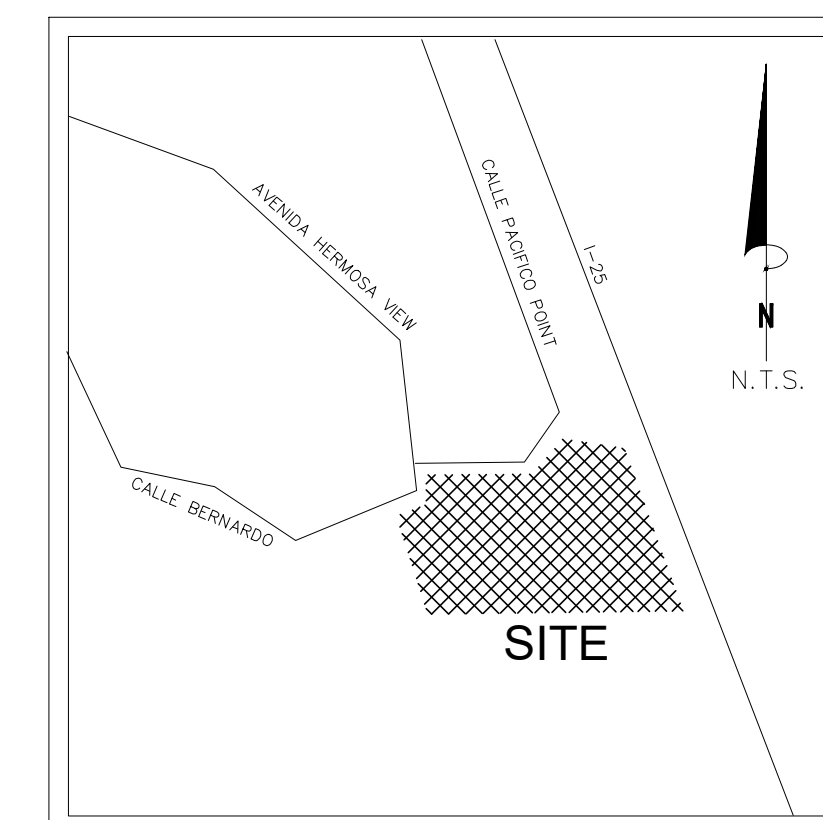


# MEISMAN PROPERTY SITE DEVELOPMENT PLAN COVER SHEET MARCH 2022



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

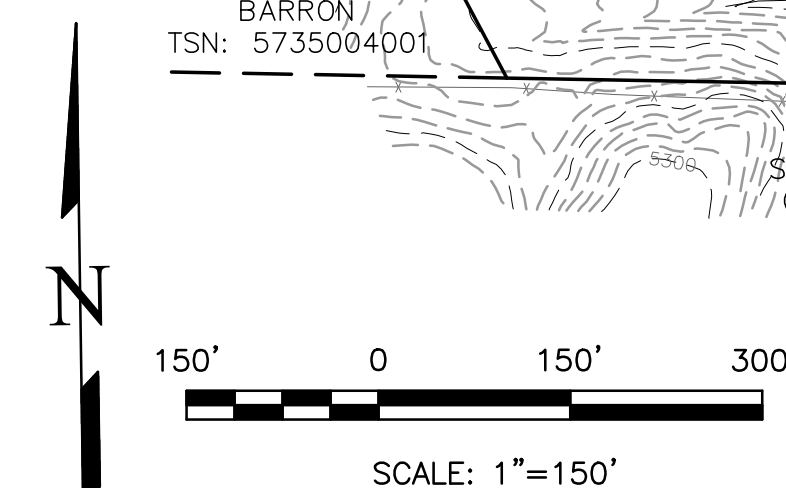
