

**NOTES:**

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE PARTIES RESPONSIBLE FOR THE PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.  
  
APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF THE PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM APPROPRIATE REGULATORY AGENCIES (IF APPLICABLE) PRIOR TO COMMENCING WORK.
- ALL PROPOSED ROOFTOP/CANOPY AREAS SHALL BE SLOPED TO DRAIN INTO THE PROPOSED PARKING LOT, AND INTO EXTENDED DETENTION BASIN A.
- THE WESTERLY PORTION OF THE OVERALL 4-WAY PROPERTY LIES WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE MAP PANEL '08041C0552G' EFFECTIVE DATE DECEMBER 7, 2018. THIS PART OF THE OVERALL 4-WAY PROPERTY WILL REMAIN UNDEVELOPED. THE REMAINDER OF THE OVERALL 4-WAY PROPERTY IS LOCATED OUTSIDE OF THE FLOODPLAIN, IN ZONE X, AS SHOWN ON FLOOD INSURANCE MAP PANELS '08041C0552G' '08041C0556G' AND '08041C0558G' EFFECTIVE DATE DECEMBER 7, 2018. ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THIS REASON, THE PROPERTY MAY BE SUBJECT TO SOME ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (NOISE, VIBRATION, ODOORS, ETC.). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU.
- ROADWAY LANDSCAPE REQUIREMENTS, CLOUDED ON THE LANDSCAPE PLAN OF THIS SUBMITTAL, SHALL BE INSTALLED WITH THE FUTURE DEVELOPMENT OF THE COMMERCIAL PARCEL ADJACENT TO THE SELF-STORAGE SITE (DENOTED ON THESE PLANS AS 'FUTURE COMMERCIAL AREA').

**PROJECT INFORMATION:**  
 PCD NO: PPR2347  
 TAX SCHEDULE NO: 4200000399  
 PROPERTY ADDRESS: 14191 STAPLETON ROAD  
 CURRENT ZONING: CS  
 PROPOSED ZONING: CS  
 PROPOSED LAND USE: COMMERCIAL  
 PROPOSED BUILDING USE: MINI-STORAGE, RV/BOAT STORAGE  
 PROPERTY AREA: 67.1 AC  
 NORTH TRACT: 15.5 AC  
 SOUTH TRACT: 51.6 AC

**PHASE 1 (USE: MINI STORAGE, RV/BOAT STORAGE)**  
 TOTAL GROSS BUILDING SQUARE FOOTAGE: 56,700 SF  
 LANDSCAPING/OPEN SPACE PERCENTAGE: 93.3% (62.6 AC)  
 IMPERVIOUS SURFACE PERCENTAGE: 6.7% (4.5 AC)

**PHASE 1 & 2 (USE: MINI STORAGE, RV/BOAT STORAGE)**  
 TOTAL GROSS BUILDING SQUARE FOOTAGE: 89,500 SF  
 LANDSCAPING/OPEN SPACE PERCENTAGE: 90.3% (60.6 AC)  
 IMPERVIOUS SURFACE PERCENTAGE: 9.7% (6.5 AC)

**LEGAL DESCRIPTION: NORTH TRACT**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 00°32'40" E 531.35 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 45°52'34" W 18.02 FEET TO THE NORTH RIGHT OF WAY LINE OF STAPLETON DRIVE; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF STAPLETON DRIVE THE FOLLOWING 2 COURSES,

COURSE 1: N 43°41'10" W 344.15,  
 COURSE 2: ON A CURVE TO THE LEFT WITH A RADIUS OF 1405.00 FEET, AN ARC DISTANCE OF 1127.25 FEET, CHORD BEING N 66°37'01" W 1097.26 FEET; THENCE  
 N 00°02'16" E 472.31 FEET; THENCE  
 S 33°06'23" W 38.23 FEET; THENCE  
 S 47°20'54" E 86.31 FEET; THENCE  
 S 64°11'25" E 94.79 FEET; THENCE  
 S 80°44'44" E 101.96 FEET; THENCE  
 S 61°15'34" E 141.09 FEET; THENCE  
 N 82°37'58" E 108.63 FEET; THENCE  
 S 88°02'17" E 52.46 FEET; THENCE  
 S 80°29'21" E 62.10 FEET; THENCE  
 S 64°44'27" E 28.07 FEET; THENCE  
 S 72°25'24" E 39.10 FEET; THENCE  
 N 80°32'12" E 53.40 FEET; THENCE  
 N 62°41'35" E 59.14 FEET; THENCE  
 N 68°54'08" E 67.16 FEET; THENCE  
 N 81°40'20" E 79.00 FEET; THENCE  
 N 89°54'58" E 64.36 FEET; THENCE  
 S 50°43'58" E 50.43 FEET; THENCE  
 N 38°28'19" E 283.60 FEET; THENCE  
 ON A CURVE TO THE RIGHT WITH A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 65.22 FEET, CHORD BEING N 41°25'42" E 65.19 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE S 00°26'34" E 685.50 FEET TO THE POINT OF BEGINNING, CONTAINING 15.5 ACRES.

