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LEGAL DESCRIPTION

LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
COVER SHEET
MARCH 2020

SHEET INDEX

COVER SHEET	1
EXISTING SITE	2
PROPOSED SITE	3
DETAILS SHEET	4

GENERAL NOTES

1. THE PROPOSED STRUCTURE WILL BE ACCESSED FROM THE BOTTOM TWO LEVELS. THE SOUTHEAST SIDE WILL HAVE ACCESS TO THE FIRST LEVEL AND THE NORTHWEST SIDE WILL HAVE ACCESS TO THE SECOND LEVEL.



VICINITY MAP
N.T.S.

PROJECT DATA:

OWNER/DEVELOPER: D. STEFANO-BUILDING & RESTORATION, INC.
520 WEST 21ST STREET, G-2 #710
NORFOLK, VA 23517

APPLICANT: TERRA NOVA ENGINEERING, INC.
721 S. 23RD ST.
COLORADO SPRINGS, CO. 80904
(719) 635-6422

SITE AREA: 2.25 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: M (INDUSTRIAL) CAD-O

PROPOSED ZONING: M (INDUSTRIAL) CAD-O

PROPOSED USE: MINI STORAGE FACILITY Our code calls it Mini-warehouse

UTILITY EASEMENTS: AS NOTED

BUILDING HEIGHT: 40' List the building setbacks per LDC Table 5-5 for M zoning.

PROPOSED BLDG SIZE: 19,392 SF BLDG FOOTPRINT

MINI STORAGE UNITS: 1ST FLOOR: 80 UNITS
2ND FLOOR: 103 UNITS
3RD FLOOR: 148 UNITS
4TH FLOOR: 149 UNITS
TOTAL: 480 UNITS

PARKING SPACES: REQUIRED: MINI STORAGE: 1 PER 100 UNITS + 1 PER EMPLOYEE

HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE

TOTAL: 6 SPACES (1 HANDICAPPED)

PROVIDED: 9 SPACES (1 HANDICAPPED - 5 OVERSIZED) Specify the number of van accessible HC spaces provided

PROJECT DENSITIES:	TOTAL AREA:	98,010 SF	100%
	BUILDING AREA:	19,392 SF	19.8%
	PAVEMENT AREA:	26,600 SF	27.1%
	LANDSCAPE AREA:	52,018 SF	53.1%

PROJECT DEVELOPMENT SCHEDULE:
START OF DEVELOPMENT IN FALL 2020 TO BE COMPLETED BY SPRING 2021.

UTILITY SERVICE PROVIDERS: WATER - CHEROKEE METRO DISTRICT
SEWER - NONE (ONSITE SEPTIC)
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS - COLORADO SPRINGS UTILITIES
FIRE PROTECTION - FALCON FIRE PROTECTION DISTRICT

SITE DATA

OWNER/PETITIONER:
D. STEFANO-BUILDING & RESTORATION, INC.
520 WEST 21ST STREET, G-2 #710
NORFOLK, VA 23517

PREPARER:
TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
(719) 635-6422

MINERAL RIGHTS OWNERSHIP:
NOT APPLICABLE

ADDRESS: 7765 +/- ELECTRONIC DRIVE,
COLORADO SPRINGS, CO

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE DATE

CERTIFICATION OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS SIGNATURE DATE

