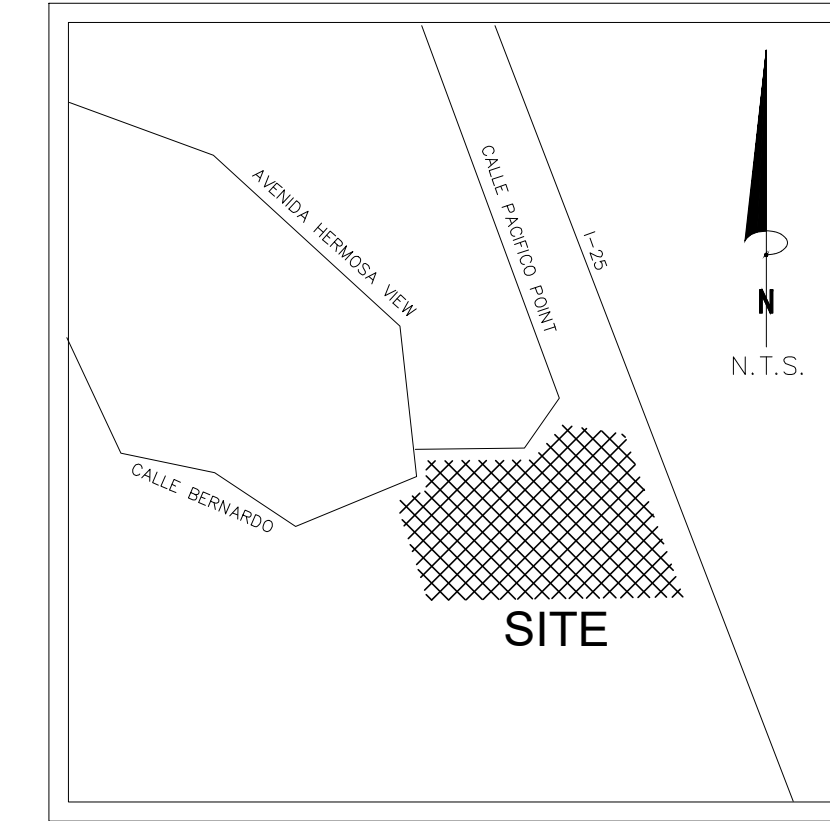


MEISMAN PROPERTY SITE DEVELOPMENT PLAN COVER SHEET APRIL 2022



VICINITY MAP
N.T.S.

SHEET INDEX

COVER SHEET 1
PROPOSED SITE 2

GENERAL NOTES

1. THE SURVEY AND ORIGINAL PLOT PLAN WERE PREPARED BY LWA LAND SURVEYING, INC.

PROJECT DATA:

OWNER/APPLICANT: GARY MEISMAN
612 HARVARD ST
COLORADO SPRINGS, CO 80911
(757) 492-0612

ENGINEER: TERRA NOVA ENGINEERING, INC.
ATTN: DANE FRANK
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
(719) 635-6422, DANE@TNSINC.COM

SITE AREA: 38.86 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED USE: SINGLE FAMILY RESIDENCE, SHOP BUILDING FOR TRUCKING BUSINESS, AND OUTDOOR STORAGE AREA FOR TRUCKING BUSINESS

UTILITY EASEMENTS: NONE

BUILDING SETBACKS: FRONT: 25', REAR: 25', SIDE: 25'

BUILDING HEIGHT: 30' MAX

PROPOSED BLDG SIZE: HOUSE- 3,200 SF FOOTPRINT, SHOP BLDG- 4,000 SF FOOTPRINT

PARKING SPACES:
REQUIRED: HOUSE (SINGLE FAMILY RESIDENTIAL): 2 SPACES PER DWELLING UNIT = 2 SPACES
SHOP BLDG (INDUSTRIAL USE): 1 SPACE PER 750 SF = 6 SPACES
TOTAL: 8 SPACES (1 HANDICAPPED)

