

# ABTR STORAGE

## SITE DEVELOPMENT PLAN

# COVER SHEET

### APRIL 2023

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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

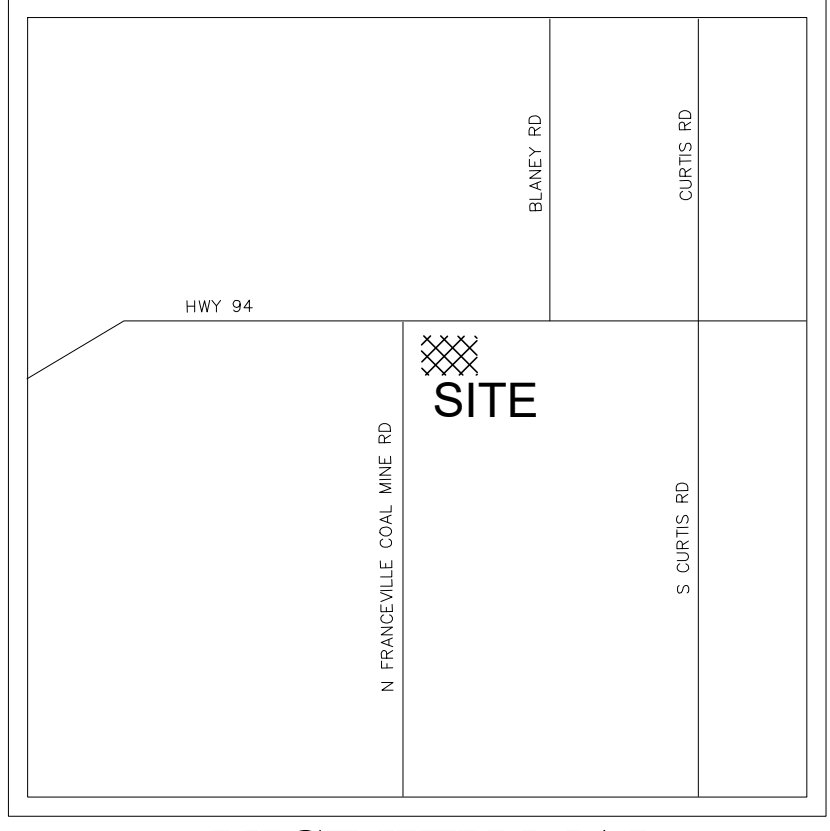
**GENERAL NOTES**

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.

