

SITE DEVELOPMENT PLAN, MINOR. ADDITION OF TWO MINI-STORAGE BUILDINGS ON EXISTING MINI-STORAGE LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCROACH ON ANY AVIGATION EASEMENTS.

TAX SCHEDULE NUMBER: 5407205013
LOT SIZE: 5.15 ACRES / 224,334 SF
BUILDING AUTHORITY: EL PASO COUNTY
ZONING CLASSIFICATION: CC
CURRENT USE: MINI-STORAGE; APPROVED SPECIAL USE PER RESOLUTION 94-142
PROPOSED USE: MINI-STORAGE
CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: S-2

BUILDING AREA:	ALLOWABLE 26,000 SF	PLANNED 19,230 SF
BUILDING HEIGHT LIMITS:	40'	12'

PARKING REQUIREMENTS: 1 PARKING SPACE PER 100 STORAGE UNITS

595 EXISTING STORAGE UNITS / 1 EMPLOYEE = 7 PARKING SPACES (INC. 1 ADA)

96 PROPOSED STORAGE UNITS = 1 ADDITIONAL PARKING SPACE (8 TOTAL PARKING SPACES)

NOTES:

- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required 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.
- This project will not encroach into any avigation easements.

A STORAGE PLACE

5835 OMAHA BLVD, COLORADO SPRINGS, CO AMENDED MINOR DEVELOPMENT PLAN LOT 1 POWERS POINTE FIL NO 1

Approved

By: Mark Gebhart
On behalf of the PCD Executive Director
Date: 10/16/20

El Paso County Planning & Community Development

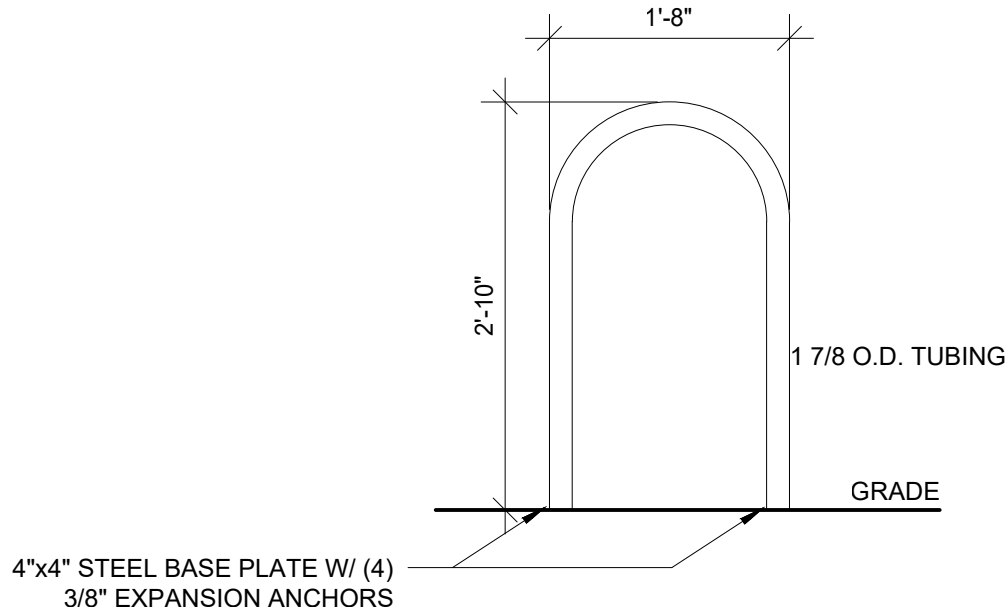


LOCATION MAP



SHEET INDEX

NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	ENLARGED SITE PLAN
DP-3	BUILDING A - ELEVATIONS
DP-4	BUILDING B - ELEVATIONS
DP-5	FLOOR PLANS
DP-6	LANDSCAPE PLAN

