

ABTR STORAGE SITE DEVELOPMENT PLAN COVER SHEET APRIL 2023

SHEET INDEX

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LEGAL DESCRIPTION

UNPLATTED: TR OF LAND IN THE NW4 SEC 17 AND NE4 SEC 18-14-64 DESC AS FOLS: COM AT THE COR COMMON TO SECS 7,8,17 AND 18, TH S89-41-55E ALG THE N LN OF SD SEC 17 2577.58 FT, TH S84-47-23W 1378.53 FT TO THE SLY ROW LN OF HWY 94 AND THE POB; TH S01-05-25E 1205.80 FT, TH N88-49-08W 1391.93 FT, TH N01-05-25W 1205.80 FT TO THE SLY ROW FENCE OF HWY 94, TH S88-49-08E ALG ROW FENCE 1391.93 FT TO THE POB

PROJECT DATA

OWNER: ZACHARY LILE, KAYLYN LILE, MICHAEL JACOBSON, CLAYTON SANDERS
11745 HOWELLS RD, COLORADO SPRINGS, CO 80908

DEVELOPER/APPLICANT: FLYING HORSE REALTY
2748 NORTH GATE BLVD
COLORADO SPRINGS, CO 80921
MIKE JACOBSON
719.235.8195
MIKE@FLYINGHORSEREALTY.COM

PREPARER: TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
DANE FRANK
719.635.6422
DANE@TNESINC.COM

SITE ADDRESS: 415 N FRANCEVILLE COAL MINE RD, COLORADO SPRINGS, CO

TAX ID: 4400000565

SITE AREA: 38.50 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: RR-5 (RESIDENTIAL)

PROPOSED ZONING: CS (COMMERCIAL SERVICES)

PROPOSED USE: VEHICLE/TRAILER PARKING

UTILITY EASEMENTS: AS NOTED

BUILDING SETBACKS: FRONT: 25', REAR: 25', SIDE: 25'

MAX BUILDING HEIGHT: 45'

PARKING SPACES:
REQUIRED: VEHICLE STORAGE: 3 SPACES
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE
TOTAL: 3 SPACES (1 HANDICAPPED)
BIKE PARKING (AT 5% OF CAR PARKING): 1
PROVIDED: CAR: 3 SPACES (1 HANDICAPPED VAN)
BIKE: 1

PROJECT DENSITIES: TOTAL AREA: 1,677,060 SF 100%
BUILDING AREA: 192 SF 0.0%
PAVEMENT AREA: 0 SF 0.0%
ASPHALT MILLING AREA: 834,344 SF 49.8%
LANDSCAPE AREA: 842,716 SF 50.2%

PROJECT DEVELOPMENT SCHEDULE:
START OF DEVELOPMENT IN SPRING 2024 TO BE COMPLETED BY FALL 2024.

UTILITY SERVICE PROVIDERS: WATER - N/A
SEWER - N/A
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS - N/A
FIRE PROTECTION - ELLICOTT FIRE PROTECTION DISTRICT

