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LEGAL DESCRIPTION

LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE  
SITE DEVELOPMENT PLAN  
COVER SHEET  
SEPTEMBER 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 CAD-O (INDUSTRIAL)

PROPOSED ZONING: M CAD-O (INDUSTRIAL)

PROPOSED USE: MINI STORAGE FACILITY (MINI-WAREHOUSE)

UTILITY EASEMENTS: AS NOTED

BUILDING SETBACKS: FRONT: 15', REAR: 15', SIDE: NONE

BUILDING HEIGHT: 40'

PROPOSED BLDG SIZE: 19,392 SF BLDG FOOTPRINT (74,698 SF BLDG TOTAL)

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 (USING 1 EMPLOYEE)  
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE  
TOTAL: 6 SPACES (1 HANDICAPPED)  
BIKE PARKING (AT 5% OF CAR PARKING): 1  
PROVIDED: CAR: 9 SPACES (1 HANDICAPPED VAN - 5 OVERSIZED)  
BIKE: 1

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

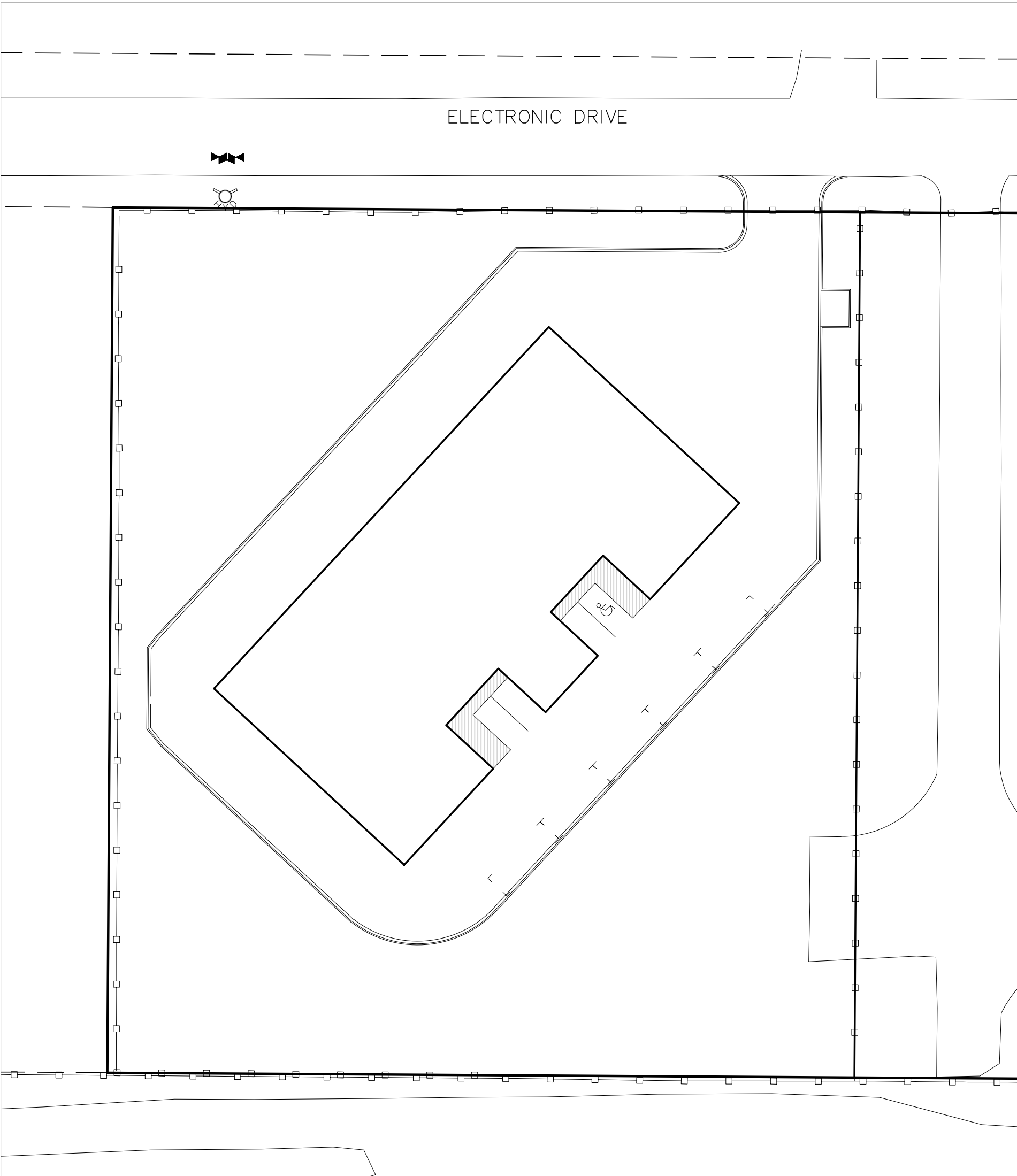
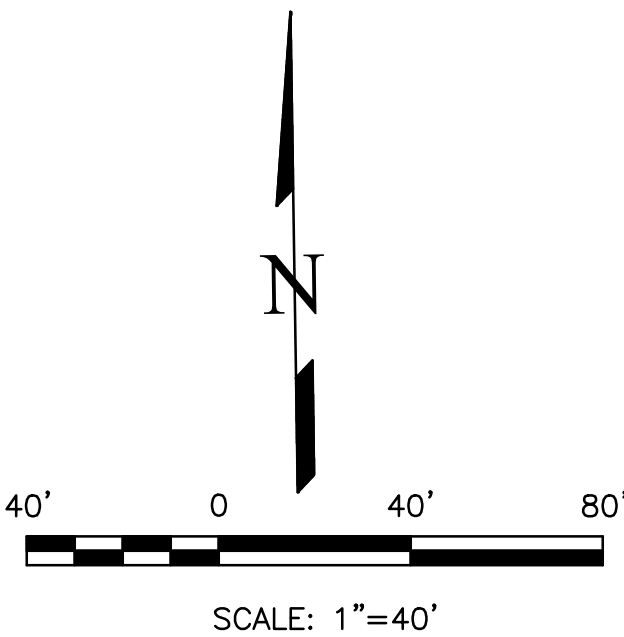
MINERAL RIGHTS OWNERSHIP:  
NOT APPLICABLE