**LEGAL DESCRIPTION: SOUTH TRACT**

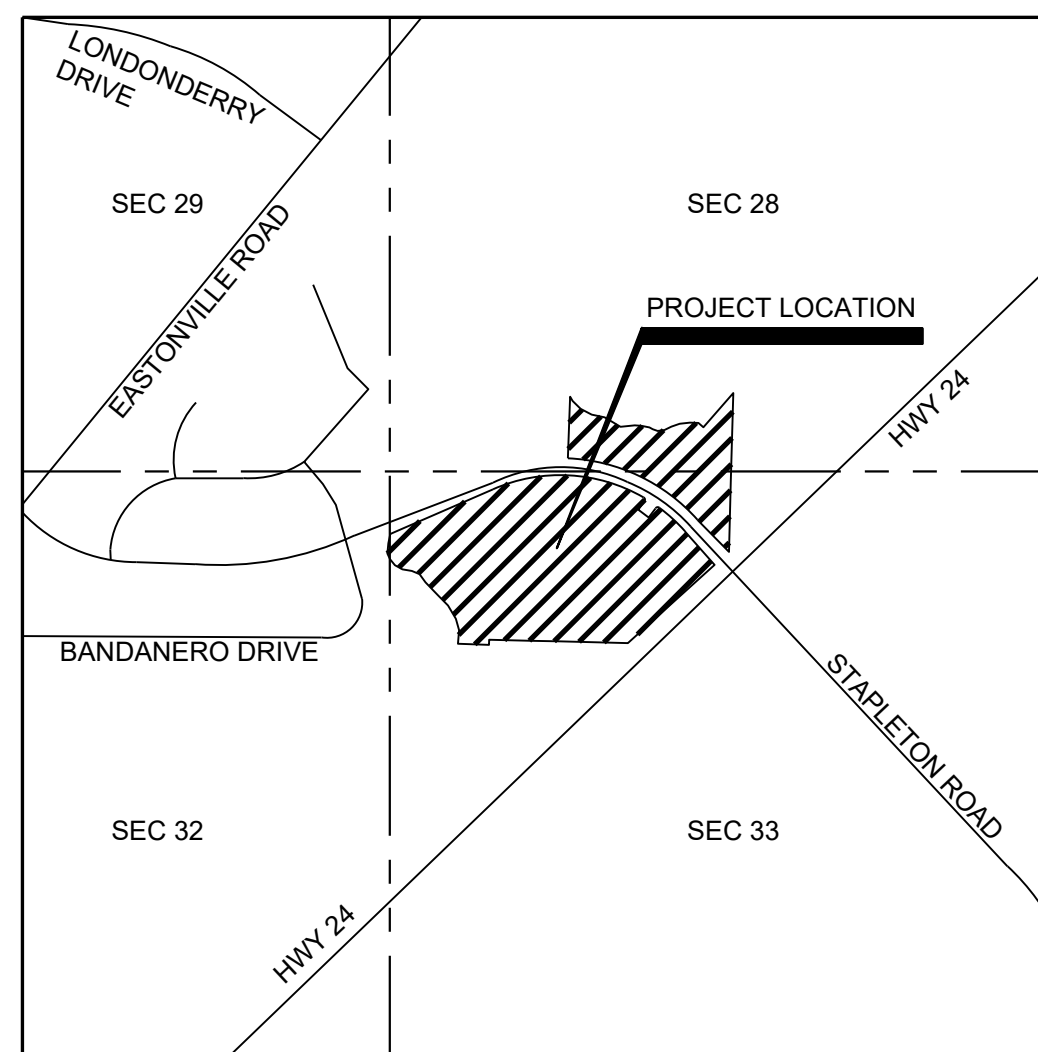
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S 00°32'40" E 1248.74 FEET AND S 89°27'20" W 756.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE  
 S 89°21'54" W 518.84 FEET TO A CAPPED PLS 38254 REBAR; THENCE  
 S 89°05'22" W 196.52 FEET TO A CAPPED PLS 38254 REBAR; THENCE  
 S 89°24'38" W 346.20 FEET TO A CAPPED PLS 38254 REBAR; THENCE  
 S 00°17'22" E 39.41 FEET TO CAPPED PLS 38254 REBAR; THENCE  
 N 89°52'17" W 237.85 FEET TO THE SOUTHWEST CORNER OF LOT 13, 4 WAY RANCH FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 206712416; THENCE  
 ALONG THE EASTERLY LINE OF SAID LOTS 13 AND 14, 4 WAY RANCH FILING NO. 1, THE FOLLOWING 13 COURSES,

COURSE 1: N 02°32'27" E 104.58 FEET,  
 COURSE 2: N 17°20'56" W 90.67 FEET,  
 COURSE 3: N 33°10'19" W 117.65 FEET,  
 COURSE 4: N 46°32'54" W 111.92 FEET,  
 COURSE 5: N 45°38'56" W 135.29 FEET,  
 COURSE 6: N 37°49'00" W 77.43 FEET,  
 COURSE 7: N 89°33'24" W 63.38 FEET,  
 COURSE 8: N 81°58'46" W 73.71 FEET,  
 COURSE 9: N 64°01'48" W 66.05 FEET,  
 COURSE 10: N 40°22'05" W 60.18 FEET,  
 COURSE 11: N 27°05'02" W 46.89 FEET,  
 COURSE 12: N 03°48'16" E 78.58 FEET,  
 COURSE 13: N 09°33'20" E 72.86 FEET TO THE SOUTH RIGHT OF WAY LINE OF STAPLETON DRIVE; THENCE ALONG THE SOUTHERLY LINE OF STAPLETON DRIVE THE FOLLOWING 9 COURSES,