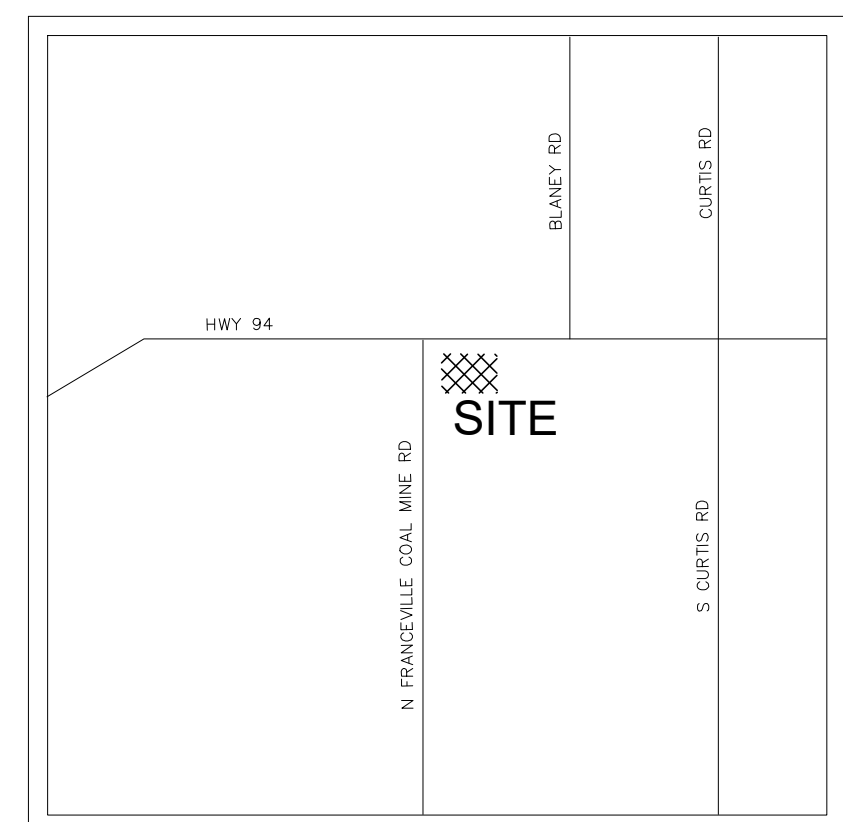
GENERAL NOTES

1. THE SCOPE OF THIS DEVELOPMENT IS TO BUILD A MILLED ASPHALT PARKING AREA WITH A PERIMETER FENCE, SHED, MILLED ASPHALT DRIVEWAY, WASTEWATER DUMP STATION, WASH STATION, VACUUM STATION, AND PROPANE STATION.
2. NO WATER, SANITARY, OR GAS UTILITIES ARE PROPOSED AS PART OF THIS DEVELOPMENT. THERE IS AN EXISTING WELL ON THE SITE. NO SEPTIC FACILITIES ARE PROPOSED (THE WASTE DUMP STATION WILL HAVE A STORAGE TANK TO BE EMPTIED AND DISPOSED OF OFFSITE). THE SITE WILL HAVE ELECTRIC UTILITIES.

