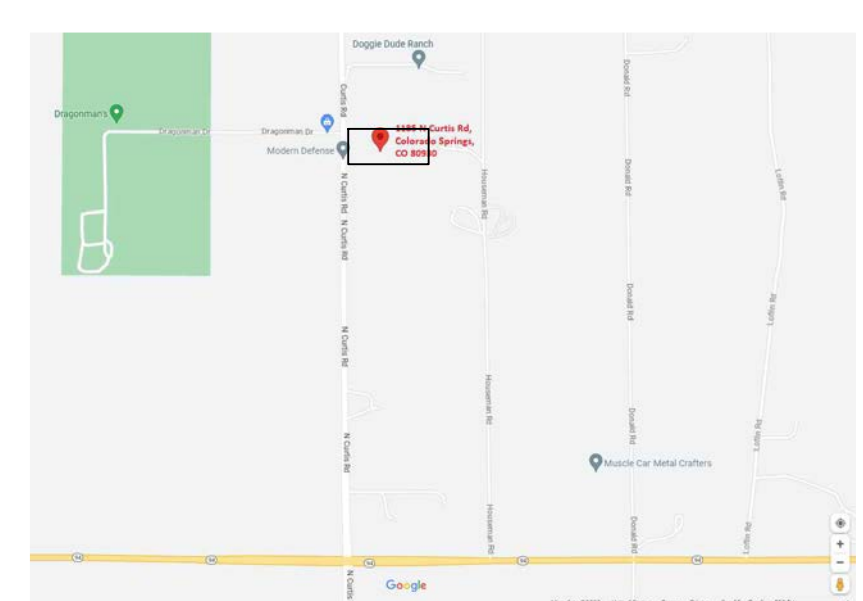
PARCEL NUMBER:  
**4410000052**

SHEET NUMBER:  
**L-1**



- LEGEND**
- PROPERTY LINE
  - NEIGHBORING PROPERTY LINE
  - - - - - SETBACK
  - - - - - UTILITY EASEMENT
  - EXISTING FENCE
  - EXISTING GATE
  - EXISTING FIBER OPTIC LINE
  - E—E—E— EXISTING OVERHEAD ELECTRIC LINE
  - ⊕ EXISTING ELECTRIC TRANSFORMER
  - EXISTING LIQUID PROPANE TANK
  - ⊙ EXISTING WATER WELL
  - ⊙ EXISTING MANHOLE TO WATER PRESSURE TANK
  - ⊙ EXISTING TREE
  - 6390— EXISTING MAJOR CONTOUR
  - 6391— EXISTING MINOR CONTOUR
  - 6395— PROPOSED MAJOR CONTOUR
  - 6394— PROPOSED MINOR CONTOUR
  - PROPOSED FENCE
  - PROPOSED GATE
  - PROPOSED GRAVEL COVER (ROAD BASE)
  - PROPOSED GABION RETAINING WALL

- PLANT LEGEND**
- | QTY.                          | SYM. | COMMON NAME       | BOTANICAL NAME       | SIZE / CONDITION     |
|-------------------------------|------|-------------------|----------------------|----------------------|
| <b>DECIDUOUS CANOPY TREES</b> |      |                   |                      |                      |
| 4                             | BUR  | BUR OAK           | QUERCUS MACROCARPA   | 2 1/2" CAL. SPECIMEN |
| <b>EVERGREEN TREES</b>        |      |                   |                      |                      |
| 13                            | BP   | BOSNIAN PINE      | PINUS HELDREICHII    | 6' HT. SPECIMEN      |
| 11                            | SS   | SERBIAN SPRUCE    | PICEA OMORIKA        | 6' HT. SPECIMEN      |
| <b>TREES</b>                  |      |                   |                      |                      |
| 22                            | BLT  | BLACK LOCUST TREE | ROBINIA PSEUDOACACIA | 2 1/2" CAL. SPECIMEN |
| 22                            | OAK  | OAK               | QUERCUS              | 2 1/2" CAL. SPECIMEN |
| <b>SHRUBS</b>                 |      |                   |                      |                      |
| 3                             | ROS  | ROSEMARY          | SALVIA ROSMARINUS    | #5 CONT.             |
| 3                             | LAV  | LAVENDER          | LAVANDULA            | #5 CONT.             |
| <b>EXISTING TREES</b>         |      |                   |                      |                      |
| 3                             | PP   | PONDEROSA PINE    | PINUS PONDEROSA      |                      |
| <b>MULCH AREAS</b>            |      |                   |                      |                      |
| 1 1/2" COBBLE MULCH AREA      |      |                   |                      |                      |
| WOOD MULCH AREA               |      |                   |                      |                      |
| SEEDED AREA                   |      |                   |                      |                      |
| VISION CLEARANCE TRIANGLE     |      |                   |                      |                      |
| SIGHT DISTANCE TRIANGLE       |      |                   |                      |                      |



