

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 ARE 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, ODORS, 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

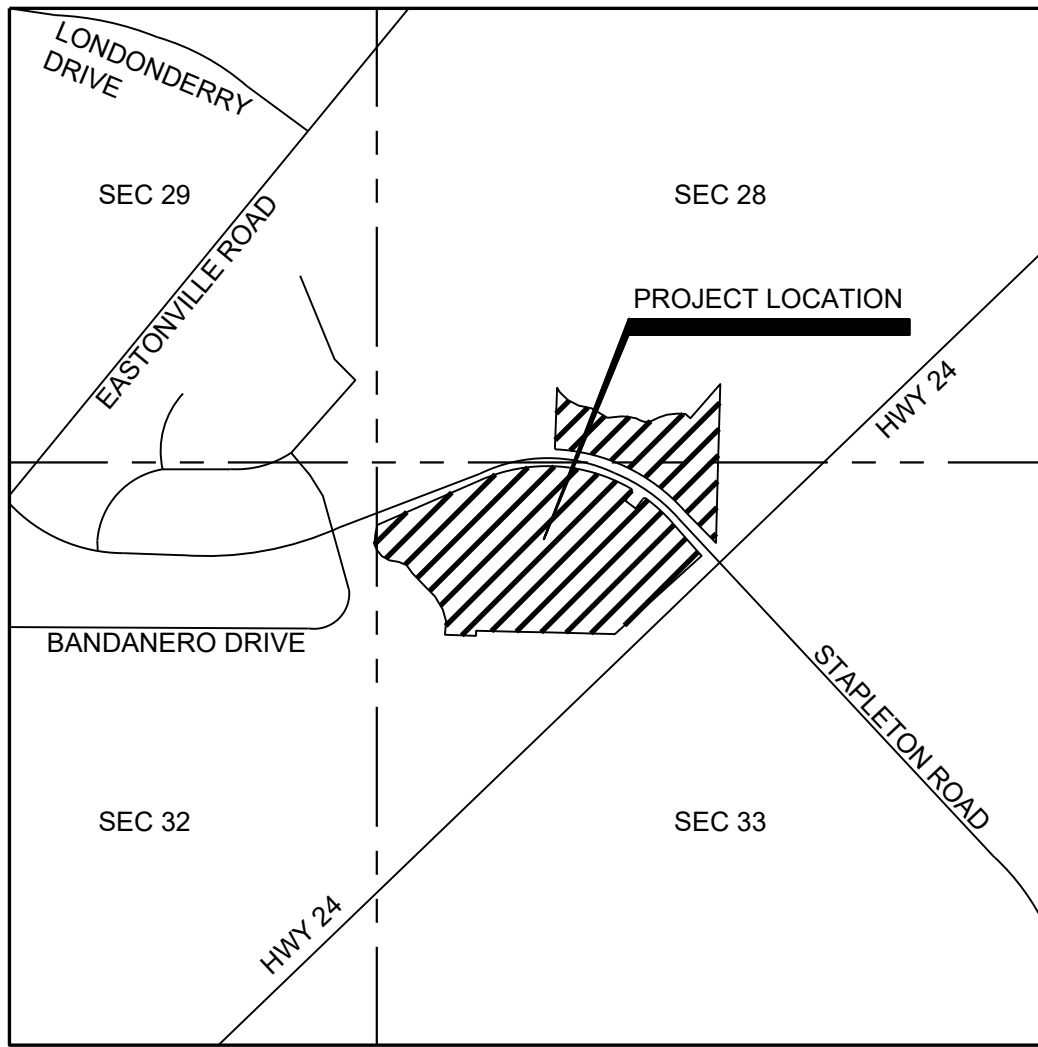
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