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

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

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



PPR-20-020

DESIGNED BY DLF	
DRAWN BY DLF	
CHECKED BY LD	
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO. 1971.00	
DATE ISSUED 09/02/20	
SHEET NO. 1	OF 4

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 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

ELECTRONIC STORAGE	SITE DEVELOPMENT PLAN COVER SHEET
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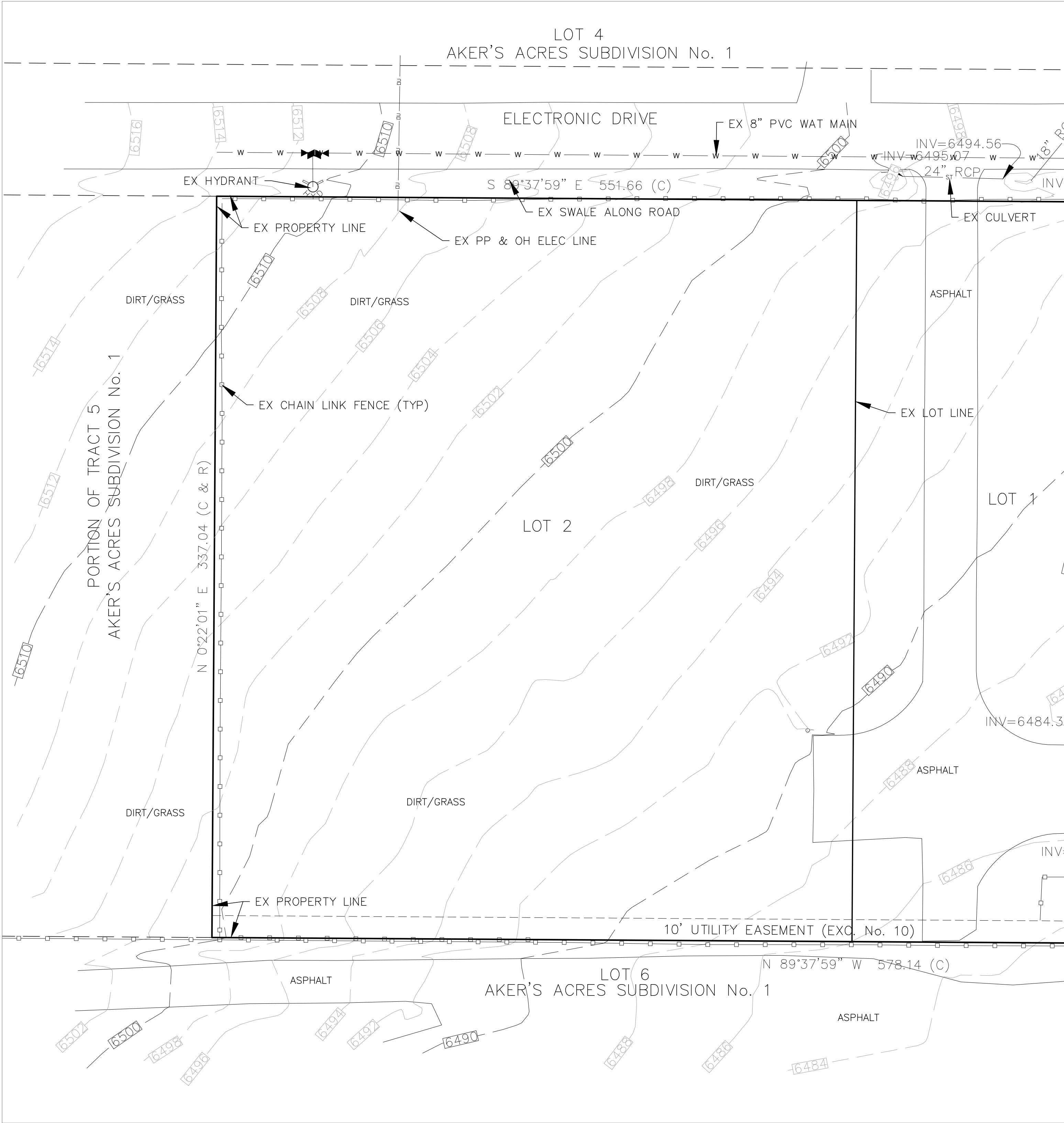
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LEGAL DESCRIPTION  
LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE  
SITE DEVELOPMENT PLAN  
EXISTING SITE  
SEPTEMBER 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			



REVISIONS

NO.	DESCRIPTION	DATE

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PREPARED FOR:  
**D. STEFANO—BUILDING &...**  
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Terra Nova

Engineering, Inc.

Creative Civil Engineering

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ELECTRONIC STORAGE

SITE DEVELOPMENT PLAN  
EXISTING SITE

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE 1" = 30'
V-SCALE N/A
JOB NO. 1971.00
DATE ISSUED 09/02/20
SHEET NO. 2 OF 4