LOCATION MAP

LOCATION	REQUIRED	PROVIDED
WEST (MINOR ARTERIAL) PROPERTY LINE	20 FT LANDSCAPE STRIP REQUIRED 1 TREE @ 25 FT = 331 FT / 25 FT = 14 TREES REQUIRED	14 TREES PROVIDED = 10 CANOPY, 4 EVERGREEN TREES, AND 6 SHRUBS
NORTH PROPERTY LINE	1 TREE @ 25 LF = 635 FT / 25 FT = 26 TREES REQUIRED 15% OF LOT AREA = 208799 SF * 0.15 = 10,440 SF	23 TREES PROVIDED = 16 CANOPY AND 7 EVERGREEN TREES
EAST PROPERTY LINE	1 TREE @ 25 LF = 331 FT / 25 FT = 14 TREES REQUIRED	16 TREES PROVIDED = 10 CANOPY AND 6 EVERGREEN TREES
SOUTH PROPERTY LINE	1 TREE @ 25 LF = 635 FT / 25 FT = 26 TREES REQUIRED	23 TREES PROVIDED = 16 CANOPY AND 7 EVERGREEN TREES

# PLANT SCHEDULE

QTY. SYM. COMMON NAME BOTANICAL NAME SIZE / CONDITION

## DECIDUOUS CANOPY TREES

4 BUR BUR OAK QUERCUS MACROCARPA 2 1/2" CAL. SPECIMEN

## EVERGREEN TREES

13 BP BOSNIAN PINE PINUS HELDREICHII (LEUCODERMIS) 6' HT. SPECIMEN  
 11 SS SERBIAN SPRUCE PICEA OMORIKA 6' HT. SPECIMEN

## TREES

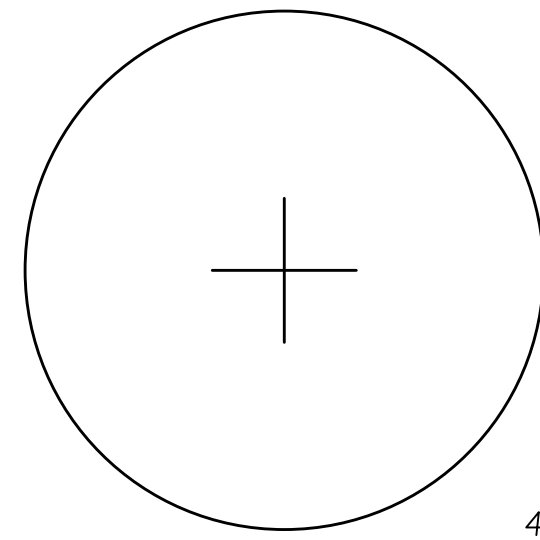
22 BLT BLACK LOCUST TREE ROBINIA PSEUDOACACIA 2 1/2" CAL. SPECIMEN  
 22 OAK OAK QUERCUS 2 1/2" CAL. SPECIMEN

## SHRUBS

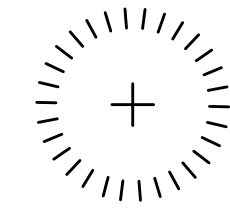
3 ROS ROSEMARY SALVIA ROSMARINUS #5 CONT.  
 3 LAV LAVENDER LAVANDULA #5 CONT.