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

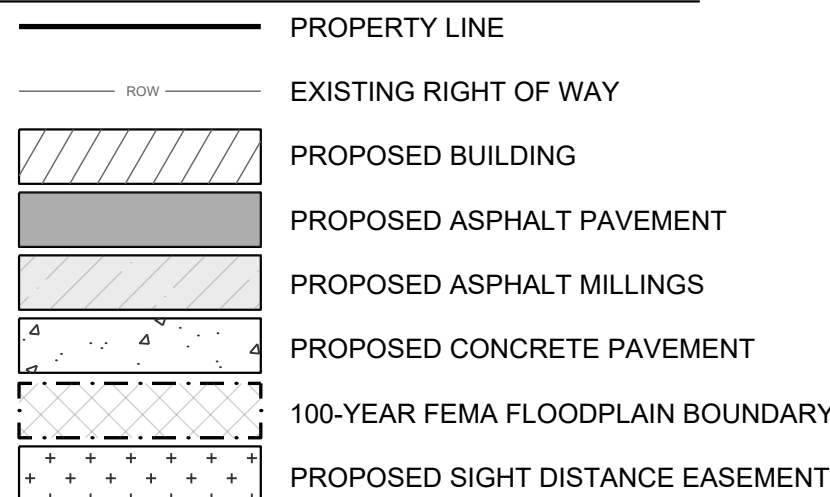
PARKING REQUIREMENTS				
USE	PARKING RATIO	UNITS	PARKING REQUIRED	PARKING PROVIDED
MINI STORAGE	1 PER EMPLOYEE	1 MAIN SHIFT EMPLOYEE	5 SPACES	8 STANDARD 1 ADA 9 TOTAL
	1 PER 100 UNITS	440 STORAGE UNITS		
VEHICLE STORAGE	3 STANDARD	N/A	3 SPACES	