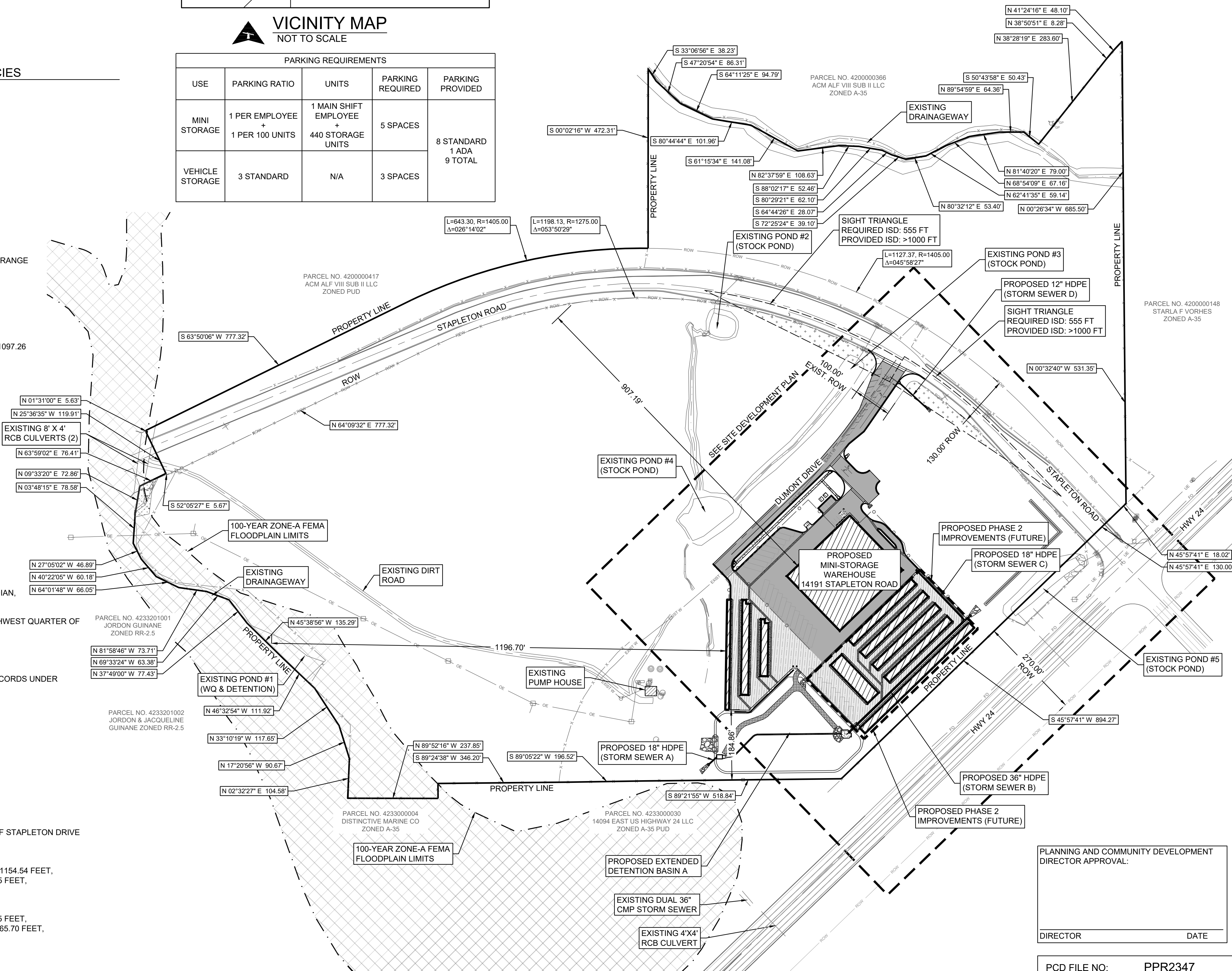
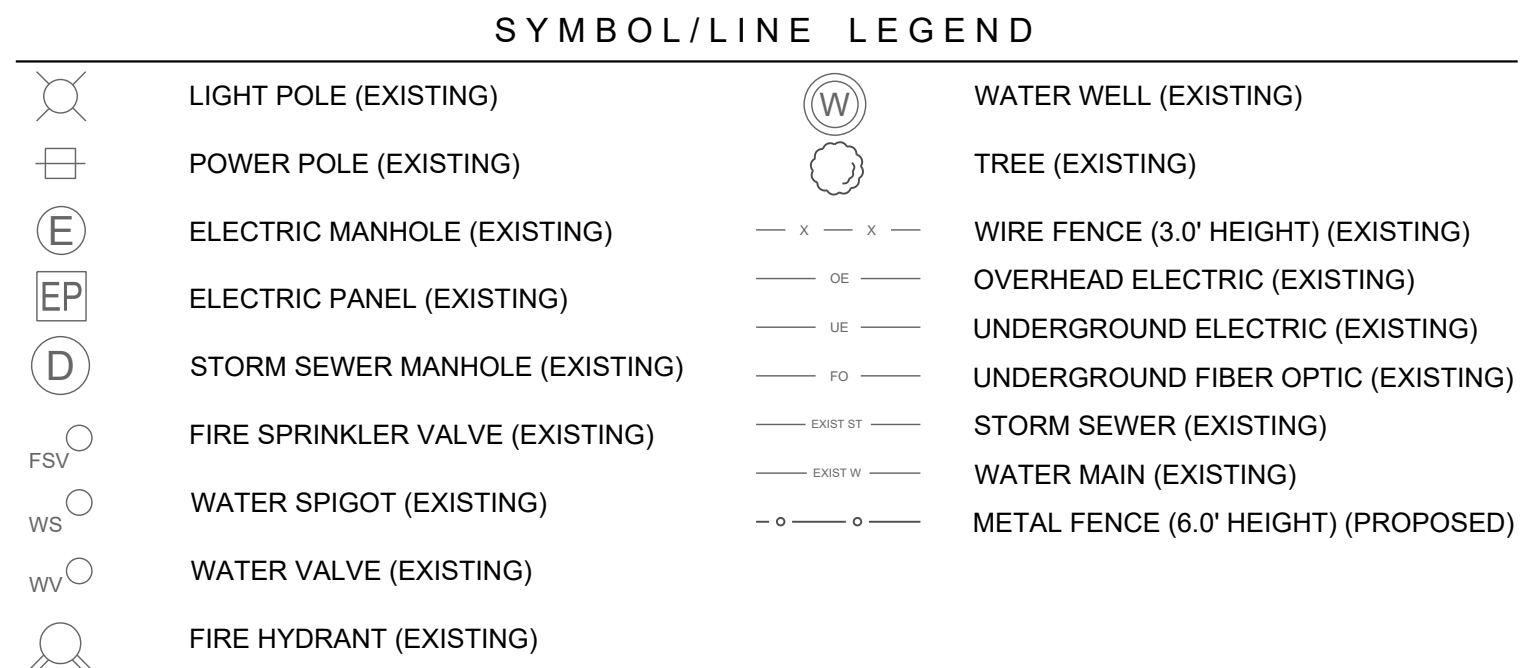
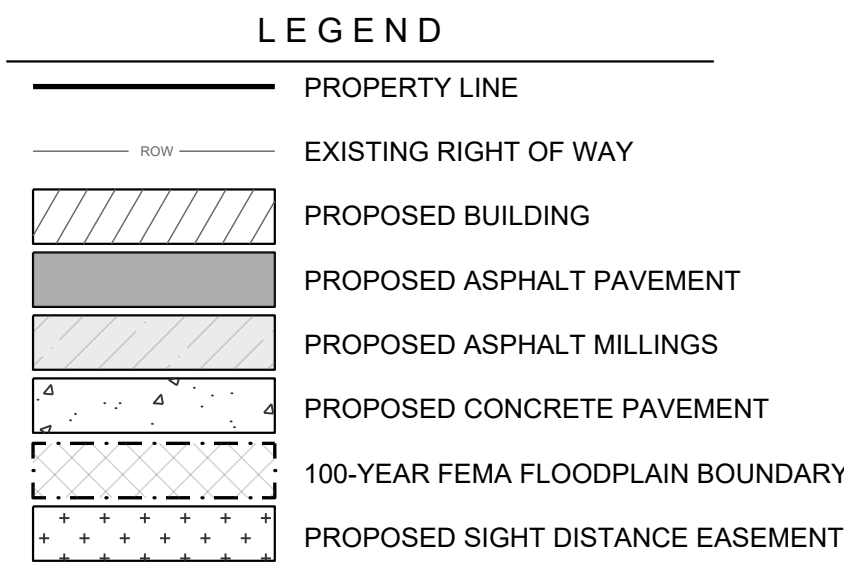
COURSE 1: N 64°28'13" E 855.66 FEET,  
 COURSE 2: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, AN ARC DISTANCE OF 1198.14 FEET, CHORD BEING S 88°55'14" E 1154.54 FEET,  
 COURSE 3: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 33.70 FEET, CHORD BEING S 13°43'29" E 29.85 FEET,  
 COURSE 4: S 34°33'01" W 79.10 FEET,  
 COURSE 5: S 55°26'59" E 100.11 FEET,  
 COURSE 6: N 34°33'01" E 87.29 FEET,  
 COURSE 7: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.37 FEET, CHORD BEING N 79°29'01" E 28.25 FEET,  
 COURSE 8: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, AN ARC DISTANCE OF 266.18 FEET, CHORD BEING S 49°36'31" E 265.70 FEET,  
 COURSE 9: S 43°41'10" E 345.14 FEET; THENCE  
 S 45°58'32" W 894.27 FEET TO THE POINT OF BEGINNING, CONTAINING 51.6 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