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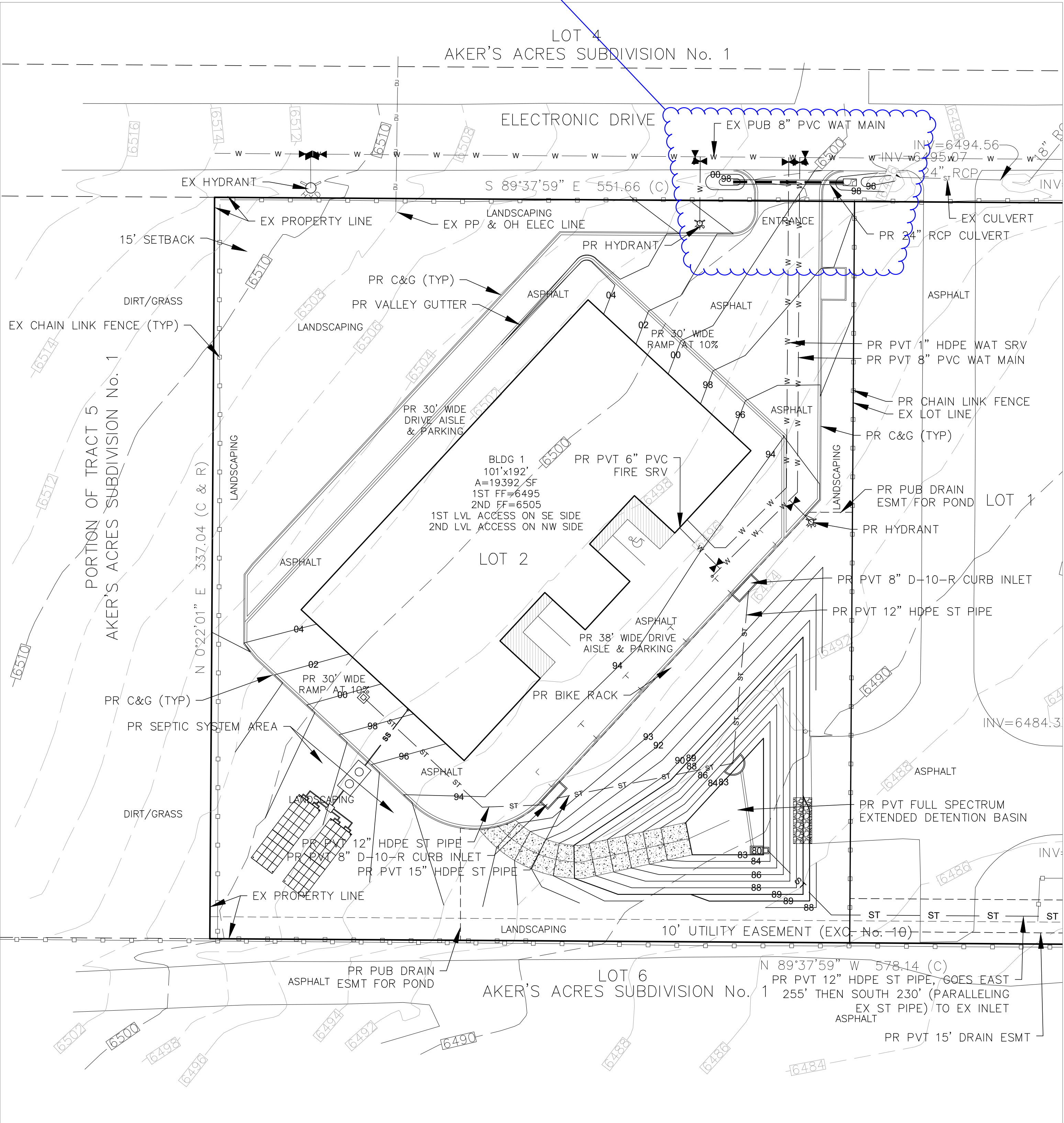
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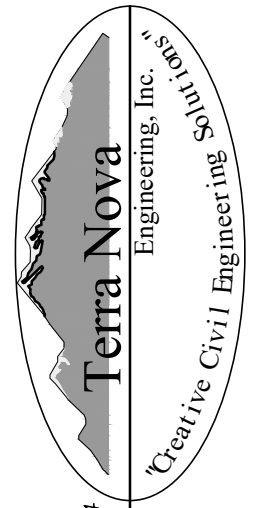
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SITE DEVELOPMENT PLAN  
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OVERHEAD ELECTRICAL LINE	---	OE	---
CHAIN LINK FENCE	---	---	---
FIRE HYDRANT	---	---	---