PROVIDED: HOUSE: 2 SPACES (GARAGE), 4 SPACES (DRIVEWAY), 6 TOTAL
SHOP BLDG: 6 SPACES (1 ADA), LOTS OF UNASSIGNED SPACE THAT CAN BE USED

PROJECT DENSITIES: TOTAL AREA: 1,692,742 SF 100%
BUILDING AREA: 7,200 SF 0.4%
PAVEMENT AREA: 20,200 SF 1.2%
LANDSCAPE AREA: 1,665,542 SF 98.4%

PROJECT DEVELOPMENT SCHEDULE: START OF DEVELOPMENT IN SPRING 2022 TO BE COMPLETED BY FALL 2022.

SITE DATA

ADDRESS: 21255 CALLE PACIFICO PT
FOUNTAIN, CO 81008

LEGAL DESCRIPTION: THAT PART OF S2 LY WLY OF HWY 85 AND SELY OF PLATTED AREA SEC 35-17-65

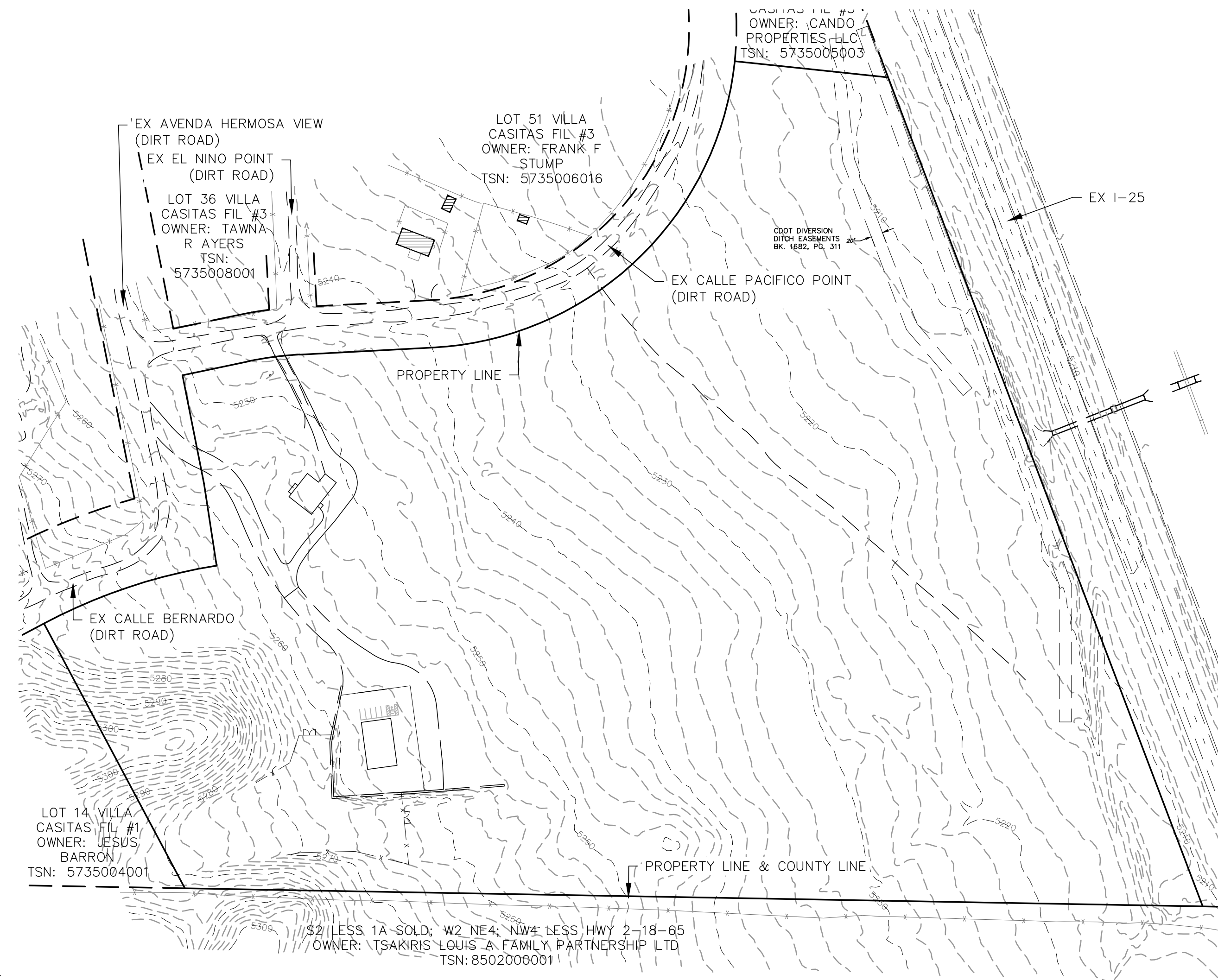
TAX ID: 5735000001

MINERAL RIGHTS OWNERSHIP: 1/4 STAKE BY BRIAN WADE,
C/O REMORA OIL COMPANY
PO BOX 101026
DENVER, CO 80250

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____



SCALE: 1"=150'

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
GARY MEISMAN
ATTN:
612 HARVARD ST
COLORADO SPRINGS, CO 80911