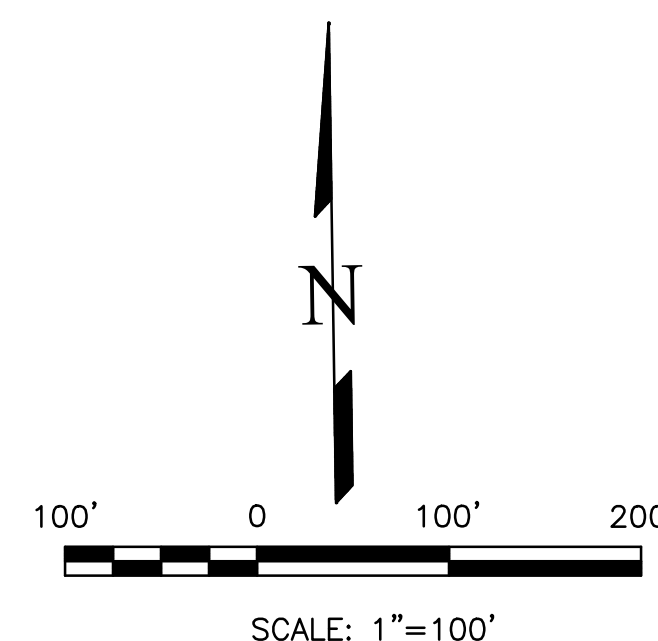
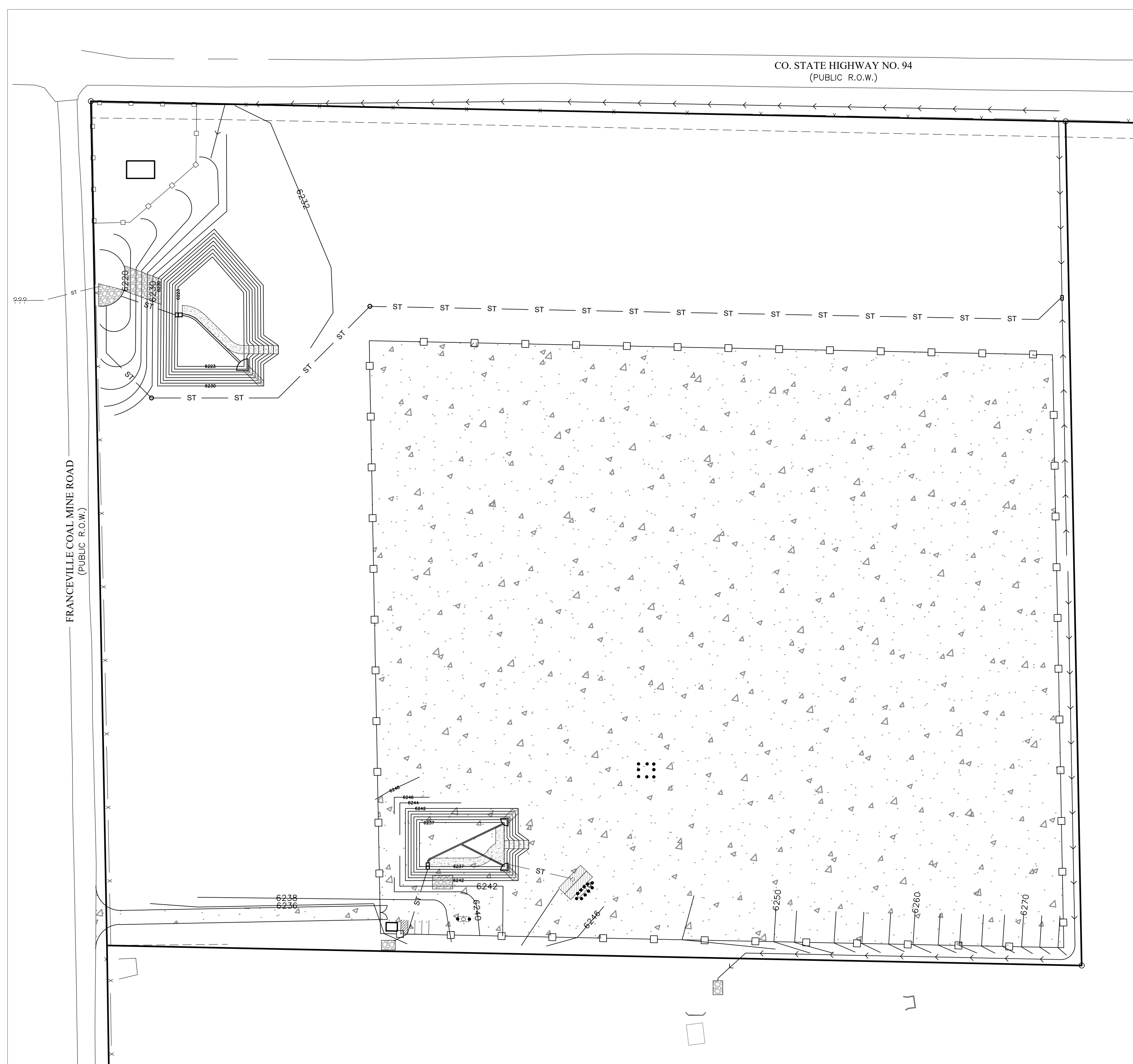
CERTIFICATION STATEMENTS

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____



VICINITY MAP
N.T.S.



| REVISIONS NO. | DESCRIPTION | DATE |
|---------------|-------------|------|
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE REVIEWING AGENCIES, THE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, BY WRITTEN AUTHORIZATION.

