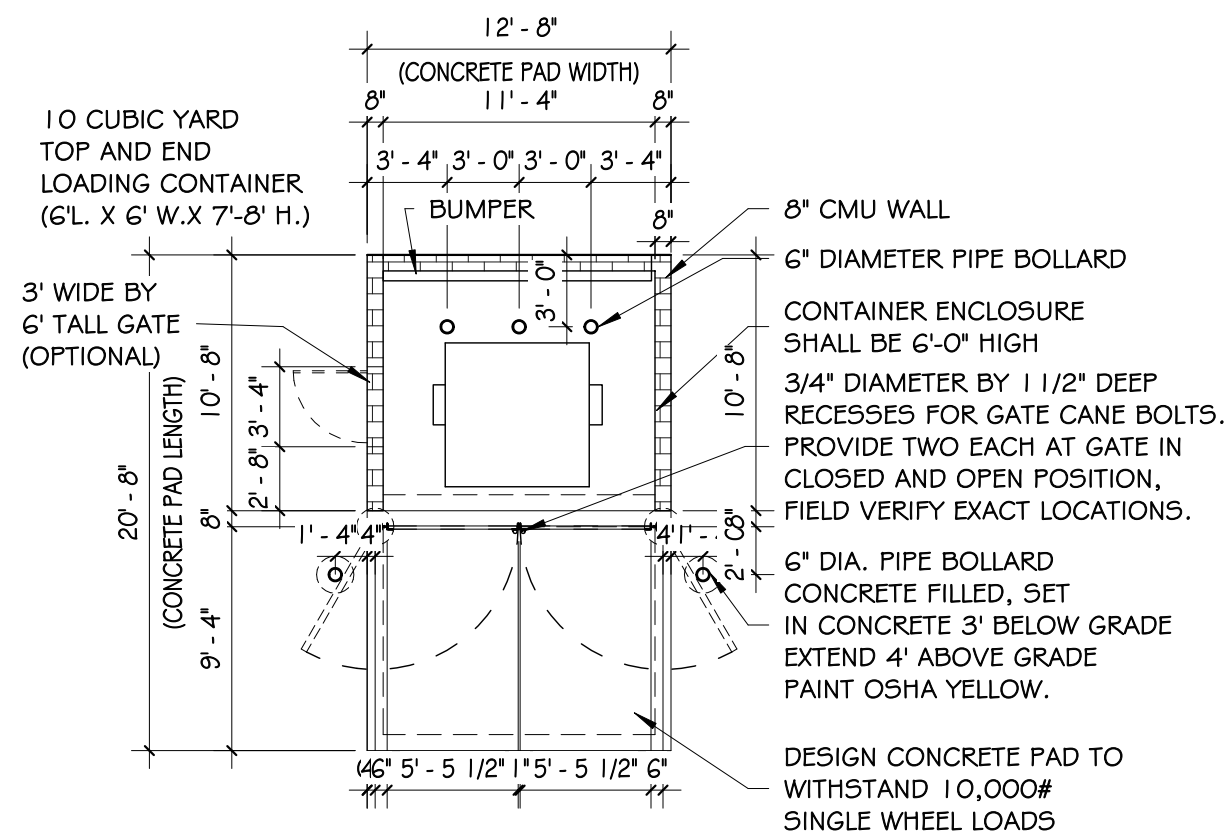


FLOODPLAIN STATEMENT:

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.

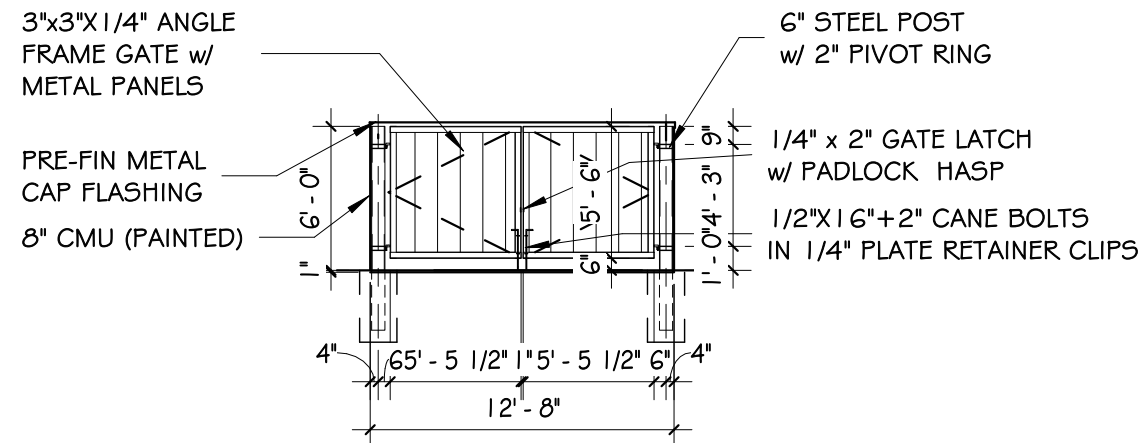
ADA STATEMENT:

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.



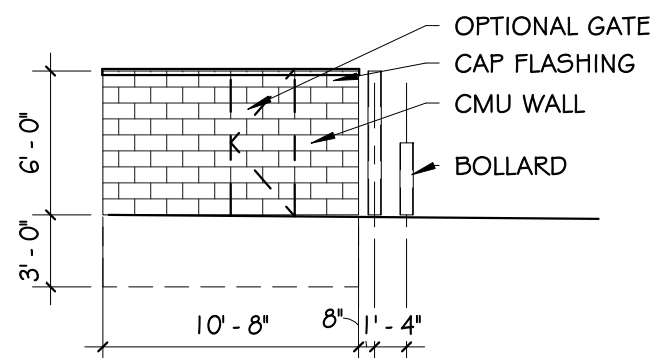
TRASH ENCLOSURE PLAN

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



TRASH ENCLOSURE FRONT ELEV

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



TRASH ENCLOSURE LEFT ELEV

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

PLATTE AVE. STORAGE SITE DEVELOPMENT PLAN

6001 E. PLATTE AVE.
COLORADO SPRINGS, COLORADO 80915
PROJECT NO. PPR2418

PROJECT TEAM

OWNER:
Platte Ave Storage, LLC.
12325 Oracle Blvd., Suite 120
Colorado Springs, CO 80921
Contact: Josh Beggs
jbeggs@cocommercial.net
719-264-6955

APPLICANT/CONSULTANT:
KEM-ARCHITECTURE+PLANNING PLLC
901 Crown Ridge Drive
Colorado Springs, CO 80904
Contact: Keith Moore
keith@kem-arch-plan.com
719-377-7737

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:
KEM-ARCHITECTURE+PLANNING PLLC
901 Crown Ridge Drive
Colorado Springs, CO 80904
Contact: Keith Moore
keith@kem-arch-plan.com
719-377-7737

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
Colorad 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 R/W 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 M/L, S 931.8 FT, W PARA WITH S LN OF N2 426.1 FT M/L TO A PT, TH ANG R 89< 59° N 958.2 FT TO POB, W 349.88FT OF NE4NW4 OF SEC 18 EX HWY BY BK 6509-223 & REC #201040780		
PROPERTY ADDRESS:	6001 E. PLATTE AVE. COLORADO SPRINGS, COLORADO 80915		
EXISTING ZONING:	CS CAD-O (NO CHANGE)		
<u>BUILDING SETBACKS:</u>			
FRONT	50'-0"		
SIDE (STREET)	25'-0"		
SIDE (INTERIOR LOT LINE)	25'-0"		
REAR (NEXT TO RR ZONE)	25'-0"		
<u>LANDSCAPE SETBACKS:</u>			
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		
<u>BUILDING INFO:</u>			
GROSS BUILDING AREA	PHASE 1 OFFICE: 900 SF STORAGE: 62,400 SF	PHASE 2 40,000 SF	
BUILDING OCCUPANCY (NON-SEPARATED USES)	B, S-1		
TYPE OF CONSTRUCTION	V-B		
FIRE SPRINKLER	NO		
AREA SEPERATION WALLS	NO		
<u>LOT DATA & COVERAGE:</u>			
SITE AREA:	17.22 AC (750,103.2 S.F.)		
IMPERVIOUS AREA:	PHASE 1 BUILDING 63,300 SF CANOPY 27,690 SF PAVED 78,774 SF TOTAL 169,764 SF (15.26% LOT)	PHASE 2 40,000 SF 24,570 SF 51,334 SF 115,904 SF	
PERVIOUS AREA: LANDSCAPING OR (UNDEVELOPED)	PHASE 1 378,015 SF	PHASE 2 325,755 SF	
GRAVEL LOT:	202,324 SF	138,680 SF	
TOTAL	580,339 SF (84.74% LOT)	464,435 SF	
LOT COVERAGE:	PHASE 1 8.4%	PHASE 2 13.7%	
<u>PARKING DATA:</u>			
MINI STORAGE (1/100 UNITS)	PHASE 1 361 UNITS	PHASE 2 264 UNITS	(3 PS REQD)
OFFICE: (1/EMPLOYEE)		(4 PS REQD)	(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)
<u>SIGNAGE:</u>			
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		

1 SITE DEVELOPMENT PLAN

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

2 ENLARGED SITE PLAN

DP-2 SCALE: 1" = 20'-0"

SHEET NAME

PROJECT STATUS

DRAWN BY

DATE

REVISION

SHEET NO.