AGENCIES

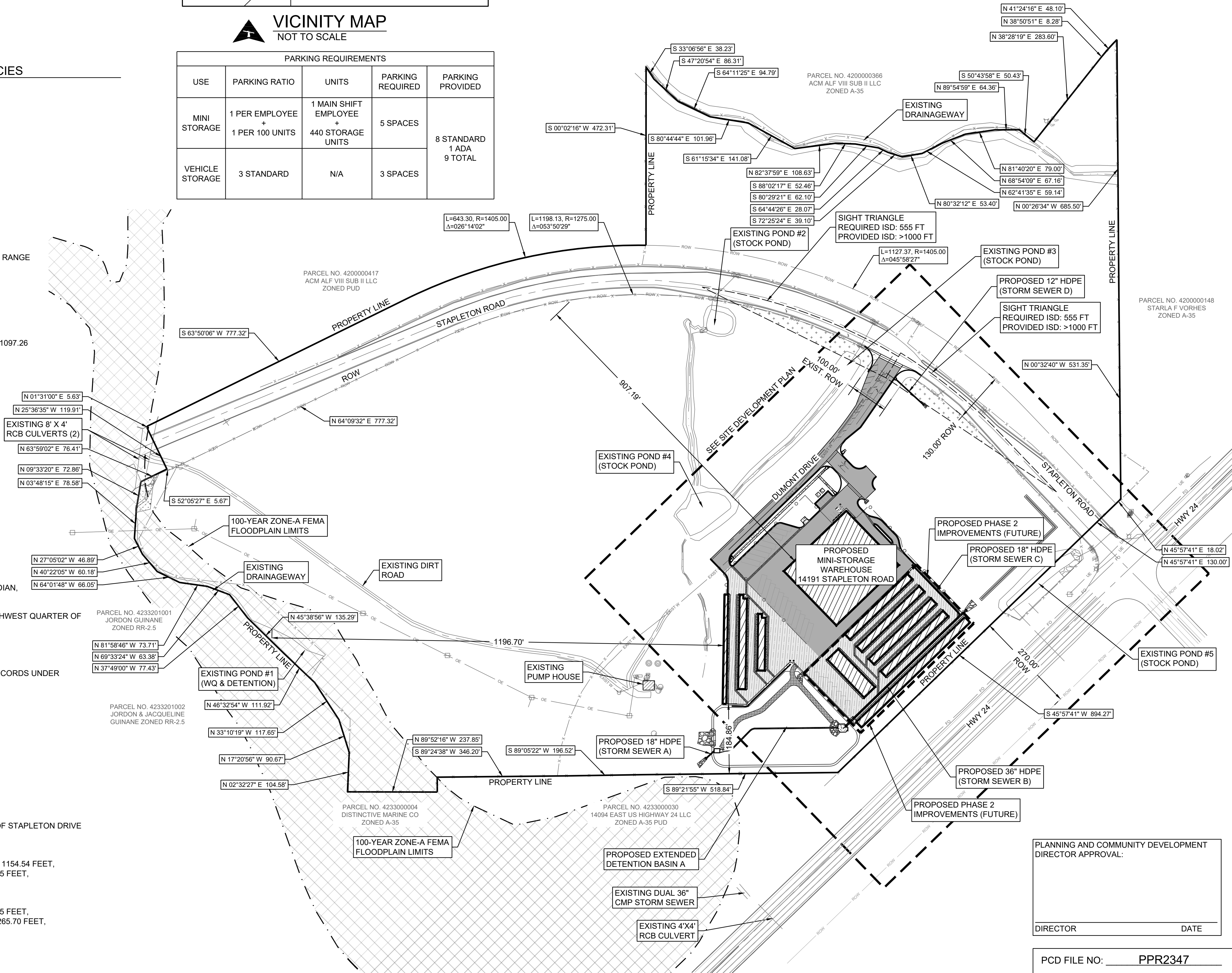
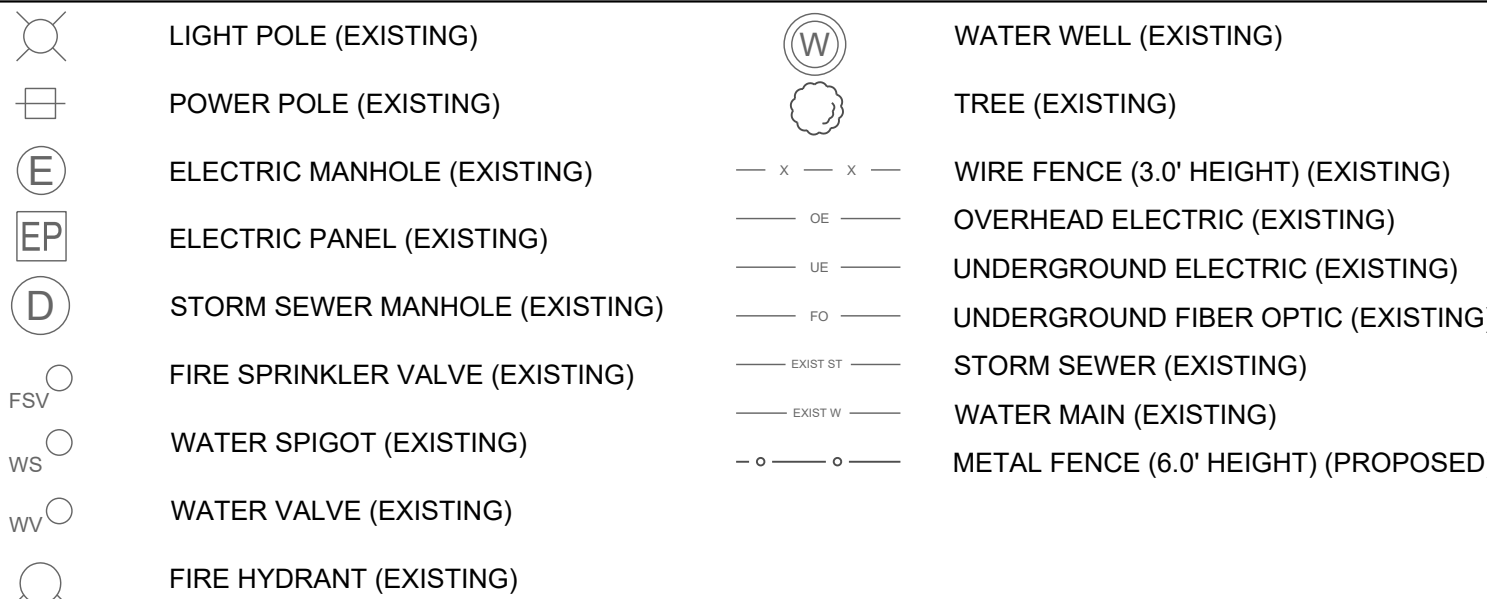
OWNER/DEVELOPER/APPLICANT:
KEVIN O'NEIL
K01515, LLC
PO BOX 1388
COLORADO SPRINGS, CO 80901
KEVIN.O'NEIL@OGGOS.COM
(719) 445-5050

CIVIL ENGINEER:
BRETT LOKK
SMH CONSULTANTS, P.A.
620 N TEJON STREET, SUITE 201
BLOUK@SMHCONSULTANTS.COM
(719) 445-2145

LEGEND



SYMBOL/LINE LEGEND



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4-WAY COMMERCIAL

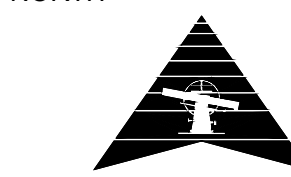
SITE DEVELOPMENT PLANS

EL PASO COUNTY, CO

REVISION DESCRIPTION
(DESCRIPTION)