## EXISTING TREES

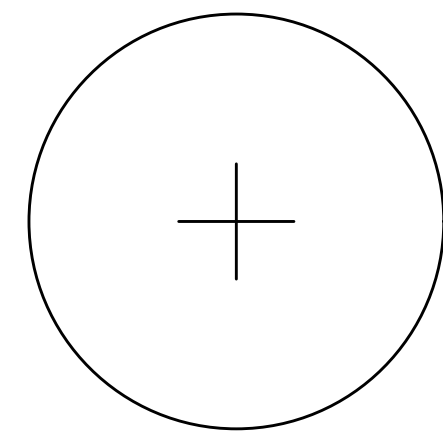
3 PP PONDEROSA PINE PINUS PONDEROSA



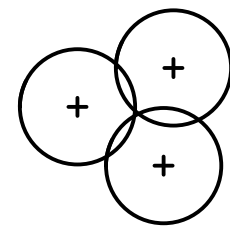
4



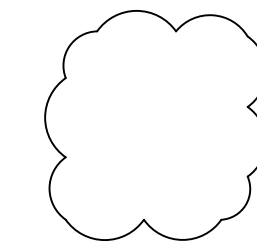
24



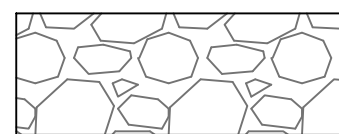
44



6



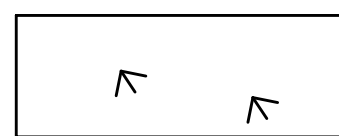
3



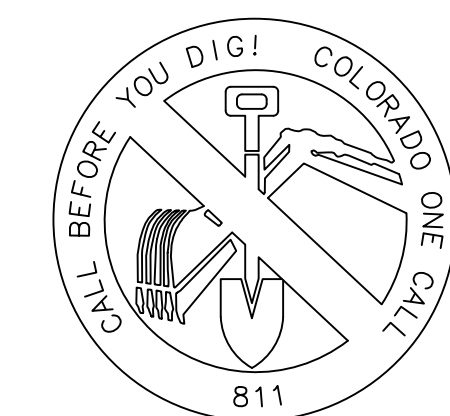
1 1/2" COBBLE MULCH AREA



WOOD MULCH AREA

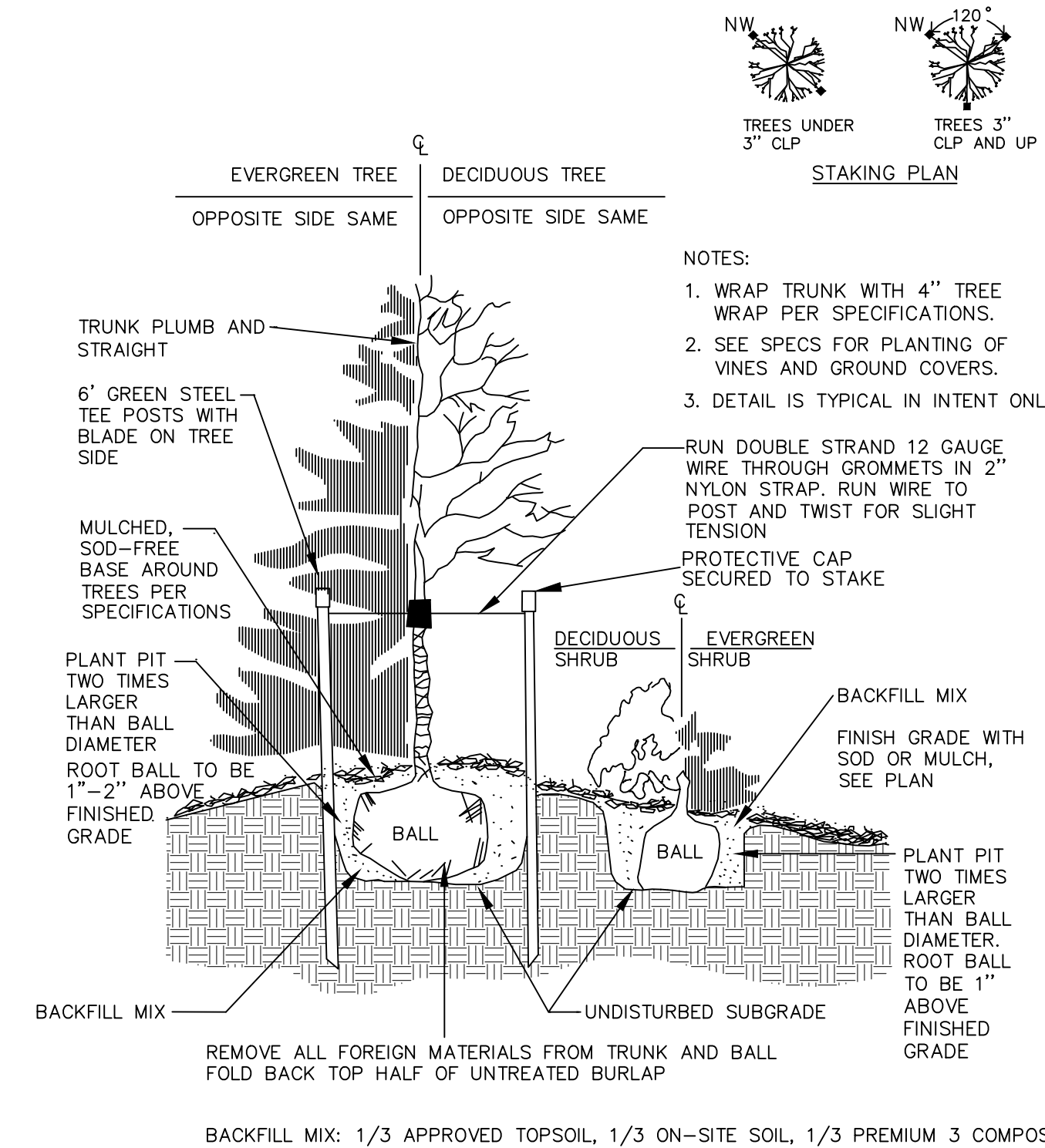


SEEDED AREA



# LANDSCAPE NOTES

- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL. ALL TREES SHALL BE STAKED PER DETAIL FOR A PERIOD OF ONE YEAR. DECIDUOUS TREES ARE TO BE WRAPPED FOR THE FIRST WINTER SEASON, SEE SPECIFICATIONS.
- ALL AREAS TO BE PLANTED ARE TO RECEIVE SOIL PREPARATION OF 5 C.Y. PER 1000 S.F. OF PREMIUM 3 SOIL AMENDMENT. SUBMIT DELIVERY TICKETS TO L.A. FOR VERIFICATION OF QUANTITIES & MATERIAL.
- PLANTING BEDS SHALL RECEIVE 1 1/2" COBBLE MULCH, 3" DEPTH OVER GEOTEXTILE FABRIC, EXCEPT PERENNIAL BEDS AND TREE RINGS AND AS INDICATED ON PLAN SHALL RECEIVE A MINIMUM 3" DEPTH (GORRILA HAIR) WESTERN RED CEDAR MULCH OVER A WEED CONTROL FABRIC, MIRIFI OR OTHER APPROVED BY L.A., SEPARATE DIFFERENT MULCHES WITH EDGER.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY A 4" INTERLOCKING GALV. STEEL EDGER, RYERSON OR OTHER APPROVED BY L.A. EDGER IS NOT REQUIRED WHEN ADJACENT TO CONCRETE WALKS OR AROUND TREE RINGS.
- A "SPECIMEN" TREE REFERS TO A TREE BEING OF SYMMETRICAL SHAPE WITH ONE MAIN LEADER AND A MINIMUM HEIGHT OF 8 FEET FOR DECIDUOUS ORNAMENTAL TREES AND A MINIMUM HEIGHT OF 12 FEET FOR DECIDUOUS SHADE TREES.
- THE LANDSCAPER IS NOT TO START SOIL PREPARATION ACTIVITIES UNTIL MAJOR SITE GRADING HAS BEEN ACCEPTED AND IS WITHIN +/- 1.25 INCHES OF FINAL GRADE. WORK INITIATION BY THE LANDSCAPE CONTRACTOR SIGNIFIES THAT THE CONTRACTOR ACCEPTS THE GRADING AND IS RESPONSIBLE FOR FINAL GRADES SPECIFIED ON GRADING PLANS.
- ALL PLANT SUBSTITUTIONS, INCLUDING PERENNIALS, SHRUBS, AND TREES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PLANTING.
- ALL LANDSCAPING & LANDSCAPE MATERIAL SHALL BE BACKED BY A WARRANTY OF THE OWNER AND CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR.
- ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES INCLUDE, BUT NOT BE LIMITED TO THE MOWING OF LAWN, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTED AREAS AND APPROPRIATE PRUNING OF PLANT MATERIALS.

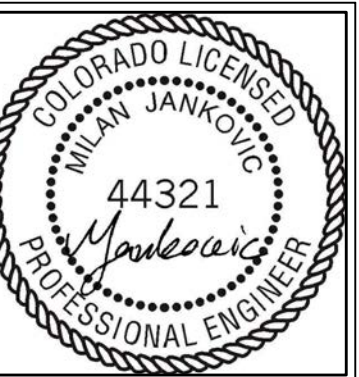


## PLANTING DETAIL

## NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME VARIETY	PLS PER AC.
SIDEOATS GRAMMA	BOUTELOUA CURTIPENDULA VAR. VAUGHN	2.7 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR. LOVINGTON	1.1 LBS.
MOUNTAIN BROME	BROMUS MARGINATUS VAR. WHITMAR	5.0 LBS.
CANADA WILD RYE	ELYMUS CANADENSIS VAR. NATIVE	3.0 LBS.
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS VAR. AN LOUIS	2.2 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR. ARRIBA	4.8 LBS.
BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA SP. INERMIS, VAR. BROMAR	4.5 LBS.
TOTAL		23.3 LBS.

PLS INDICATED IS FOR DRILL SEED APPLICATIONS, DOUBLE APPLICATION RATE FOR BROADCAST SEEDING. RE-SEED AREAS LARGER THAN 2 S.F. IN WHICH NO STAND OF GRASS IS ESTABLISHED UNTIL FULL COVERAGE IS ACHIEVED. SEEDING DEPTH 1/4" (ONE QUARTER INCH). COVER ALL SEEDED AREAS WITH HYDROMULCH OR STRAW MULCH CRIMPED INTO THE SOIL. ALL SLOPES GREATER THAN 4:1 SHALL BE COVERED WITH EROSION CONTROL MAT.



**DESIGNED BY:**  
 Mian Jankovic  
 9235 W EUCLID AVE  
 LITTLETON, CO 80123  
 (720) 325-6876  
 MJ@MILOSHENG.COM

DESIGNED BY:

FILE NUMBER:

2319

JOB NUMBER:

2025-6-10-Var

PRINTED DATE:

02/10/2026

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lando & E.Schoenheit

**CLIENT:**  
 ANDRII VARKO  
 1185 N CURTIS RD.  
 COLORADO SPRINGS, CO 80930  
 (786) 394-0094  
 ANDRIIVARKO@GMAIL.COM