**VICINITY MAP NOT TO SCALE**

PARKING REQUIREMENTS				
USE	PARKING RATIO	UNITS	PARKING REQUIRED	PARKING PROVIDED
MINI STORAGE	1 PER EMPLOYEE +	1 MAIN SHIFT EMPLOYEE +	5 SPACES	8 STANDARD 1 ADA 9 TOTAL
	1 PER 100 UNITS	440 STORAGE UNITS		
VEHICLE STORAGE	3 STANDARD	N/A	3 SPACES	



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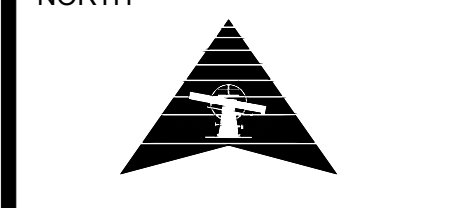
**4-WAY COMMERCIAL**  
 SITE DEVELOPMENT PLANS  
 EL PASO COUNTY, CO

REVISION DESCRIPTION (DESCRIPTION)

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REVISION DATE

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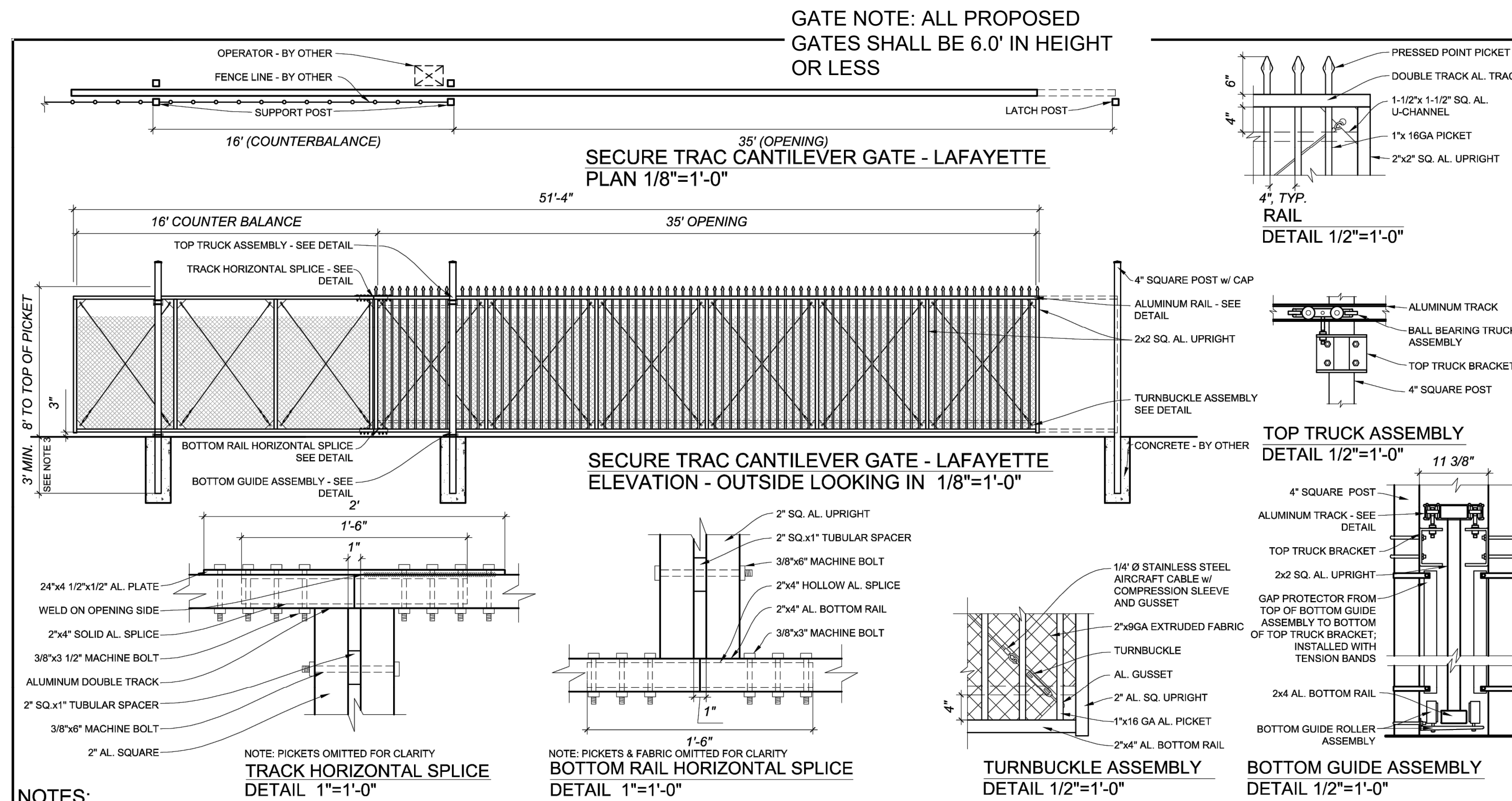