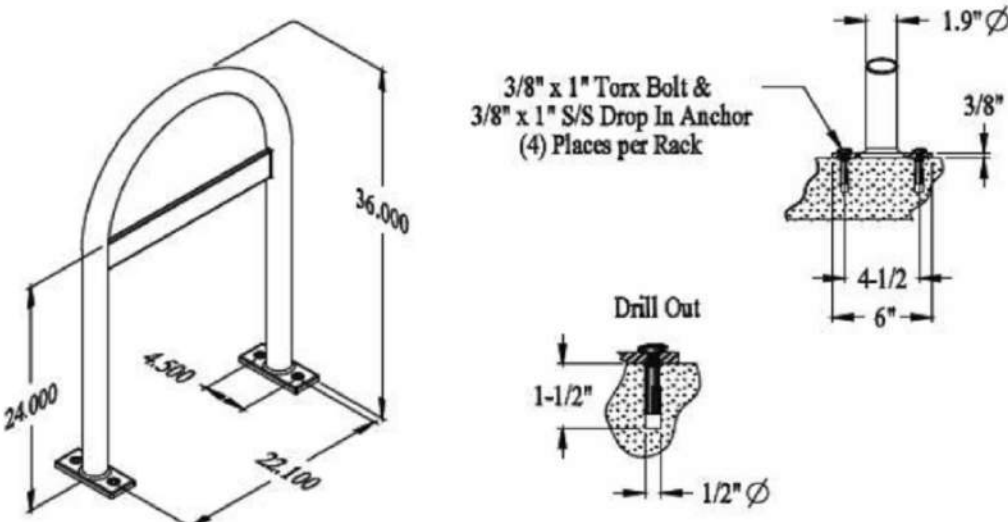


REVISIONS	NO.	DESCRIPTION	DATE
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PREPARED FOR: <b>D. STEFANO-BUILDING &amp;...</b> ATTN: DAVID STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 23517 757.333.3144			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
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 09/02/20 SHEET NO. 3 OF 4			