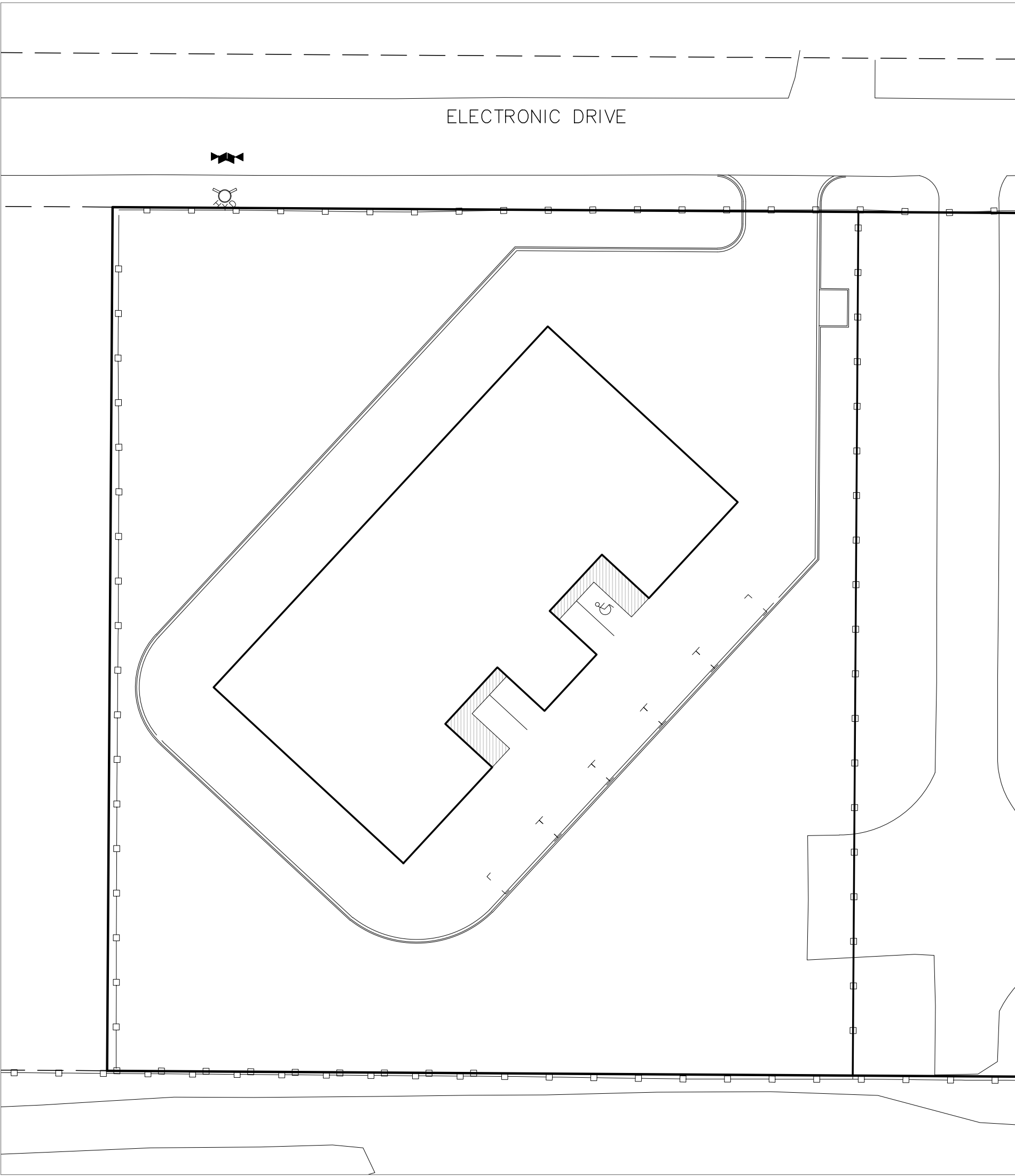
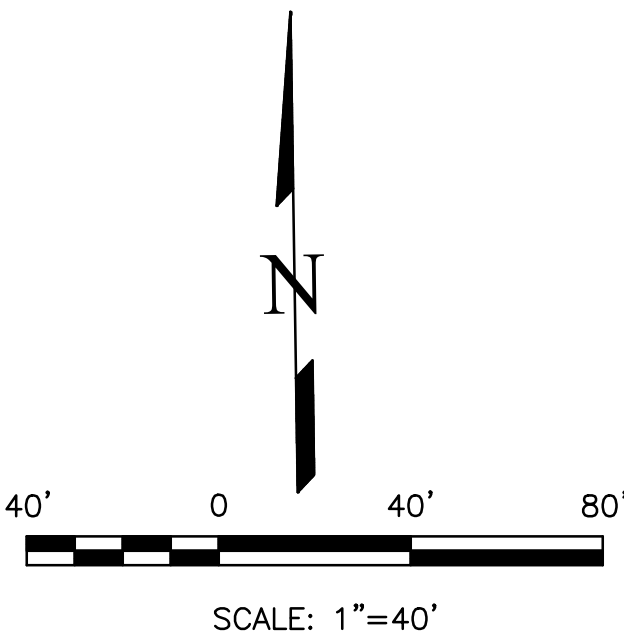
CERTIFICATION OF PLANNING DIRECTOR