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ABTR STORAGE

SITE DEVELOPMENT PLAN
COVER SHEET

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| DESIGNED BY DLF |
| DRAWN BY DLF |
| CHECKED BY LD |
| H-SCALE AS SHOWN |
| V-SCALE N/A |
| JOB NO. 2309.00 |
| DATE ISSUED 04/10/23 |
| SHEET NO. 1 OF 3 |

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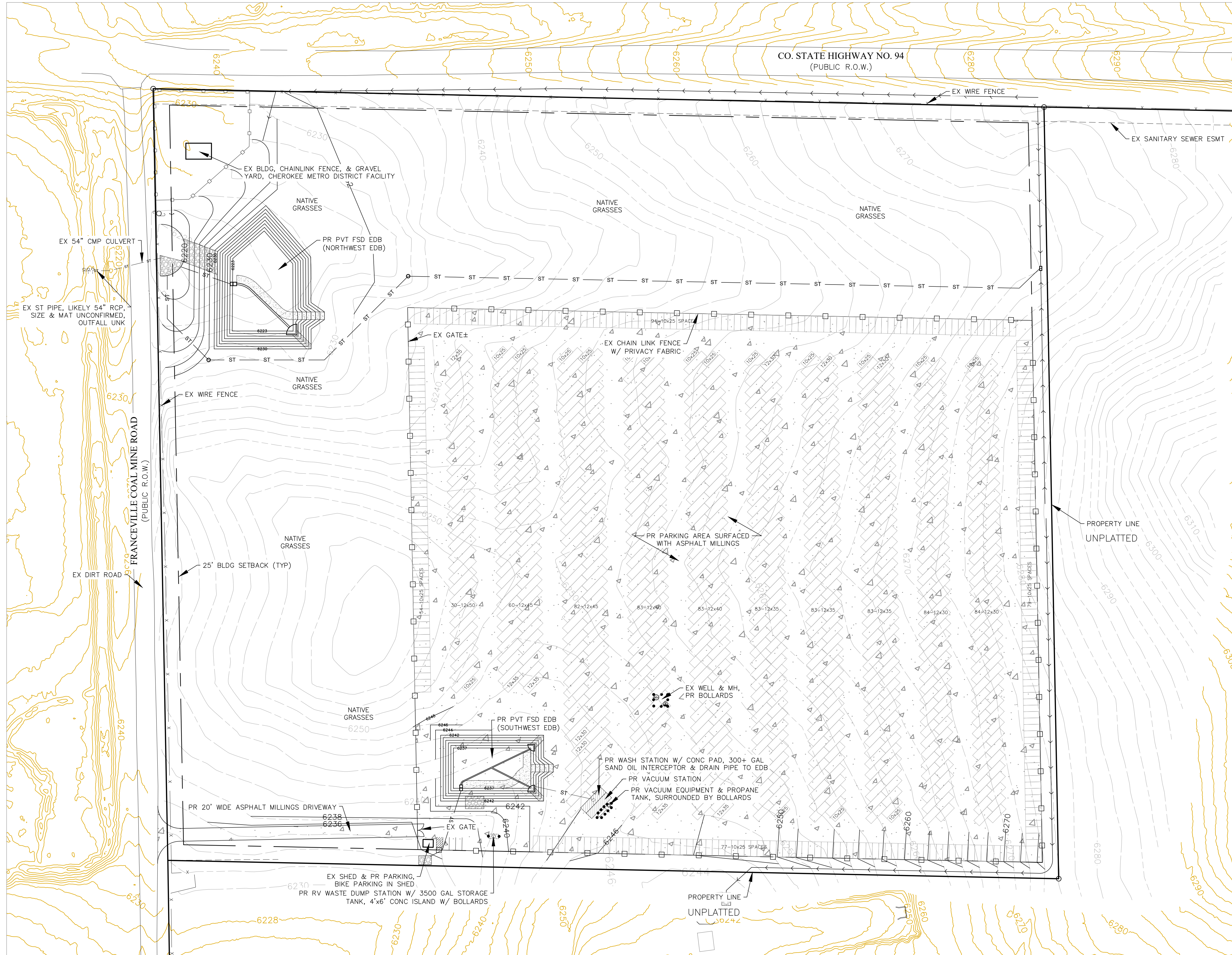
ABTR STORAGE SITE DEVELOPMENT PLAN SITE PLAN APRIL 2023

