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LEGAL DESCRIPTION

LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
COVER SHEET
NOVEMBER 2020

SHEET INDEX

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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 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

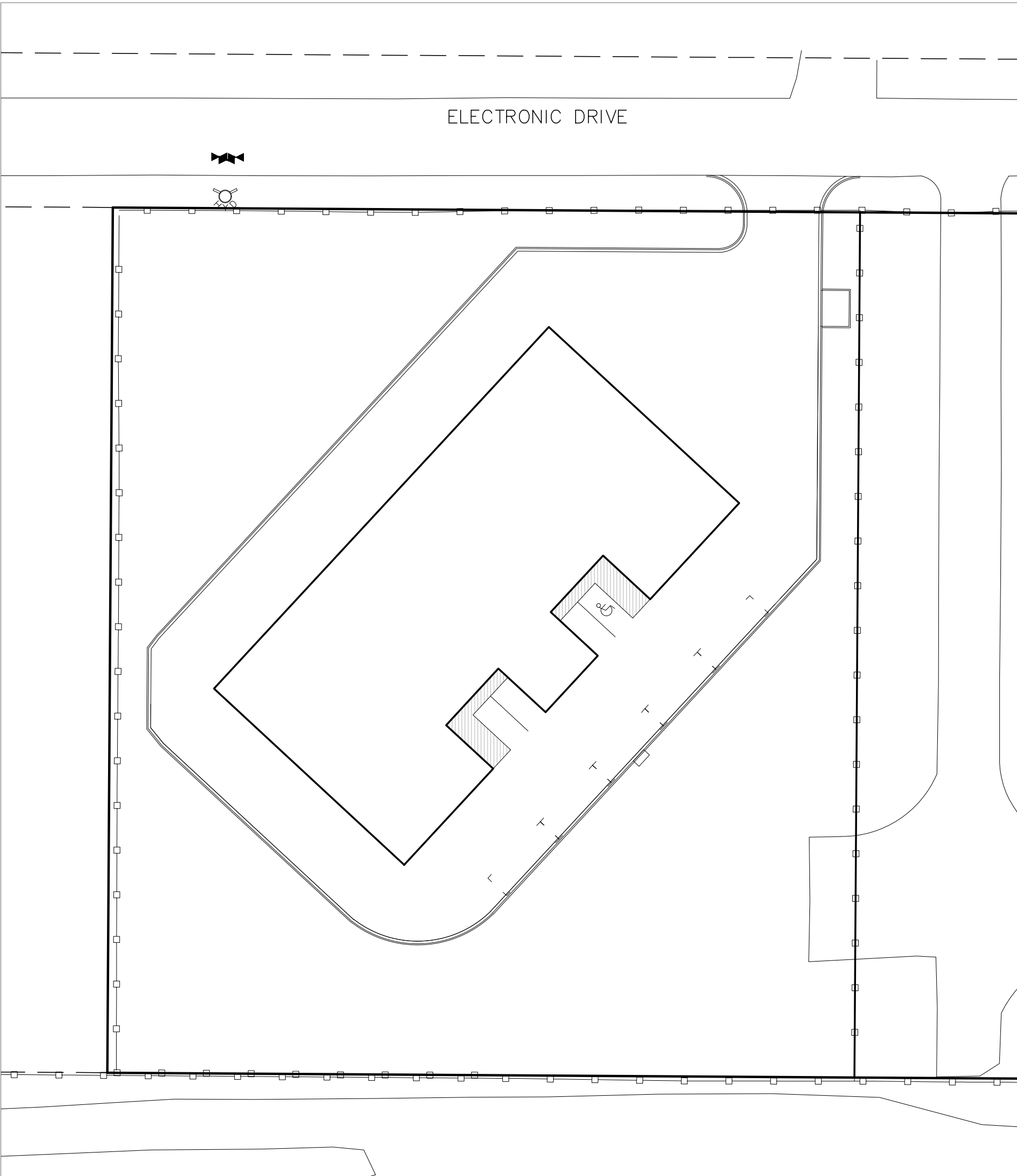
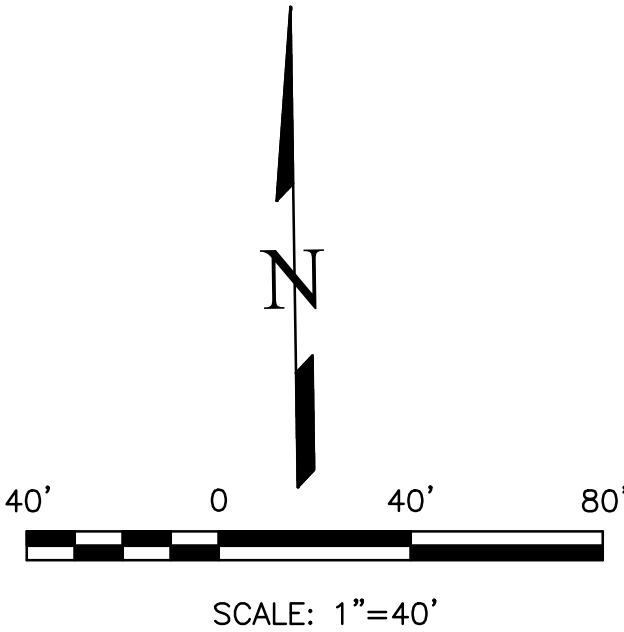
MINERAL RIGHTS OWNERSHIP:
NOT APPLICABLE