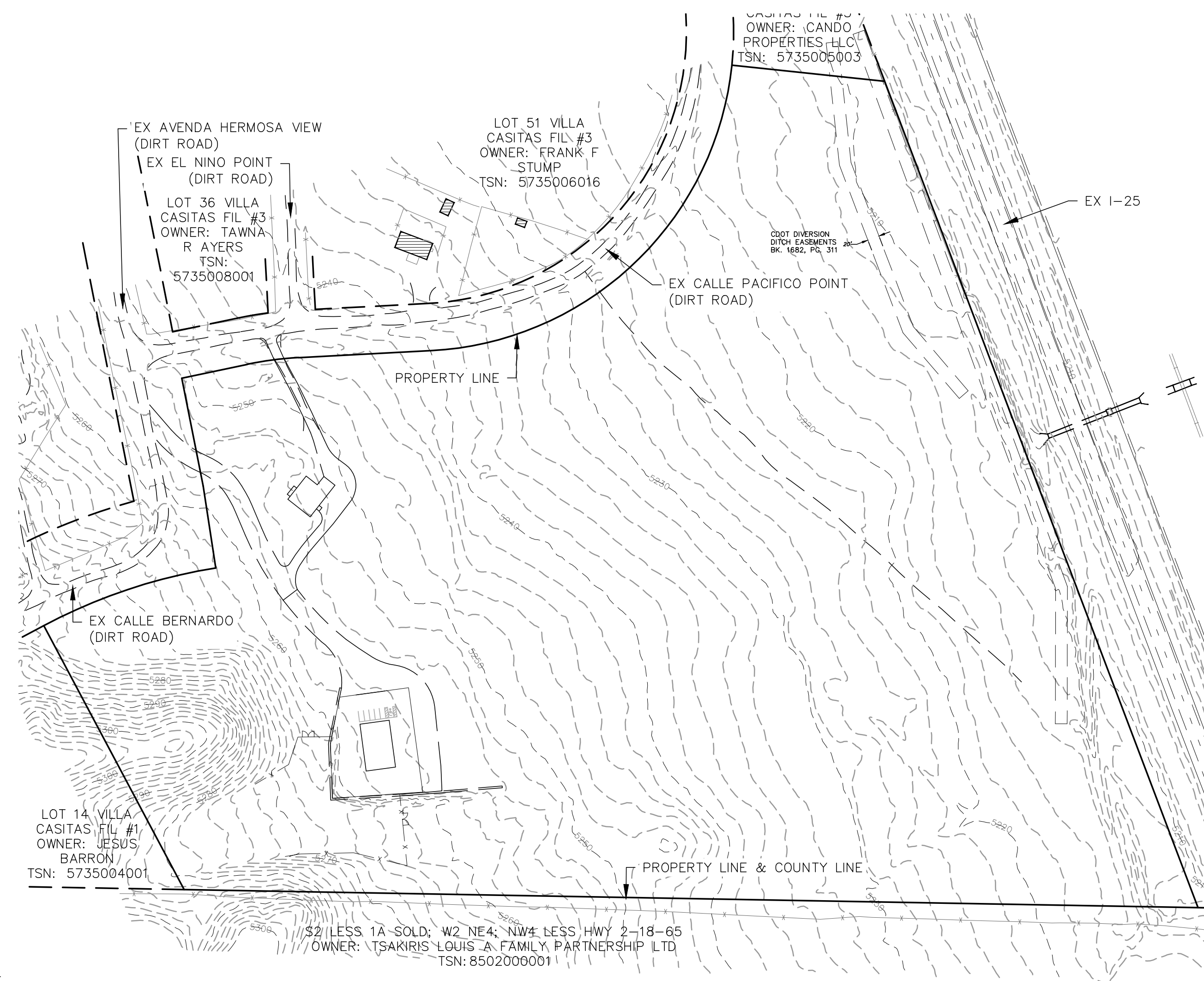
TAX ID: 5735000001

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

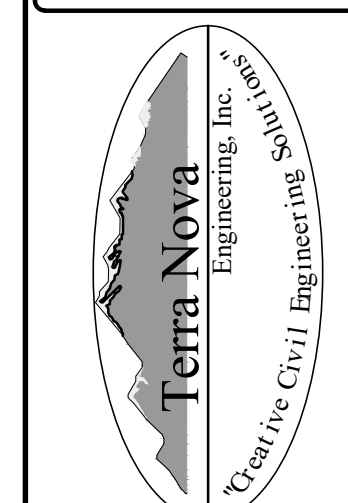
PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