LEGEND

| | |
|---------------------------|------------|
| EXISTING CONTOURS - MINOR | --- |
| EXISTING CONTOURS - MAJOR | ---6130--- |
| GRADE & DIRECTION | 2.2% |
| PROPOSED CONTOUR | 62 |
| PROPOSED | PR |
| EXISTING | EX |
| FENCE | —x—x—x—x— |

NOTES

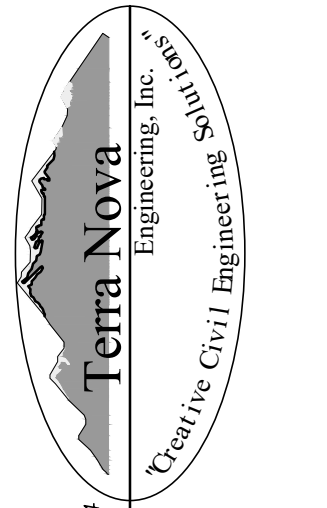
- BROWN GROUND SURFACE CONTOURS ARE LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING & RISK MAP PORTAL, DATA SET: 2018 3DEP EAST CO EL PASO. THIS DATA IS APPROXIMATE. LIDAR DATA IS FROM 2018 AND AT 2' INTERVALS.



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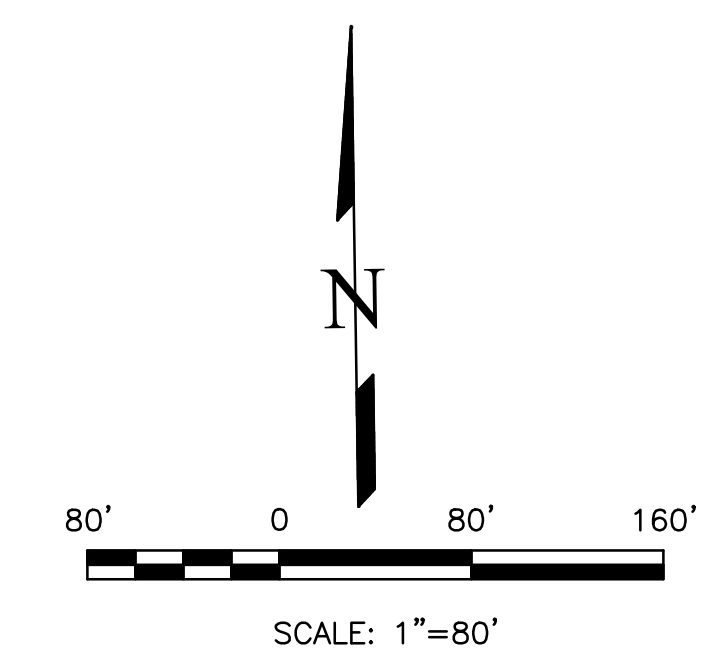
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ABTR STORAGE
SITE DEVELOPMENT PLAN
SITE PLAN

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
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SHEET NO. 2 OF 3