TITLE:

LANDSCAPE DETAILS

PROJECT NAME:

SITE DEVELOPMENT PLAN

PROJECT ADDRESS:

1185 N Curtis Rd,  
 Colorado Springs,  
 CO 80930

RECEPTION NUMBER:

4410000052

SHEET NUMBER:

L-2

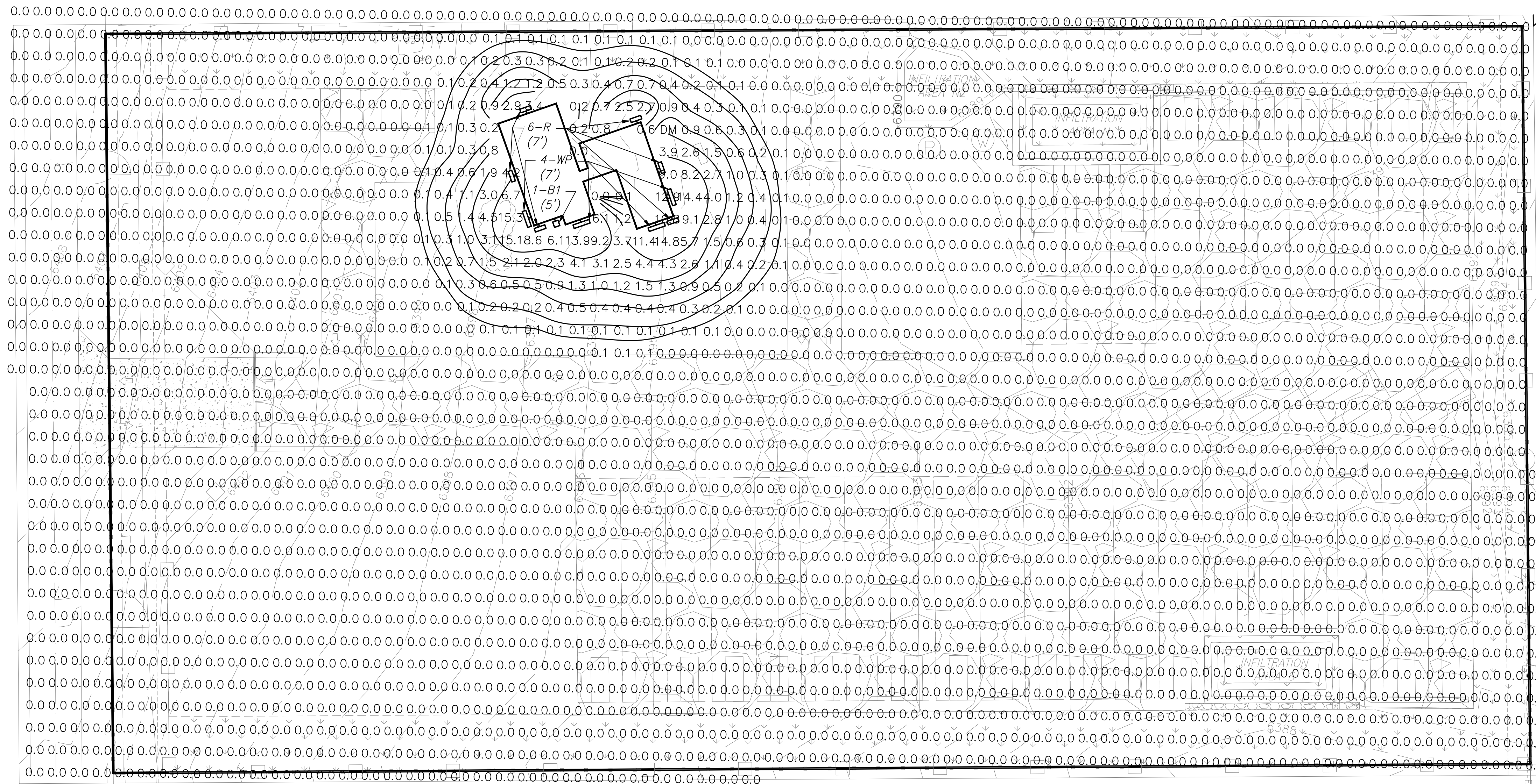
# PHOTOMETRIC PLAN – PROPOSED CONDITION

## 1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052

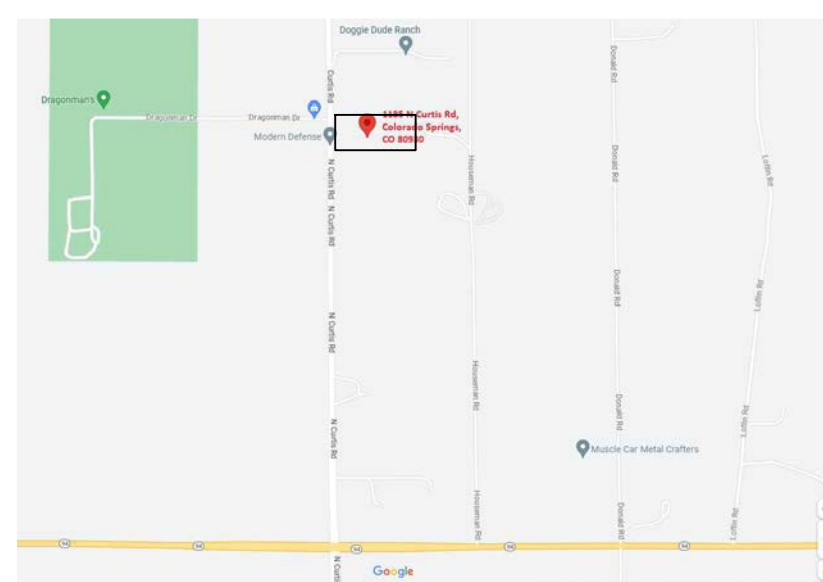
PARCEL NUMBER: 4410000013



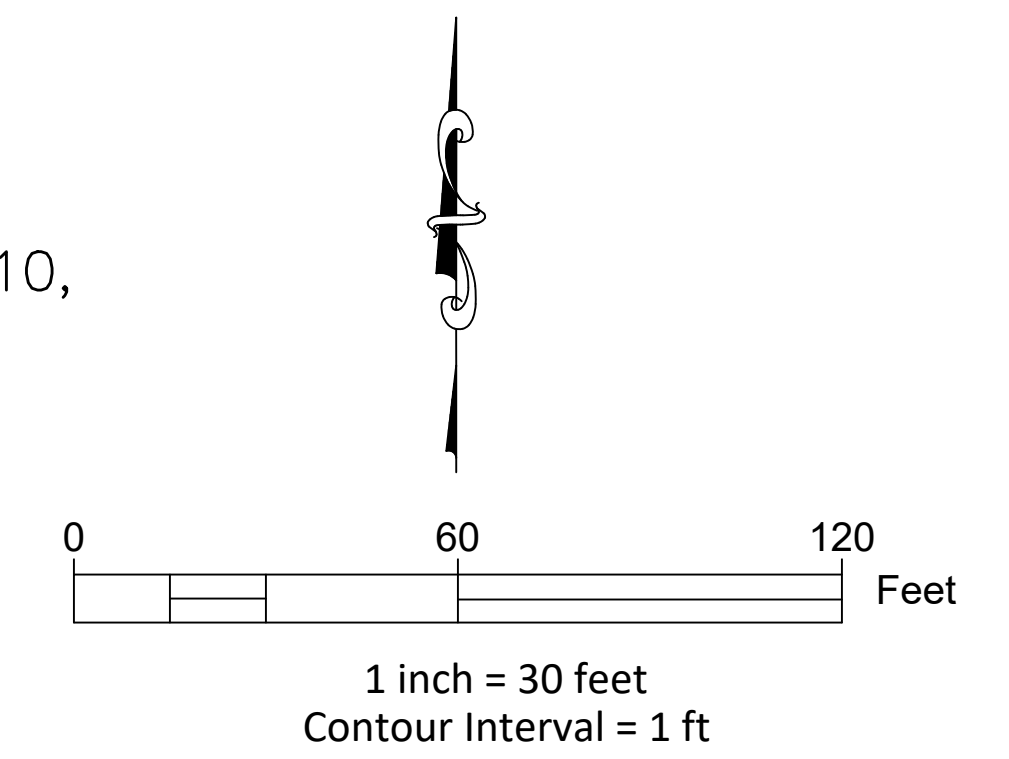
PARCEL NUMBER: 4410000053

**LUMINAIRE SCHEDULE:**

SYMBOL	LABEL	QUANTITY	GENERAL DESCRIPTION	MOUNTING HEIGHT	COLOR	CATALOG NUMBER	LAMP	WATTS	LUMENS
	WP	4	WALL SCNCE PARKING LOT WALKWAYS	7' AFG	BRONZE	LUMARK (FULL CUT-OFF) CROSSTOUR LED MAXX XTOR6B	LED 5000K 120V	58W	6,129