PLANNING DIRECTOR SIGNATURE DATE

CERTIFICATION OF CLERK & RECORDER

CLEAR & RECORDER SIGNATURE DATE

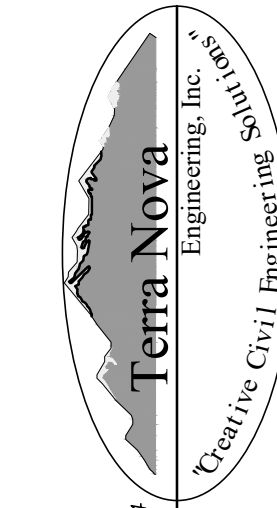
Remove the signature requirements marked in Red to the left. BOCC and CLerk not required for site plans. PCD Director will have a stamp instead of a signature line.



ELECTRONIC STORAGE

SITE DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 1971.00
DATE ISSUED 03/23/20
SHEET NO. 1 OF 4



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

PREPARED FOR:
D. STEFANO-BUILDING &...
ATTN: DAVID STEFANO
520 W 21ST ST, G-2 #710
NORFOLK, VA 23517
757.333.3144

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE BOARD OF COUNTY
COMMISSIONERS, THE
TERRA NOVA ENGINEERING,
INC. APPROVES THEIR USE
ONLY FOR THE PROJECT
SPECIFICALLY IDENTIFIED BY
WRITTEN AUTHORIZATION.

REVISIONS	NO.	DESCRIPTION	DATE

Add PCD File
#PPR-20-020

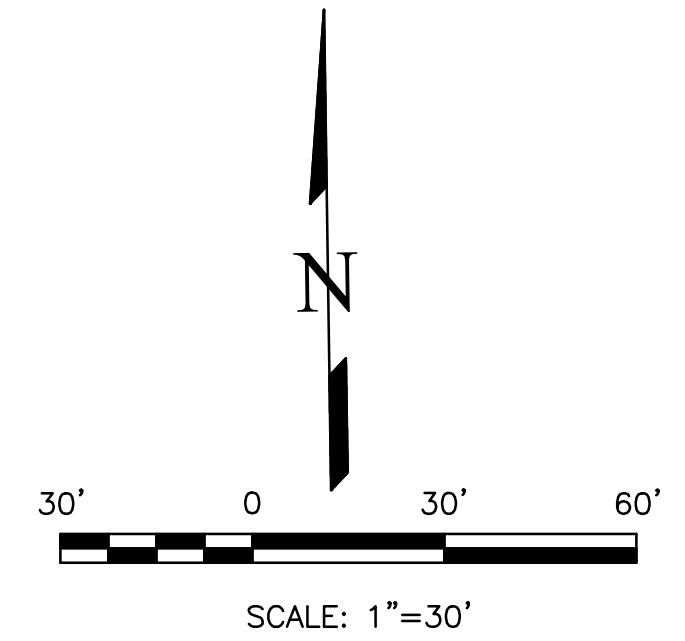
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ELECTRONIC STORAGE






