

TIMBERLINE STORAGE YARD

EL PASO COUNTY, STATE OF COLORADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

NO BUILDINGS OR IMPROVEMENTS PROPOSED ON THIS PORTION OF THE PROPERTY

a depiction of the entire site is needed to demonstrate where the development area is relative to the entire site. Provide the property boundaries with dimensions and the location of the development area as depicted on the various plan sheets

SITE DATA:

OWNERS NAME & ADDRESS

TIMBERLINE LANDSCAPING, INC.
TIMOTHY AND MINDY EMICK
3499 CAPITAL DRIVE
COLORADO SPRINGS, CO 80939

SITE PLAN ACREAGE: 11.48 AC
PROPERTY SCHEDULE NUMBER: 5300000176
EXISTING ZONING: (M) INDUSTRIAL
PROPOSED ZONING: (M) INDUSTRIAL
DEVELOPMENT SCHEDULE: 2017-2018

CURRENT LAND USE: VACANT
PROPOSED USE: OFFICE/STORAGE YARD

NUMBER OF LOTS: 1
NUMBER OF TRACTS: 0

TOTAL SITE PERIMETER SETBACKS
A MINIMUM 25' STRUCTURAL SETBACK

TOTAL DISTURBED AREA OF PROPERTY: 580,000 SF, 11.48 AC

BUILDING DATA:

NEW BUILDING FOOTPRINT AREA: 30,000 SF SPRINKLED

NEW BUILDING HEIGHT : 36'0"
NEW BUILDING CONSTRUCTION TYPE: TYPE V-B

PARKING REQUIRED: OFFICE SPACE 90
PARKING PROVIDED: OFFICE SPACE 93
HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4

PARKING REQUIRED: WAREHOUSE 19
PARKING PROVIDED: WAREHOUSE 21
HANDICAP PARKING REQUIRED: 1
HANDICAP PARKING PROVIDED: 1

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST A DISTANCE OF 298.20 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTHEASTERLY AND EASTERLY ON SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 33 MINUTES 20 SECONDS AN ARC DISTANCE OF 1,991.47 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE ON THE LAST MENTIONED CURVE, WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 39 SECONDS AN ARC DISTANCE OF 217.59 FEET; THENCE ON A SPIRAL CURVE, WHOSE LONG CHORD BEARS SOUTH 86 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 195.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 25 MINUTES 17 SECONDS EAST A DISTANCE OF 738.04 FEET MORE OR LESS TO INTERSECT THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 1,395.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,148.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 1,457.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

NOTES:

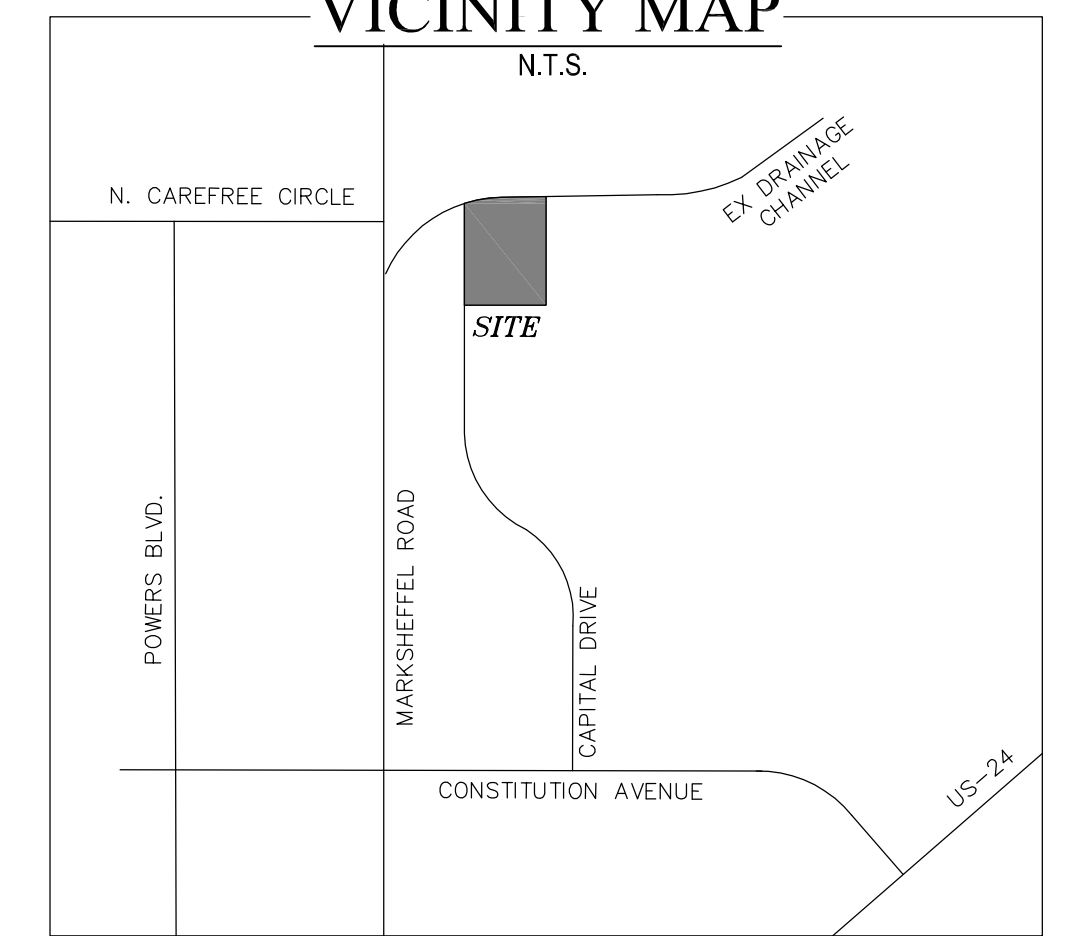
PUBLIC IMPROVEMENTS:

INCLUDING ALL INGRESS/EGRESS ACCESSES, ROADWAY IMPROVEMENTS ALONG FRONTAGE AND UTILITIES.
MAINTENANCE:
TO BE OWNED AND MAINTAINED BY THE OWNER.

NOTES:

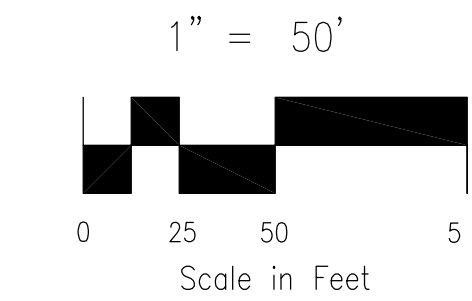
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 F, EFFECTIVE DATE MARCH 17, 1997
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT FOR THIS PROJECT VIA CAPITAL DRIVE. NO DIRECT ACCESS TO MARKSHEFFEL ROAD.
- IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. MORE INFORMATION ABOUT THE AIRSPACE EVALUATION SUBMITTAL PROCESS IS AVAILABLE ON THE FAA'S OBSTRUCTION EVALUATION/AIRPORT AIRSPACE ANALYSIS WEBSITE (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>)