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

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____



PPR-20-020

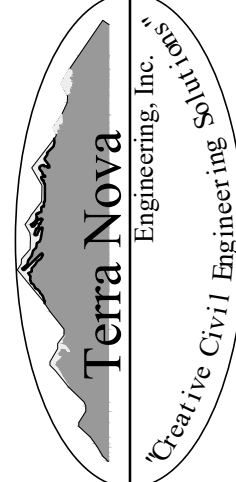
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NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEER, THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY THE CITY ENGINEER'S 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 11/16/20
SHEET NO. 1 OF 4

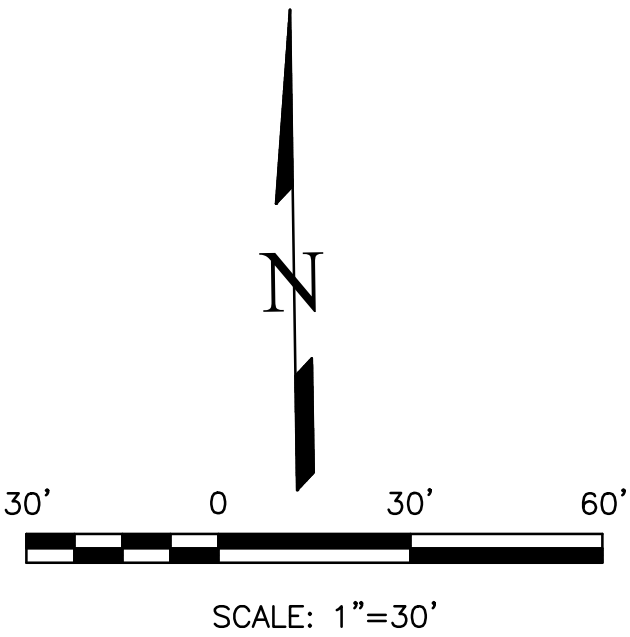
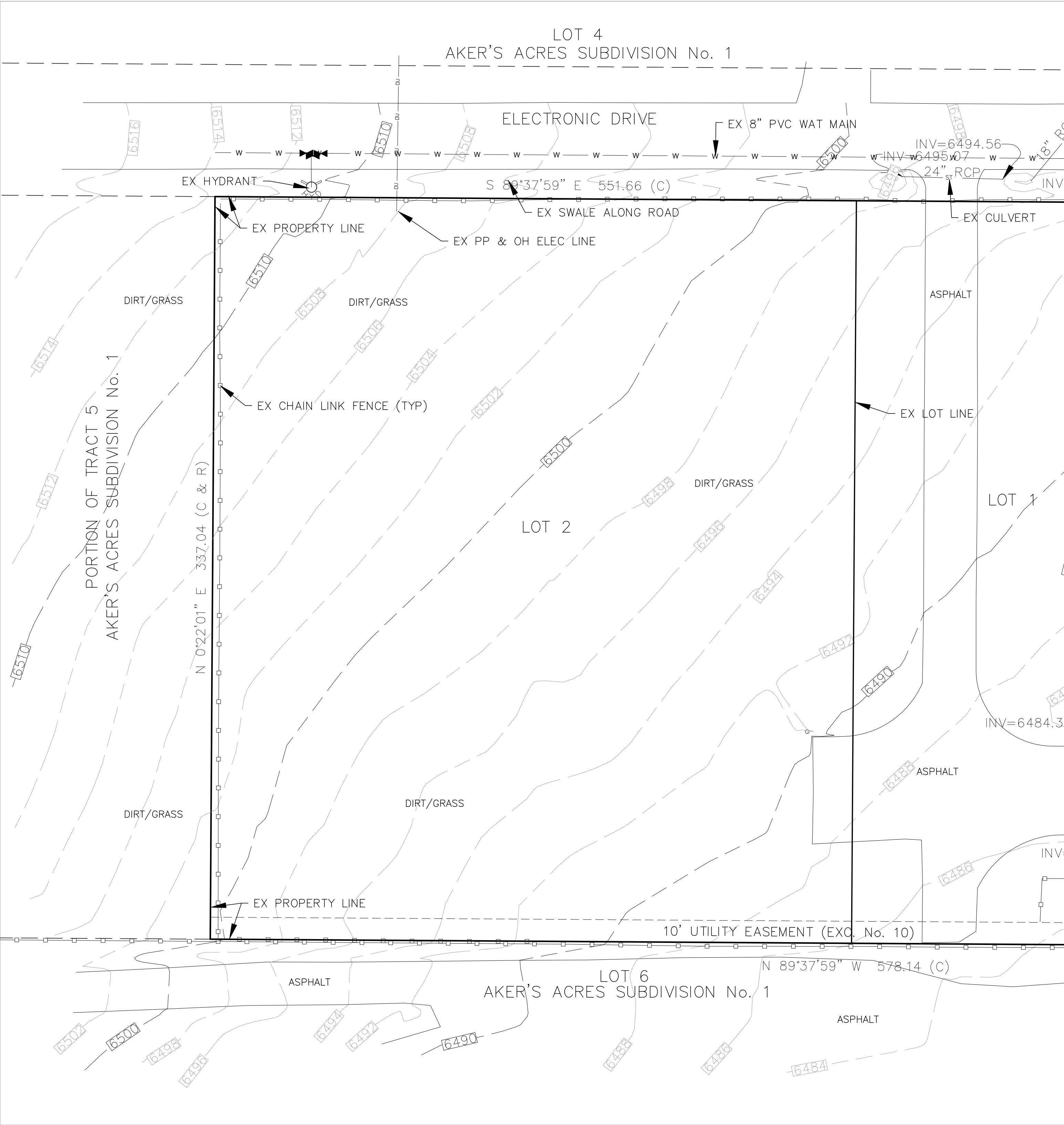
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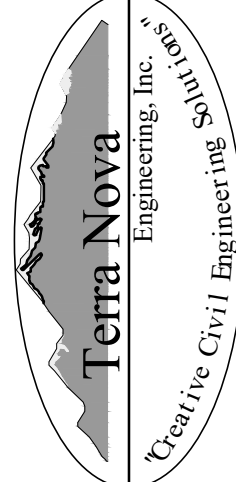