	B1	1	WALL SCNCE HIGHLIGHT BUILDING ARCHITECTURAL CHARACTER	5' AFG	BRONZE	LUMIERE 303-W1-LEDB1	LED T2 3000K 120V	8.5W	588
	R	6	WALL SCNCE PARKING LOT WALKWAYS	7' AFG	WHITE	RING FLOODLIGHT CAM PLUS	LED T2 3000K 120V	25W	2,000



LOCATION MAP



**LEGEND**

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- UTILITY EASEMENT
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIQUID PROPANE TANK
- EXISTING WATER WELL
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED GRAVEL COVER (ROAD BASE)
- PROPOSED GABION RETAINING WALL
- PROPOSED LANDSCAPING AREA
- PROPOSED CONCRETE OR ASPHALT DRIVEWAY
- PROPOSED INFILTRATION AREA

**NOTE:**

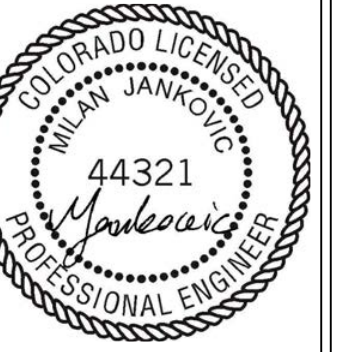
- PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY.

**PHOTOMETRIC LEGEND**

- WP – LUMARK (XTOR8BRL-W)
