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LEGAL DESCRIPTION

LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
COVER SHEET
MARCH 2020

SHEET INDEX

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EXISTING SITE	2
PROPOSED SITE	3
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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)

PROPOSED ZONING: M (INDUSTRIAL)

PROPOSED USE: MINI STORAGE FACILITY

UTILITY EASEMENTS: AS NOTED

BUILDING HEIGHT: 40'

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)

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

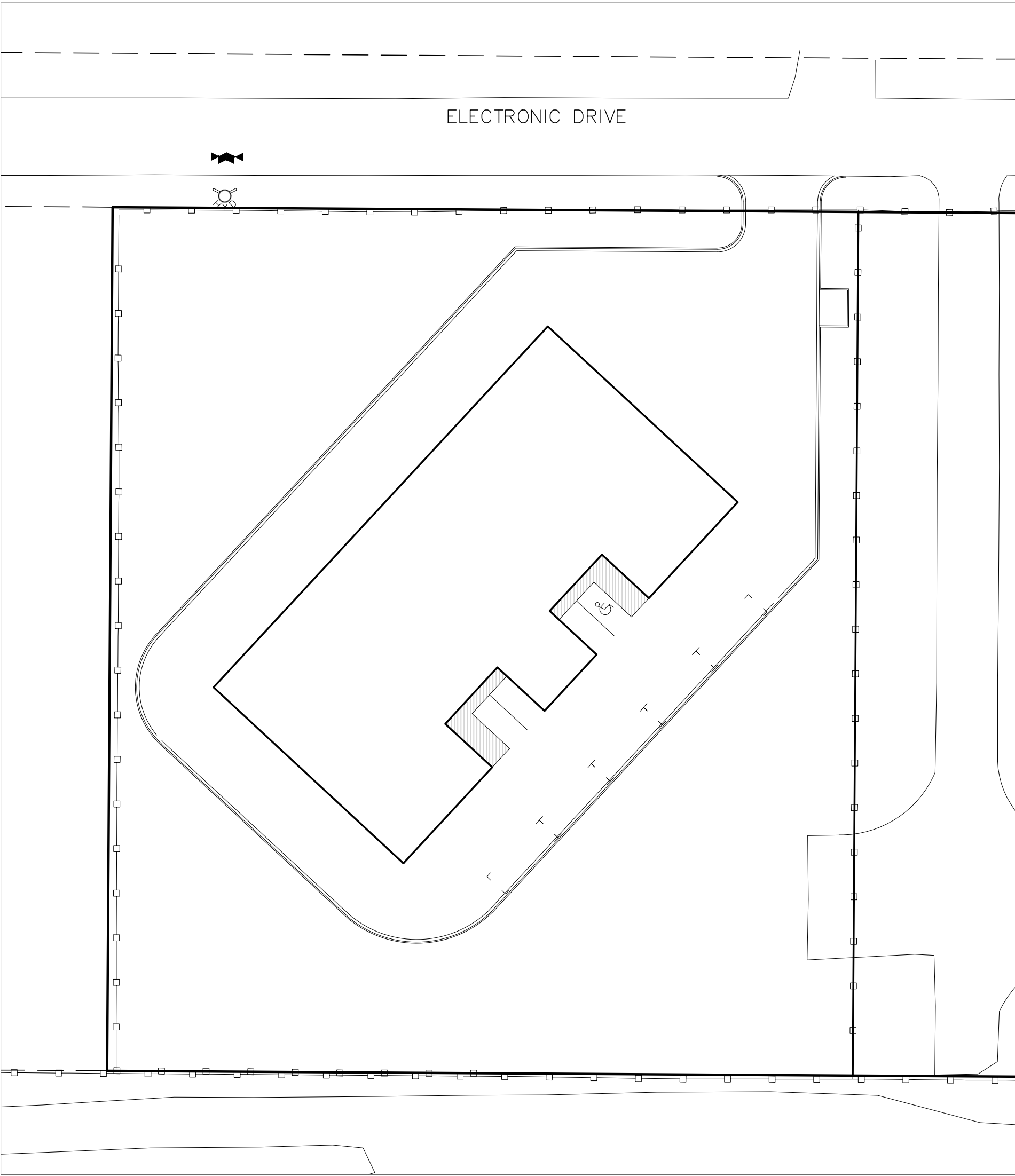
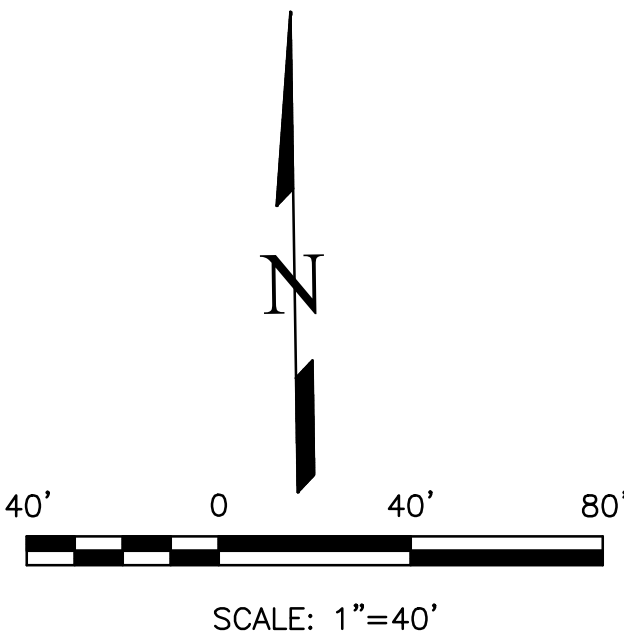
BOARD OF COUNTY COMMISSIONERS SIGNATURE _____ DATE _____