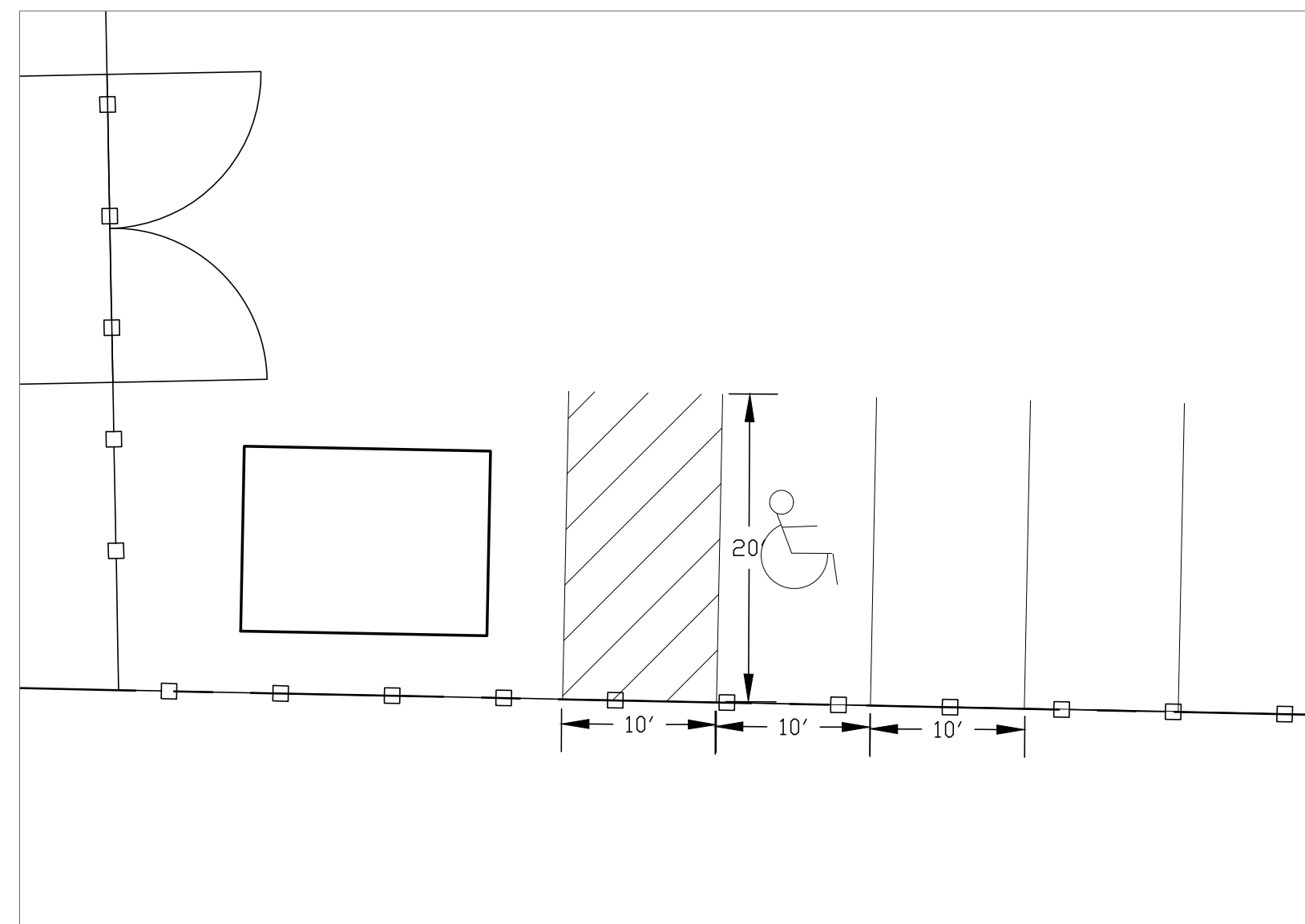
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ABTR STORAGE