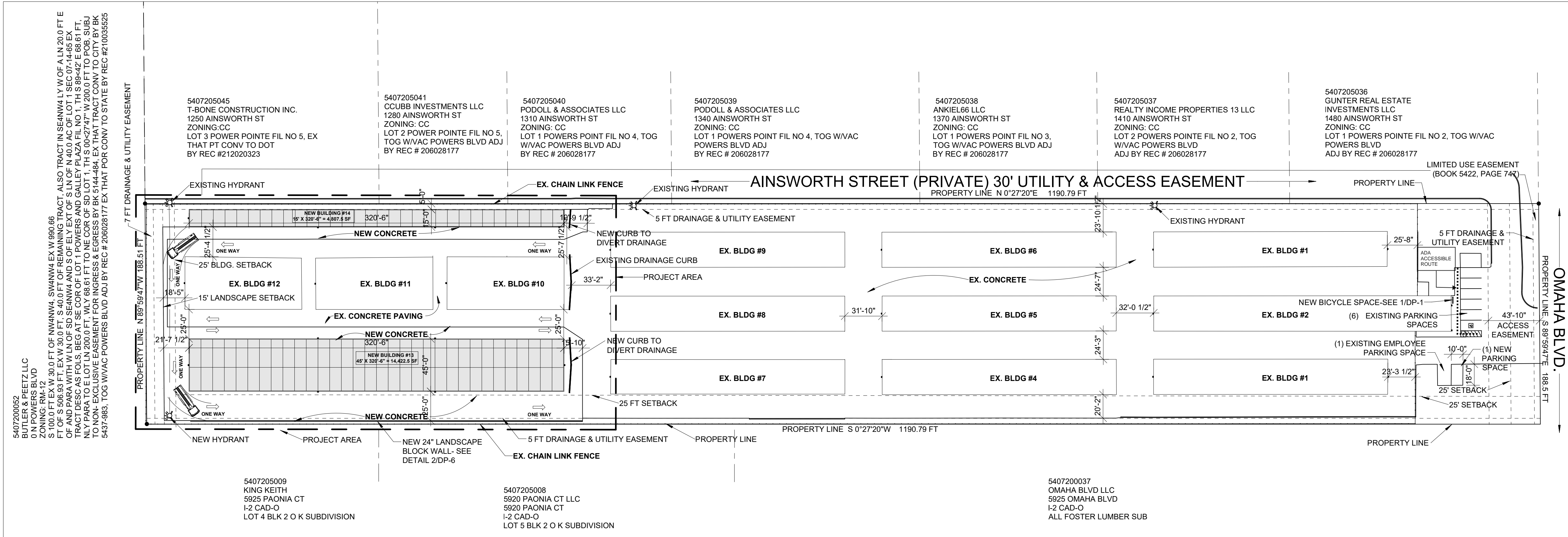


FRONT ELEVATION

- NOTES:
- DO NOT SCALE DRAWINGS.
 - SEE SITE PLAN FOR LOCATION.

1 BICYCLE RACK

DP-1
3/4" = 1'-0"



2 PROPOSED NEW SITE PLAN

DP-1
1" = 50'-0"



Scale: 1 inch = 50 feet



T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

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#	DESCRIPTION	DATE
1	1ST RESUBMITTAL	03-09-2020
2	2ND RESUBMITTAL	07-01-2020