CERTIFICATION OF PLANNING DIRECTOR

PLANNING DIRECTOR SIGNATURE _____ DATE _____

CERTIFICATION OF CLERK & RECORDER

CLEAR & RECORDER SIGNATURE _____ DATE _____



##-##-####

REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS. NO OTHER WRITTEN AUTHORIZATION.

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

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

ELECTRONIC STORAGE

SITE DEVELOPMENT PLAN
COVER SHEET

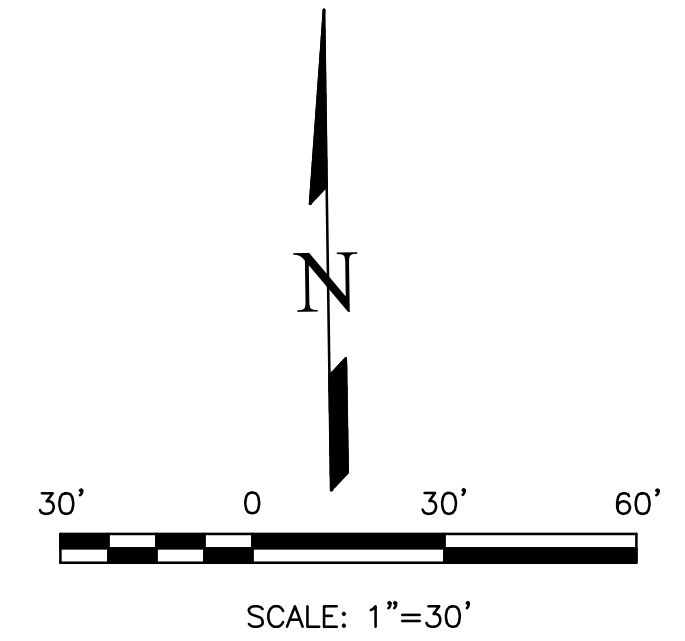
DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 1971.00
DATE ISSUED 03/23/20
SHEET NO. 1 OF 4