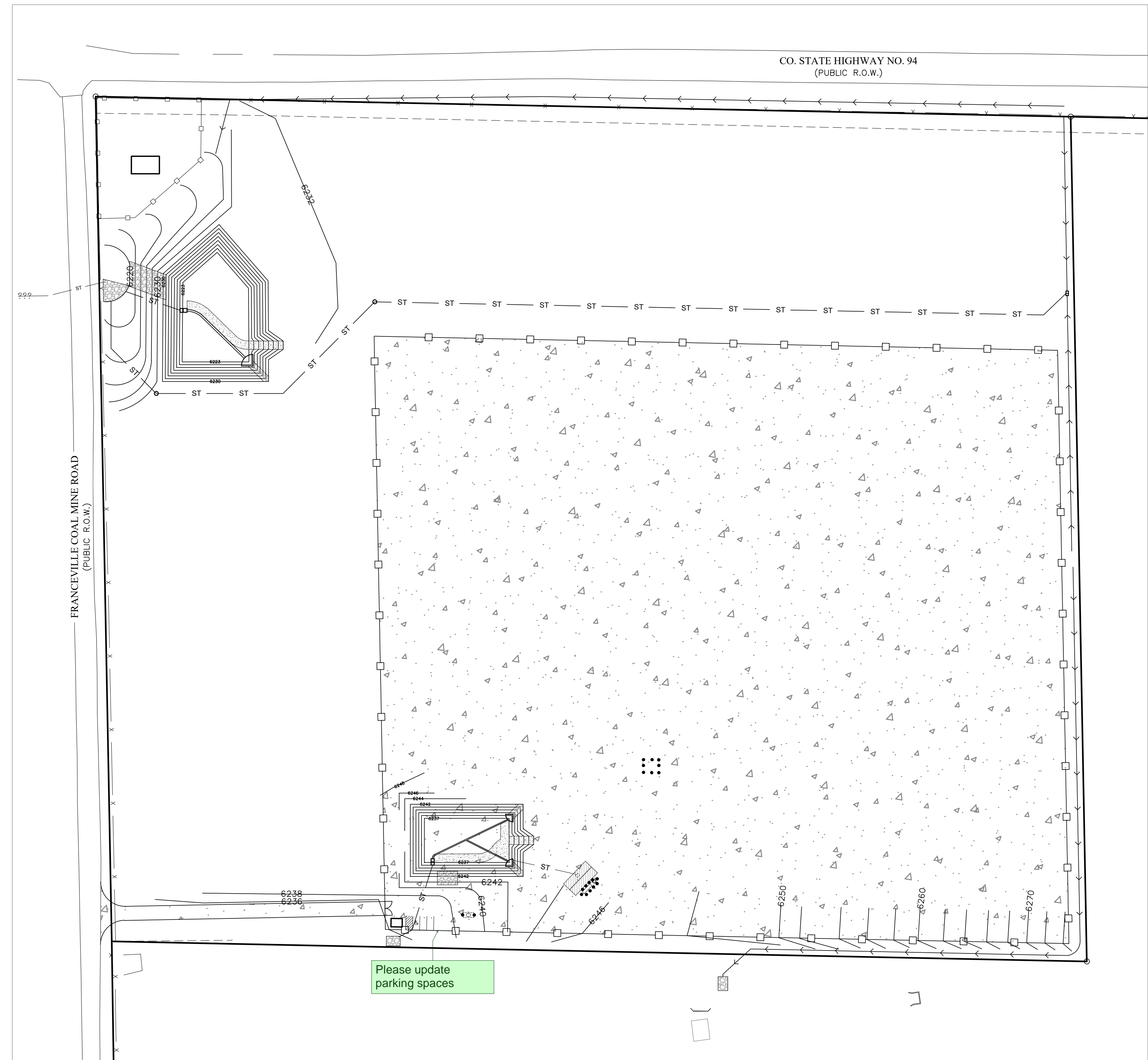
**CERTIFICATION STATEMENTS**

CERTIFICATION OF OWNERSHIP

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



**VICINITY MAP**  
N.T.S.



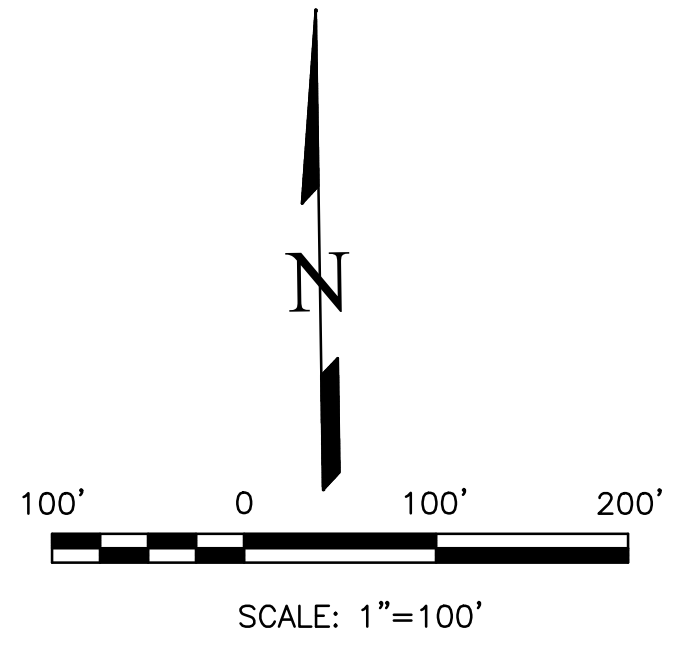
Is this for the existing shed?  
This aligns with the size of the building provided in the elevations but it is not clear. I would recommend separating out existing buildings and proposed buildings. Confirm whether there are any proposed structures.

What is this?

How many spaces? Other documentation refer to the proposed use as "automobile and boat storage yard" which falls under the use classification of "outside storage" in the Land Development Code.

The disabled space is in addition to the 3 required spaces. There should be 3 standard parking spaces and 1 disabled parking space, for 4 total parking spaces.