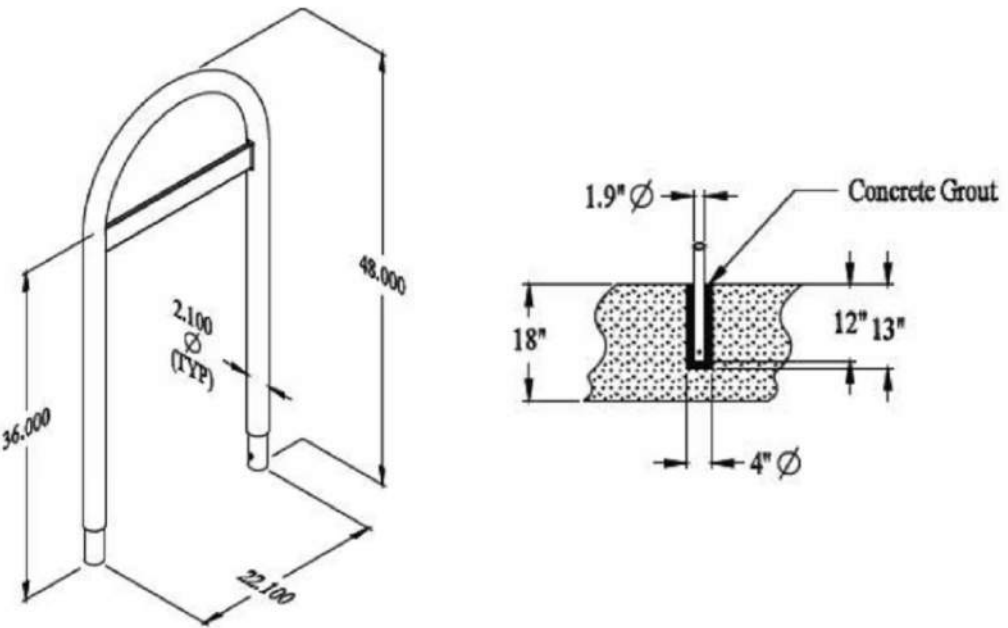


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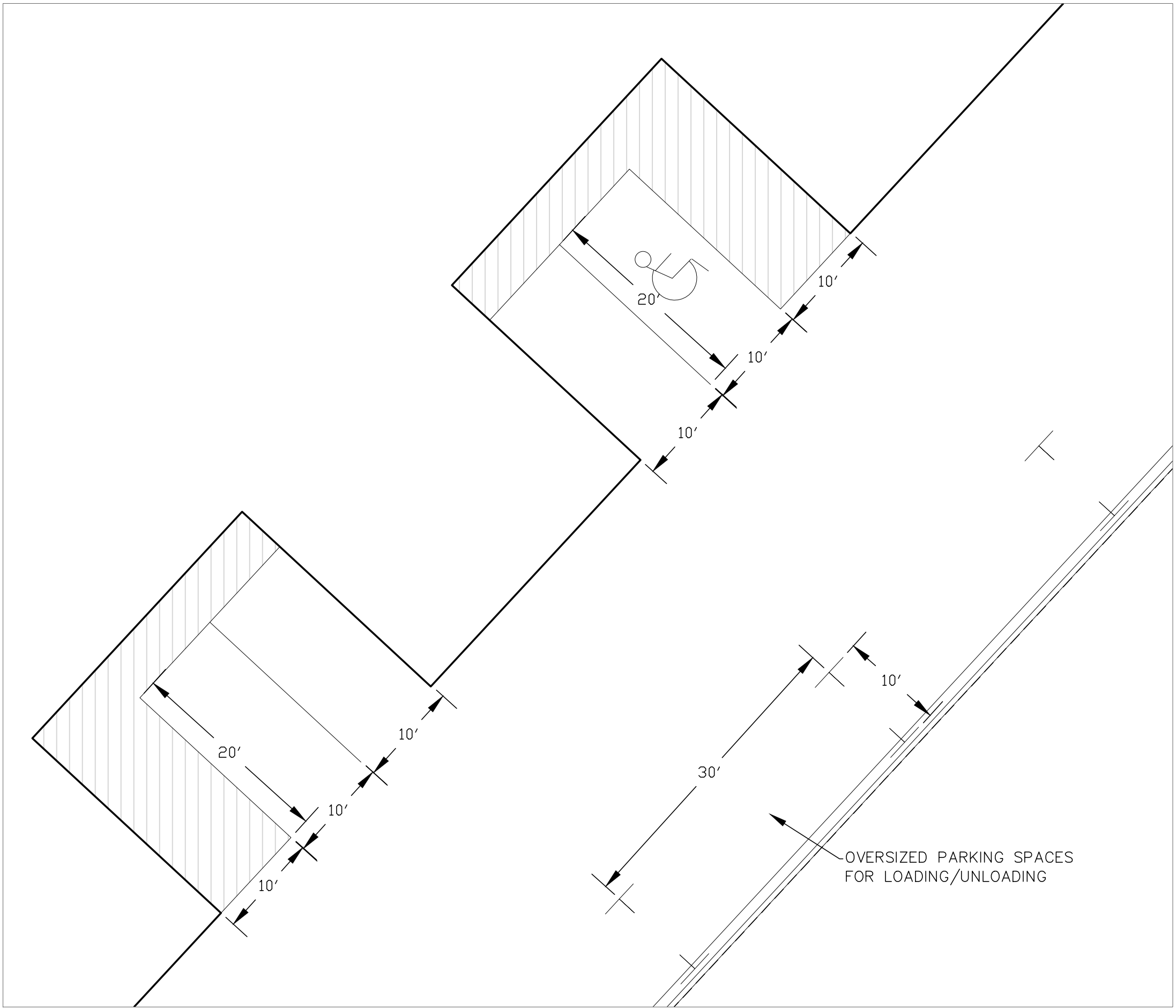
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SITE