LEGAL DESCRIPTION
LOT 2 MOUNTAIN STATES PIPE AND SUPPLY

ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
EXISTING SITE
NOVEMBER 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			



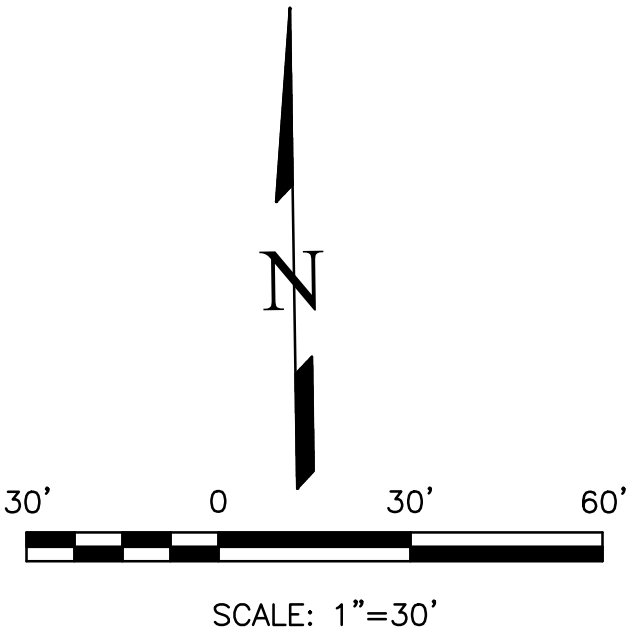
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PREPARED FOR: D. STEFANO—BUILDING &... ATTN: DAVID STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 23517 757.333.3144			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnecinc.com			
ELECTRONIC STORAGE		SITE DEVELOPMENT PLAN 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 11/16/20			
SHEET NO. 2 OF 4			