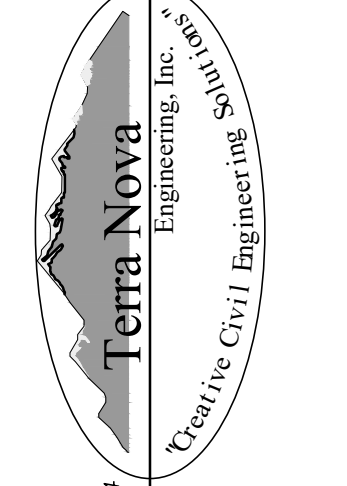
Please update parking spaces



REVISIONS NO.	DESCRIPTION	DATE

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.

PREPARED FOR:  
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**ABTR 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. 2309.00
DATE ISSUED 04/10/23
SHEET NO. 1 OF 3

# Include PCD File No. PPR2319

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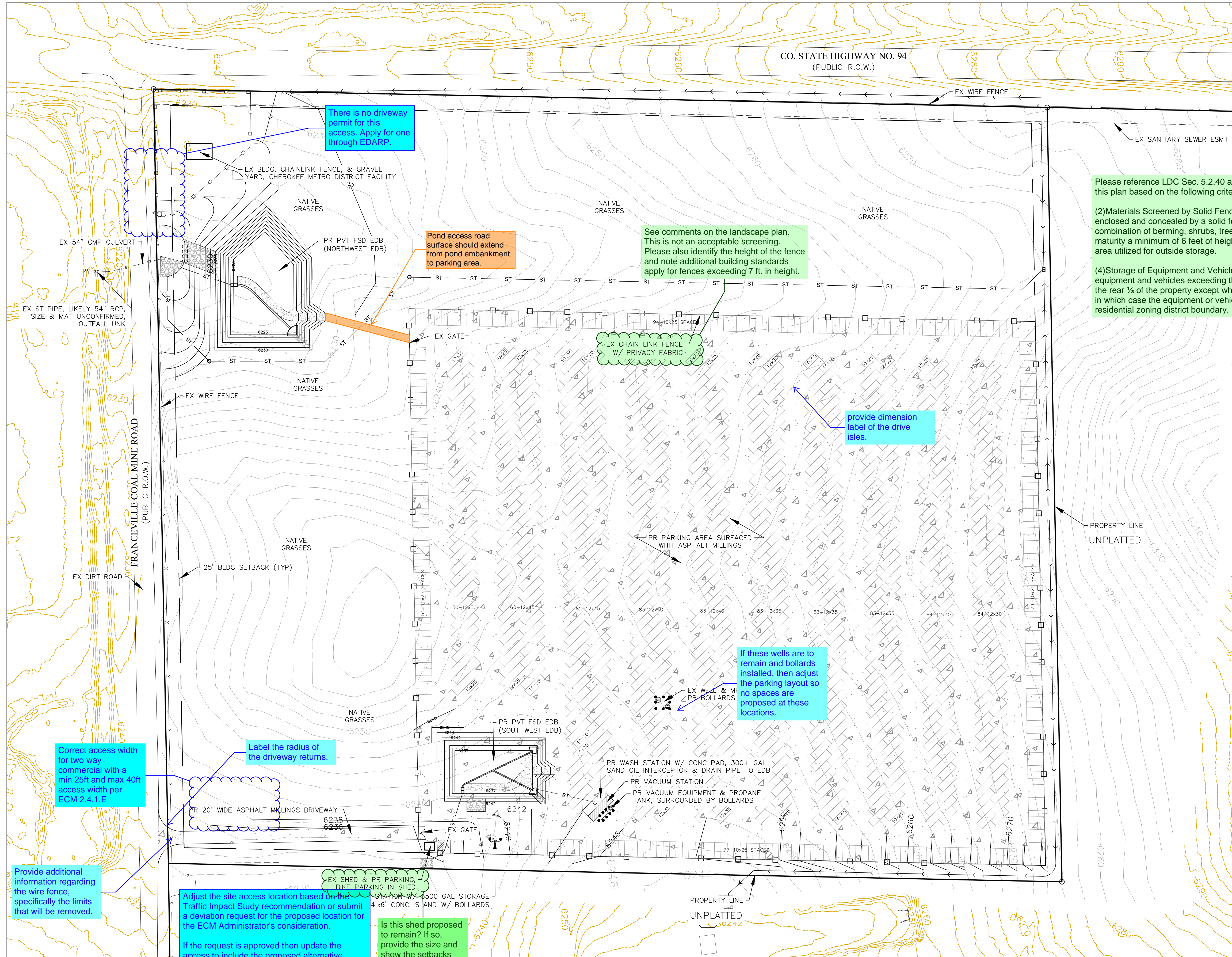
# ABTR STORAGE SITE DEVELOPMENT PLAN SITE PLAN APRIL 2023

### 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

1. 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.