REVISION DATE
000000

NORTH



150' 75' 0' 150'
SCALE: 1" = 150'

PROJECT #: 2412-0471
CHECKED BY: BML
DRAWN BY: EDM

DATE: 06/11/2026

SHEET #

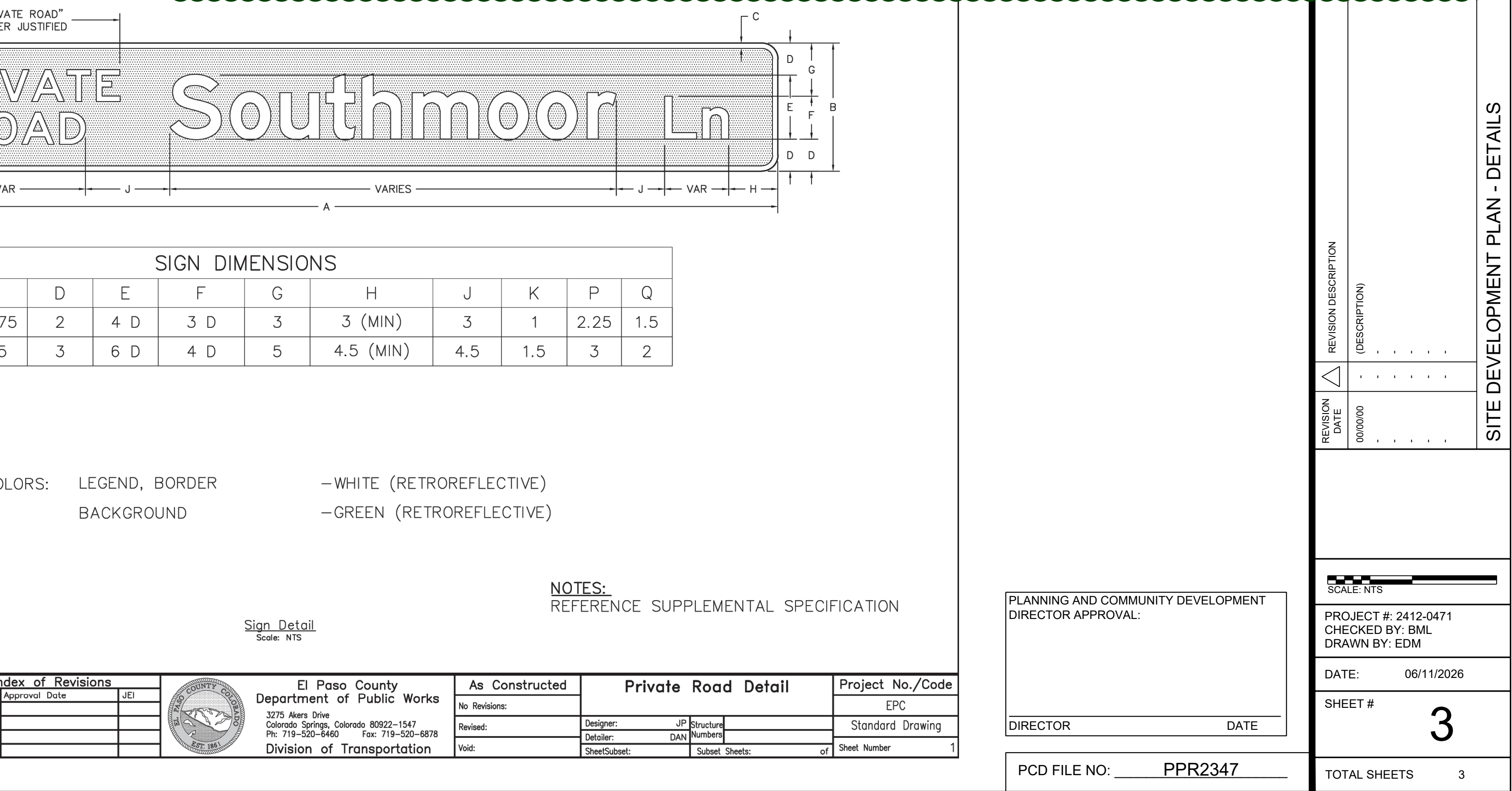
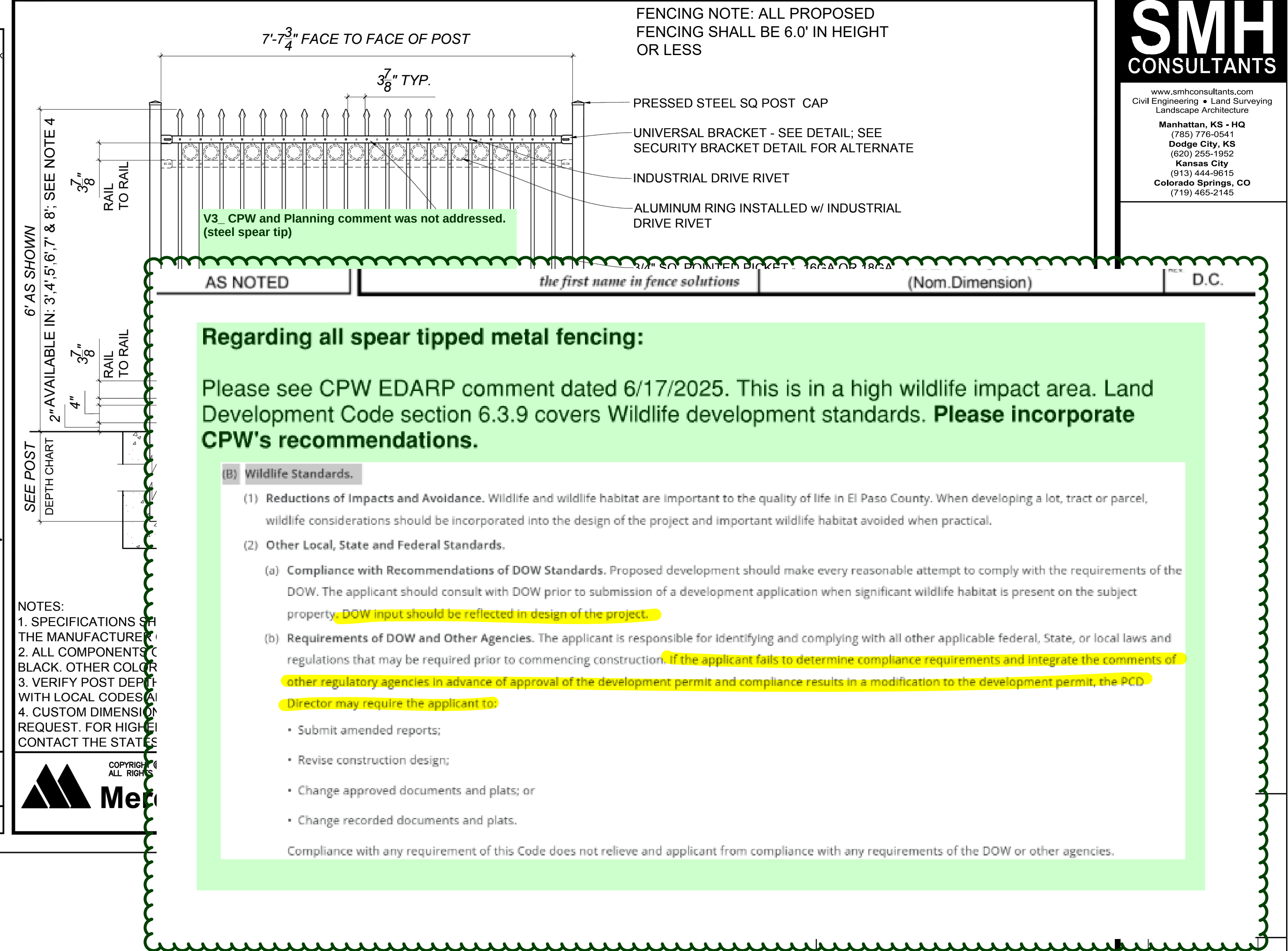
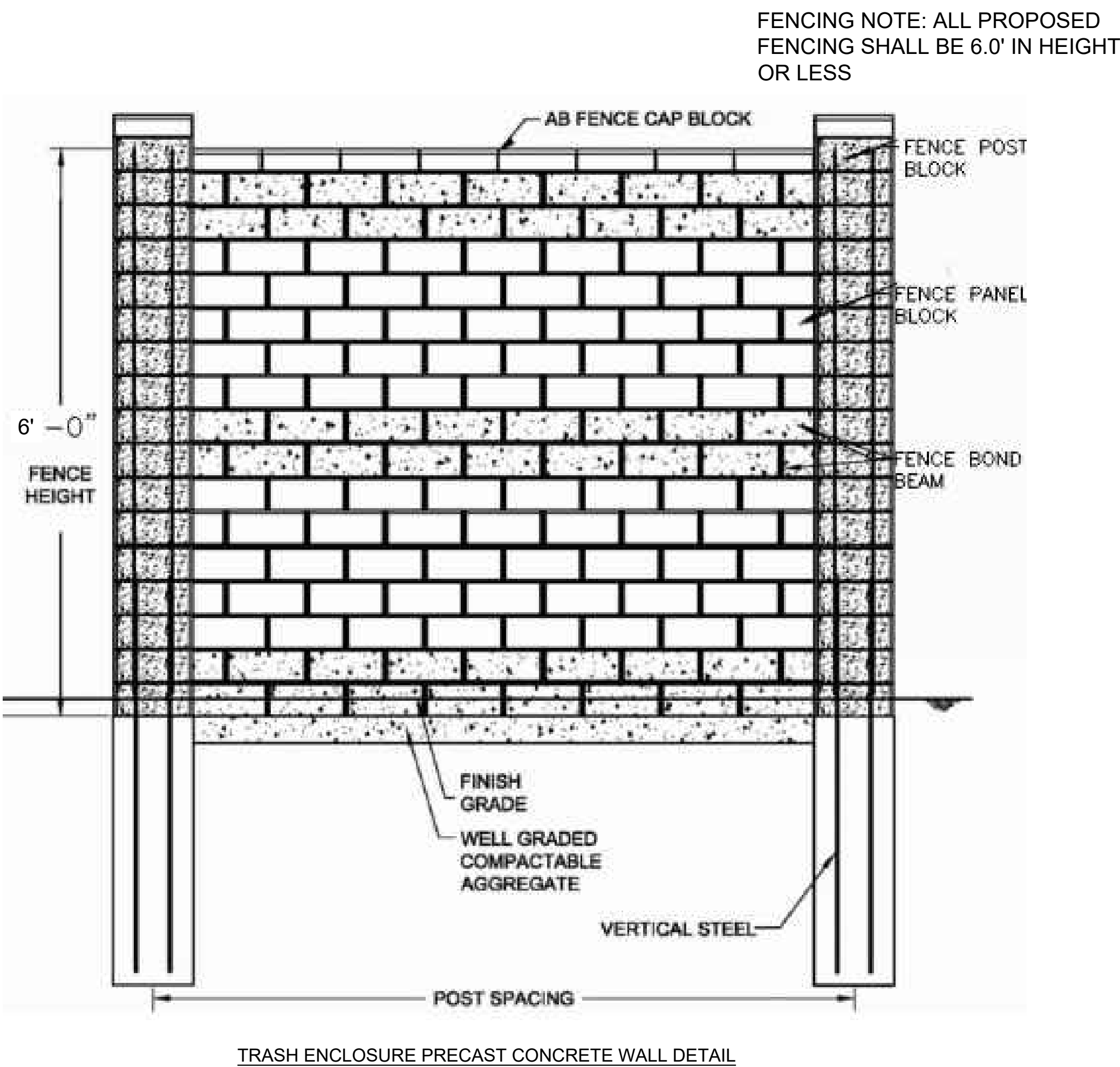