A STORAGE PLACE

5835 OMAHA BLVD.
COLORADO SPRINGS, CO

D1-7204

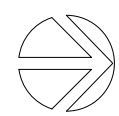
DP

DATE	06-19-2019
CHECKED	DCW
DRAWN BY	GKC

SITE
PLAN

DP-1

PCD FILE #PPR1929



1
DP-2

PCD FILE #PPR1929

ENLARGED
SITE
PLAN

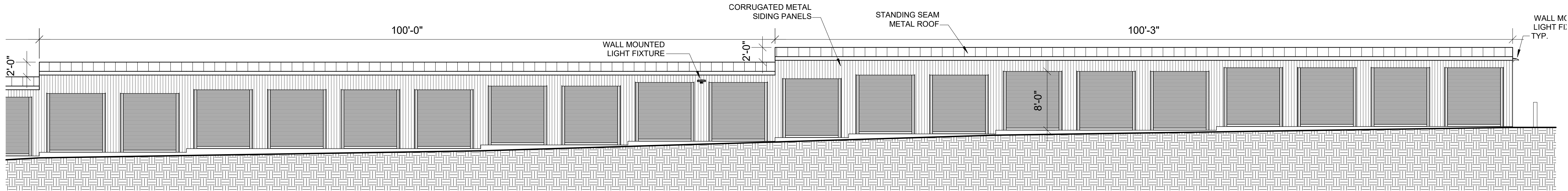
DP-2



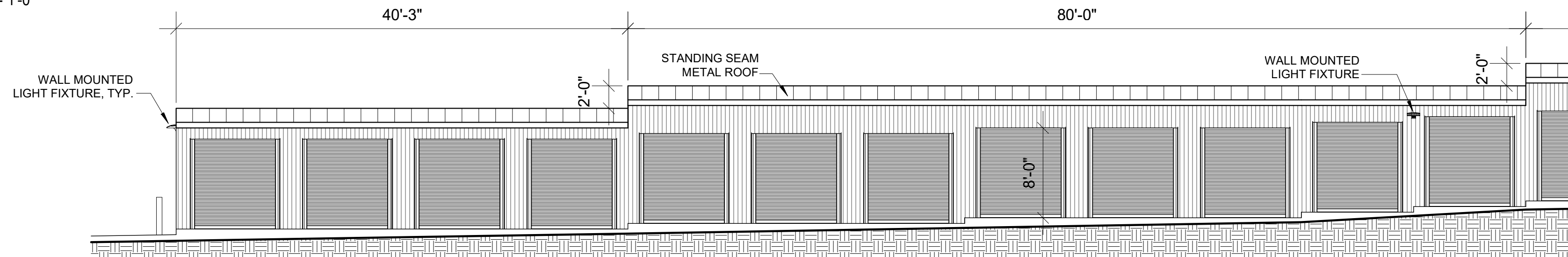
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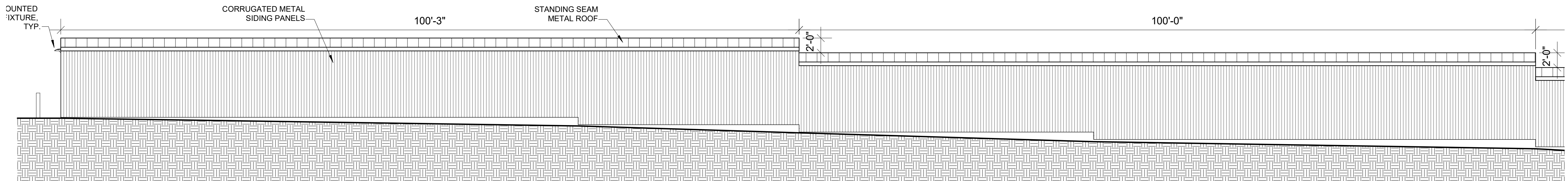
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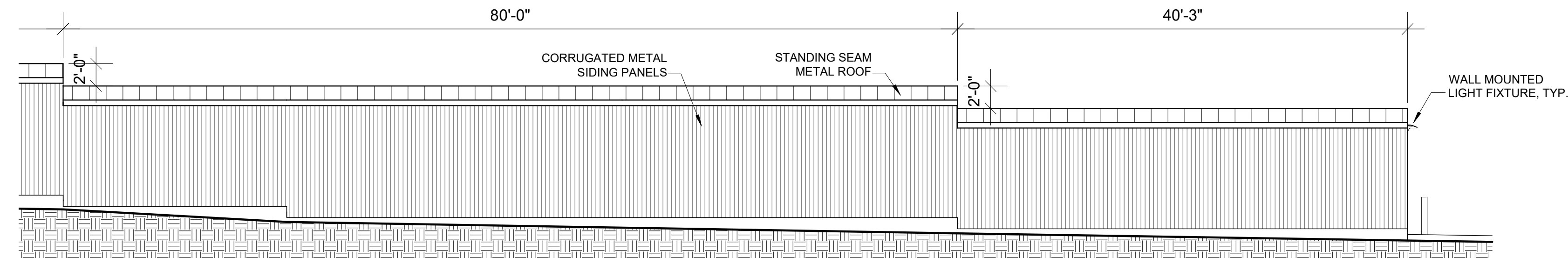
1 BLDG #14 - EAST ELEVATION NORTH
DP-3 1/8" = 1'-0"



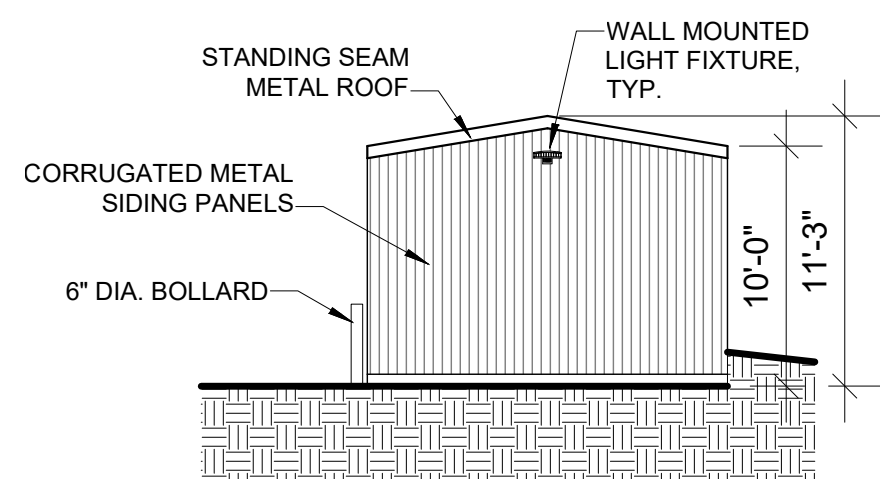
2 BLDG #14 - EAST ELEVATION SOUTH
DP-3 1/8" = 1'-0"



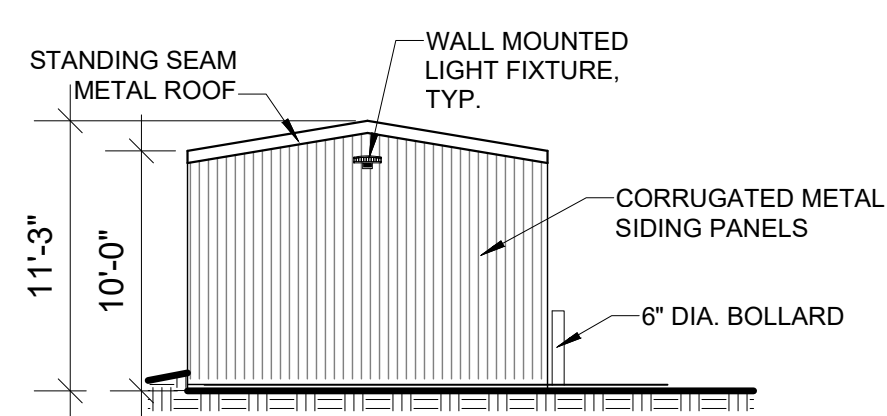
3 BLDG #14 - WEST ELEVATION NORTH
DP-3 1/8" = 1'-0"



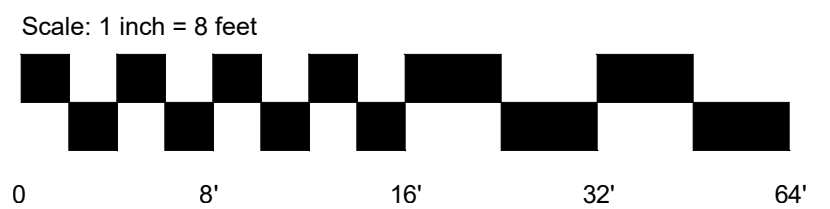
4 BLDG #14 - WEST ELEVATION SOUTH
DP-3 1/8" = 1'-0"



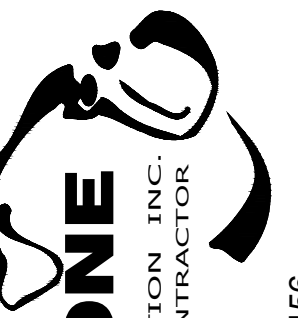
5 BLDG #14 - NORTH ELEVATION
DP-3 1/8" = 1'-0"



6 BLDG #14 - SOUTH ELEVATION
DP-3 1/8" = 1'-0"



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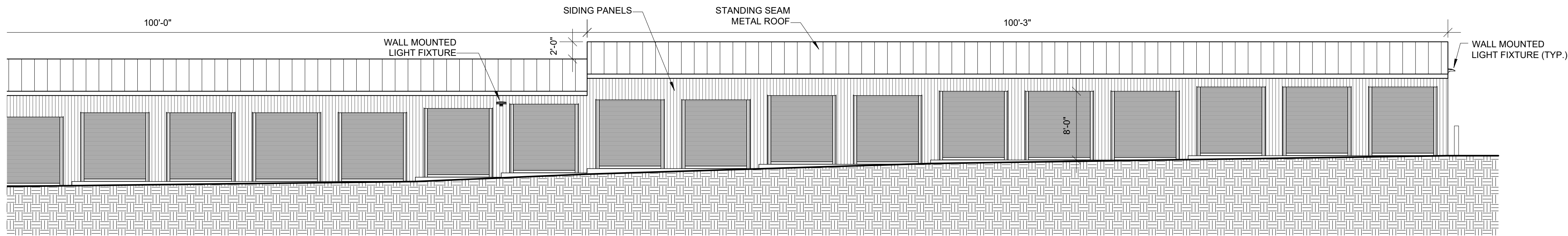
D1-7204

DP

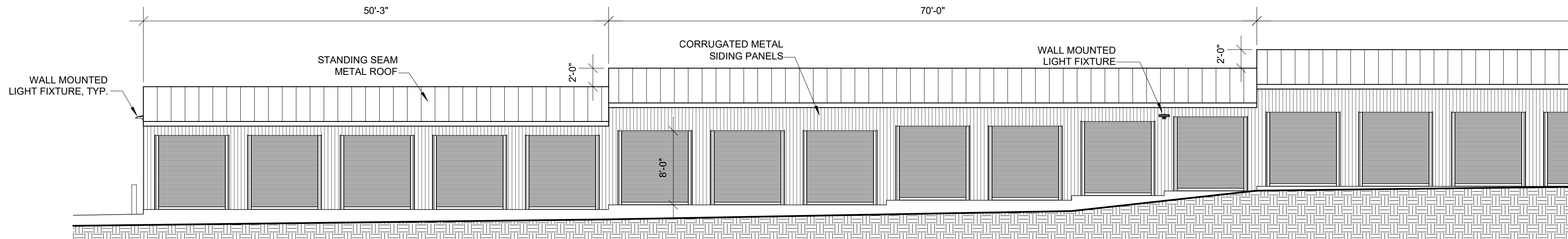
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BUILDING #14
ELEVATIONS

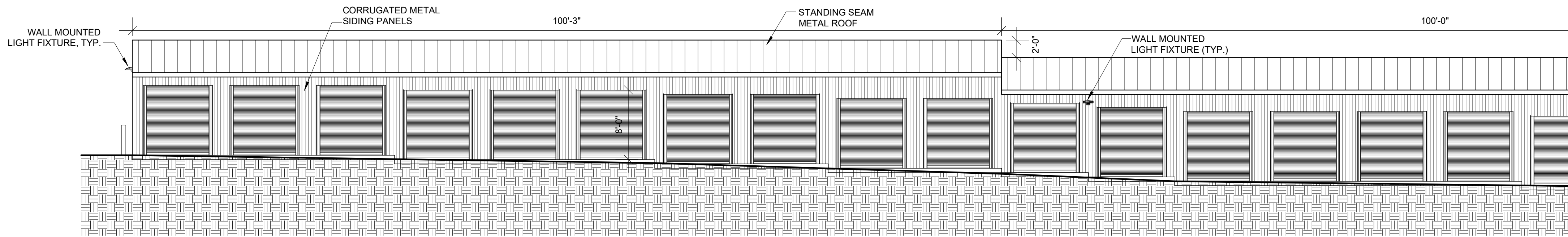
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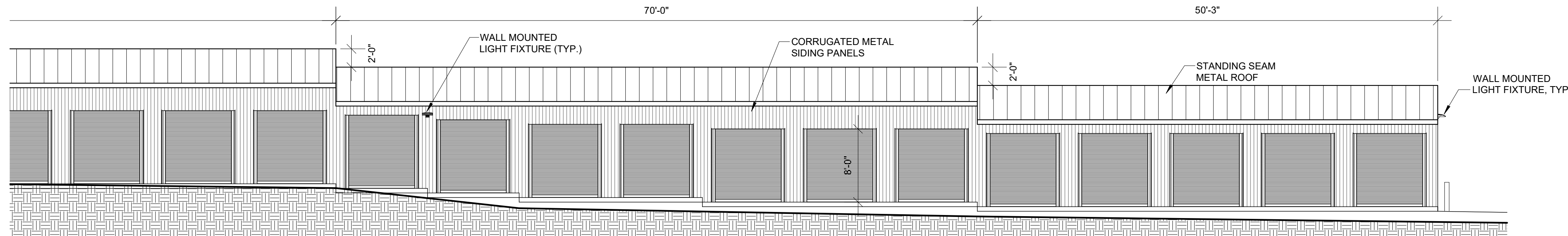
1 BLDG #13 - EAST ELEVATION NORTH
DP-4 1/8" = 1'-0"



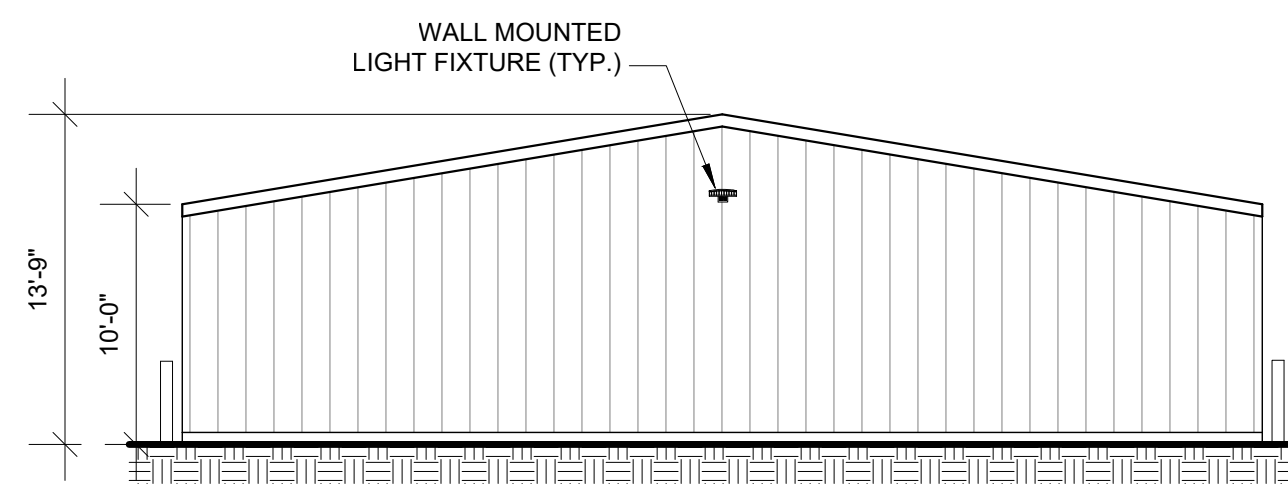
2 BLDG #13 - EAST ELEVATION SOUTH
DP-4 1/8" = 1'-0"



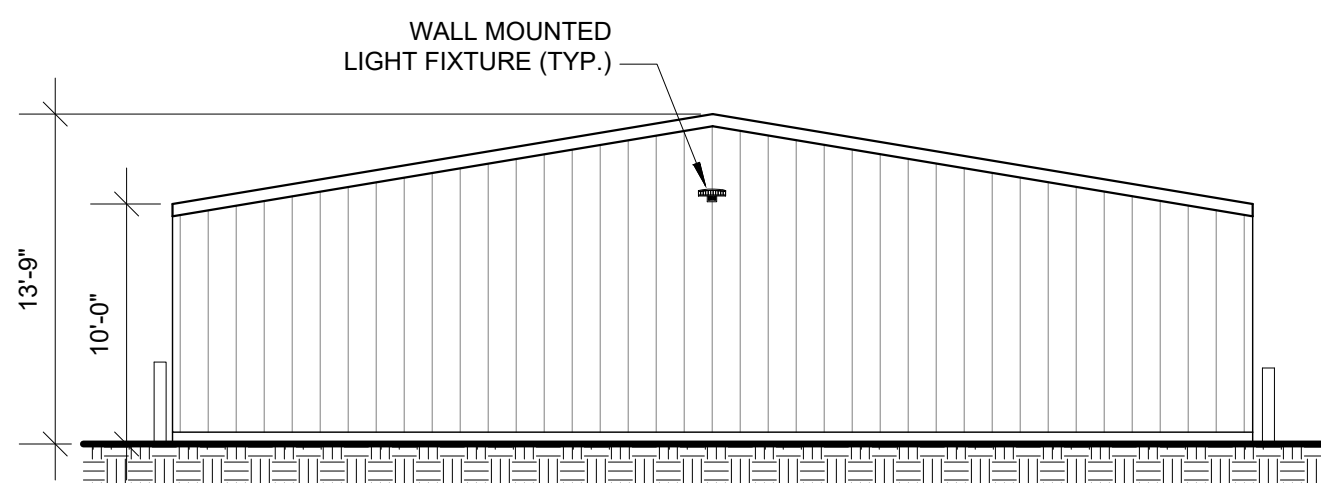
3 BLDG #13 - WEST ELEVATION NORTH
DP-4 1/8" = 1'-0"



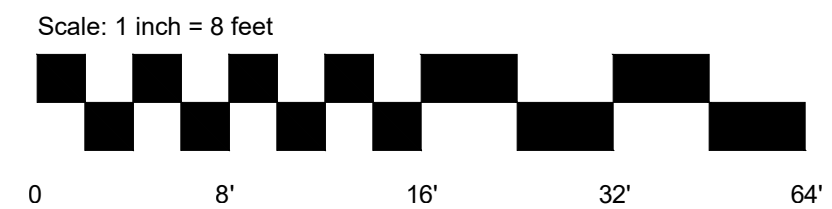
4 BLDG #13 - WEST ELEVATION SOUTH
DP-4 1/8" = 1'-0"