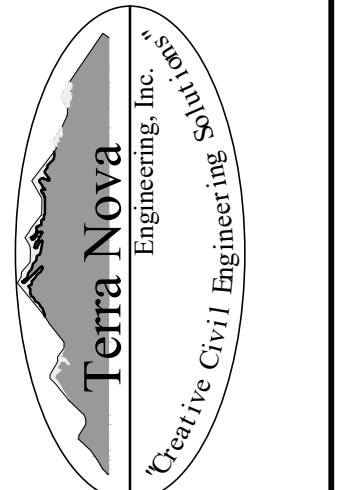


Please reference LDC Sec. 5.2.40 and make the appropriate modifications to this plan based on the following criteria:

(2) Materials Screened by Solid Fence or Vegetation. Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.

(4) Storage of Equipment and Vehicles Exceeding Height of Fence. All equipment and vehicles exceeding the height of the fence shall be stored on the rear 1/2 of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.

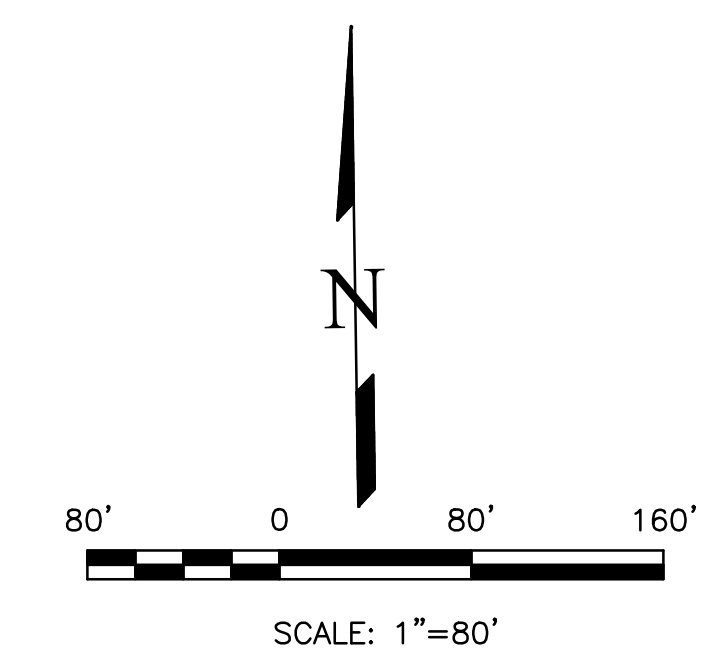
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SHEET NO. 2 OF 3