SITE DEVELOPMENT PLAN

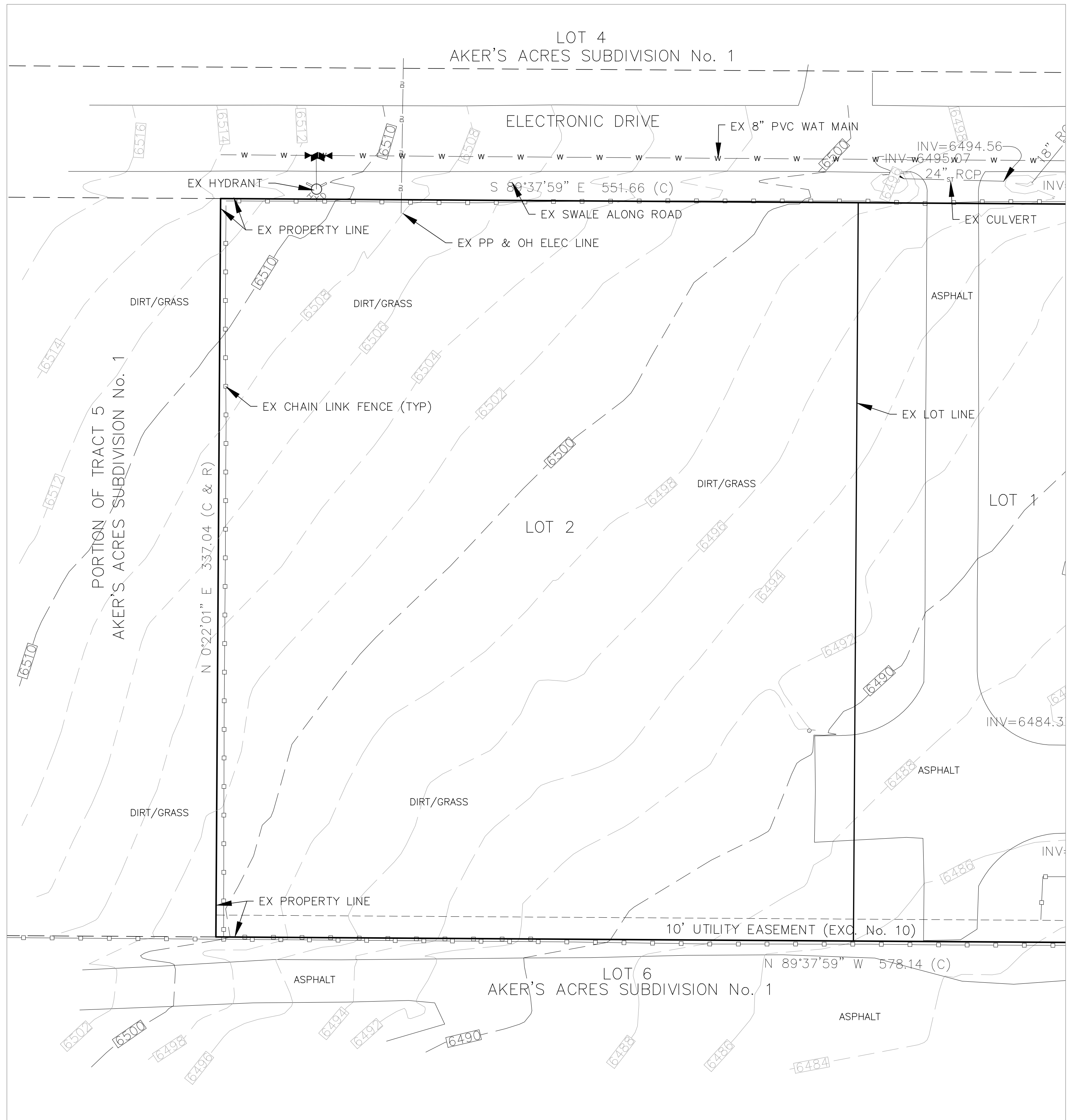
EXISTING SITE

MARCH 2020



LEGEND

EXISTING CONTOURS - MINOR	— — — — — 61.32 — — — — —
EXISTING CONTOURS - MAJOR	— — — — — 61.30 — — — — —
GRADE & DIRECTION	<u>2.2%</u>
PROPOSED CONTOUR	
PROPOSED	PR
EXISTING	EX
WATER LINE	— — — — — W — — — — — W — — — — —
SEWER LINE	— — — — — SS — — — — — SS — — — — —
STORM LINE	— — — — — ST — — — — — ST — — — — —
OVERHEAD ELECTRICAL LINE	— — — — — OE — — — — — OE — — — — —
CHAIN LINK FENCE	—  —  —  —
FIRE HYDRANT	



<h2 style="margin: 0;">ELECTRONIC STORAGE</h2>	<h2 style="margin: 0;">SITE DEVELOPMENT PLAN EXISTING SITE</h2>
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD	
H=SCALE 1" = 30' V=SCALE N/A	
JOB NO. 1971.00 DATE ISSUED 03/23/20	
SHEET NO. 1 OF	