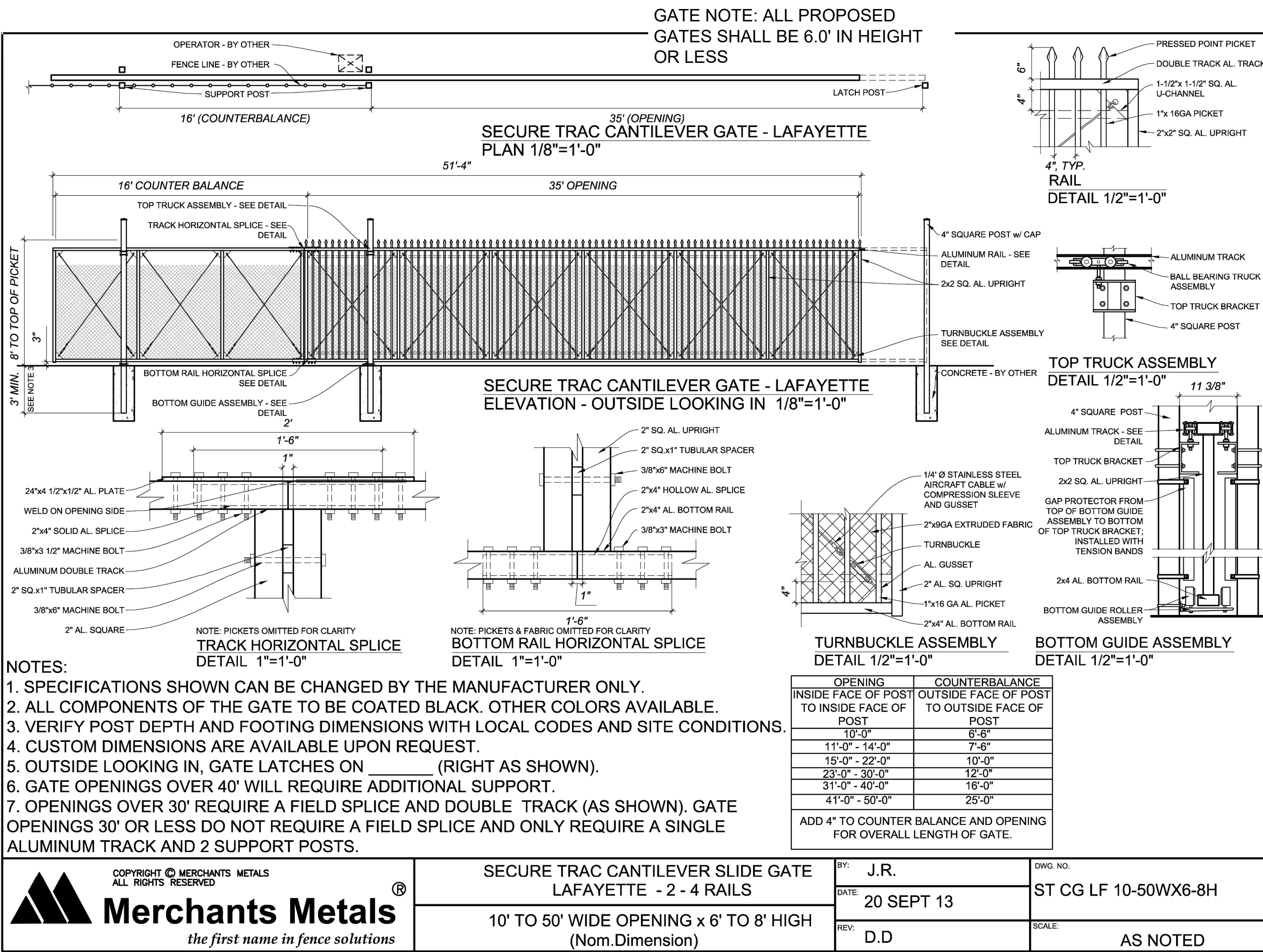
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TOTAL SHEETS 3