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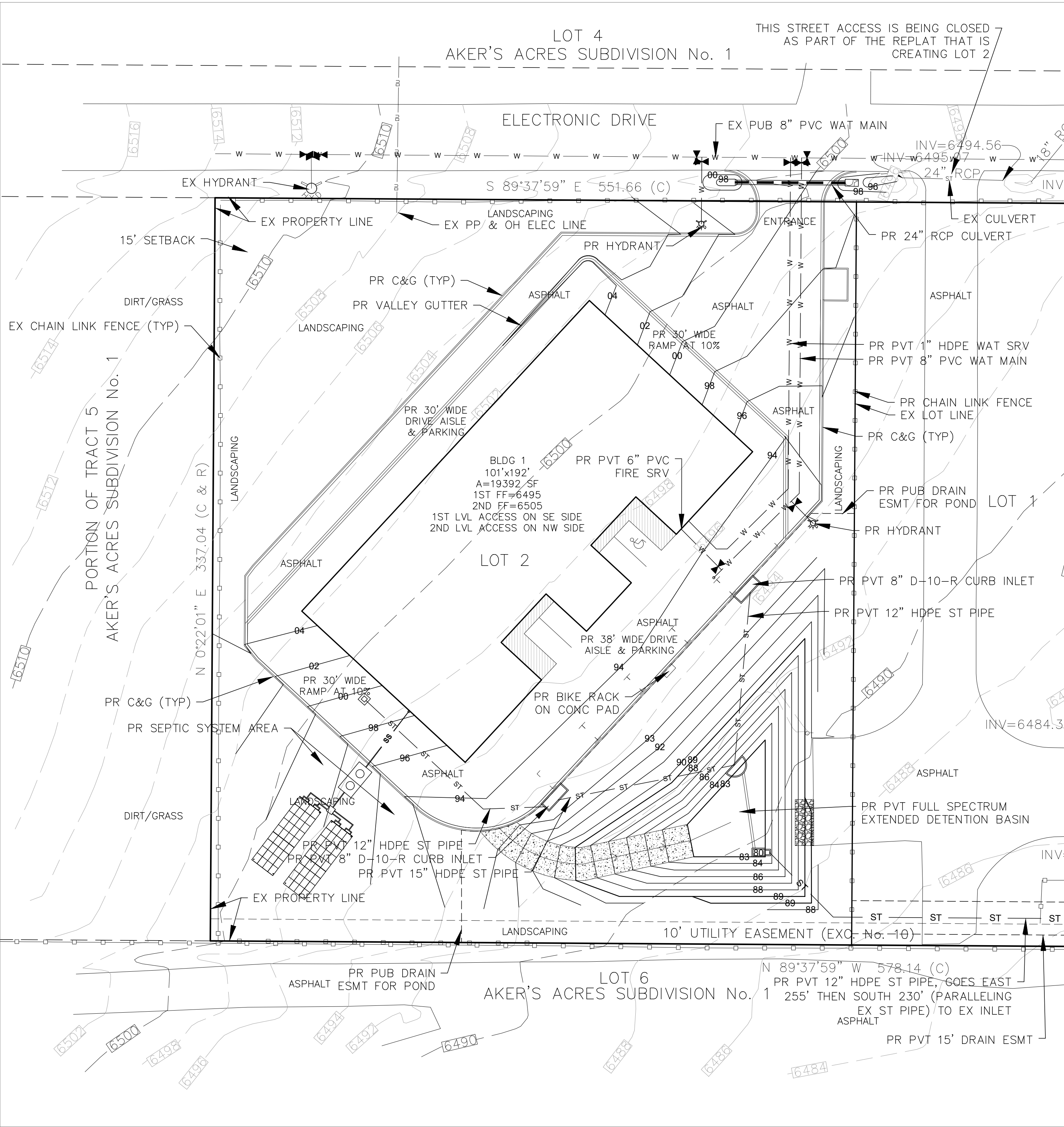
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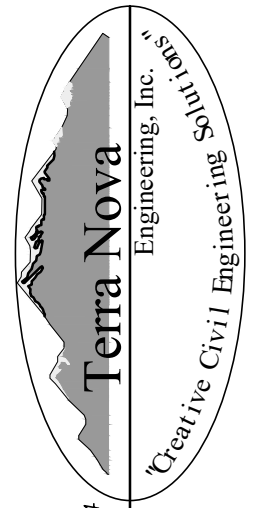
ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
PROPOSED SITE
NOVEMBER 2020