5 BLDG #13 - NORTH ELEVATION
DP-4 1/8" = 1'-0"



6 BLDG #13 - SOUTH ELEVATION
DP-4 1/8" = 1'-0"



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D1-7204

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COLORADO SPRINGS, CO

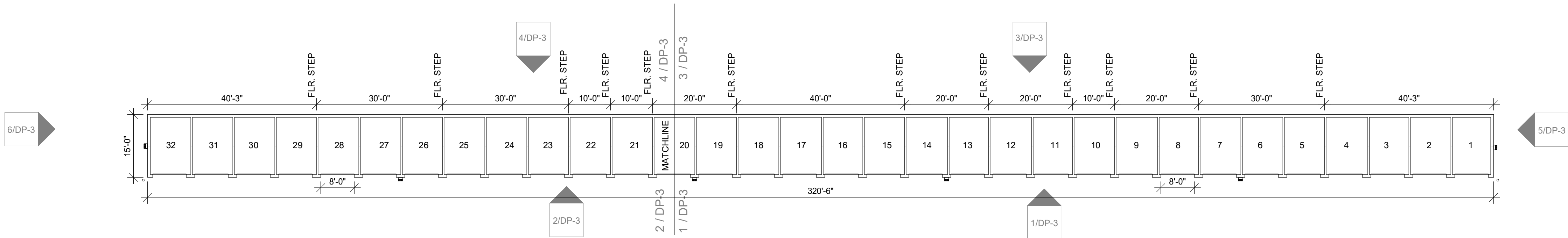
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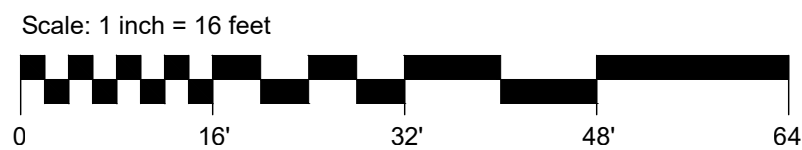
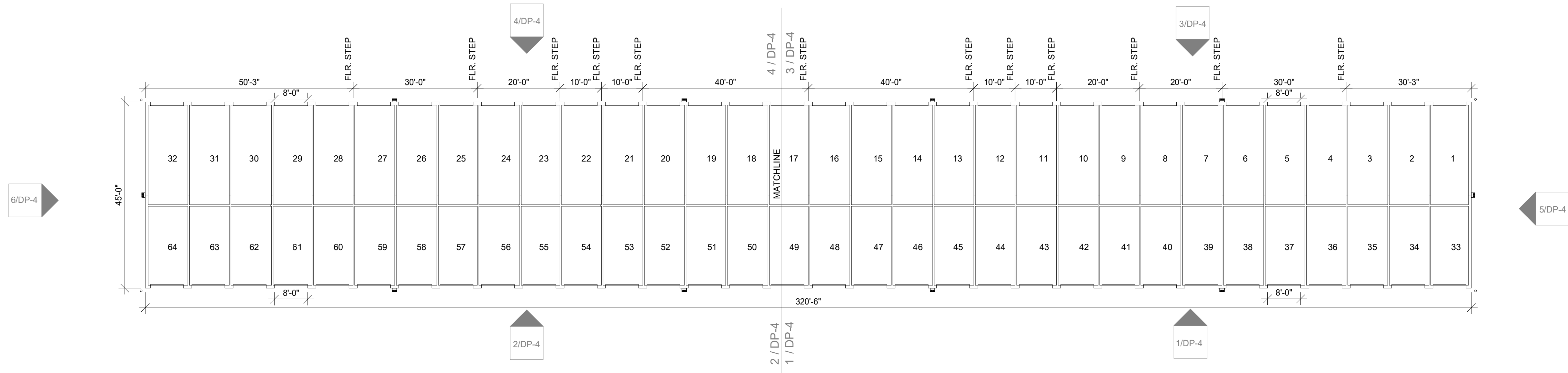
BUILDING #13
ELEVATIONS

DP-4

1 BLDG 14 - FLOOR PLAN
DP-5 1/16" = 1'-0"



2 BLDG 13 - FLOOR PLAN
DP-5 1/16" = 1'-0"



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Revisions		DATE
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1	1ST RESUBMITTAL	03-09-2020

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D1-7204

DP

DATE	06-19-2019
CHECKED	Checker
DRAWN BY	Author

FLOOR
PLANS

DP-5



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