



VICINITY MAP

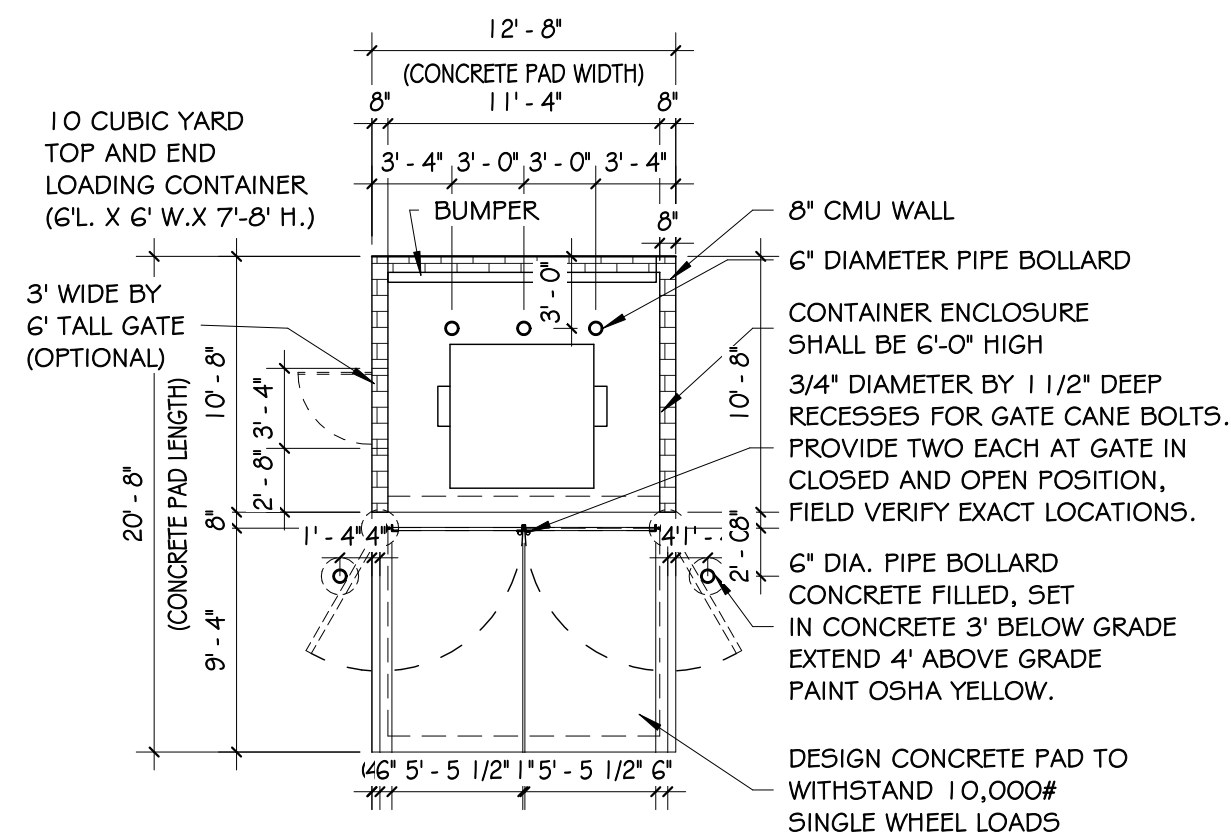


**FLOODPLAIN STATEMENT:**

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

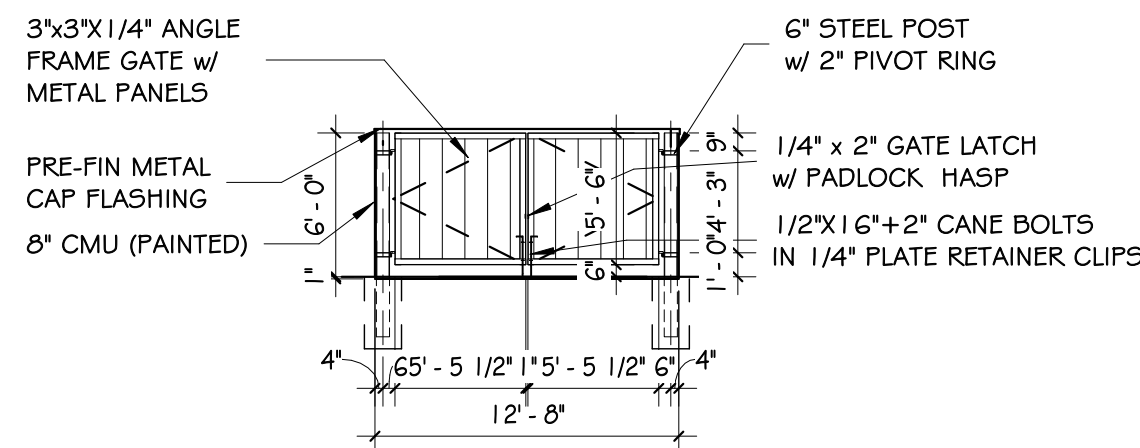
**ADA STATEMENT:**

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 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.



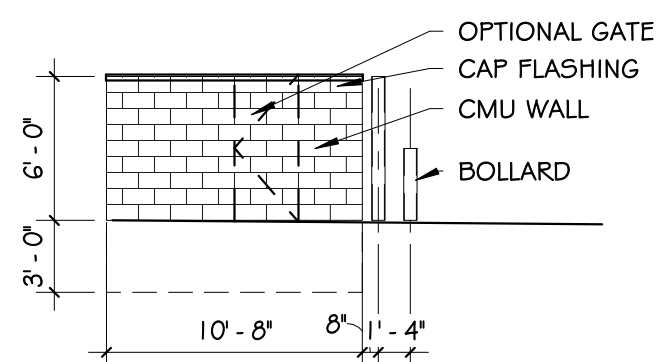
TRASH ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE FRONT ELEV

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE LEFT ELEV

SCALE: 1/8" = 1'-0"

# PLATTE SELF-STORAGE SITE DEVELOPMENT PLAN

6001 E. PLATTE AVE.  
COLORADO SPRINGS, COLORADO 80915

Please include project No. PPR2418

KEM-A+P PROJECT NO ADDED

**PROJECT TEAM**

**OWNER:**

Donald Humphrey  
5780 Sayres Road  
Colorado Springs, CO 80927  
Contact: Don Humphrey  
don@donsgardenshop.com  
719-492-8649

**APPLICANT/CONSULTANT:**

RMG-Rocky Mountain Group  
5085 List Drive, Suite 200  
Colorado Springs, CO 80919  
Contact: Keith Moore  
KMoore@rmg-engineers.com  
719-548-0600

**CLIENT REPRESENTATIVE / GENERAL CONTRACTOR:**

Colorado Commercial Construction, Inc.  
12325 Oracle Blvd., Suite 120  
Colorado Springs, CO 80921  
Contact: Josh Beggs  
jbeggs@coccommercial.net  
719-264-6955

**ARCHITECT:**

RMG-Rocky Mountain Group  
5085 List Drive, Suite 200  
Colorado Springs, CO 80919  
Contact: Keith Moore  
KMoore@rmg-engineers.com  
719-548-0600

**CIVIL ENGINEER:**

Terra Nova Engineering Inc.  
721 S. 23rd Street  
Colorado Springs, CO 80904  
Contact: L Ducett, P.E.  
ltnesinc.com  
719-6356422

**LANDSCAPE ARCHITECT:**

Higher Ground Designs, Inc.  
5350 N. Academy Blvd, Suite 207  
Colorado Springs, CO 80918  
Contact: John MacKay  
jmacKay@highergrounddesigns.com  
719-477-4259

**MEP ENGINEER:**

McShea Consulting, LLC  
4445 Northpark Dr., Ste. 200  
Colorado Springs, CO 80907  
Contact: Michael McShea  
mike@mcsheaconsulting.com  
719-358-8208

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**PROJECT INFORMATION:**

DEVELOPMENT NAME:	PLATT SELF-STORAGE	
DESCRIPTION:	MINI STORAGE	
TAX SCHEDULE NO:	5418000075	
LEGAL DESCRIPTION:	TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT PT ON S RW LN ON US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT ML, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT ML TO A PT, TH ANG R 89< 59' N 958.2 FT TO POB, W 349.88 FT OF NE4NW4 OF SEC 18 EX HWY BY BK 0509-223 & REC #201040780	
PROJECT ADDRESS:	6001 E. PLATTE AVE. COLORADO SPRINGS, COLORADO 80915	
EXISTING ZONING:	CS CAD-O (NO CHANGE)	
<b>BUILDING SETBACKS:</b>		
FRONT	50'-0"	
SIDE (STREET)	25'-0"	
SIDE (INTERIOR LOT LINE)	25'-0"	
REAR (NEXT TO RR ZONE)	25'-0"	
<b>LANDSCAPE SETBACKS:</b>		
FRONT	15'-0"	
SIDE (STREET)	10'-0"	
SIDE (BUFFER)	15'-0"	
REAR (BUFFER)	15'-0"	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	MINI-STORAGE	
BUILDING HEIGHT:	45' MAX ALLOWED	
<b>BUILDING INFO:</b>		
GROSS BUILDING AREA	PHASE 1	PHASE 2
OFFICE:	900 SF	
STORAGE:	62,400 SF	40,000 SF
BUILDING OCCUPANCY (NON-SEPARATED USES)	B,S-1	
TYPE OF CONSTRUCTION	V-B	
FIRE SPRINKLER	NO	
AREA SEPERATION WALLS	NO	
<b>LOT DATA &amp; COVERAGE:</b>		
SITE AREA:	17.22 AC (750,103.2 S.F.)	
<b>IMPERVIOUS AREA:</b>	PHASE 1	PHASE 2
BUILDING	63,300 SF	40,000 SF
CANOPY	27,890 SF	24,570 SF
PAVED	78,774 SF	51,334 SF
TOTAL	169,764 SF (15.26% LOT)	115,904 SF
<b>PERVIOUS AREA:</b>	PHASE 1	PHASE 2
LANDSCAPING OR (UNDEVELOPED)	378,015 SF	325,755 SF
GRAVEL LOT:	202,324 SF	138,680 SF
TOTAL	580,339 SF(84.74% LOT)	464,435 SF
<b>LOT COVERAGE:</b>	PHASE 1	PHASE 2
	8.4%	13.7%
<b>PARKING DATA:</b>	PHASE 1	PHASE 2
MINI STORAGE (1/100 UNITS)	361 UNITS	(4 PS REQD) 264 UNITS (3 PS REQD)
OFFICE: (1/EMPLOYEE)	(1 PS REQD)	(1 PS REQD)
HC ACCESS: 1HC PS/(25 PS)	(1 HC PS REQD)	INCL (8 PS REQD)
TOTAL	(5 PS REQD)	(7 TOTAL PS)
PARKING PROVIDED:	(7 TOTAL PS) (INCL 1 HC VAN)	
<b>SIGNAGE:</b>	A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE CITY PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDES ALL ON-SITE DIRECTIONAL SIGNS.	
PROPOSED DEV. SCHED.	WINTER/SPRING 2024/2025	

**Include:**

A note stating: 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. 19-471), 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.

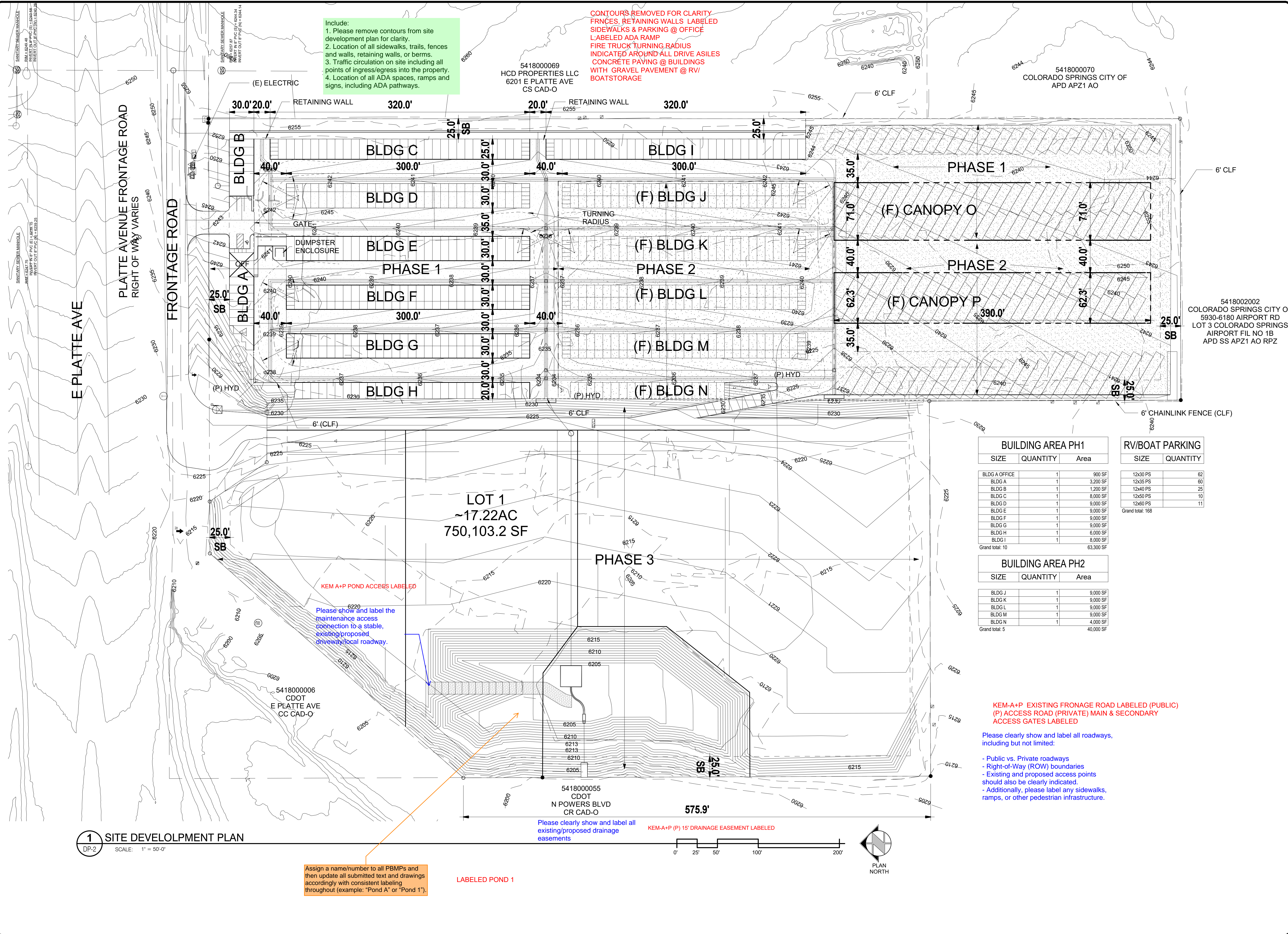
KEM-A+P NOTE ADDED TO DP-1 SHEET



PLATTE SELF-STORAGE  
6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO  
COLORADO COMMERCIAL CONSTRUCTION INC  
12325 ORACLE BLVD, STE 120  
COLORADO SPRINGS, COLORADO 80921  
719.264.6955

SDP COVER SHEET  
SDP - SUBMITTAL

ARCHENIG	kem
DRAWN	km
CHECKED	-
DATE	05.08.24
REVISION	DATE
JOB NO.	195706
SHEET NO.	DP-1
	1 OF 47



Include:  
 1. Please remove contours from site development plan for clarity.  
 2. Location of all sidewalks, trails, fences and walls, retaining walls, or berms.  
 3. Traffic circulation on site including all points of ingress/egress into the property.  
 4. Location of all ADA spaces, ramps and signs, including ADA pathways.

CONTOURS REMOVED FOR CLARITY  
 FRNCES, RETAINING WALLS LABELED  
 SIDEWALKS & PARKING @ OFFICE  
 LABELED ADA RAMP  
 FIRE TRUCK TURNING RADIUS  
 INDICATED AROUND ALL DRIVE ASILES  
 CONCRETE PAVING @ BUILDINGS  
 WITH GRAVEL PAVEMENT @ RV/  
 BOAT STORAGE

5418000069  
 HCD PROPERTIES LLC  
 6201 E PLATTE AVE  
 CS CAD-O

5418000070  
 COLORADO SPRINGS CITY OF  
 APD AP21 AO

5418002002  
 COLORADO SPRINGS CITY OF  
 5930-6180 AIRPORT RD  
 LOT 3 COLORADO SPRINGS  
 AIRPORT FIL NO 1B  
 APD SS AP21 AO RPZ

LOT 1  
 ~17.22AC  
 750,103.2 SF

PHASE 3

KEM A+P POND ACCESS LABELED  
 Please show and label the maintenance access connection to a stable, existing/proposed driveway/local roadway.

5418000055  
 CDOT  
 N POWERS BLVD  
 CR CAD-O

Please clearly show and label all existing/proposed drainage easements

KEM-A+P (P) 15' DRAINAGE EASEMENT LABELED

BUILDING AREA PH1		
SIZE	QUANTITY	Area
BLDG A OFFICE	1	900 SF
BLDG A	1	3,200 SF
BLDG B	1	1,200 SF
BLDG C	1	8,000 SF
BLDG D	1	9,000 SF
BLDG E	1	9,000 SF
BLDG F	1	9,000 SF
BLDG G	1	9,000 SF
BLDG H	1	6,000 SF
BLDG I	1	8,000 SF
Grand total: 10		63,300 SF

RV/BOAT PARKING		
SIZE	QUANTITY	
12x30 PS		62
12x35 PS		60
12x40 PS		25
12x50 PS		10
12x60 PS		11
Grand total: 168		

BUILDING AREA PH2		
SIZE	QUANTITY	Area
BLDG J	1	9,000 SF
BLDG K	1	9,000 SF
BLDG L	1	9,000 SF
BLDG M	1	9,000 SF
BLDG N	1	4,000 SF
Grand total: 5		40,000 SF

KEM-A+P EXISTING FRONAGE ROAD LABELED (PUBLIC)  
 (P) ACCESS ROAD (PRIVATE) MAIN & SECONDARY  
 ACCESS GATES LABELED

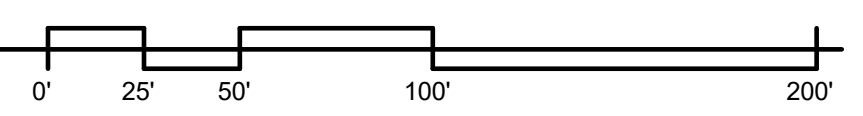
Please clearly show and label all roadways, including but not limited:

- Public vs. Private roadways
- Right-of-Way (ROW) boundaries
- Existing and proposed access points should also be clearly indicated.
- Additionally, please label any sidewalks, ramps, or other pedestrian infrastructure.

1 SITE DEVELOPMENT PLAN  
 DP-2 SCALE: 1" = 50'-0"

Assign a name/number to all PBMPs and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

LABELED POND 1



5418000069  
HCD PROPERTIES LLC  
6201 E PLATTE AVE  
CS CAD-O

5418000070  
COLORADO SPRINGS CITY OF  
APD AP21 AO

5418002002  
COLORADO SPRINGS CITY OF  
5930-6180 AIRPORT RD  
LOT 3 COLORADO SPRINGS  
AIRPORT FIL NO 1B  
APD SS AP21 AO RPZ

6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO  
 COLORADO COMMERCIAL CONSTRUCTION INC

PLATTE SELF-STORAGE

SITE DEVELOPMENT PLAN

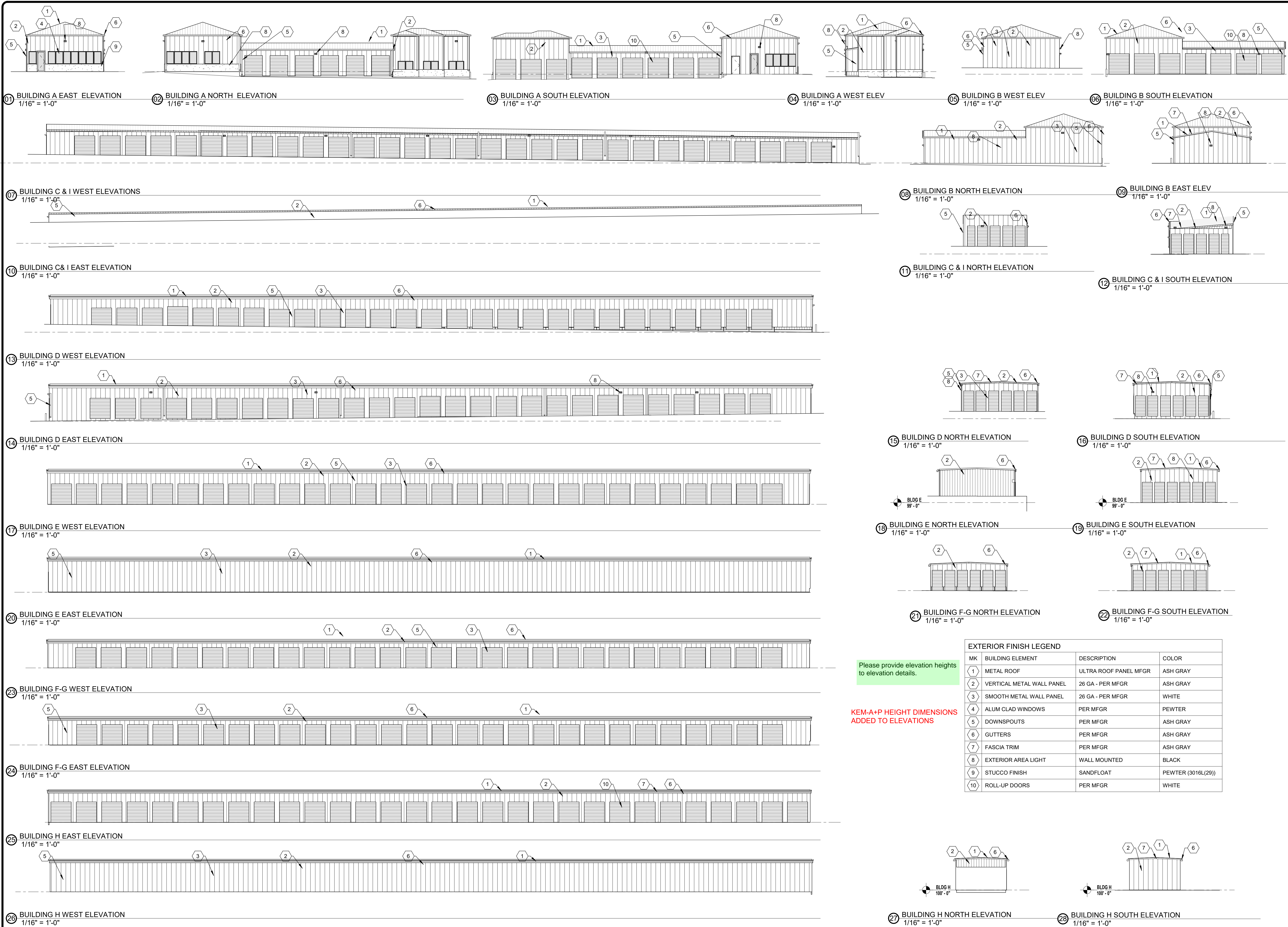
PROJECT STATUS  
SDP - SUBMITTAL

ARCHING: JZJ  
DRAWING: JZJ  
CHECKED: JZJ  
DATE: 05.08.24

JOB NO. 195706

SHEET NO. DP-2





Please provide elevation heights to elevation details.

KEM-A+P HEIGHT DIMENSIONS ADDED TO ELEVATIONS

MK	BUILDING ELEMENT	DESCRIPTION	COLOR
1	METAL ROOF	ULTRA ROOF PANEL MFGR	ASH GRAY
2	VERTICAL METAL WALL PANEL	26 GA - PER MFGR	ASH GRAY
3	SMOOTH METAL WALL PANEL	26 GA - PER MFGR	WHITE
4	ALUM CLAD WINDOWS	PER MFGR	PEWTER
5	DOWNSPOUTS	PER MFGR	ASH GRAY
6	GUTTERS	PER MFGR	ASH GRAY
7	FASCIA TRIM	PER MFGR	ASH GRAY
8	EXTERIOR AREA LIGHT	WALL MOUNTED	BLACK
9	STUCCO FINISH	SANDFLOAT	PEWTER (3016L29)
10	ROLL-UP DOORS	PER MFGR	WHITE

**RMG**  
Engineers / Architects  
Architectural  
Structural  
Fire  
Southern Colorado  
2910 ALTA BLVD PKWY, SUITE 100, COLORADO SPRINGS, CO 80918  
(719) 548-6500 - WWW.RMGENGINEERS.COM  
SOUTHERN COLORADO, DENVER, VAIL, BRECKENRIDGE, COLORADO

**CC**  
COLORADO COMMERCIAL  
C O N S T R U C T I O N  
12255 ORACLE BLVD, STE 120  
COLORADO SPRINGS, COLORADO 80901  
719.261.8855

**PLATTE STORAGE BUILDINGS**  
6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO 80915  
**COLORADO COMMERCIAL CONSTRUCTION, INC.**  
These plans are prepared by CC Construction, Inc. (CC) for the use of the Client. CC is not responsible for any errors or omissions in these plans. The Client is responsible for verifying all information and conditions on the ground. The Client is responsible for obtaining all necessary permits and approvals. The Client is responsible for providing all necessary information and data. The Client is responsible for providing all necessary information and data. The Client is responsible for providing all necessary information and data.

**BUILDING PLANS & ELEVATIONS**  
PROJECT STATUS  
**SDP - SUBMITTAL**

ARCHITECT: KEM  
DRAWN: km  
CHECKED: km  
DATE: 05.08.24  
REVISION: DATE  
JOB NO: 195706  
SHEET NO: DP-45