

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

PROPOSED USE: MINI-STORAGE

CONSTRUCTION TYPE: 1B

OCCUPANCY TYPE: S-2

Mini storage requires a special use permit in the CC district. Resolution 94-142 establishes a special use for mini warehouse at this site. Please include this reference on the face of the plans so it is clear that this project has an approved special use that it is subject to.

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)

NOTES:

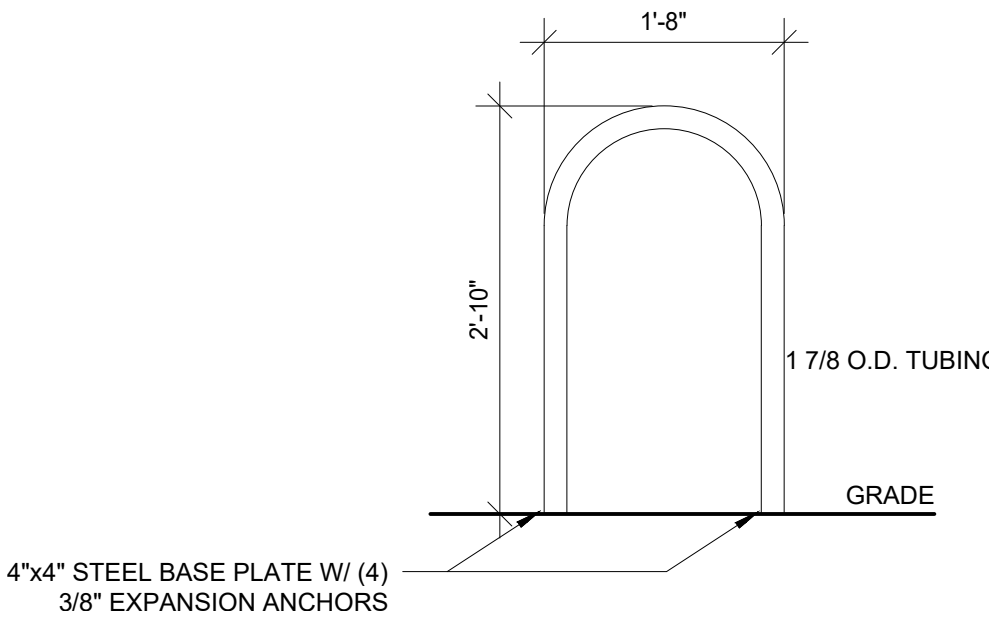
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with 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.

This does not appear to accommodate parking for the new storage units. Provide a calculation for number of units as proposed and how many parking spaces are required based on proposal.

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

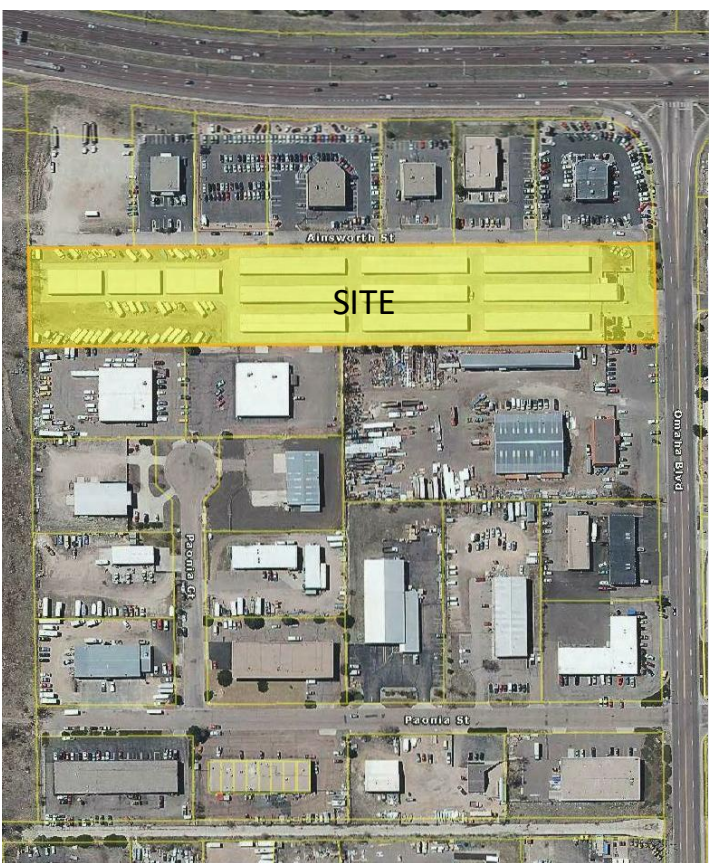
1 BICYCLE RACK

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



FRONT ELEVATION

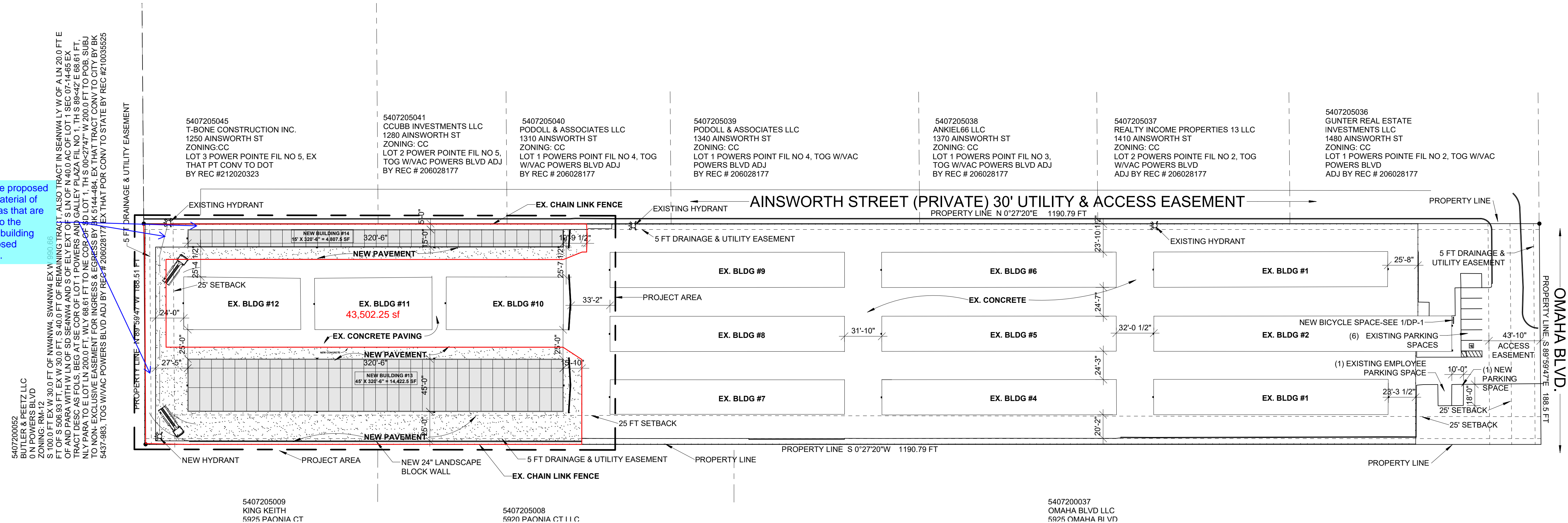
LOCATION MAP



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

Identify the proposed surface material of these areas that are adjacent to the proposed building and proposed pavement.



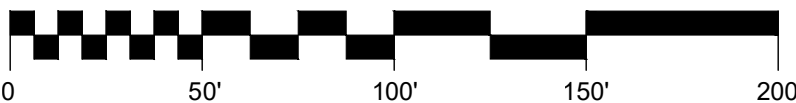
Previous comment not addressed: title commitment lists telephone easement and Colorado Springs Utilities easement on this property that are not denoted on the plan.

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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Revisions	DESCRIPTION	DATE
#	1	1ST RESUBMITTAL
		03-09-2020

A STORAGE PLACE

D1-7204

5835 OMAHA BLVD.

COLORADO SPRINGS, CO

DP

DATE 06-19-2019

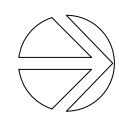
CHECKED DCW

DRAWN BY GKC

SITE PLAN

DP-1

PCD FILE #PPR1929



1
DP-2

Scale: 1 inch = 16 feet

0 16' 32' 48' 64'

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Revisions		
#	DESCRIPTION	DATE
1	1ST RESUBMITTAL	03-09-2020

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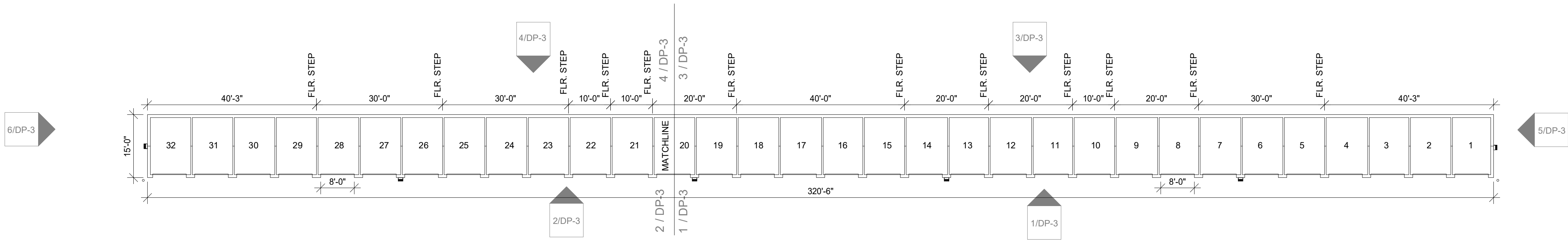
D1-7204

DD

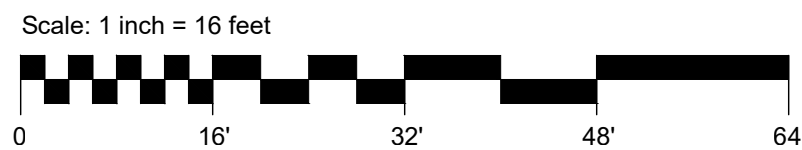
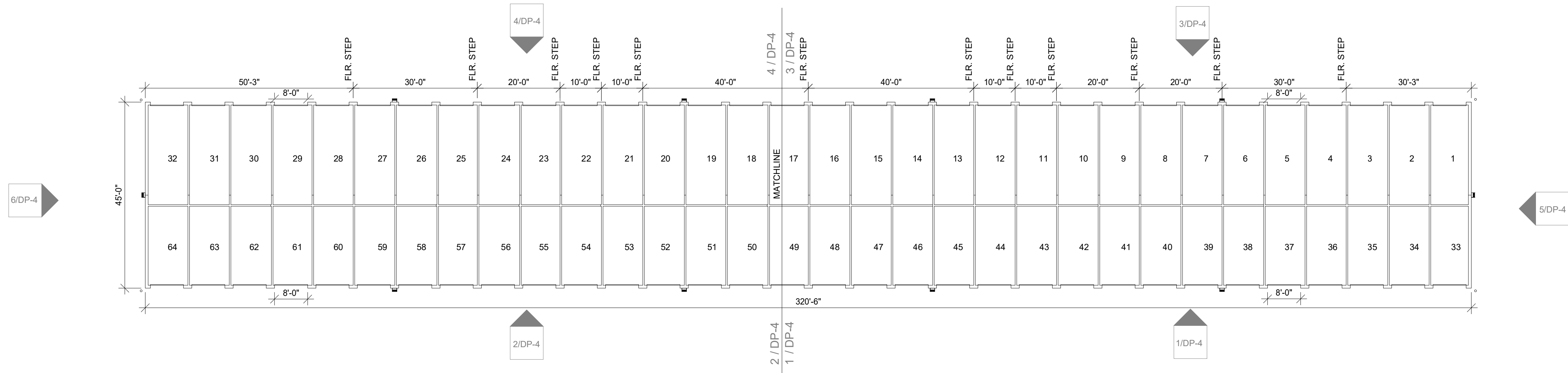
DATE	06-19-2019
CHECKED	DCW
DRAWN BY	GKC

DP-2

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



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



PCD FILE #PPR1929

Revisions		DATE
#	DESCRIPTION	
1	1ST RESUBMITTAL	03-09-2020

A STORAGE PLACE

5835 OMAHA BLVD.
COLORADO SPRINGS, CO

D1-7204

DP

DATE	06-19-2019
CHECKED	Checker
DRAWN BY	Author

FLOOR
PLANS

DP-5



Design Development
Consultants @

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