719.492.0612

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnsinc.com

MEISMAN PROPERTY
SITE DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2071.00
DATE ISSUED 4/22/22
SHEET NO. 1 OF 2

PPR2173

PROJECT DATA:

OWNER/APPLICANT: GARY MEISMAN
612 HARVARD ST
COLORADO SPRINGS, CO 80911
(757) 492-0612
ENGINEER: TERRA NOVA ENGINEERING, INC.
ATTN: DANE FRANK
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
(719) 635-6422, DANE@TNEINC.COM
SITE AREA: 38.86 ACRES
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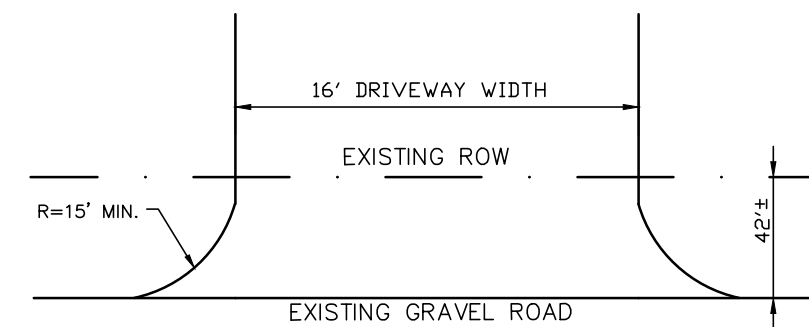
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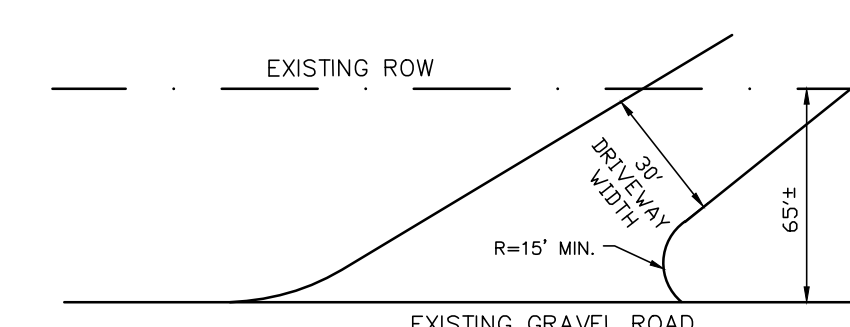
MEISMAN PROPERTY
SITE DEVELOPMENT PLAN
PROPOSED SITE
APRIL 2022

NOTES

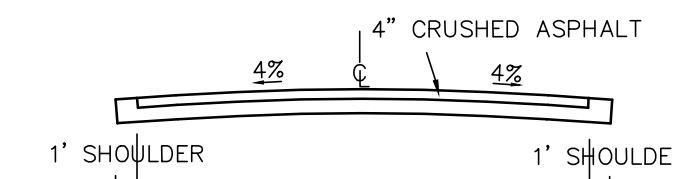
1. EXISTING VEGETATION ONSITE ARE GRASSES, SCRUB BRUSH, CACTUS, AND A COUPLE ISOLATED TREES NEAR THE EAST PROPERTY LINE.