LEGEND

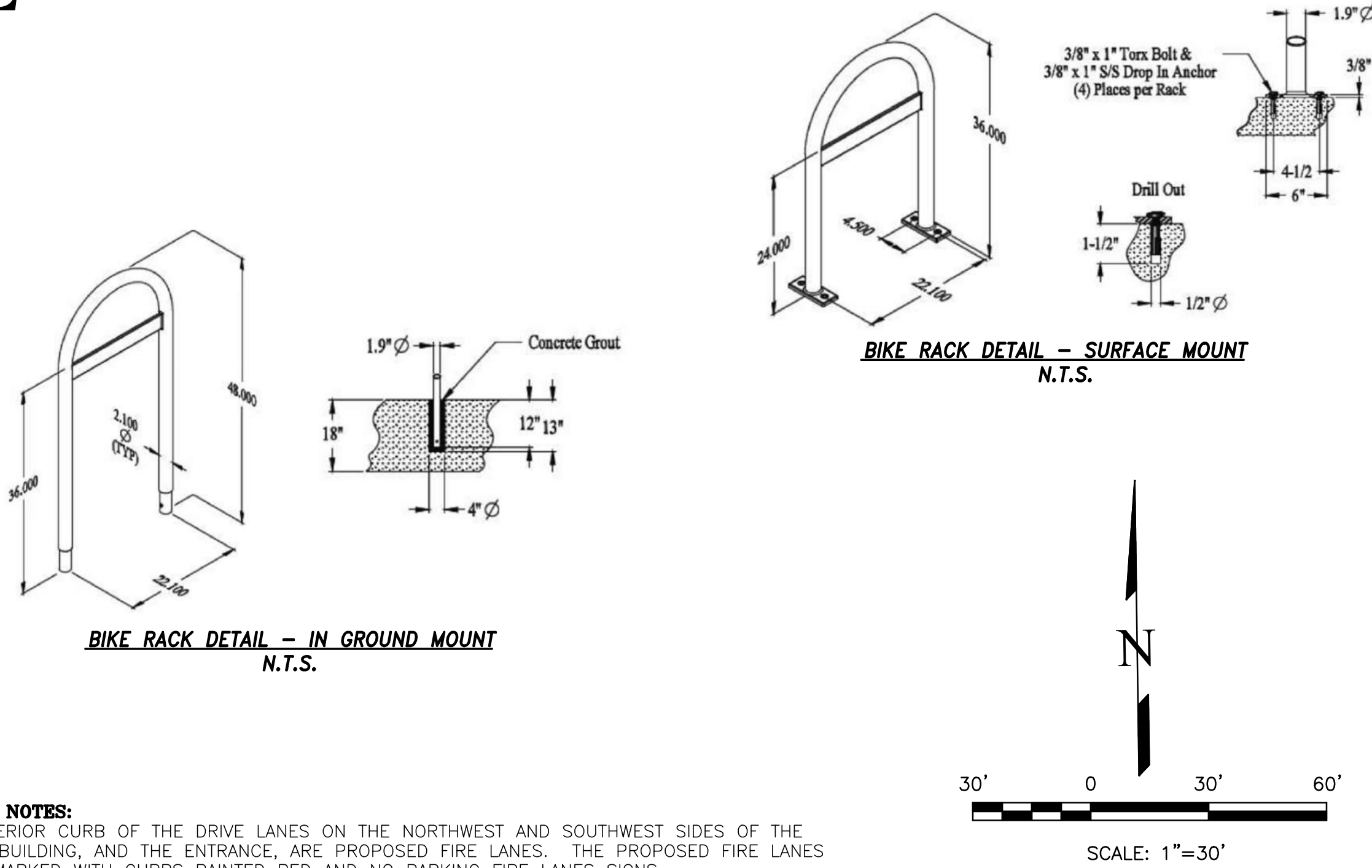
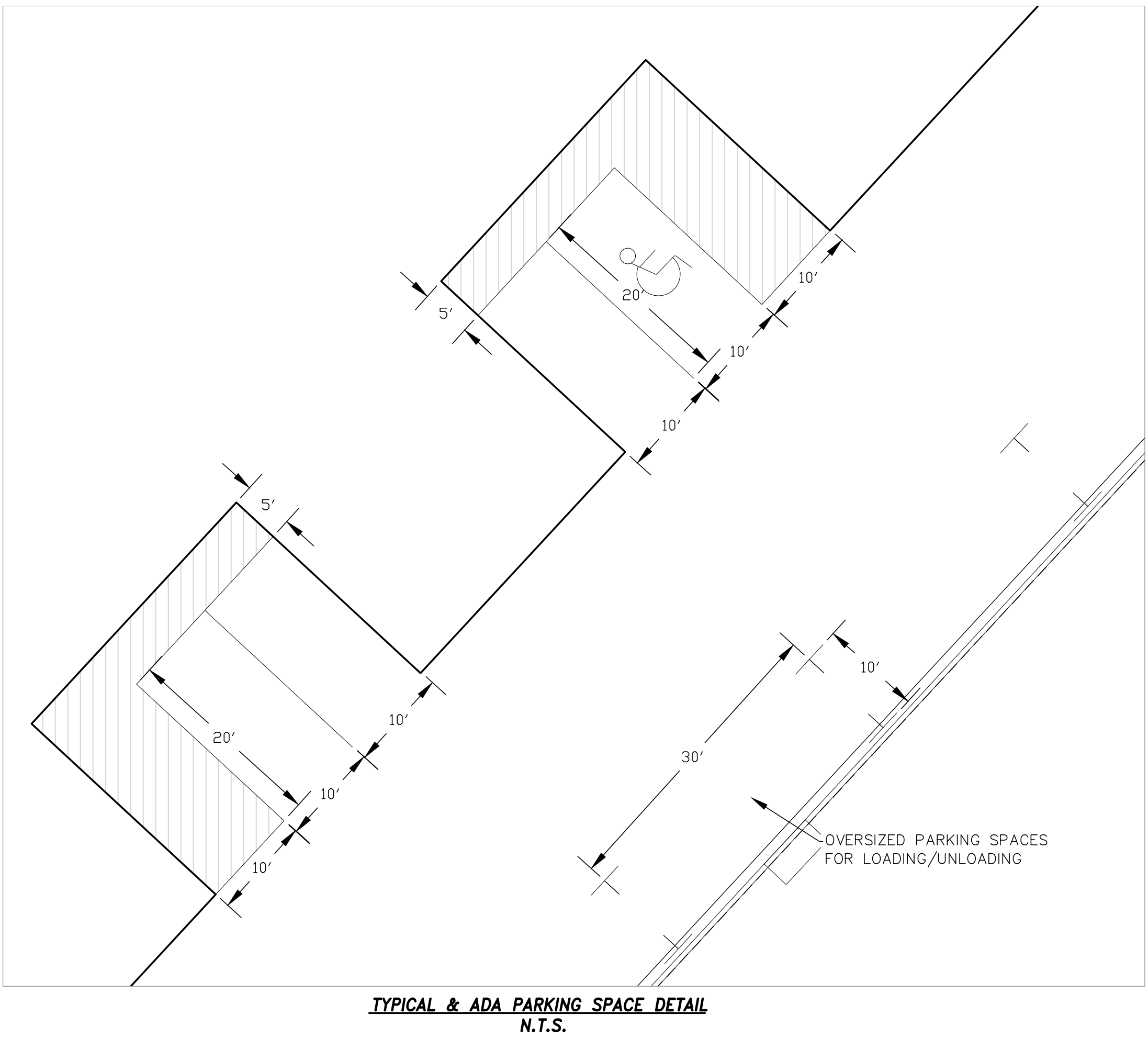
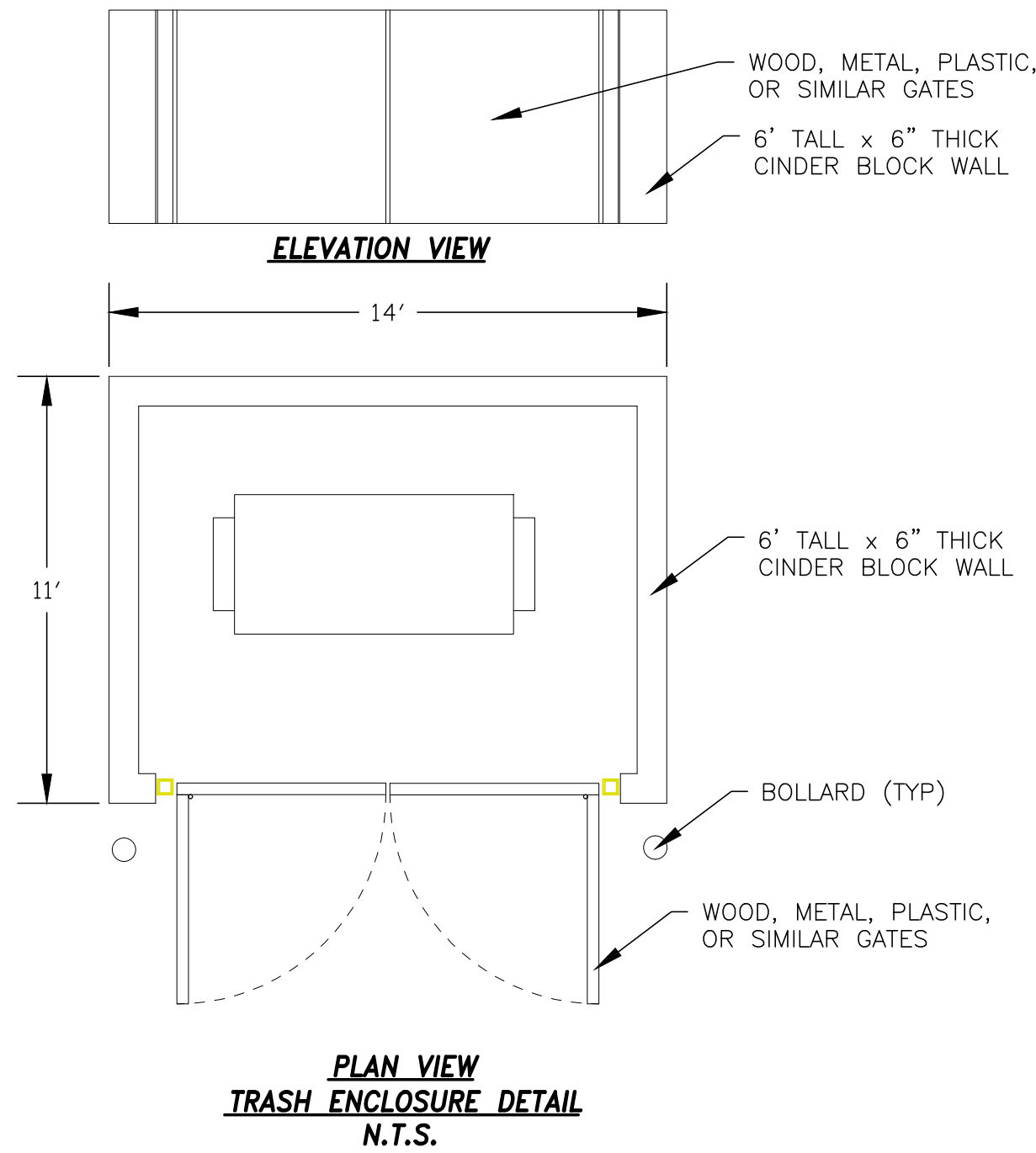
EXISTING CONTOURS - MINOR	---	61.32	---
EXISTING CONTOURS - MAJOR	---	61.30	---
GRADE & DIRECTION	---	2.2%	---
PROPOSED CONTOUR	---	62	---
PROPOSED	---	PR	---
EXISTING	---	EX	---
WATER LINE	---	W	---
SEWER LINE	---	SS	---
STORM LINE	---	ST	---
OVERHEAD ELECTRICAL LINE	---	OE	---
CHAIN LINK FENCE	---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