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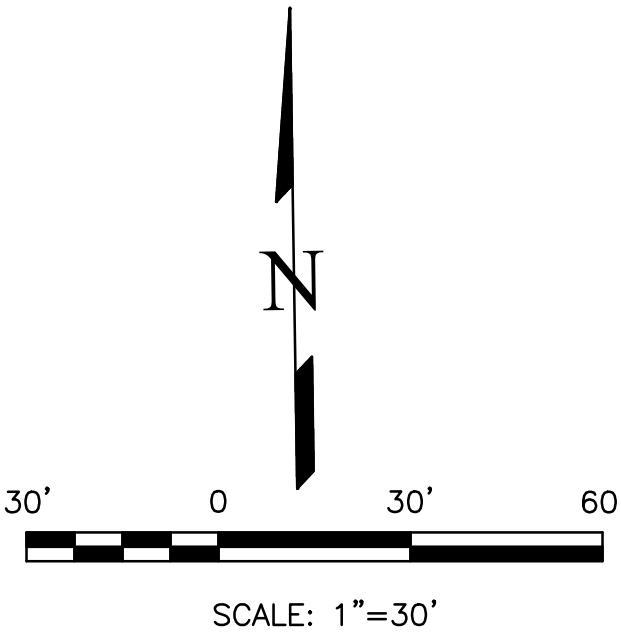
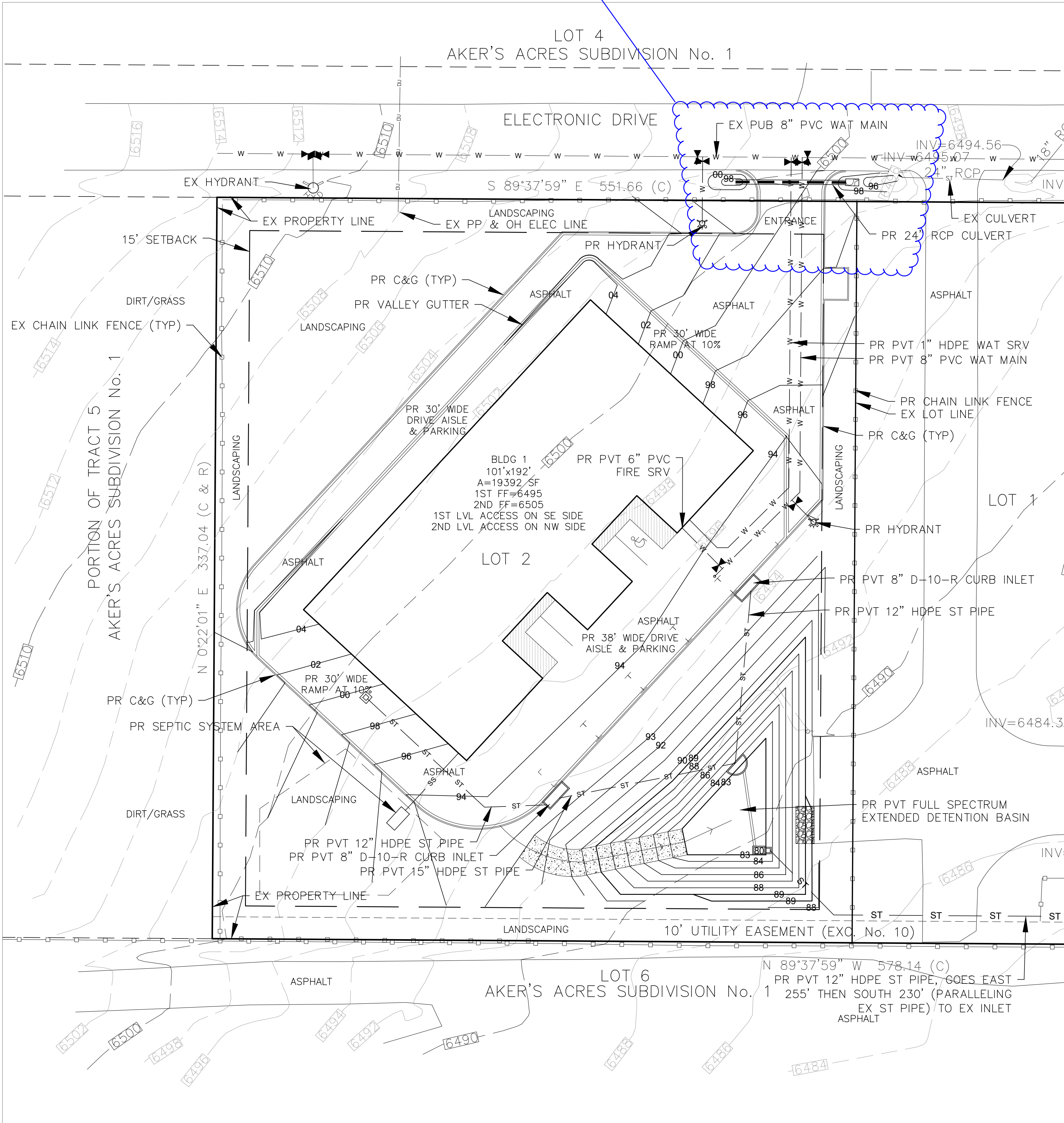
LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