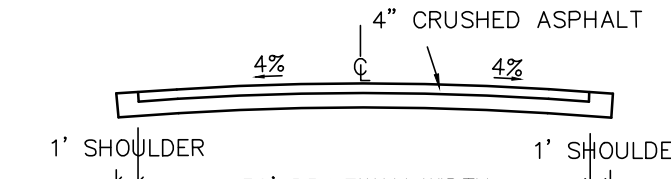
DRIVEWAY DETAIL "A"
NOT TO SCALE
PLAN VIEW



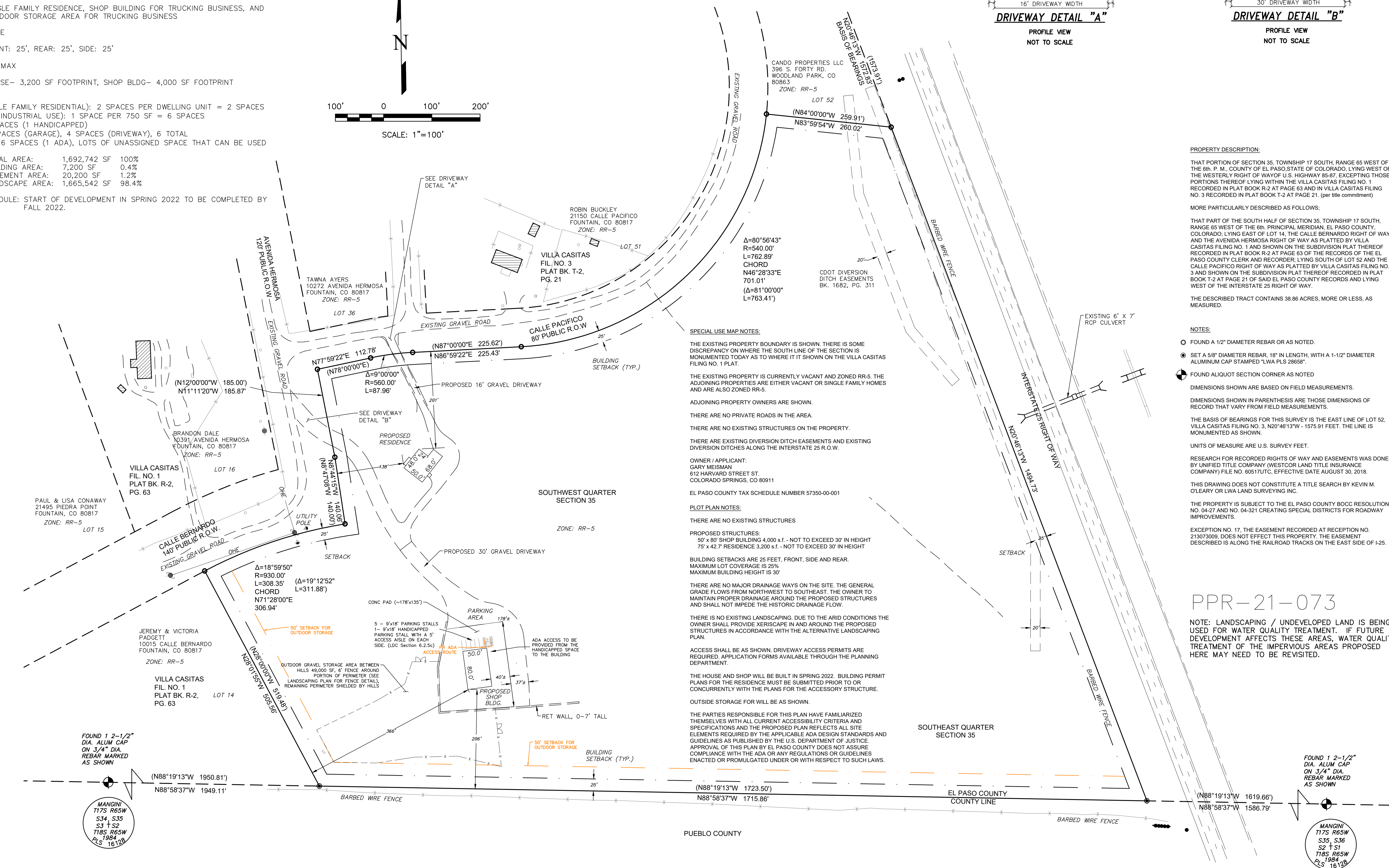