- B1 – LUMIERE (303-W1-LEDB1)
- EXISTING RING FLOODLIGHT CAM PLUS
- 3.8 FOOT CANDLES

**NOTE:**

- NO LIGHTING IS PROPOSED FOR THE STORAGE AREAS.



**DESIGNED BY:**  
  
 9235 W EUCLID AVE  
 LITTLETON, CO 80123  
 (720) 325-6876  
 M@MILOSHENG.COM

FILE NUMBER:  
**VA235**

JOB NUMBER:  
**2025-6-10-Var**

PRINTED DATE:  
**02/10/2026**

Revision Table	Revised By	City Comments
No.	Date	TEL PASO
1	10/16/25	ML, Lamda & E. Schindler

**CLIENT:**  
**ANDRII VARKO**  
 1185 N CURTIS RD,  
 COLORADO SPRINGS, CO 80930  
 (786) 394-0094  
 ANDRIVARKO@GMAIL.COM

TITLE:  
**PHOTOMETRIC PLAN**

PROJECT NAME:  
**SITE DEVELOPMENT PLAN**

PROJECT ADDRESS:  
1185 N Curtis Rd,  
Colorado Springs,  
CO 80930

PARCEL NUMBER:  
**4410000052**

SHEET NUMBER:  
**P-1**