VICINITY MAP



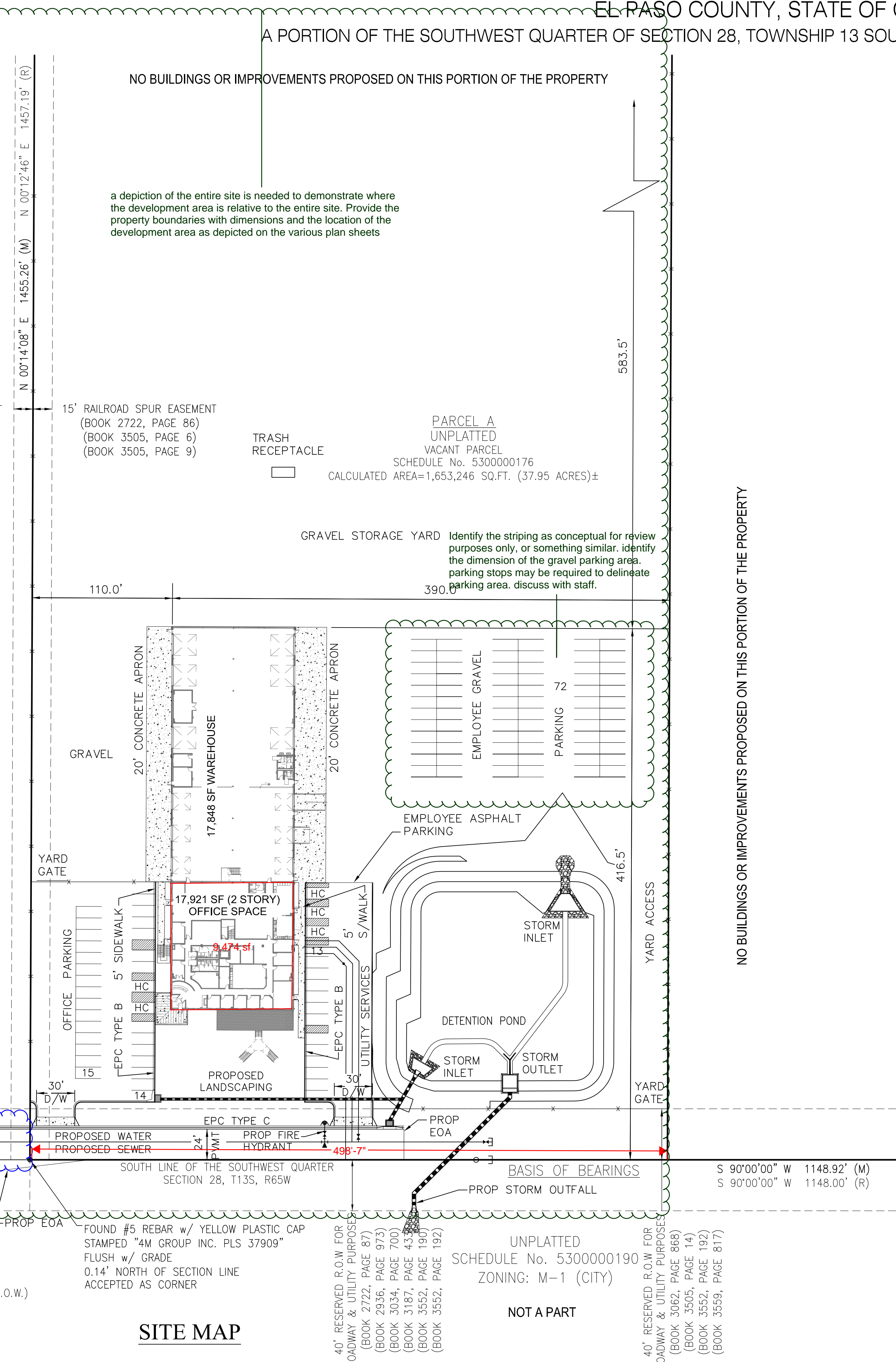
PAGE INDEX	
1 OF 15	COVER SHEET - SITE PLAN
2 OF 15	GRADING & EROSION CONTROL
3 OF 15	GRADING & EROSION CONTROL DETAILS
4-8 OF 15	POND DETAILS & STORM SEWER PLANS
9 OF 15	UTILITY SERVICE PLAN
10-13 OF 15	FINAL LANDSCAPE PLANS
14-15 OF 15	BUILDING ELEVATION PLAN

Remove sheets 2 through 8 from the site development plan and submit as a standalone Grading and Erosion Control Plan set since there are several sheets for the grading and pond/storm plans construction. Provide a cover sheet with the standard signature blocks.



UNPLATTED
SCHEDULE No. 5300000552
ZONING: I-3 (COUNTY)
NOT A PART

Remove the C&G within this property. Transition the C&G to EOP. From the aerial view, the adjacent property owner access their property through Capital Drive.



SITE MAP

UNPLATTED
SCHEDULE No. 5300000190
ZONING: M-1 (CITY)
NOT A PART

NOT A PART

COVER SHEET - SITE PLAN
TIMBERLINE STORAGE YARD
JOB NO. 43-095
DATE PREPARED: JUNE 13, 2017
DATE REVISED:



20 BOULDER CRESCENT STE. 110
COLORADO SPRINGS,
COLORADO 80903
719.955.5485