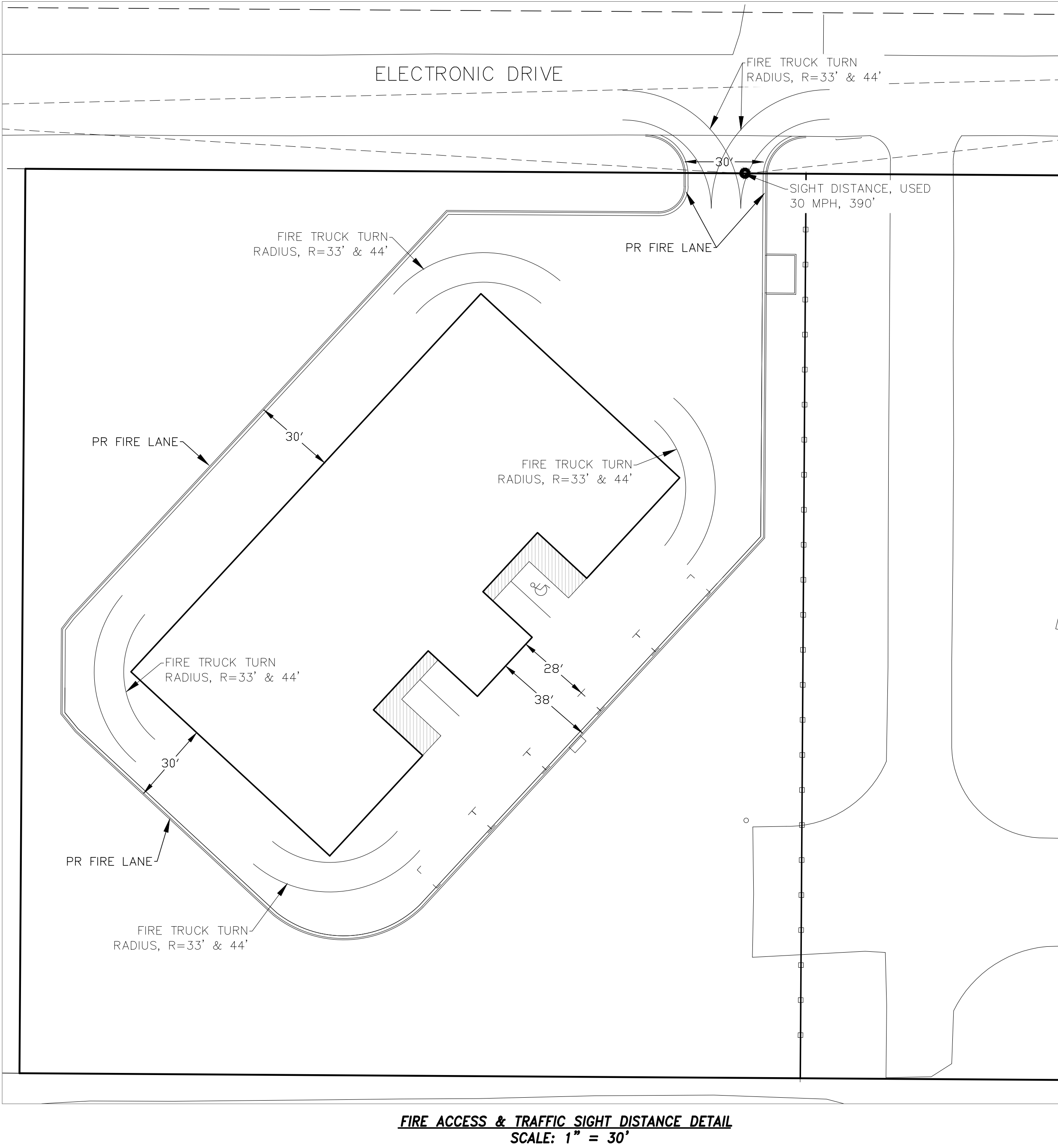
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PREPARED FOR: D. STEFANO-BUILDING &... ATTN: DAVID STEFANO 520 W 21ST ST, G-2 #710 NORFOLK, CA 94557 757.333.3144			
 721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnainc.com			
ELECTRONIC STORAGE		SITE DEVELOPMENT PLAN PROPOSED SITE	
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ELECTRONIC STORAGE
SITE DEVELOPMENT PLAN
DETAILS SHEET
NOVEMBER 2020



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.



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Terra Nova
Engineering, Inc.
Creative Civil Engineering

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ELECTRONIC STORAGE

SITE DEVELOPMENT PLAN
DETAILS SHEET

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H-SCALE 1" = 30'
V-SCALE N/A

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