PLANNING AND COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL:

DIRECTOR DATE

PCD FILE NO: PPR2347



Please see CPW EDARP comment dated 6/17/2025. This is in a high wildlife impact area. Land Development Code section 6.3.9 covers Wildlife development standards. Please incorporate CPW's recommendations.

- (B) Wildlife Standards.
- (1) Reductions of Impacts and Avoidance. Wildlife and wildlife habitat are important to the quality of life in El Paso County. When developing a lot, tract or parcel, wildlife considerations should be incorporated into the design of the project and important wildlife habitat avoided when practical.
- (2) Other Local, State and Federal Standards.
- (a) Compliance with Recommendations of DOW Standards. Proposed development should make every reasonable attempt to comply with the requirements of the DOW. The applicant should consult with DOW prior to submission of a development application when significant wildlife habitat is present on the subject property. DOW input should be reflected in design of the project.
- (b) Requirements of DOW and Other Agencies. The applicant is responsible for identifying and complying with all other applicable federal, State, or local laws and regulations that may be required prior to commencing construction. If the applicant fails to determine compliance requirements and integrate the comments of other regulatory agencies in advance of approval of the development permit and compliance results in a modification to the development permit, the PCD Director may require the applicant to:
- Submit amended reports;
 - Revise construction design;
 - Change approved documents and plats; or
 - Change recorded documents and plats.
- Compliance with any requirement of this Code does not relieve and applicant from compliance with any requirements of the DOW or other agencies.