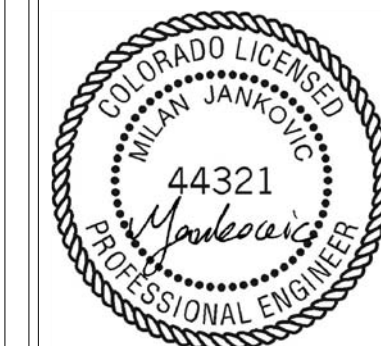


SITE PLAN FOR SELF STORAGE AREA

6275 Lake Shore Court, Colorado Springs, CO 80915

LOT 1, BLOCK 1, SEALY SUBDIVISION FILING NO.2
COLORADO SPRINGS, COLORADO

Property tax schedule number: 5406204034



Milan J. J.
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 210-4213
MILANLLC@HOTMAIL.COM

DESIGNED BY:

ISSUE DATE:

03/25/2022

JOB NUMBER:

2022-2-TOM

PRINTED DATE:

03/28/2022

Revision Table

No.	Date	Revised By	City Comments

CLIENT:

THOMAS P McCANN II
6275 Lake Shore Court
COLORADO SPRINGS, CO 80915
(303) 638-2544
tmccann@spcs-na.com

CLIENT:

TITLE:

SITE PLAN

PROJECT NAME:

Self Storage Area

PROJECT ADDRESS:

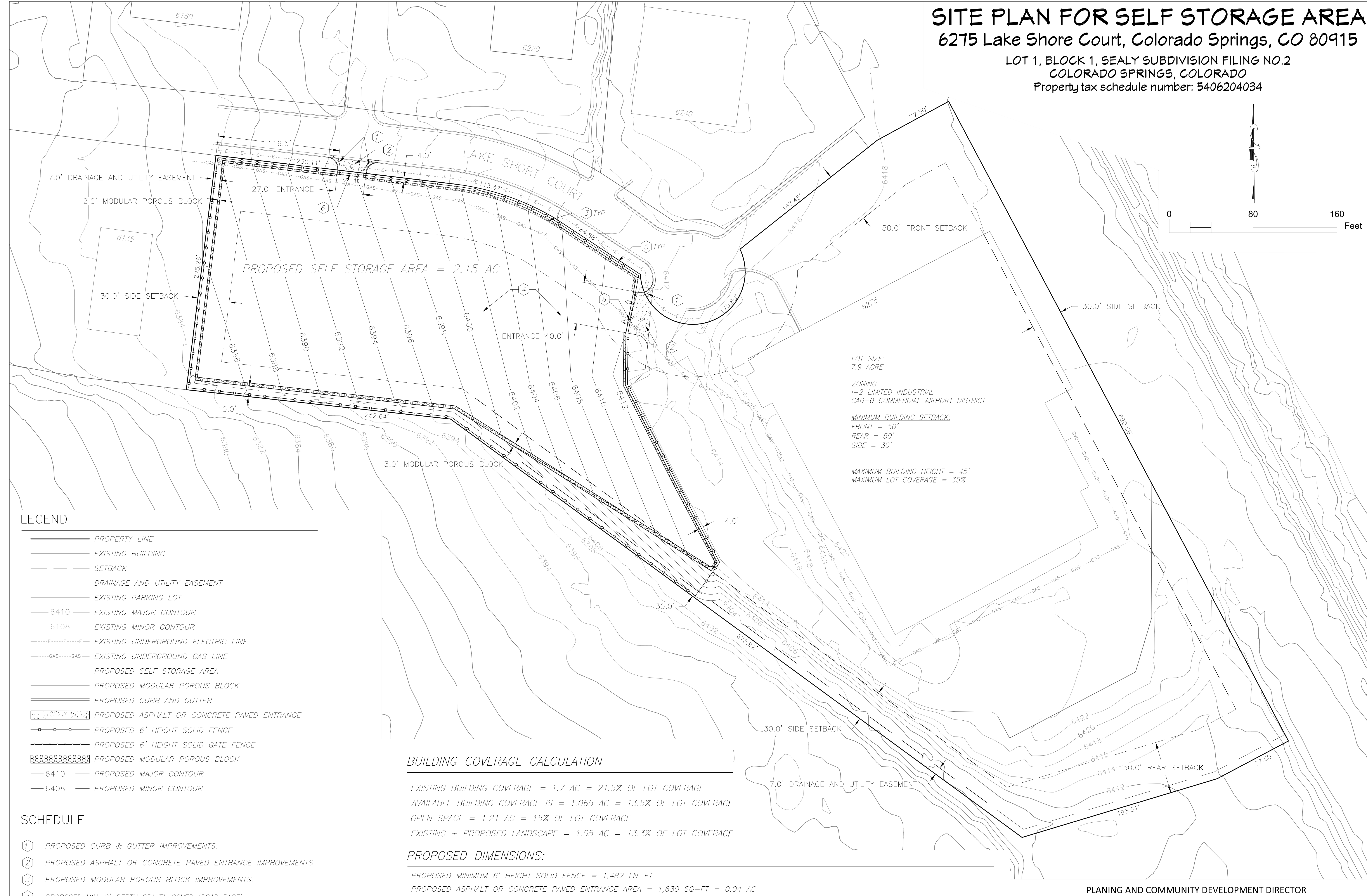
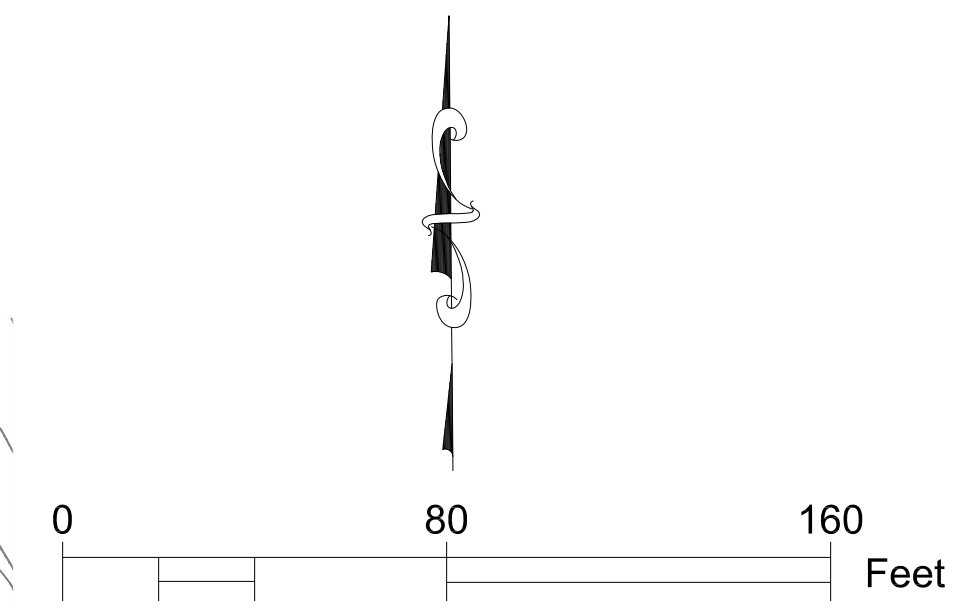
6275 Lake Shore Ct
COLORADO SPRINGS,
CO 80915