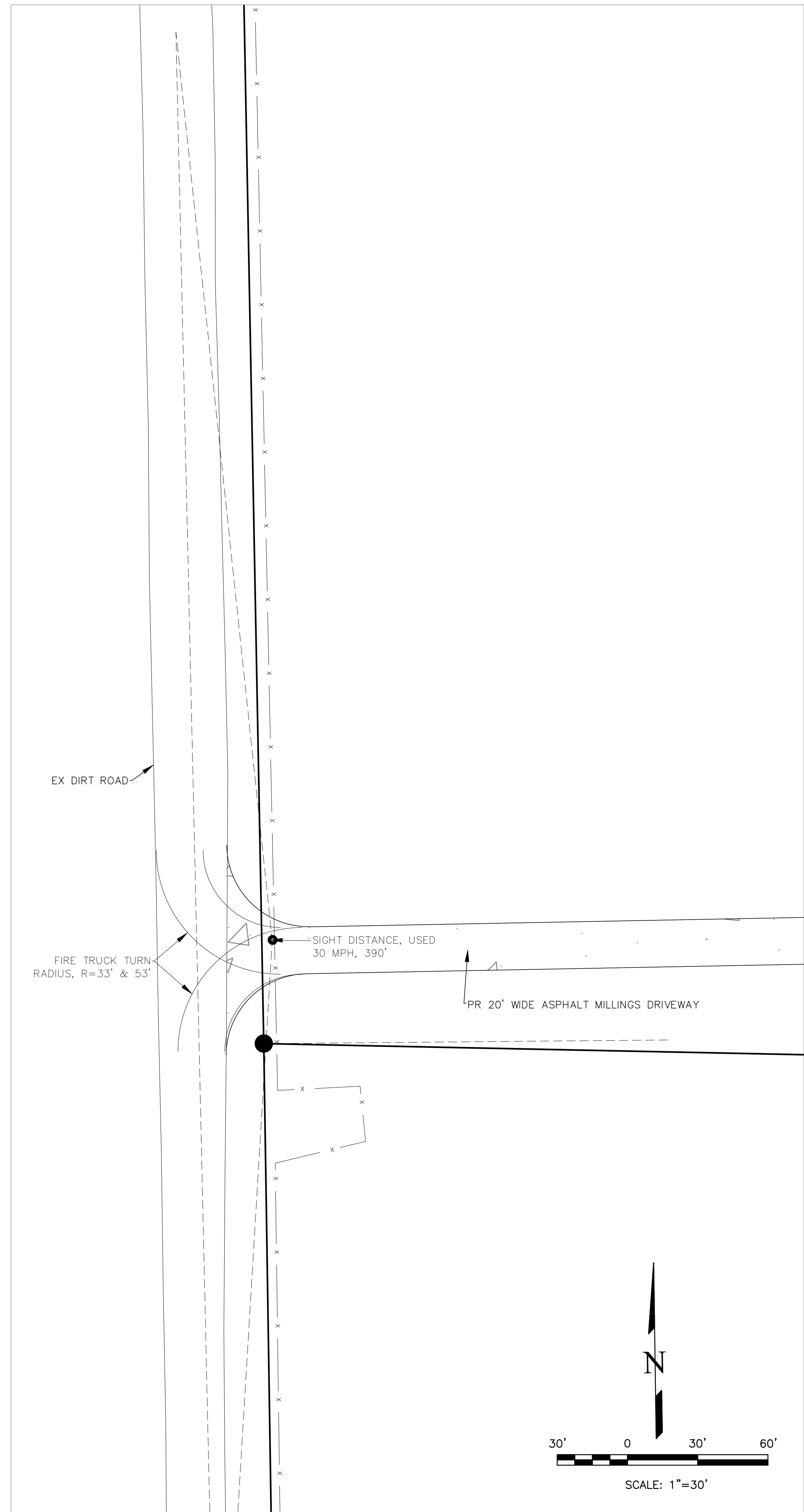
SITE DEVELOPMENT PLAN

DETAILS SHEET

APRIL 2023



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



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

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| DETAILS SHEET | |

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