ELECTRONIC STORAGE

SITE DEVELOPMENT PLAN

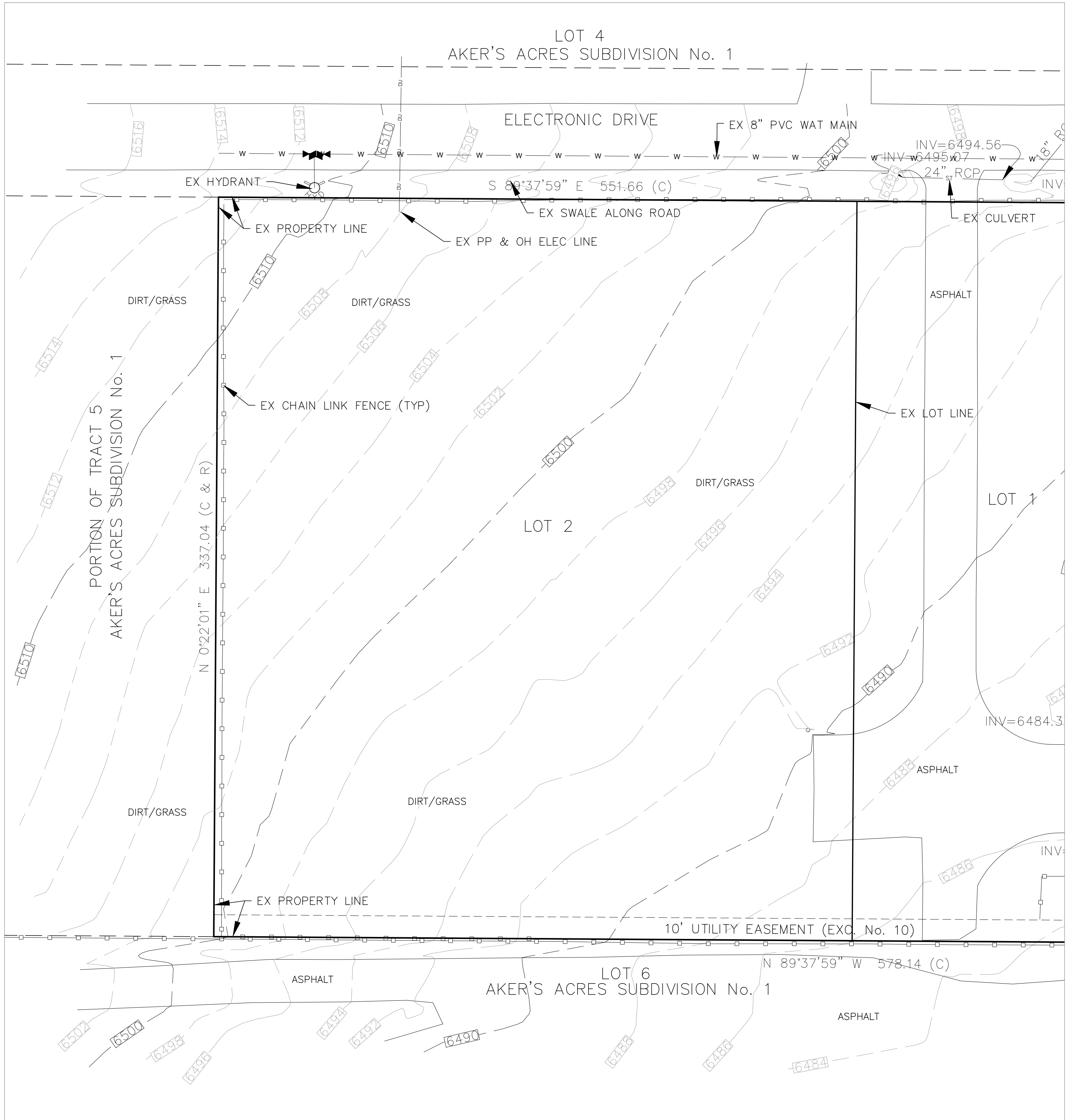
EXISTING SITE

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	



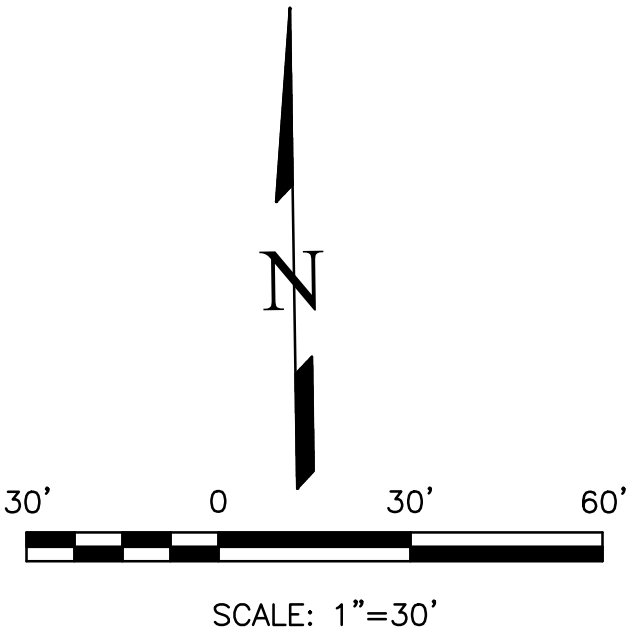
<h2 style="margin: 0;">ELECTRONIC STORAGE</h2>	<h2 style="margin: 0;">SITE DEVELOPMENT PLAN EXISTING SITE</h2>