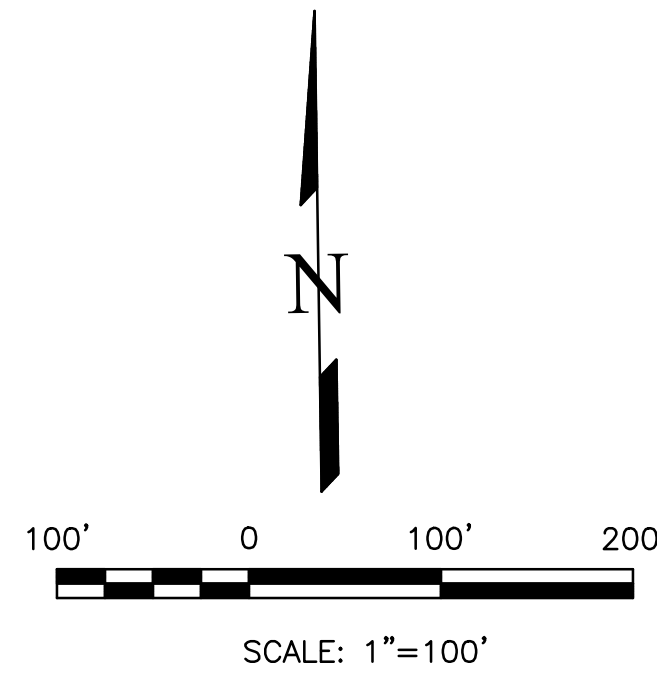
DRIVEWAY DETAIL "B"
NOT TO SCALE
PLAN VIEW