REVISIONS 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 3/12/22
SHEET NO. 1 OF 2

AL1824



PROJECT DATA:

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

ENGINEER: TERRA NOVA ENGINEERING, INC.
ATTN: DANE FRANK
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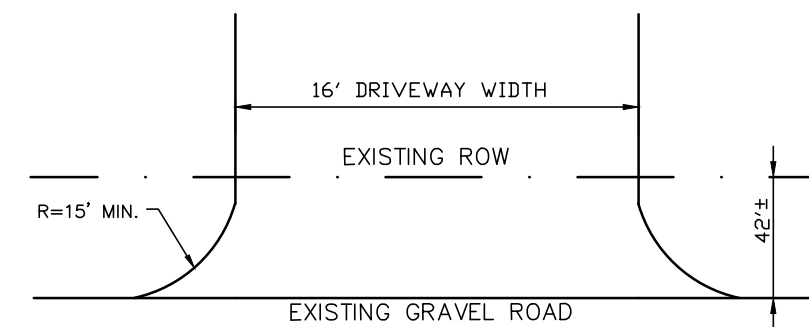
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MEISMAN PROPERTY
SITE DEVELOPMENT PLAN
PROPOSED SITE
MARCH 2022

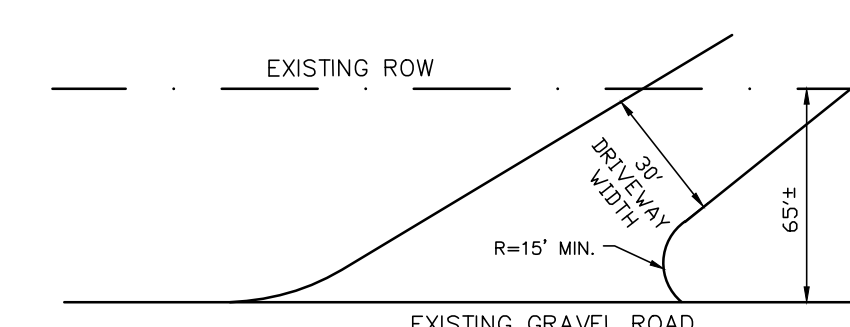
NOTES

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

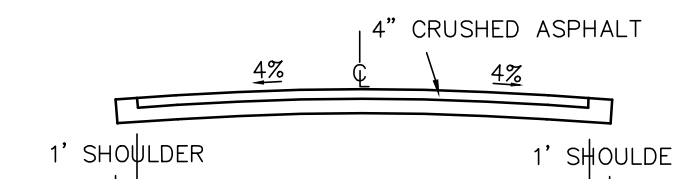
Please refer to any comments provided by staff on the site development application, PPR-21-073.



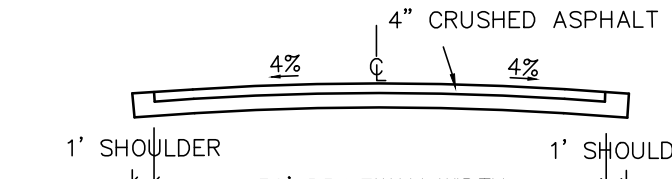
DRIVEWAY DETAIL "A"
NOT TO SCALE
PLAN VIEW