DESIGNED BY DLF DRAWN BY DLF CHECKED BY LD	
H=SCALE 1" = 30' V=SCALE N/A	
JOB NO. 1971.00 DATE ISSUED 03/23/20	
SHEET NO. 1 OF	

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LEGAL DESCRIPTION

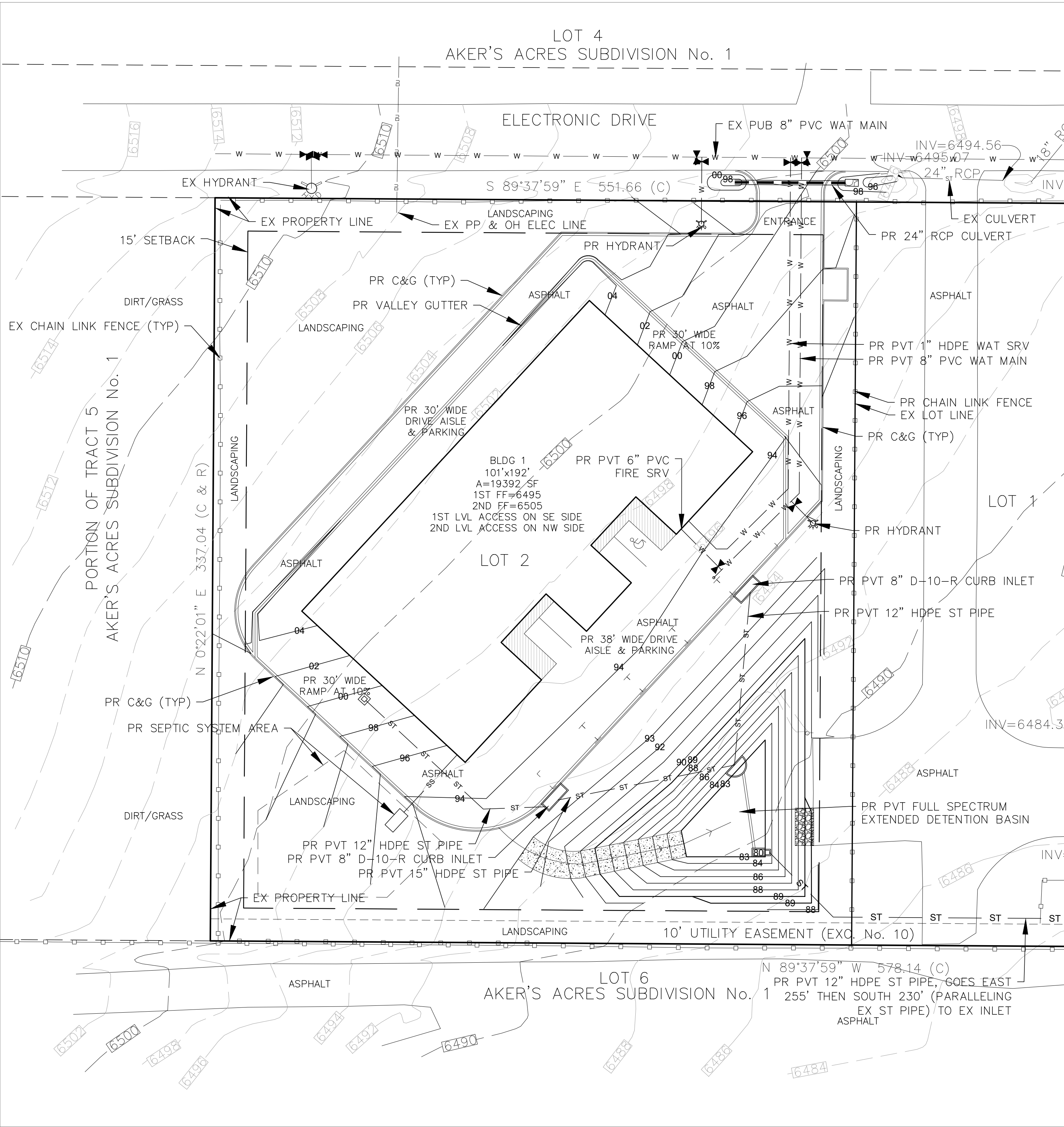
LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