SITE DEVELOPMENT PLAN

GRADING CONCEPT

KM

06.10.25

DP-2

PLATTE AVE. STORAGE

6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO

PROJECT NO.

25.004

KEM ARCHITECTURE + PLANNING

ARCHITECTURAL FIRM

901 Crown Bridge Drive, Colorado Springs, Colorado 80904

303.435.4444

keith@kem-arch-plan.com

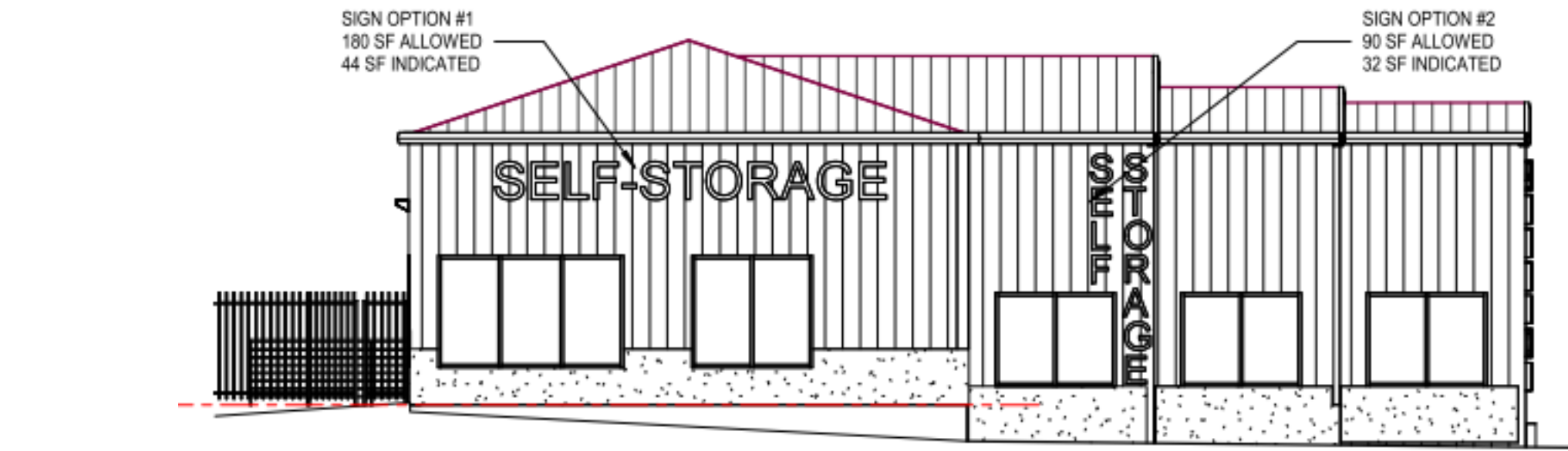
COLORADO COMMERCIAL CONSTRUCTION INC

12225 ORACLE BLVD STE 100

COLORADO SPRINGS, COLORADO 80901

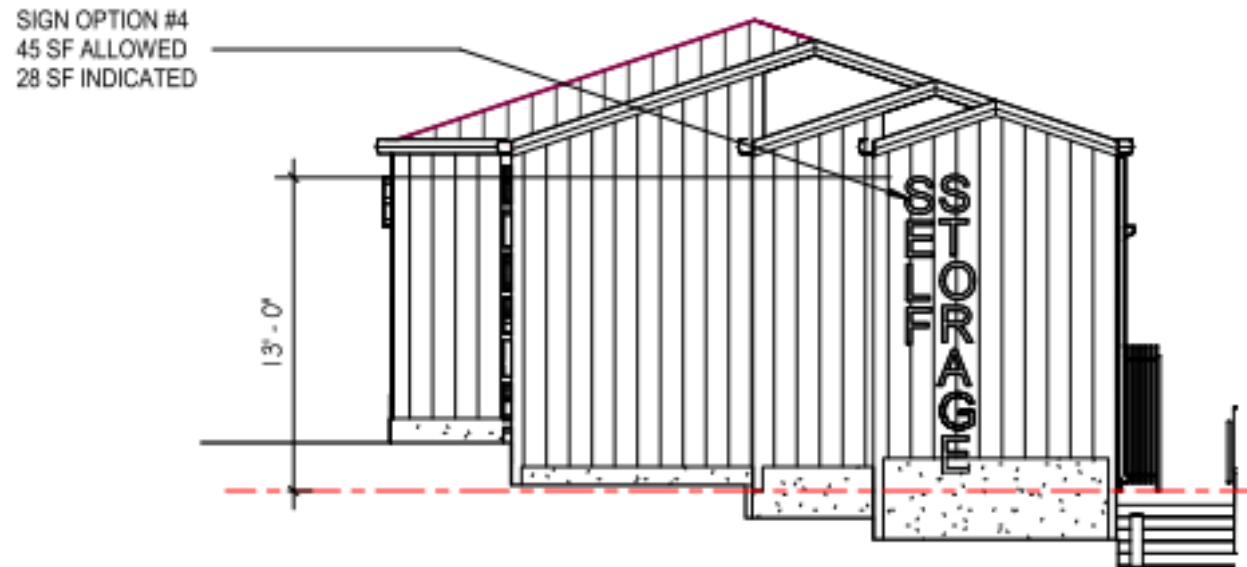
719.586.5656

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	88
BLDG B	1	1,400 SF	BLDG K	1	9,000 SF	12x35 PS	107
BLDG C	1	1,200 SF	BLDG L	1	9,000 SF	12x40 PS	44
BLDG D	1	8,000 SF	BLDG M	1	9,000 SF	12x50 PS	16