PROJECT #: 2412-0471  
 CHECKED BY: BML  
 DRAWN BY: EDM  
 DATE: 06/11/2026  
 SHEET # **1**  
 TOTAL SHEETS 3

PLANNING AND COMMUNITY DEVELOPMENT  
 DIRECTOR APPROVAL:  
 \_\_\_\_\_  
 DIRECTOR DATE

PCD FILE NO: PPR2347





**NOTES:**  
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.  
2. ALL COMPONENTS OF THE GATE TO BE COATED BLACK. OTHER COLORS AVAILABLE.  
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.  
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST.  
5. OUTSIDE LOOKING IN, GATE LATCHES ON \_\_\_\_\_ (RIGHT AS SHOWN).  
6. GATE OPENINGS OVER 40' WILL REQUIRE ADDITIONAL SUPPORT.  
7. OPENINGS OVER 30' REQUIRE A FIELD SPLICE AND DOUBLE TRACK (AS SHOWN). GATE OPENINGS 30' OR LESS DO NOT REQUIRE A FIELD SPLICE AND ONLY REQUIRE A SINGLE ALUMINUM TRACK AND 2 SUPPORT POSTS.

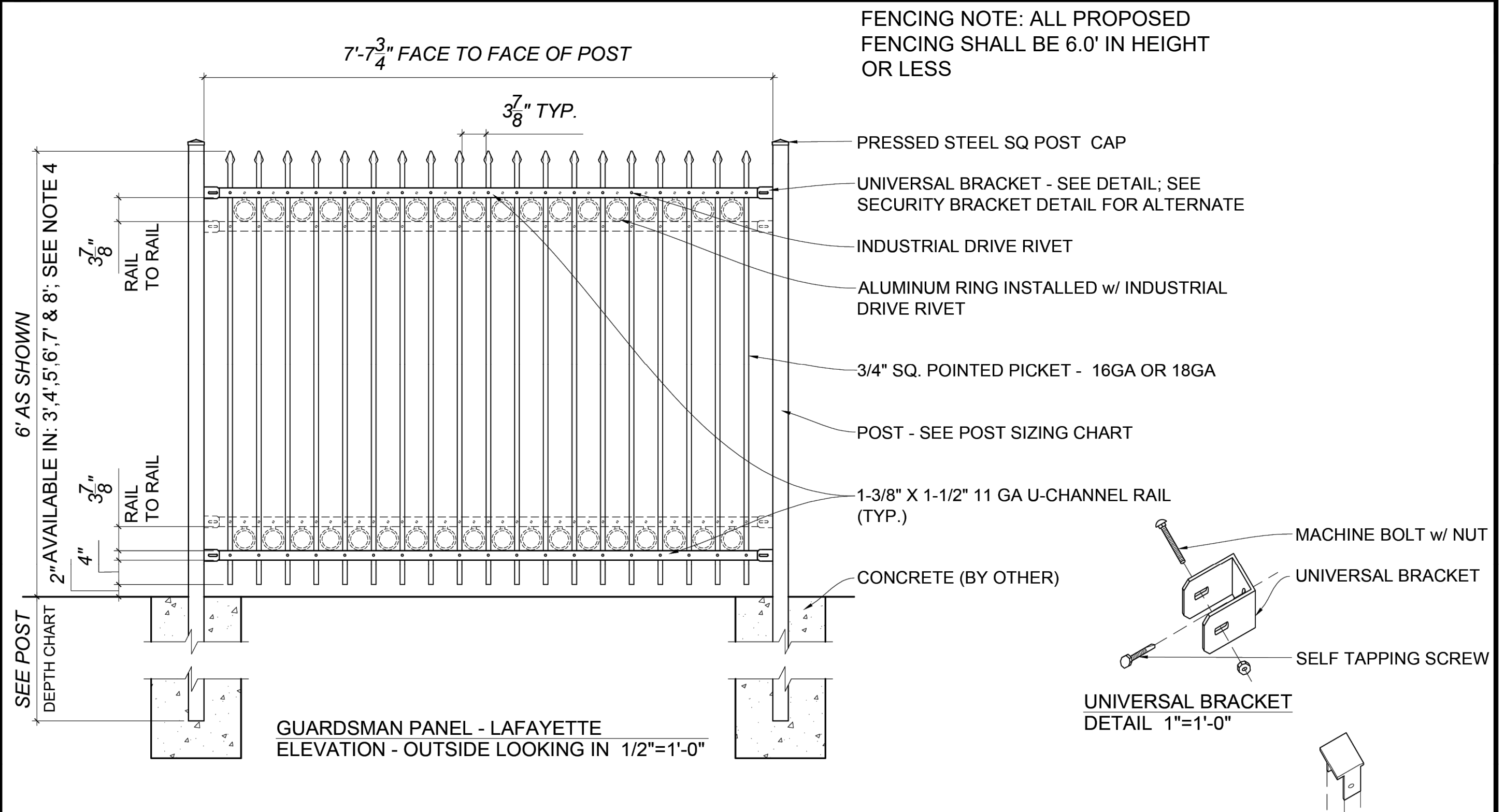
OPENING	COUNTERBALANCE
INSIDE FACE OF POST TO INSIDE FACE OF POST	TO OUTSIDE FACE OF POST
10'-0"	6'-6"
11'-0" - 14'-0"	7'-6"
15'-0" - 22'-0"	10'-0"
23'-0" - 30'-0"	12'-0"
31'-0" - 40'-0"	16'-0"
41'-0" - 50'-0"	25'-0"

ADD 4" TO COUNTER BALANCE AND OPENING FOR OVERALL LENGTH OF GATE.

