



VICINITY MAP

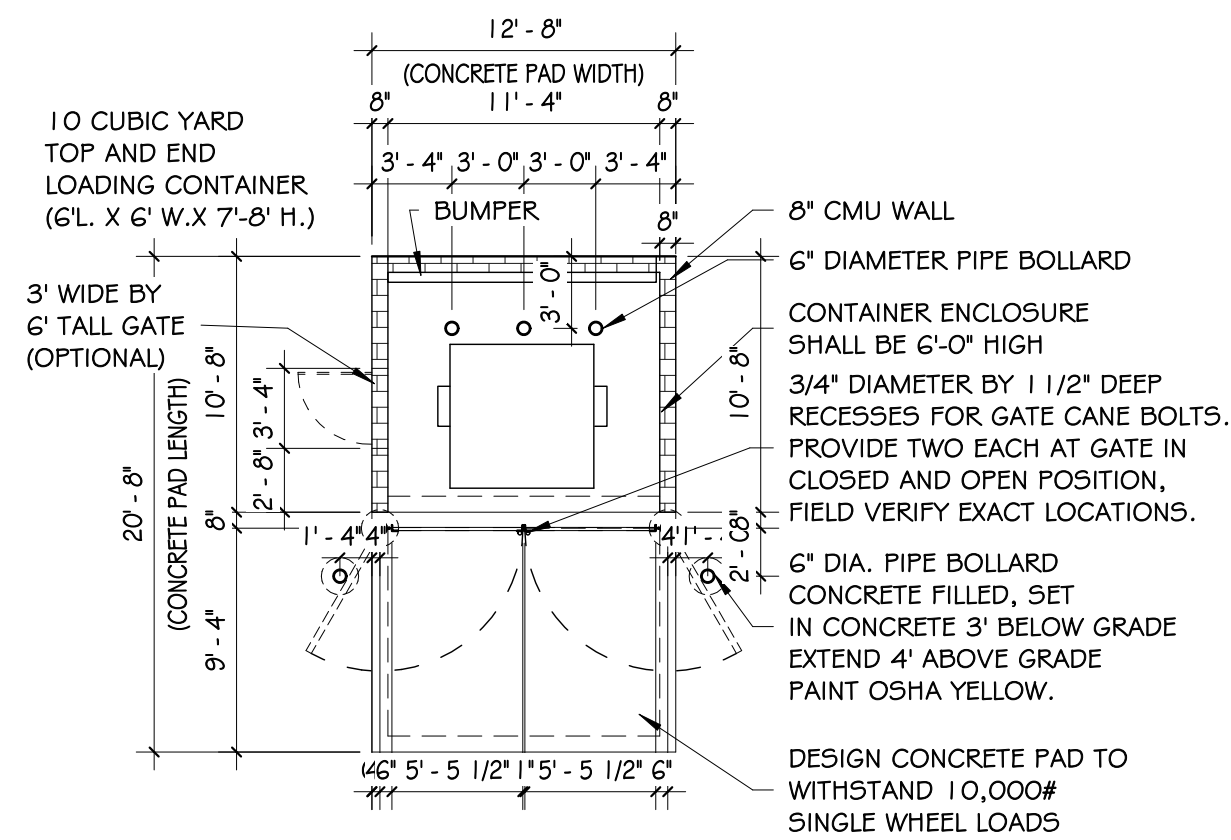


**FLOODPLAIN STATEMENT:**

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.

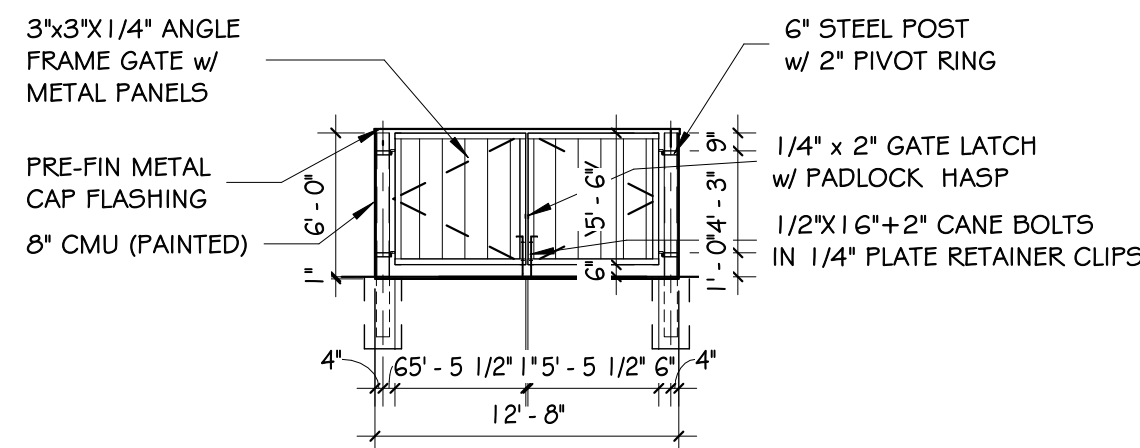
**ADA STATEMENT:**

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.



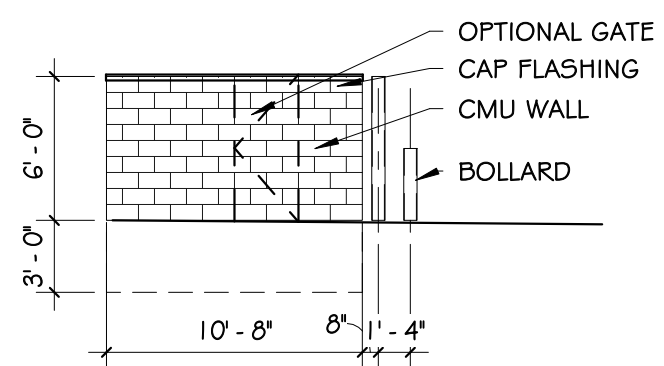
TRASH ENCLOSURE PLAN

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  
PROJECT NO. PPR2418

**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@cocommercial.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

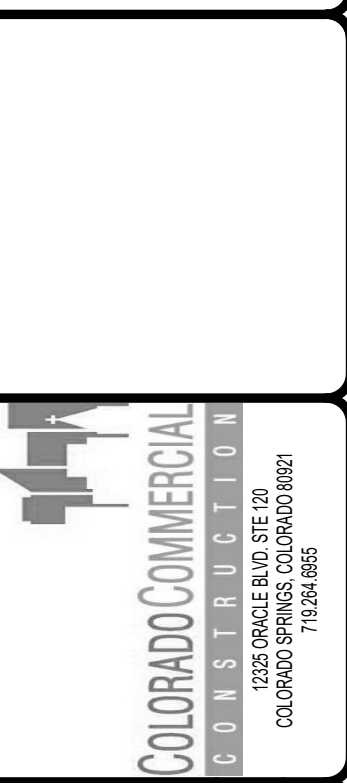
**SHEET INDEX:**

SHEET NAME:	SHEET NO.:
SDP COVER SHEET	DP-1
SITE DEVELOPMENT PLAN	DP-2
UTILITY COVER SHEET	DP-4 (1 of 6)
SANITARY PLAN & PROFILE	DP-5 (2 of 6)
WATER PLAN	DP-6 (3 of 6)
WATER MAIN PLAN & PROFILE	DP-7 (4 of 6)
WATER MAIN PLAN & PROFILE	DP-8 (5 of 6)
WATER MAIN PLAN & PROFILE	DP-9 (6 of 6)
GEC COVER SHEET	DP-10 (1 of 20)
GEC OVERVIEW	DP-11 (2 of 20)
GEC INITIAL GRADING & EROSION CONTROL - NORTH	DP-12 (3 of 20)
GEC INITIAL GRADING & EROSION CONTROL - SOUTH	DP-13 (4 of 20)
GEC GRADING INTERIM - NORTH	DP-14 (5 of 20)
GEC GRADING INTERIM - SOUTH	DP-15 (6 of 20)
GEC GRADING VERTICAL - NORTH	DP-16 (7 of 20)
GEC GRADING VERTICAL - SOUTH	DP-17 (8 of 20)
GEC GRADING DETAILS	DP-18 (9 of 20)
GEC INTERIM EROSION CONTROL - NORTH	DP-19 (10 of 20)
GEC INTERIM EROSION CONTROL - SOUTH	DP-20 (11 of 20)
GEC VERTICAL EROSION CONTROL - NORTH	DP-21 (12 of 20)
GEC VERTICAL EROSION CONTROL - SOUTH	DP-22 (13 of 20)
GEC EROSION CONTROL DETAILS	DP-23 (14 of 20)
GEC EROSION CONTROL DETAILS	DP-24 (15 of 20)
GEC EROSION CONTROL DETAILS	DP-25 (16 of 20)
STORM PLAN & PROFILE	DP-26 (17 of 20)
STORM PLAN & PROFILE	DP-27 (18 of 20)
EXT DET BASIN DETAILS	DP-28 (19 of 20)
EXT DET BASIN DETAILS	DP-29 (20 of 20)
STREET IMPROVEMENT PLAN COVER	DP-30 (1 of 4)
STREET IMPROVEMENT PLAN DETAILS	DP-31 (2 of 4)
STREET IMPROVEMENT PLAN OVERVIEW	DP-32 (3 of 4)
STREET IMPROVEMENT PLAN & PROFILE	DP-33 (4 of 4)
SIGN PLAN	DP-34
OVERALL FINAL LANDSCAPE PLAN	DP-35 (1 of 9)
FINAL LANDSCAPE PLAN - AREA A	DP-36 (2 of 9)
FINAL LANDSCAPE PLAN - AREA B	DP-37 (3 of 9)
FINAL LANDSCAPE PLAN - AREA C	DP-38 (4 of 9)
FINAL LANDSCAPE PLAN - AREA D	DP-39 (5 of 9)
FINAL LANDSCAPE PLAN - AREA E	DP-40 (6 of 9)
FINAL LANDSCAPE PLAN - AREA F&G	DP-41 (7 of 9)
LANDSCAPE NOTES	DP-42 (8 of 9)
LANDSCAPE DETAILS	DP-43 (9 of 9)
BUILDING PLANS & ELEVATIONS	DP-44 (1 of 2)
BUILDING PLANS & ELEVATIONS	DP-45 (2 of 2)
SITE PHOTOMETRIC PLAN	DP-46 (1 of 2)
LIGHTING DETAILS	DP-47 (2 of 2)

**PROJECT INFORMATION:**

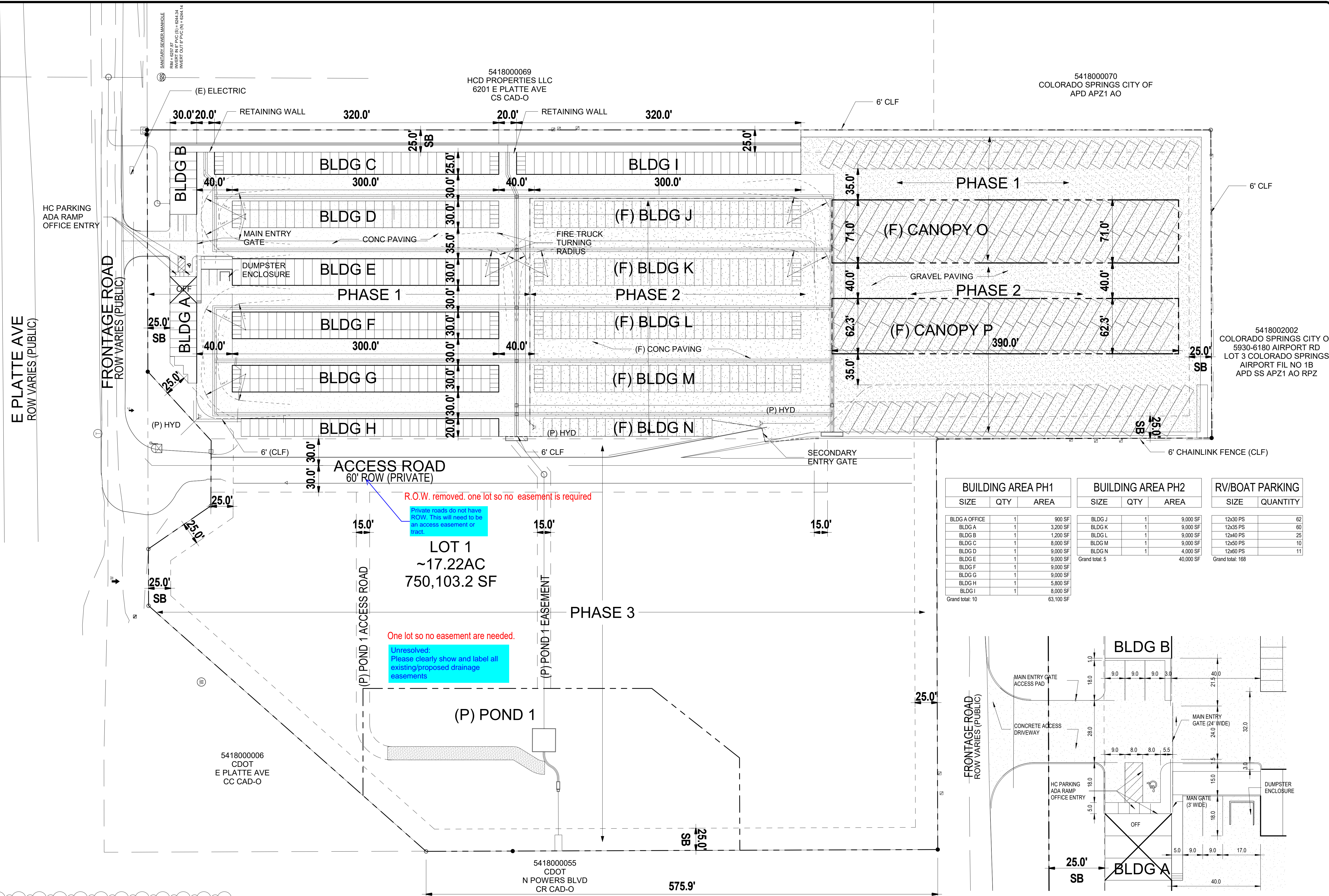
DEVELOPMENT NAME:	PLATT SELF-STORAGE	
DESCRIPTION:	MINI STORAGE	
TAX SCHEDULE NO.:	5418000075	
LEGAL DESCRIPTION:	TRACT IN NW4 OF SEC 18-14-65 AS FOLS, BEG AT PT ON S RW LN ON US HWY 24 940 FT E OF W LN OF SD SEC, TH E ON SD LN 310 FT, ANG R 90< S 25 FT, ANG L 90< E 155.2 FT ML, S 931.8 FT, W PARALLEL 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	
PROPERTY 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)
HC ACCESS: 1HC PS (25 PS)		(1 HC PS REQD) INCL
TOTAL	(5 PS REQD)	(8 PS REQD)
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	

The owner agrees on behalf of him/herself and any developer or builder successors and assigns 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.

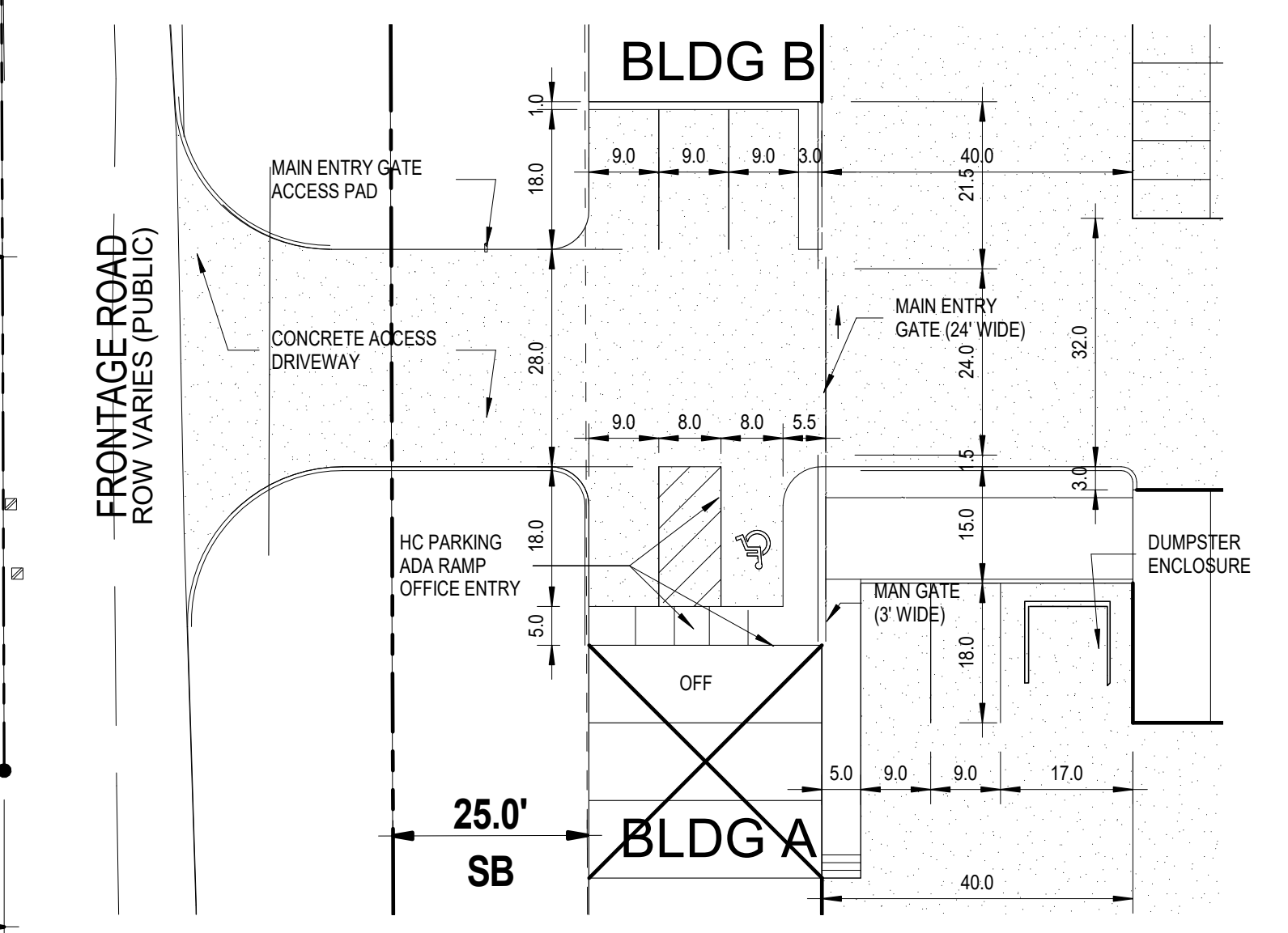


PLATTE SELF-STORAGE  
6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO  
COLORADO COMMERCIAL CONSTRUCTION INC  
12325 ORACLE BLVD, STE 120  
COLORADO SPRINGS, COLORADO 80921  
719.264.6955

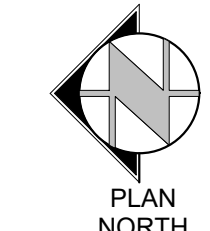
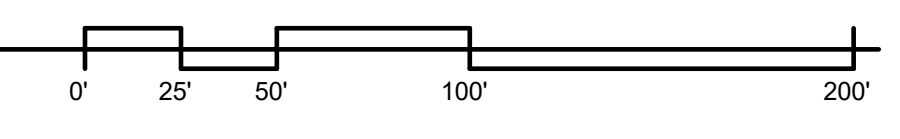
SHEET NAME	SDP COVER SHEET
PROJECT STATUS	SDP - SUBMITTAL
ARCHENGR	kem
DRAWN	km
CHECKED	-
DATE	08.14.24
REVISION	DATE
1 SDP CMNTS	8.14.24
JOB NO.	195706
SHEET NO.	DP-1
	1 OF 47



BUILDING AREA PH1			BUILDING AREA PH2			RV/BOAT PARKING	
SIZE	QTY	AREA	SIZE	QTY	AREA	SIZE	QUANTITY
BLDG A OFFICE	1	900 SF	BLDG J	1	9,000 SF	12x30 PS	62
BLDG A PS	1	3,200 SF	BLDG K	1	9,000 SF	12x35 PS	60
BLDG B	1	1,200 SF	BLDG L	1	9,000 SF	12x40 PS	25
BLDG C	1	8,000 SF	BLDG M	1	9,000 SF	12x50 PS	10
BLDG D	1	9,000 SF	BLDG N	1	4,000 SF	12x60 PS	11
BLDG E	1	9,000 SF	Grand total:	5	40,000 SF	Grand total:	168
BLDG F	1	9,000 SF					
BLDG G	1	9,000 SF					
BLDG H	1	5,800 SF					
BLDG I	1	8,000 SF					
Grand total:	10	63,100 SF					



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



**2 ENLARGED SITE PLAN**  
 DP-2 SCALE: 1" = 20'-0"

R.O.W. removed, one lot so no easement is required  
 Private roads do not have ROW. This will need to be an access easement or tract.

One lot so no easement are needed.  
 Unresolved: Please clearly show and label all existing/proposed drainage easements

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

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

5418000070  
 COLORADO SPRINGS CITY OF  
 APD AP21 AO

5418000066  
 CDOT  
 E PLATTE AVE  
 CC CAD-O

5418000055  
 CDOT  
 N POWERS BLVD  
 CR CAD-O