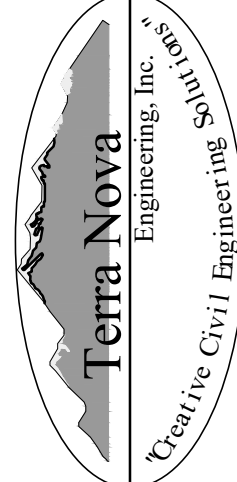
ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
PROPOSED SITE
MARCH 2020

LEGEND

EXISTING CONTOURS - MINOR	---	61.32	---
EXISTING CONTOURS - MAJOR	---	61.30	---
GRADE & DIRECTION	---	2.2%	---
PROPOSED CONTOUR	---	62	---
PROPOSED	---	PR	---
EXISTING	---	EX	---
WATER LINE	---	W	---
SEWER LINE	---	SS	---
STORM LINE	---	ST	---
OVERHEAD ELECTRICAL LINE	---	OE	---
CHAIN LINK FENCE	---	---	---
FIRE HYDRANT	---	---	---

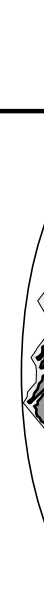
Dimension parking stalls to demonstrate compliance with LDC Section 6.2.5 Table 6-4.
Dimension HC parking and access aisles to comply with LDC Section 6.2.5 (D)(2)(c)



REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND SITE DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: D. STEFANO-BUILDING &... ATTN: DAVID STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 94551 757.333.3144			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
ELECTRONIC STORAGE		SITE DEVELOPMENT PLAN PROPOSED SITE	
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD H-SCALE 1" = 30' V-SCALE N/A JOB NO. 1971.00 DATE ISSUED 03/23/20 SHEET NO. 1 OF 4			

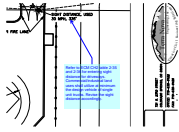
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ELECTRONIC STORAGE		721 S. 25RD STREET COLORADO SPRINGS, CO 80904		 Terra Nova Engineering, Inc. Civil Engineering		PREPARED FOR: D. STEFANO—BUILDING &... ATTN: DAVE STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 23517 757.333.3144		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT IDENTIFIED BY WRITTEN AUTHORIZATION.		REVISIONS	
SITE DEVELOPMENT PLAN DETAILS SHEET		OFFICE: 719-635-6422 FAX: 719-635-6426 www.tn-esinc.com						NO.		DESCRIPTION	
DESIGNED BY DLF											
DRAWN BY DLF											
CHECKED BY LD											
H-SCALE 1" = 30'											
V-SCALE N/A											
JOB NO. 1971.00											
DATE ISSUED 03/23/20											
SHEET NO. 1 OF 4											

Site Development Plan_v1_redlines.pdf Markup Summary

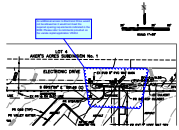
Callout (1)



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Page Label: [1] 197100 SDP-SP DETAILS
Author: Daniel Torres
Date: 8/11/2020 10:37:32 AM
Status:
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Layer:
Space:

Refer to ECM CH2 table 2-35 and 2-36 for entering sight distance for driveways. Commercial/industrial land uses shall utilize at minimum the design vehicle of single unit trucks. Revise the sight distance accordingly.