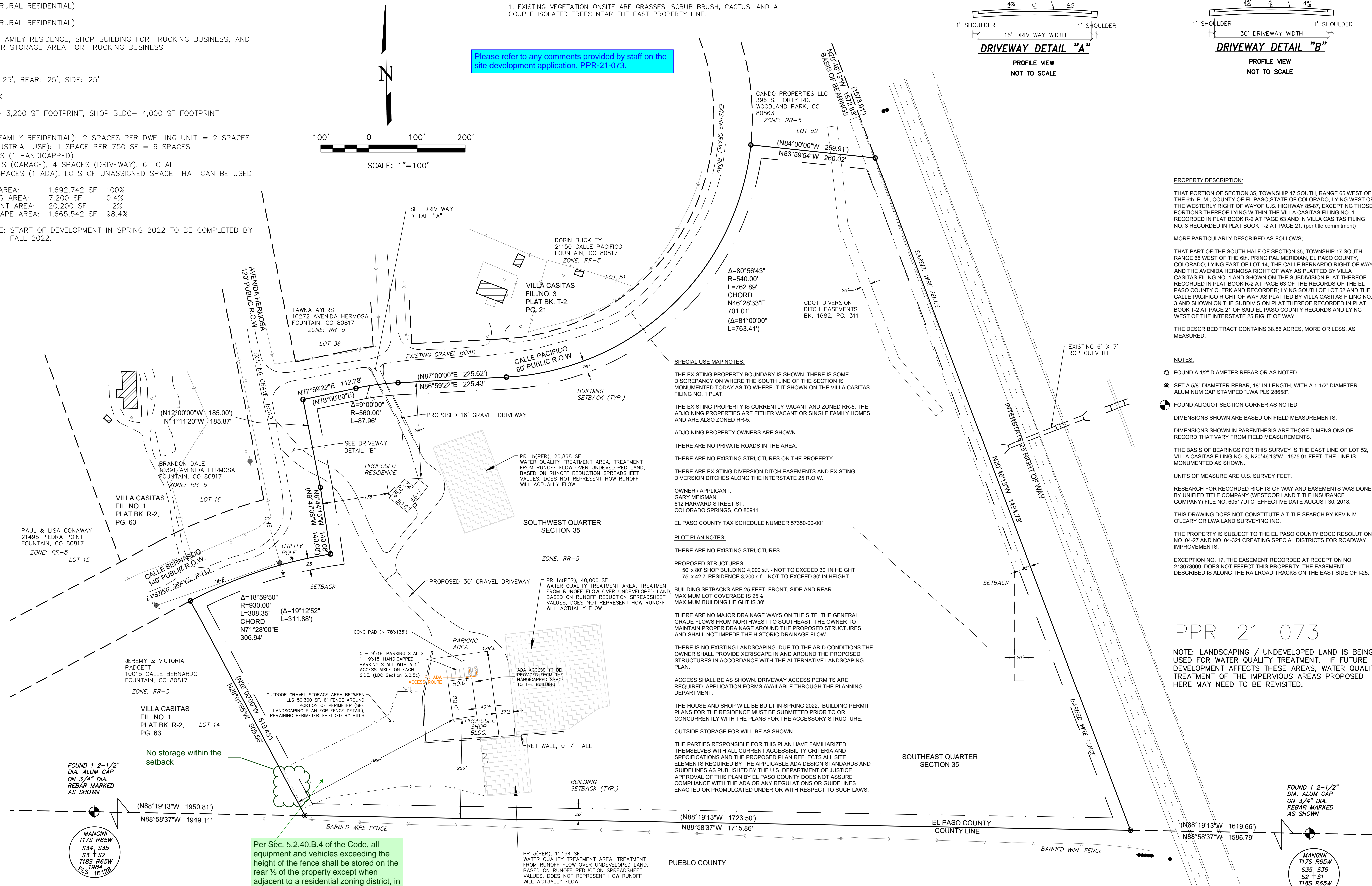
DRIVEWAY DETAIL "B"
NOT TO SCALE
PLAN VIEW



DRIVEWAY DETAIL "A"
PROFILE VIEW
NOT TO SCALE



DRIVEWAY DETAIL "B"
PROFILE VIEW
NOT TO SCALE



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.

THE DESCRIBED TRACT CONTAINS 38.86 ACRES, MORE OR LESS, AS MEASURED.

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.

EXCEPTION NO. 17, THE EASEMENT RECORDED AT RECEPTION NO. 213073009, DOES NOT EFFECT THIS PROPERTY. THE EASEMENT DESCRIBED IS ALONG THE RAILROAD TRACKS ON THE EAST SIDE OF I-25.

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. Includes a note: UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICANT, ALL REVISIONS MUST BE APPROVED BY THE APPLICANT.

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

MEISMAN PROPERTY
SITE DEVELOPMENT PLAN
PROPOSED SITE

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, H-SCALE, V-SCALE, JOB NO., DATE ISSUED, SHEET NO. OF 2.

Please add 'PCD File No. AL-22-001'.