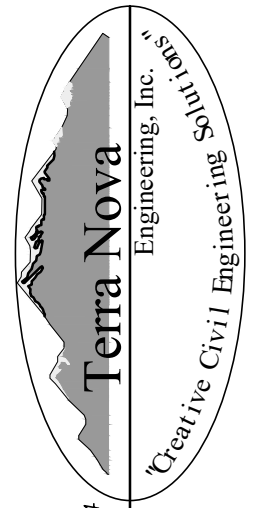
ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
PROPOSED SITE
MARCH 2020



LEGEND

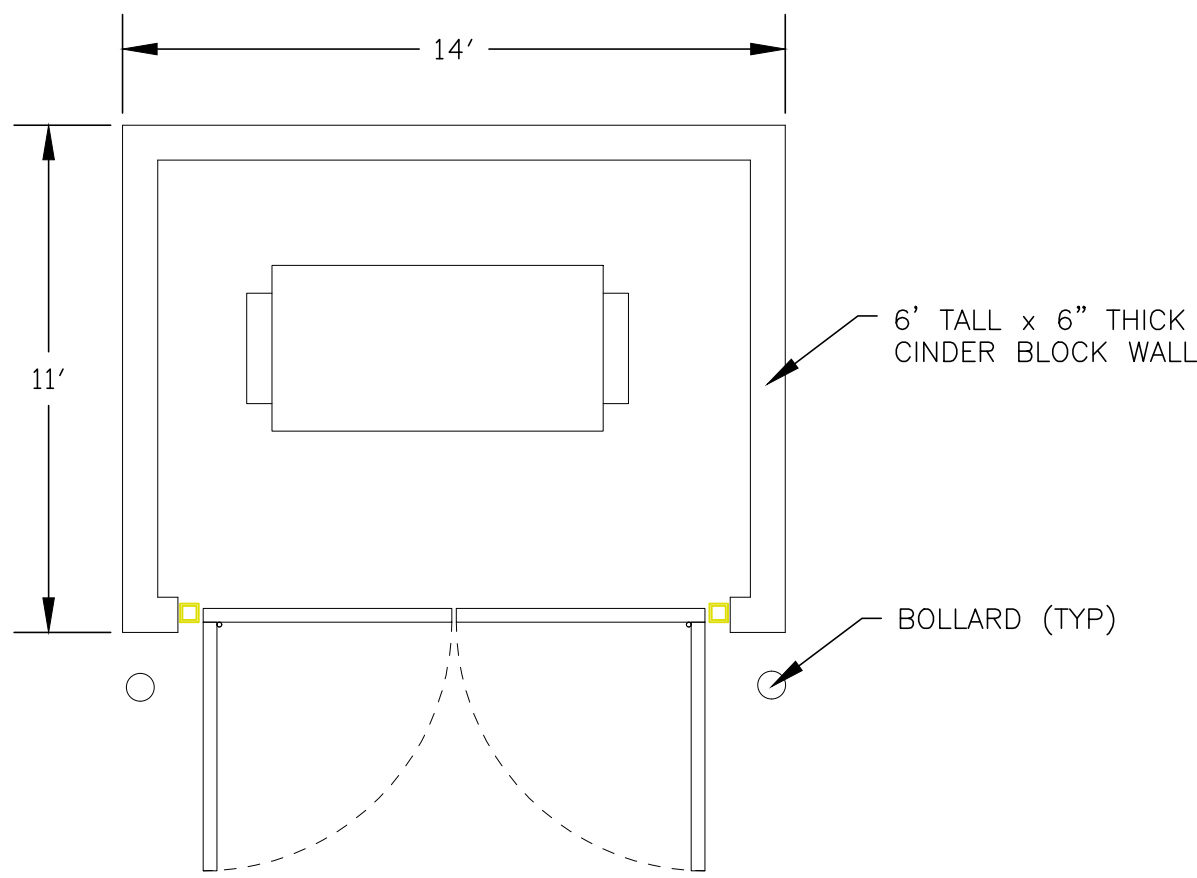
EXISTING CONTOURS - MINOR	---	6132	---
EXISTING CONTOURS - MAJOR	---	6130	---
GRADE & DIRECTION	---	2.2%	---
PROPOSED CONTOUR	---	62	---
PROPOSED	---	PR	---
EXISTING	---	EX	---
WATER LINE	---	W	---
SEWER LINE	---	SS	---
STORM LINE	---	ST	---
OVERHEAD ELECTRICAL LINE	---	OE	---
CHAIN LINK FENCE	---	---	---
FIRE HYDRANT	---	---	---