Cloud+ (1)



Subject: Cloud+
Page Label: [1] 197100 SDP-SITE PLAN
Author: Daniel Torres
Date: 8/10/2020 4:42:37 PM
Status:
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An additional access to Electronic Drive would not be allowed as it would not meet the required spacing requirements indicated in the ECM. Please refer to comments provided on the vacate replat application VR204

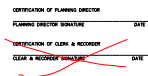
PCD File # (1)



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Author: Lindsay Darden
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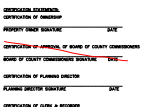
Add PCD File #PPR-20-020

Pen (4)



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Date: 7/28/2020 1:53:57 PM
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Layer:
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x




Subject: Pen
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:54:00 PM
Status:
Color: ■
Layer:
Space:

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CERTIFICATION STATEMENTS
CERTIFICATION OF OWNERSHIP
PROPERTY OWNER SIGNATURE
CERTIFICATION OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
BOARD OF COUNTY COMMISSIONERS SIGNATURE
CERTIFICATION OF PLANNING DIRECTOR
PLANNING DIRECTOR SIGNATURE

Subject: Pen
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:54:02 PM
Status:
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CERTIFICATION OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS
BOARD OF COUNTY COMMISSIONERS SIGNATURE DATE
CERTIFICATION OF PLANNING DIRECTOR
PLANNING DIRECTOR SIGNATURE DATE
CERTIFICATION OF CLERK & RECORDER
CLERK & RECORDER SIGNATURE DATE

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Author: Lindsay Darden
Date: 7/28/2020 1:54:05 PM
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Text Box (9)

L) CAD-O
L)
: FACILITY

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:49:10 PM
Status:
Color: 
Layer:
Space:


CAD-O

L)
L) CAD-O
: FACILITY

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:49:17 PM
Status:
Color: 
Layer:
Space:


CAD-O

JTY Our code calls it Mini-warehouse
NOTPRINT

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:49:52 PM
Status:
Color: 
Layer:
Space:

Our code calls it Mini-warehouse

How many employees?
1 PER EMPLOYEE
ACES = 1 SPACE
)
ERSIZED)

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:51:45 PM
Status:
Color: 
Layer:
Space:

How many employees?

M (INDUSTRIAL)
M (INDUSTRIAL)
MINI STORAGE FACILITY
AS NOTED
40' List the building setbacks per LDC
Table 5-5 for M zoning.
19,392 SF BLDG FOOTPRINT
1ST FLOOR: 80 UNITS
2ND FLOOR: 103 UNITS
3RD FLOOR: 148 UNITS
4TH FLOOR: 149 UNITS
TOTAL: 480 UNITS

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:53:34 PM
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Color: ■
Layer:
Space:

List the building setbacks per LDC Table 5-5 for M zoning.

Remove the signature requirements marked in Red in the left, BOCC, and Clerk not required for site plans. PCD Director will have a stamp instead of a signature line.

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:55:08 PM
Status:
Color: ■
Layer:
Space:

Remove the signature requirements marked in Red to the left. BOCC and CLerk not required for site plans. PCD Director will have a stamp instead of a signature line.

: EMPLOYEE
= 1 SPACE
(D) Specify the number of van
accessible HC spaces provided
100%
19.8%
27.1%
53.1%

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:55:30 PM
Status:
Color: ■
Layer:
Space:

Specify the number of van accessible HC spaces provided

PARKII
F
Bike parking per LDC
Section 6.2.5(F)
F
PROJE

Subject: Text Box
Page Label: [1] 197100 SDP-COVER
Author: Lindsay Darden
Date: 7/28/2020 1:56:13 PM
Status:
Color: ■
Layer:
Space:

Bike parking per LDC Section 6.2.5(F)

Dimension parking stalls to demonstrate
compliance with LDC Section 6.2.5 Table 6-4.
Dimension HC parking and access aisles to
comply with LDC Section 6.2.5 (D)(2)(c)

Subject: Text Box
Page Label: [1] 197100 SDP-SITE PLAN
Author: Lindsay Darden
Date: 7/28/2020 2:00:08 PM
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Space:

Dimension parking stalls to demonstrate compliance with LDC Section 6.2.5 Table 6-4.

Dimension HC parking and access aisles to comply with LDC Section 6.2.5 (D)(2)(c)