DEVELOPMENT PLAN  
DETAILS SHEET  
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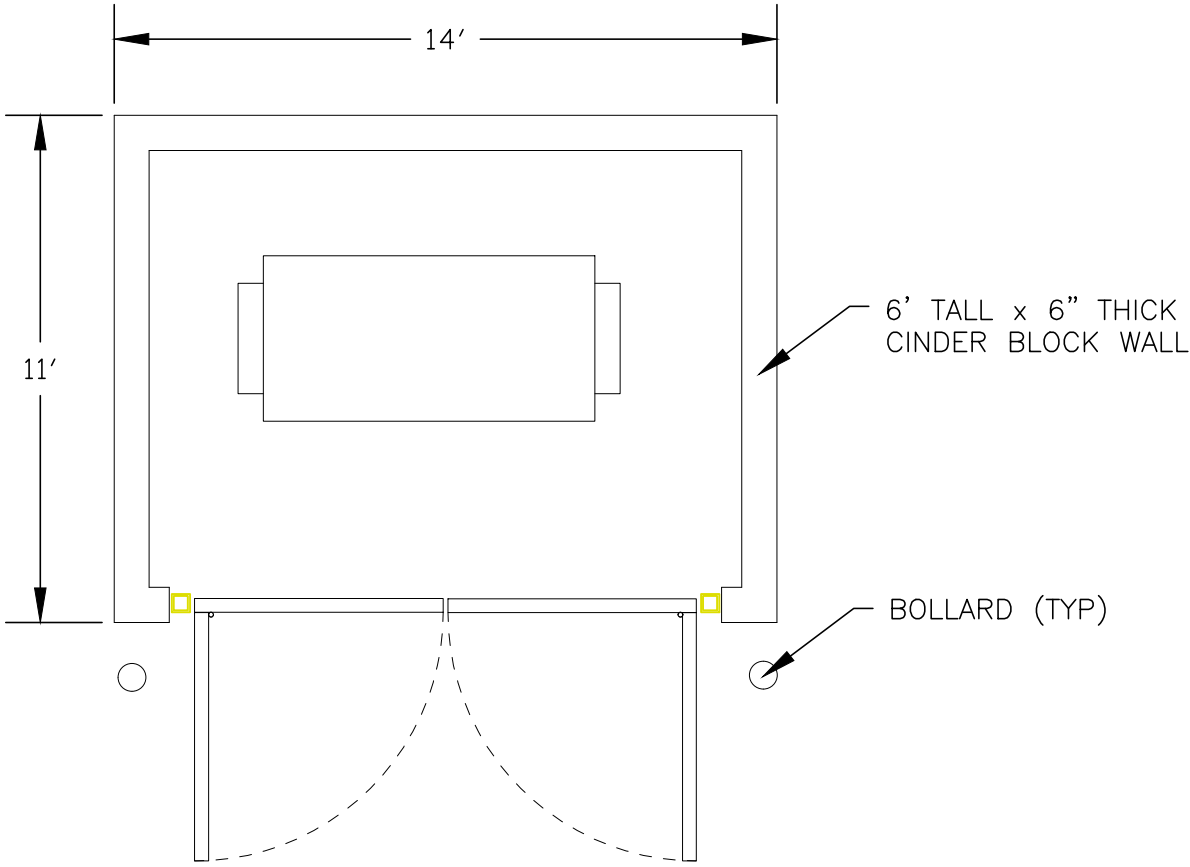
BIKE RACK DETAIL - SURFACE MOUNT  
N.T.S.