**Merchants Metals**  
the first name in fence solutions

**SECURE TRAC CANTILEVER SLIDE GATE**  
LAFAYETTE - 2 - 4 RAILS  
10' TO 50' WIDE OPENING x 6' TO 8' HIGH  
(Nom.Dimension)

BY: J.R.  
DATE: 20 SEPT 13  
REV: D.D.  
DWG. NO.: ST CG LF 10-50WX6-8H  
SCALE: AS NOTED



**NOTES:**  
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.  
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.  
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.  
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

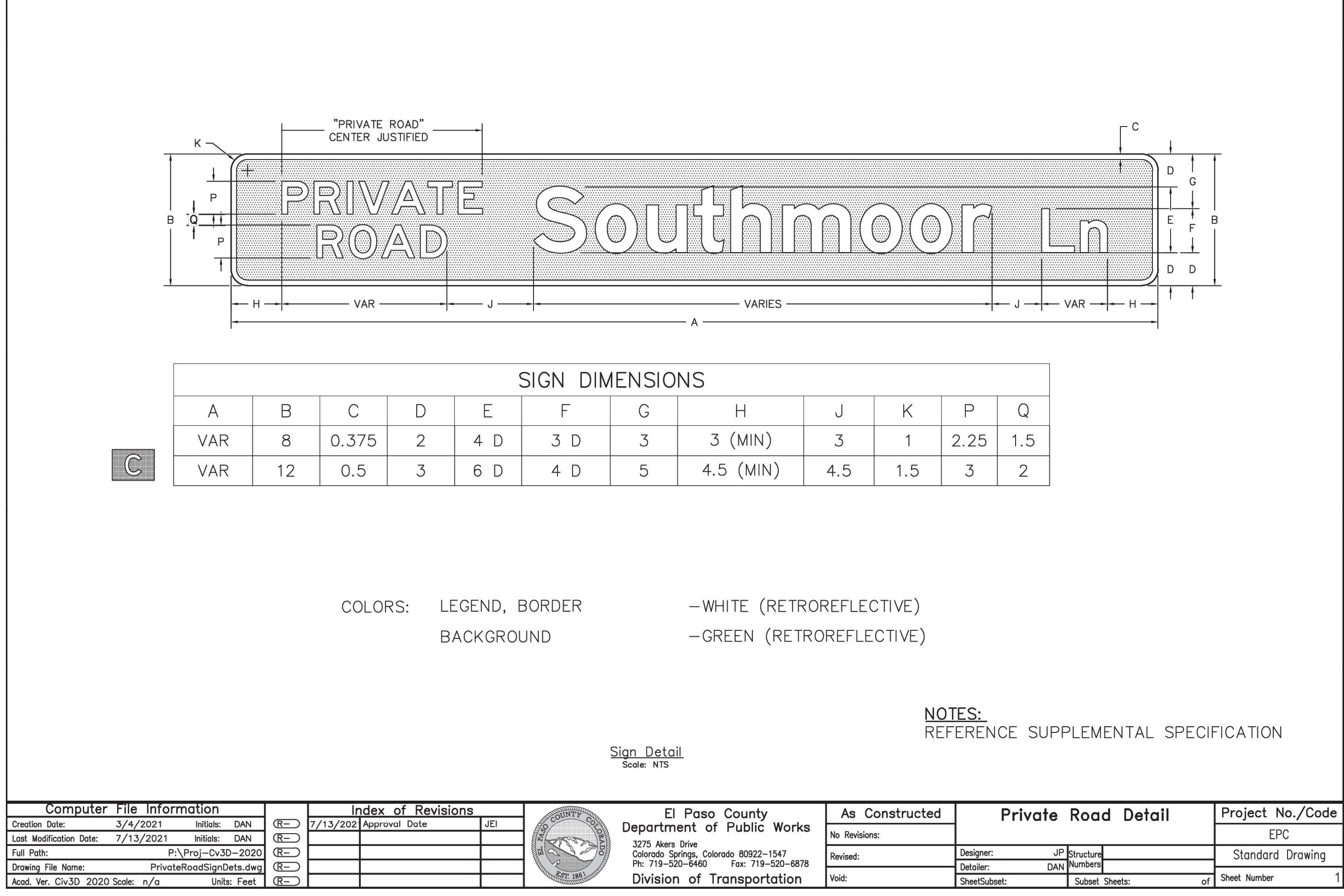
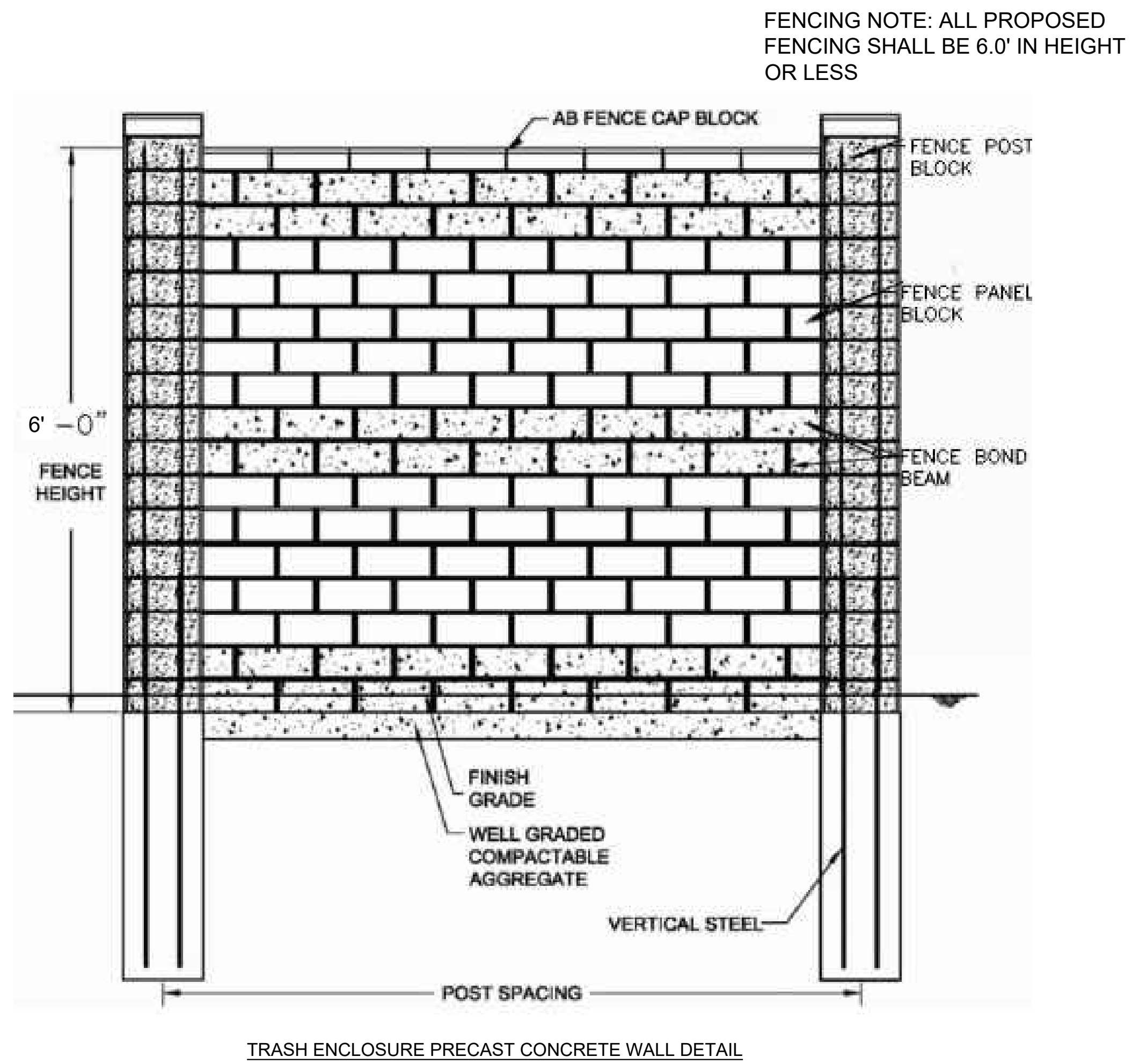
POST DEPTH CHART*		POST SIZING CHART	
HEIGHT OF FENCE	POST BELOW GRADE	HEIGHT OF FENCE	SIZE OF POST
5' OR LESS	2'	3' OR LESS	2"x14 GA
6' OR MORE	3'	4' TO 6'	2 1/2"x14 GA
		7' TO 9'	3"x11-12 GA
		10' TO 12'	4"x11 GA