REVISIONS	NO.	DESCRIPTION	DATE

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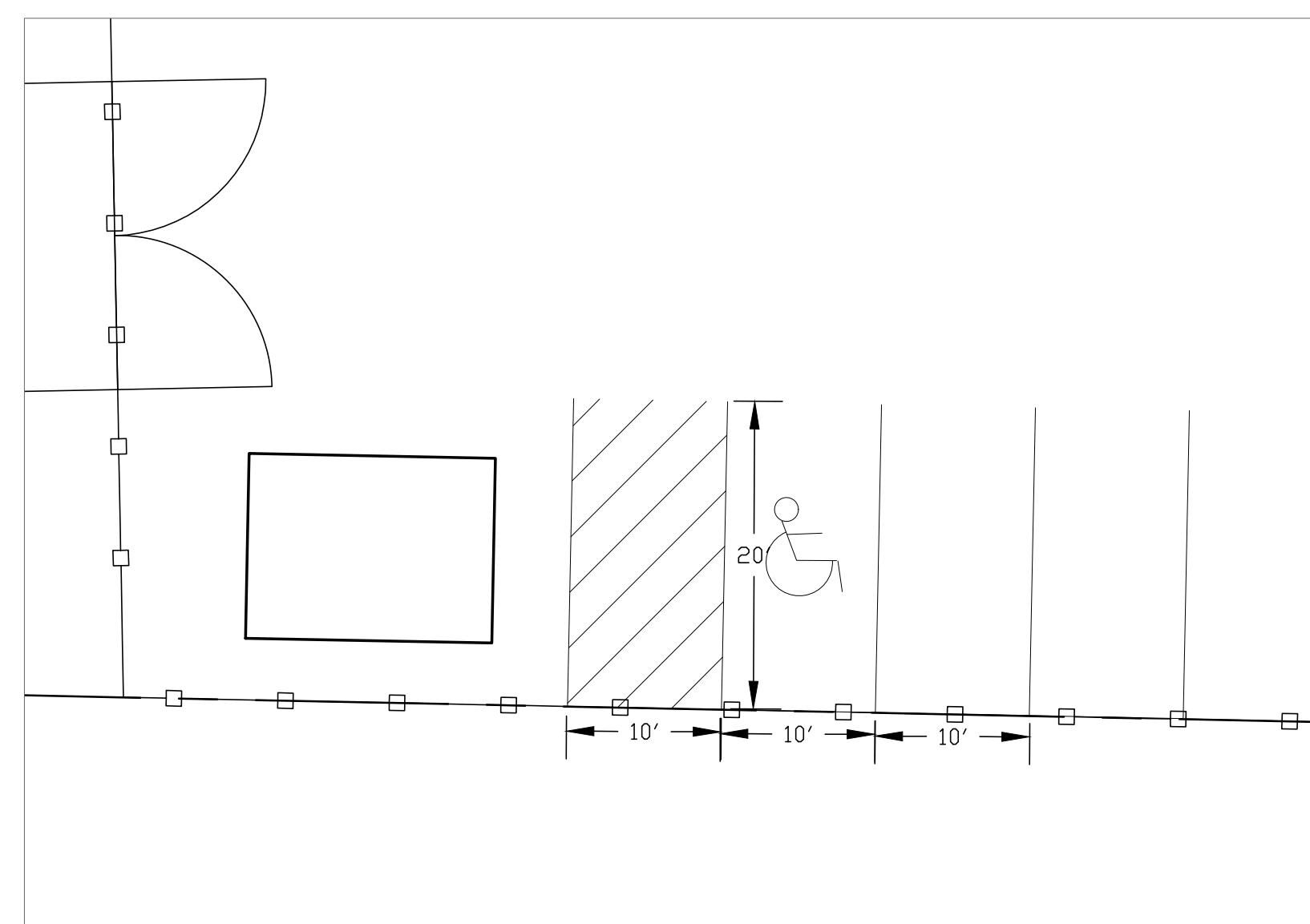
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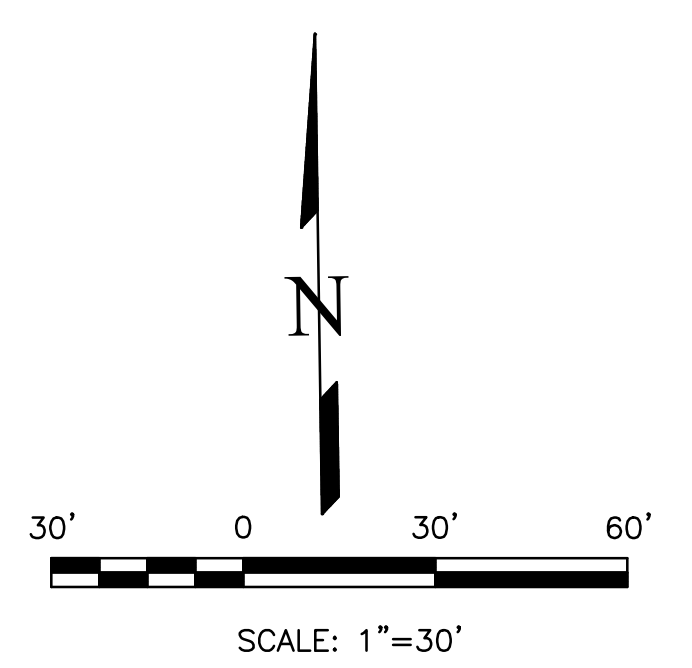
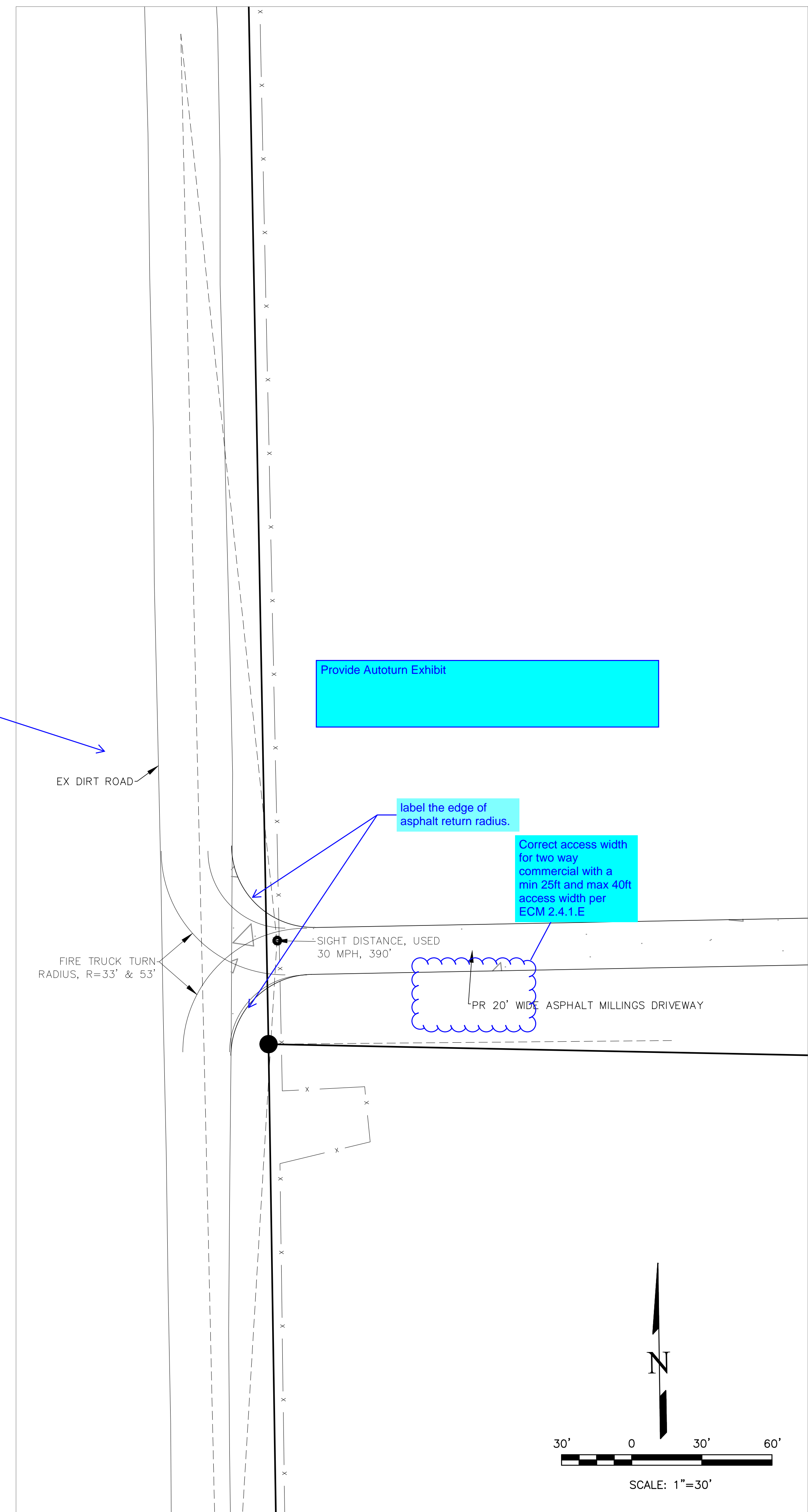
## SITE DEVELOPMENT PLAN

### DETAILS SHEET

APRIL 2023



See comment on sheet 2 of the GEC plans. Franceville Coal Mine Road will need to be upgraded to a standard County Paved Road from SH94 to the site access.



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL AGENCIES, THE REVIEWING AGENCIES, OR TERRA NOVA ENGINEERING, INC., APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

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