BIKE RACK DETAIL - IN GROUND MOUNT  
N.T.S.

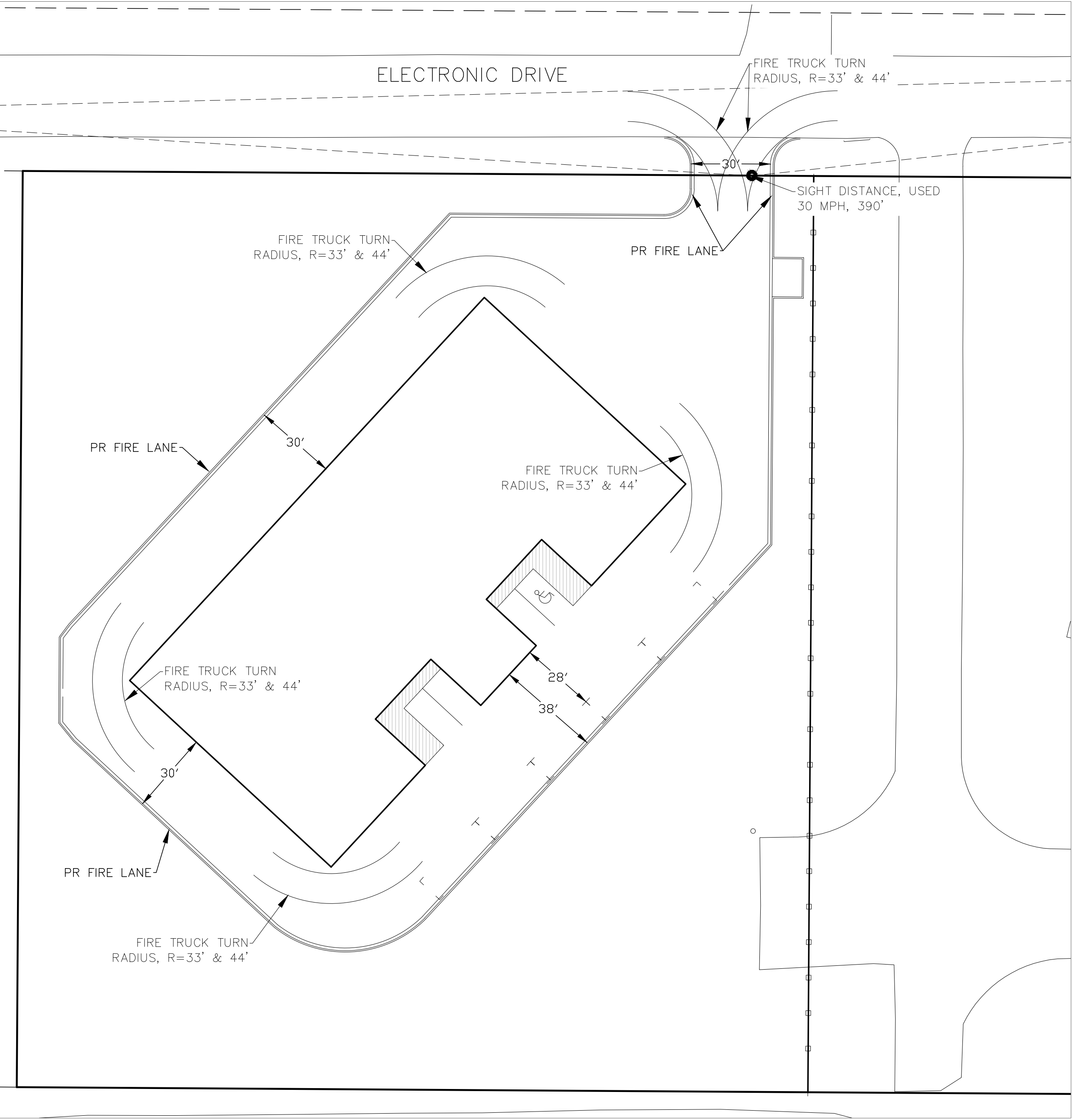
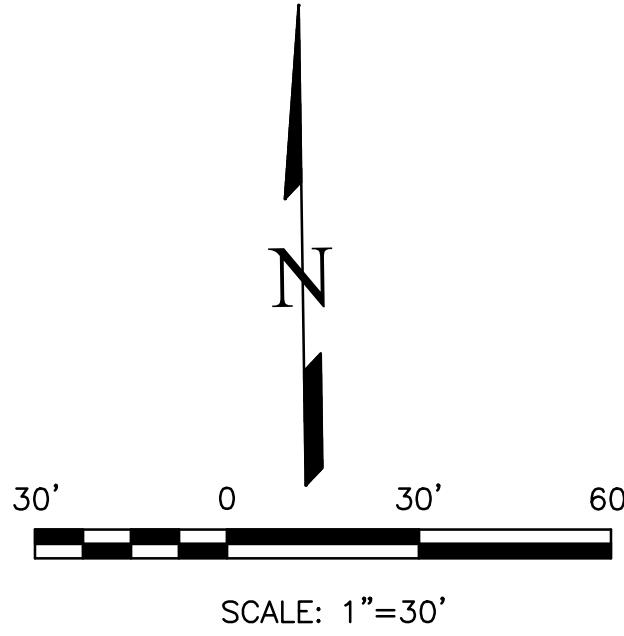


TYPICAL & ADA PARKING SPACE DETAIL  
N.T.S.



TRASH ENCLOSURE 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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**ELECTRONIC STORAGE**  
SITE DEVELOPMENT PLAN  
DETAILS SHEET

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SHEET NO. 4 OF 4