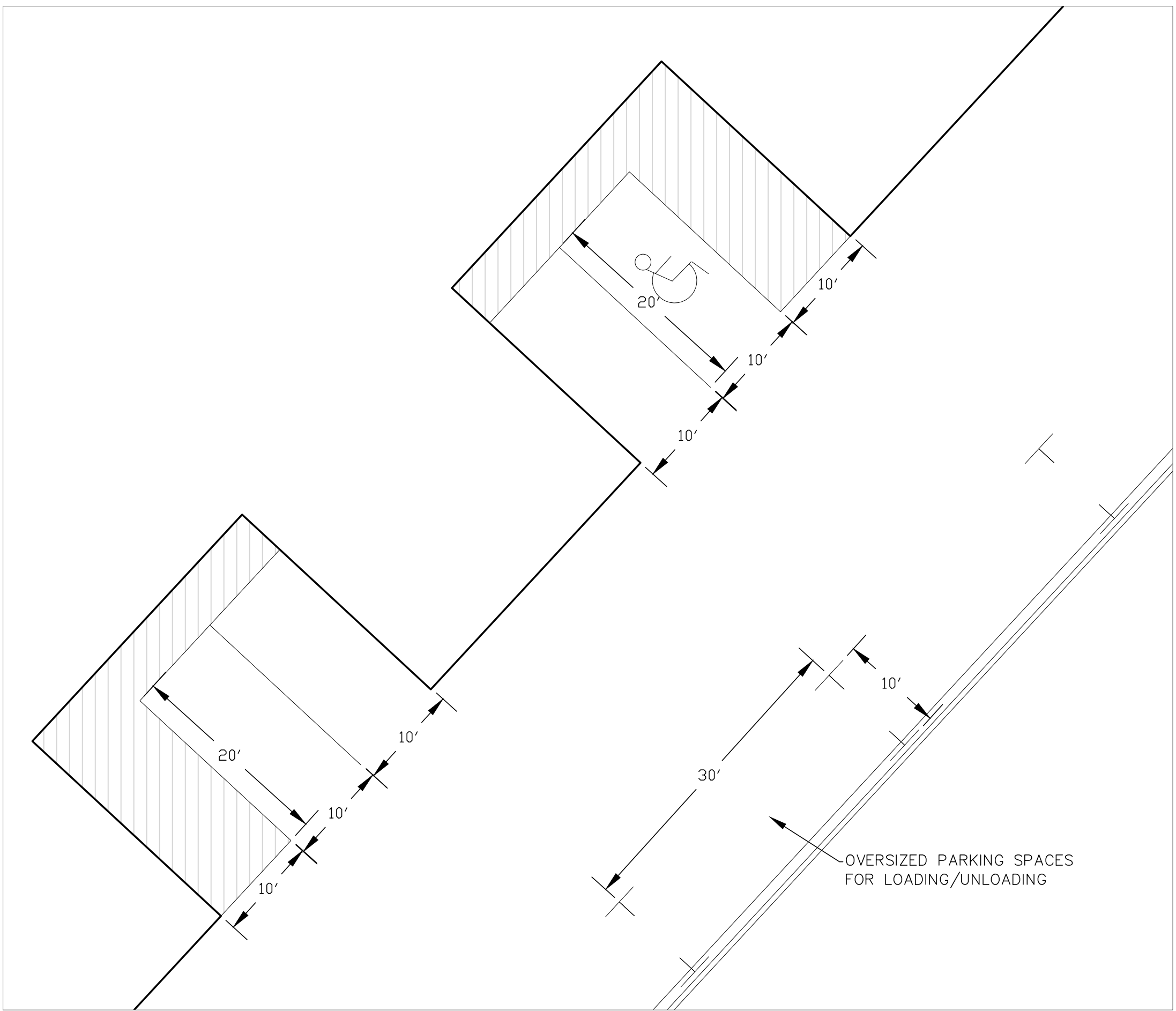
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY WRITTEN AUTHORIZATION.			
PREPARED FOR: D. STEFANO-BUILDING &... ATTN: DAVID STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 23517 757.333.3144			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
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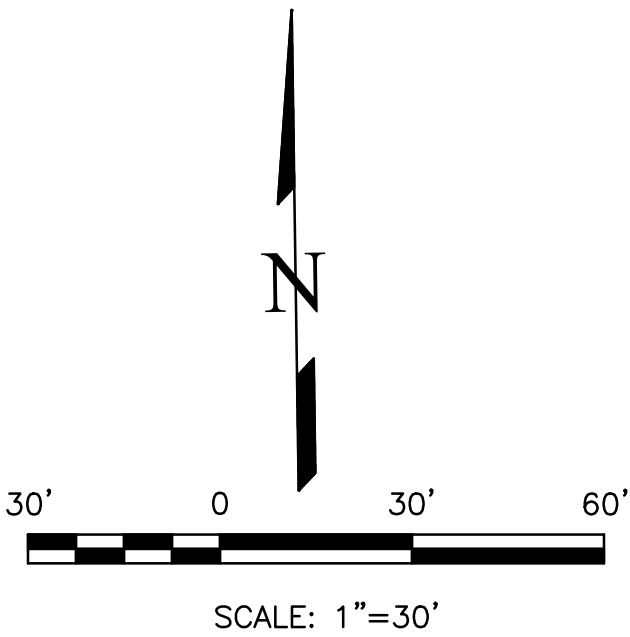