\* SEE NOTE 3

**Merchants Metals**  
the first name in fence solutions

**GUARDSMAN PANEL - LAFAYETTE**  
2 TO 4 RAILS  
8' WIDE x 3' TO 8' HIGH  
(Nom.Dimension)

BY: J.R.  
DATE: 06 NOV 20  
REV: D.C.  
DWG. NO.: GM PN COM LF 8W x 3-8H  
SCALE: AS NOTED



<b>Computer File Information</b>	<b>Index of Revisions</b>	<b>As Constructed</b>	<b>Private Road Detail</b>	<b>Project No./Code</b>
Creation Date: 3/4/2021 Initials: DAN Last Modification Date: 7/13/2021 Initials: DAN Full Path: P:\Pro-Cv3D-2020 Drawing File Name: PrivateRoadSignDets.dwg Acad Ver: Cv3D 2020 Scale: n/a Units: Feet	7/13/2021 Approval Date JDI	No Revisions: Revised: Void:	Designer: J.P. Structure Detailer: DAN Sheet/Sheet: of	EPC Standard Drawing Sheet Number

PLANNING AND COMMUNITY DEVELOPMENT  
DIRECTOR APPROVAL:  
DATE: 06/11/2026  
SHEET # **3**  
TOTAL SHEETS 3

REVISION DESCRIPTION (DESCRIPTION)  
REVISION DATE 00/00/00  
SCALE: NTS  
PROJECT #: 2412-0471  
CHECKED BY: BML  
DRAWN BY: EDM  
DATE: 06/11/2026  
SHEET # **3**  
TOTAL SHEETS 3