DRIVEWAY DETAIL "A"
PROFILE VIEW
NOT TO SCALE



DRIVEWAY DETAIL "B"
PROFILE VIEW
NOT TO SCALE



SPECIAL USE MAP NOTES:

THE EXISTING PROPERTY BOUNDARY IS SHOWN. THERE IS SOME DISCREPANCY ON WHERE THE SOUTH LINE OF THE SECTION IS MONUMENTED TODAY AS TO WHERE IT IS SHOWN ON THE VILLA CASITAS FILING NO. 1 PLAT.
THE EXISTING PROPERTY IS CURRENTLY VACANT AND ZONED RR-5. THE ADJOINING PROPERTIES ARE EITHER VACANT OR SINGLE FAMILY HOMES AND ARE ALSO ZONED RR-5.
ADJOINING PROPERTY OWNERS ARE SHOWN.
THERE ARE NO PRIVATE ROADS IN THE AREA.
THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
THERE ARE EXISTING DIVERSION DITCH EASEMENTS AND EXISTING DIVERSION DITCHES ALONG THE INTERSTATE 25 R.O.W.

PLOT PLAN NOTES:

THERE ARE NO EXISTING STRUCTURES
PROPOSED STRUCTURES:
50' x 80' SHOP BUILDING 4,000 s.f. - NOT TO EXCEED 30' IN HEIGHT
75' x 42.7' RESIDENCE 3,200 s.f. - NOT TO EXCEED 30' IN HEIGHT
BUILDING SETBACKS ARE 25 FEET, FRONT, SIDE AND REAR.
MAXIMUM LOT COVERAGE IS 25%.
MAXIMUM BUILDING HEIGHT IS 30'
THERE ARE NO MAJOR DRAINAGE WAYS ON THE SITE. THE GENERAL GRADE FLOWS FROM NORTHWEST TO SOUTHEAST. THE OWNER TO MAINTAIN PROPER DRAINAGE AROUND THE PROPOSED STRUCTURES AND SHALL NOT IMPEDE THE HISTORIC DRAINAGE FLOW.

THERE IS NO EXISTING LANDSCAPING DUE TO THE ARID CONDITIONS THE OWNER SHALL PROVIDE XERISCAPE IN AND AROUND THE PROPOSED STRUCTURES IN ACCORDANCE WITH THE ALTERNATIVE LANDSCAPING PLAN.
ACCESS SHALL BE AS SHOWN. DRIVEWAY ACCESS PERMITS ARE REQUIRED. APPLICATION FORMS AVAILABLE THROUGH THE PLANNING DEPARTMENT.
THE HOUSE AND SHOP WILL BE BUILT IN SPRING 2022. BUILDING PERMIT PLANS FOR THE RESIDENCE MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE PLANS FOR THE ACCESSORY STRUCTURE.
OUTSIDE STORAGE FOR WILL BE AS SHOWN.
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 U.S. 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.

PROPERTY DESCRIPTION:

THAT PORTION OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th P. M. COUNTY OF EL PASO, STATE OF COLORADO, LYING WEST OF THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 85-87, EXCEPTING THOSE PORTIONS THEREOF LYING WITHIN THE VILLA CASITAS FILING NO. 1 RECORDED IN PLAT BOOK R-2 AT PAGE 63 AND IN VILLA CASITAS FILING NO. 3 RECORDED IN PLAT BOOK T-2 AT PAGE 21. (per site commitment)
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th, PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF LOT 14, THE CALLE BERNARDO RIGHT OF WAY AND THE AVENIDA HERMOSA RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; LYING SOUTH OF LOT 52 AND THE CALLE PACIFICO RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK T-2 AT PAGE 21 OF SAID EL PASO COUNTY RECORDS AND LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY.

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED.
SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED 'LWA PLS 28658'.
FOUND ALIQUOT SECTION CORNER AS NOTED
DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 52, VILLA CASITAS FILING NO. 3. N20°46'13"W - 1575.91 FEET. THE LINE IS MONUMENTED AS SHOWN.
UNITS OF MEASURE ARE U.S. SURVEY FEET.
RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY (WESTCORN LAND TITLE INSURANCE COMPANY) FILE NO. 60517UTC, EFFECTIVE DATE AUGUST 30, 2018.
THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
THE PROPERTY IS SUBJECT TO THE EL PASO COUNTY BOCC RESOLUTION NO. 04-27 AND NO. 04-321 CREATING SPECIAL DISTRICTS FOR ROADWAY IMPROVEMENTS.

PPR-21-073

NOTE: LANDSCAPING / UNDEVELOPED LAND IS BEING USED FOR WATER QUALITY TREATMENT. IF FUTURE DEVELOPMENT AFFECTS THESE AREAS, WATER QUALITY TREATMENT OF THE IMPERVIOUS AREAS PROPOSED HERE MAY NEED TO BE REVISITED.

Table with columns: REVISIONS, NO., DESCRIPTION, DATE

PREPARED FOR: GARY MEISMAN
ATTN: 612 HARVARD ST
COLORADO SPRINGS, CO 80911
719.492.0612

Terra Nova Engineering, Inc. logo and contact information: 721 S. 23RD STREET, COLORADO SPRINGS, CO 80904, OFFICE: 719-635-6422, FAX: 719-635-6426, www.tneinc.com

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, H-SCALE, V-SCALE, JOB NO., DATE ISSUED, SHEET NO.