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SITE DEVELOPMENT PLAN
DETAILS SHEET
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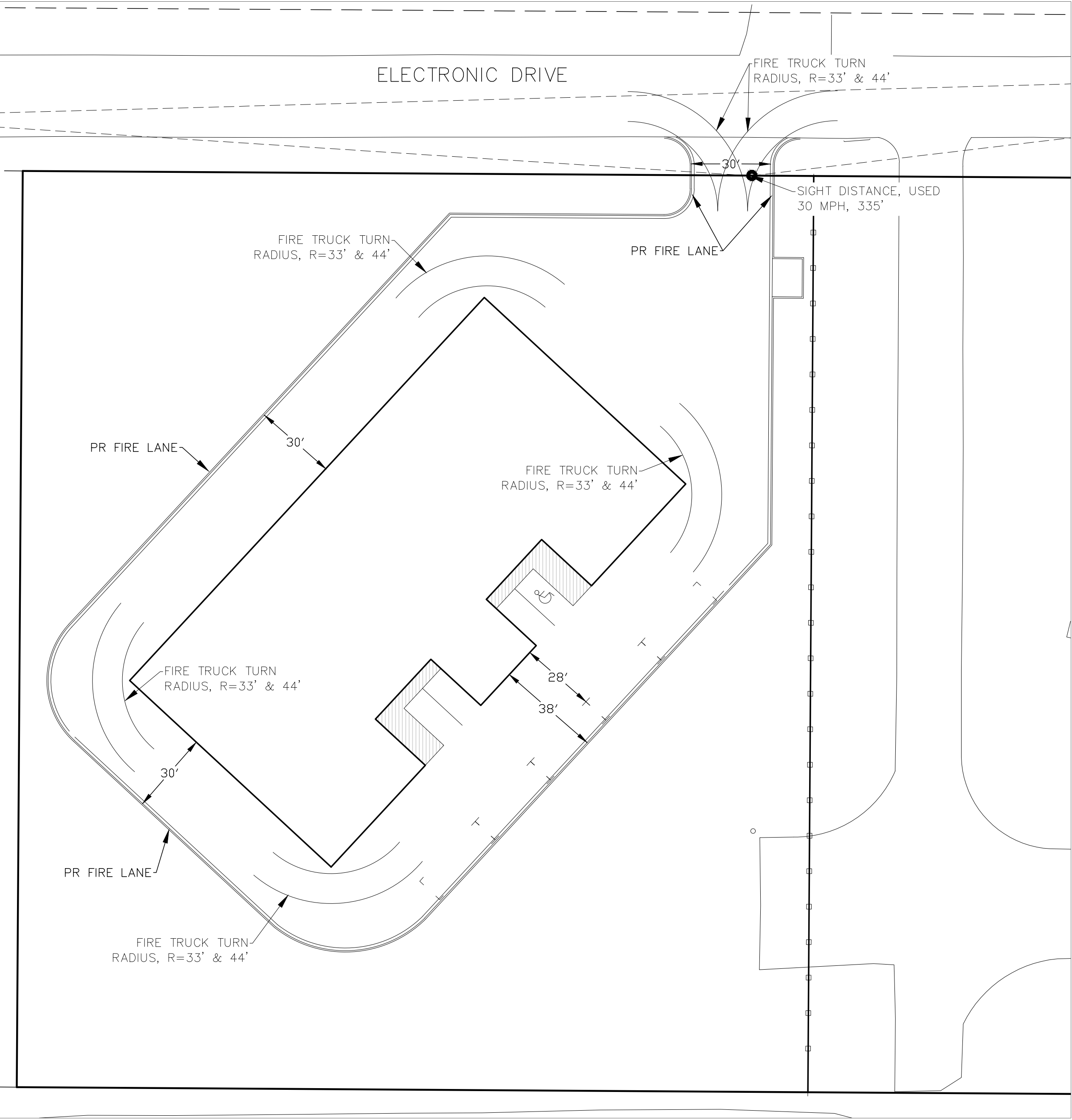
TRASH ENCLOSURE DETAIL
N.T.S.



TYPICAL & ADA PARKING SPACE DETAIL
N.T.S.



FIRE LANE NOTES:
1. THE EXTERIOR CURB OF THE DRIVE LANES ON THE NORTHWEST AND SOUTHWEST SIDES OF THE PROPOSED BUILDING, AND THE ENTRANCE, ARE PROPOSED FIRE LANES. THE PROPOSED FIRE LANES SHALL BE MARKED WITH CURBS PAINTED RED AND NO PARKING FIRE LANES' SIGNS.



FIRE ACCESS & TRAFFIC SIGHT DISTANCE DETAIL
SCALE: 1" = 30'

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757.333.3144

Terra Nova
Engineering, Inc.
Creative Civil Engineering

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SITE DEVELOPMENT PLAN
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