PARCEL NUMBER:

5406204034

SHEET NUMBER:

S-1



LOT SIZE:
7.9 ACRE

ZONING:
I-2 LIMITED INDUSTRIAL
CAD-0 COMMERCIAL AIRPORT DISTRICT

MINIMUM BUILDING SETBACK:
FRONT = 50'
REAR = 50'
SIDE = 30'

MAXIMUM BUILDING HEIGHT = 45'
MAXIMUM LOT COVERAGE = 35%

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- SETBACK
- DRAINAGE AND UTILITY EASEMENT
- EXISTING PARKING LOT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED SELF STORAGE AREA
- PROPOSED MODULAR POROUS BLOCK
- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT OR CONCRETE PAVED ENTRANCE
- PROPOSED 6' HEIGHT SOLID FENCE
- PROPOSED 6' HEIGHT SOLID GATE FENCE
- PROPOSED MODULAR POROUS BLOCK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

SCHEDULE

- ① PROPOSED CURB & GUTTER IMPROVEMENTS.
- ② PROPOSED ASPHALT OR CONCRETE PAVED ENTRANCE IMPROVEMENTS.
- ③ PROPOSED MODULAR POROUS BLOCK IMPROVEMENTS.
- ④ PROPOSED MIN. 6" DEPTH GRAVEL COVER (ROAD BASE).
- ⑤ PROPOSED 6' HEIGHT SOLID FENCE IMPROVEMENTS.
- ⑥ PROPOSED 6' HEIGHT SOLID GATE FENCE IMPROVEMENTS.

BUILDING COVERAGE CALCULATION

EXISTING BUILDING COVERAGE = 1.7 AC = 21.5% OF LOT COVERAGE
AVAILABLE BUILDING COVERAGE IS = 1.065 AC = 13.5% OF LOT COVERAGE
OPEN SPACE = 1.21 AC = 15% OF LOT COVERAGE
EXISTING + PROPOSED LANDSCAPE = 1.05 AC = 13.3% OF LOT COVERAGE

PROPOSED DIMENSIONS:

PROPOSED MINIMUM 6' HEIGHT SOLID FENCE = 1,482 LN-FT
PROPOSED ASPHALT OR CONCRETE PAVED ENTRANCE AREA = 1,630 SQ-FT = 0.04 AC
PROPOSED SELF STORAGE AREA (1,472 LN-FT) = 93,520 SQ-FT = 2.15 AC
PROPOSED MODULAR POROUS BLOCK AREA INSTALLED INSIDE SELF STORAGE AREA = 4,991 SQ-FT = 0.12 AC
PROPOSED MIN. 6" DEPTH GRAVEL (ROAD BASE) INSTALLED INSIDE MODULAR POROUS BLOCK AREA = 88,530 SQ-FT = 2.03 AC = 1,640 CU-YR

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR