



VICINITY MAP

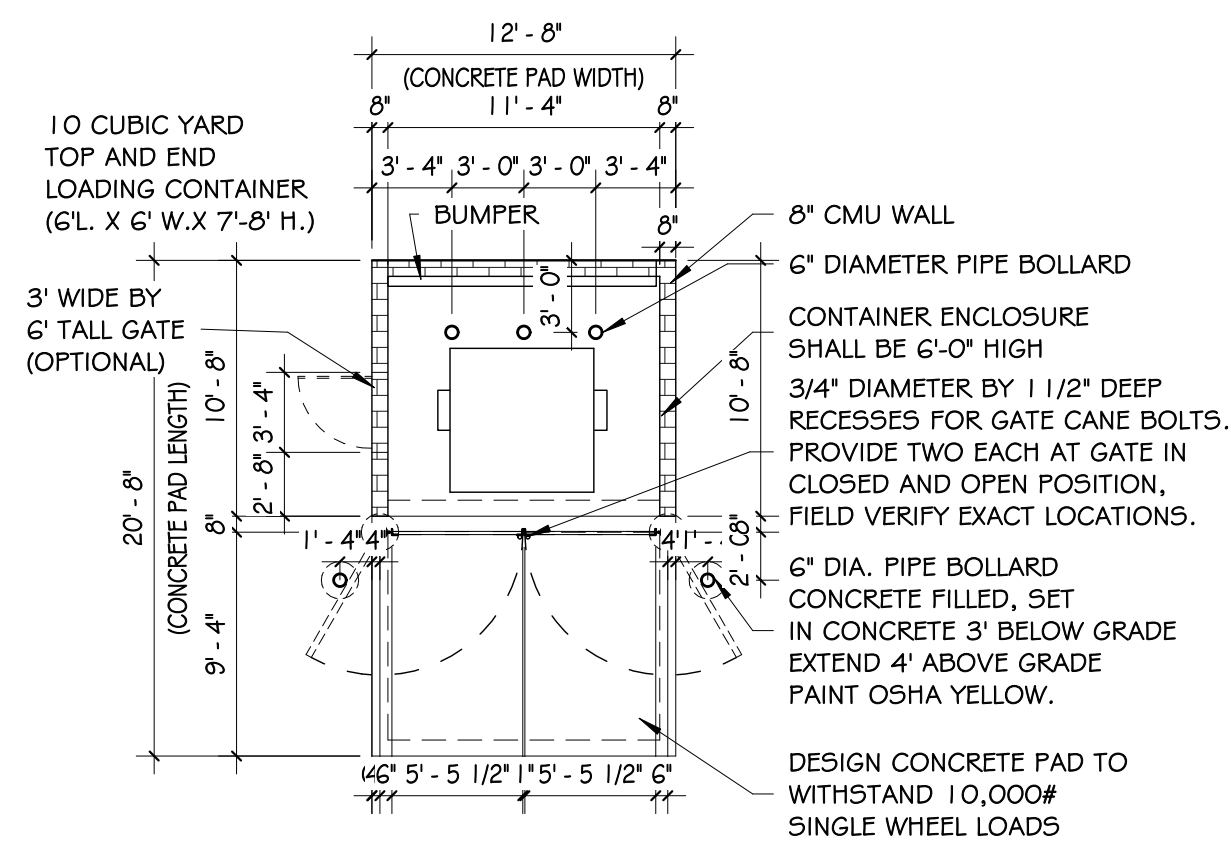


FLOODPLAIN STATEMENT:

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.

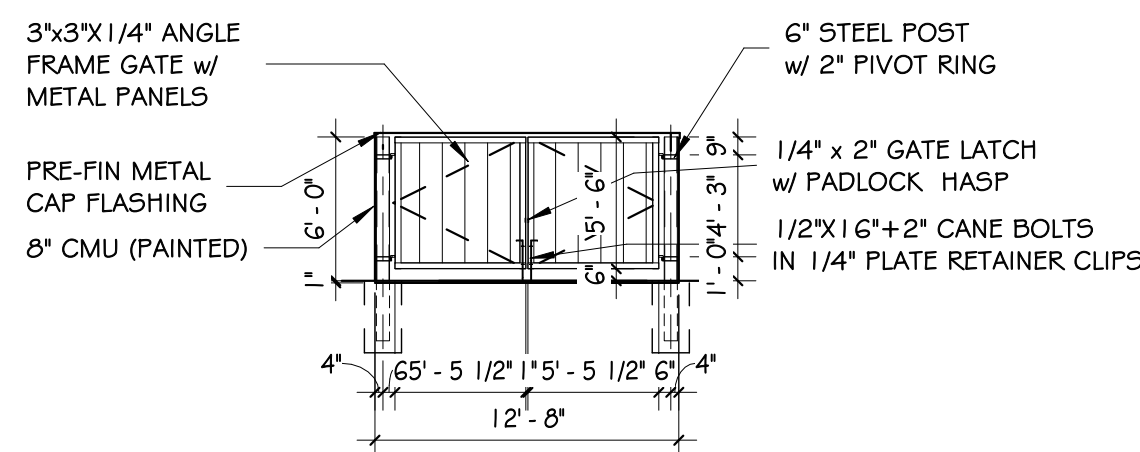
ADA STATEMENT:

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.



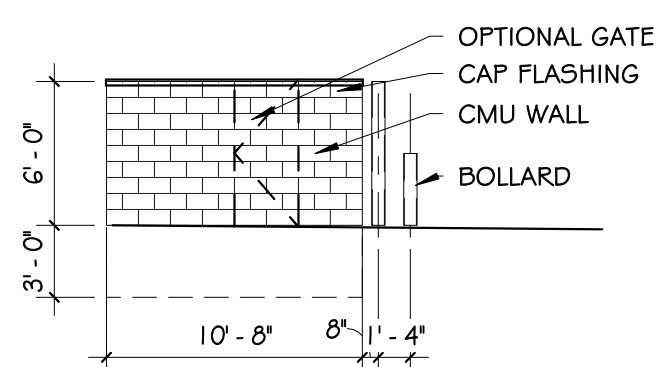
TRASH ENCLOSURE PLAN

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@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.
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Colorado Springs, CO 80918
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719-477-4259

MEP ENGINEER:

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

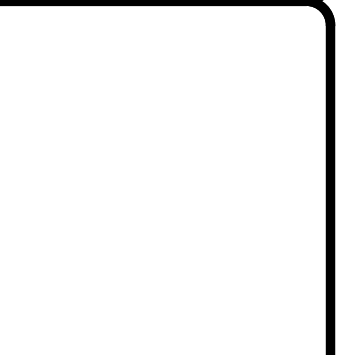
SHEET INDEX:

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)
BUILDING SETBACKS:	
FRONT	50'-0"
SIDE (STREET)	25'-0"
SIDE (INTERIOR LOT LINE)	25'-0"
REAR (NEXT TO RR ZONE)	25'-0"
LANDSCAPE SETBACKS:	
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
BUILDING INFO:	
GROSS BUILDING AREA	PHASE 1 OFFICE: 900 SF PHASE 2 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
LOT DATA & COVERAGE:	
SITE AREA:	17.22 AC (750,103.2 S.F.)
IMPERVIOUS AREA:	PHASE 1 BUILDING: 63,300 SF PHASE 2 BUILDING: 40,000 SF PHASE 1 CANOPY: 27,890 SF PHASE 2 CANOPY: 24,570 SF PHASE 1 PAVED: 78,774 SF PHASE 2 PAVED: 51,334 SF TOTAL: 169,764 SF (15.26% LOT)
PERVIOUS AREA: LANDSCAPING OR (UNDEVELOPED) GRAVEL LOT:	PHASE 1: 378,015 SF PHASE 2: 325,755 SF TOTAL: 202,324 SF
TOTAL:	138,680 SF 464,435 SF
LOT COVERAGE:	PHASE 1: 8.4% PHASE 2: 13.7%
PARKING DATA:	
MINI STORAGE (1/100 UNITS)	PHASE 1: 361 UNITS PHASE 2: 264 UNITS
OFFICE: (1/EMPLOYEE)	PHASE 1: (4 PS REQD) PHASE 2: (3 PS REQD)
HC ACCESS: (1/HC PS/25 PS)	PHASE 1: (1 HC PS REQD) PHASE 2: (1 HC PS REQD) INCL
TOTAL:	PHASE 1: (5 PS REQD) PHASE 2: (8 PS REQD)
PARKING PROVIDED:	(7 TOTAL PS) (INCL 1 HC VAN)
SIGNAGE:	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.

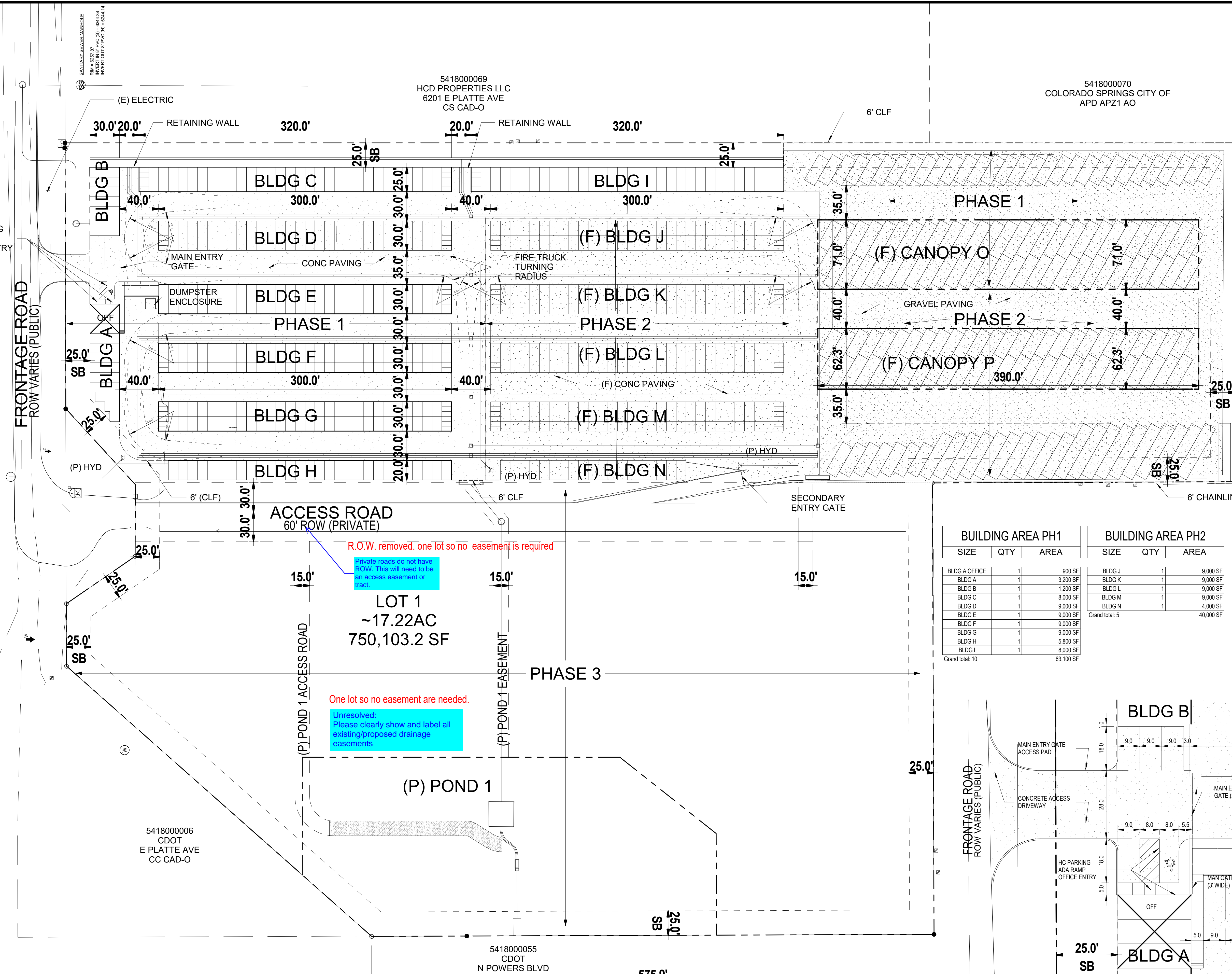


PLATTE SELF-STORAGE
6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO
COLORADO COMMERCIAL CONSTRUCTION INC
12325 ORACLE BLVD, STE 120
COLORADO SPRINGS, COLORADO 80921
719.264.6955

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

1 SITE DEVELOPMENT PLAN

DP-2 SCALE: 1" = 50'-0"



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					