BLDG E	1	9,000 SF	BLDG N	1	4,000 SF	12x60 PS	11
BLDG F	1	9,000 SF	Grand total: 5		40,000 SF	Grand total: 266	
BLDG G	1	9,000 SF					
BLDG H	1	5,800 SF					
BLDG I	1	8,000 SF					
Grand total: 10		61,300 SF					



BLDG A NORTH FACE

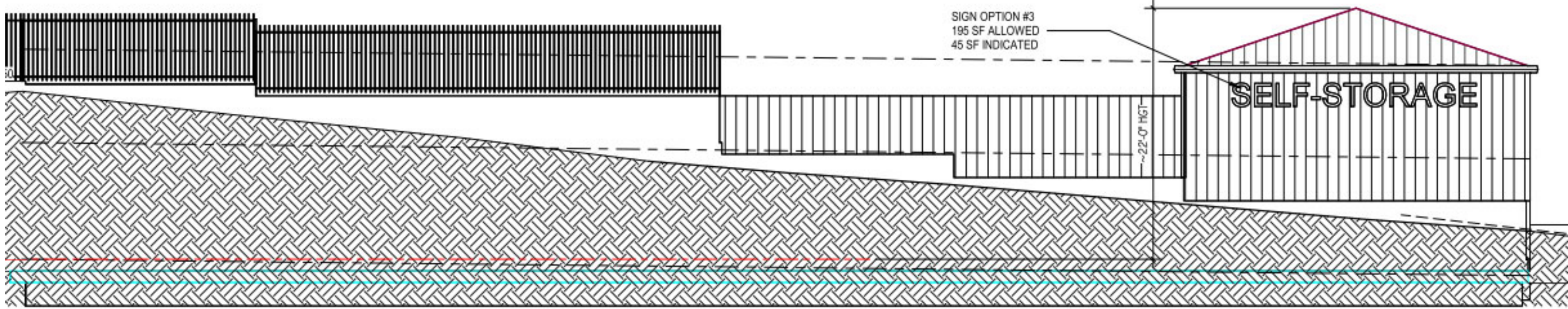
SCALE: 1/8" = 1'-0"



BLDG A WEST FACE

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

SIGNAGE NOTE:
1. INDIVIDUAL CHANNEL LETTERS BUILDING MOUNTED
2. LIGHT SOURCE INTERNAL LED INTENSITY NOT TO EXCEED EPC ALLOWED LUMINENS.
3. FACE COLOR & CHANNEL RETURN COLORS TBD



BLDG B NORTH FACE

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

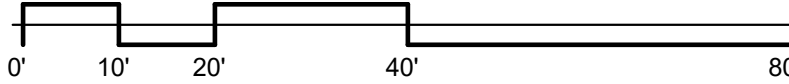
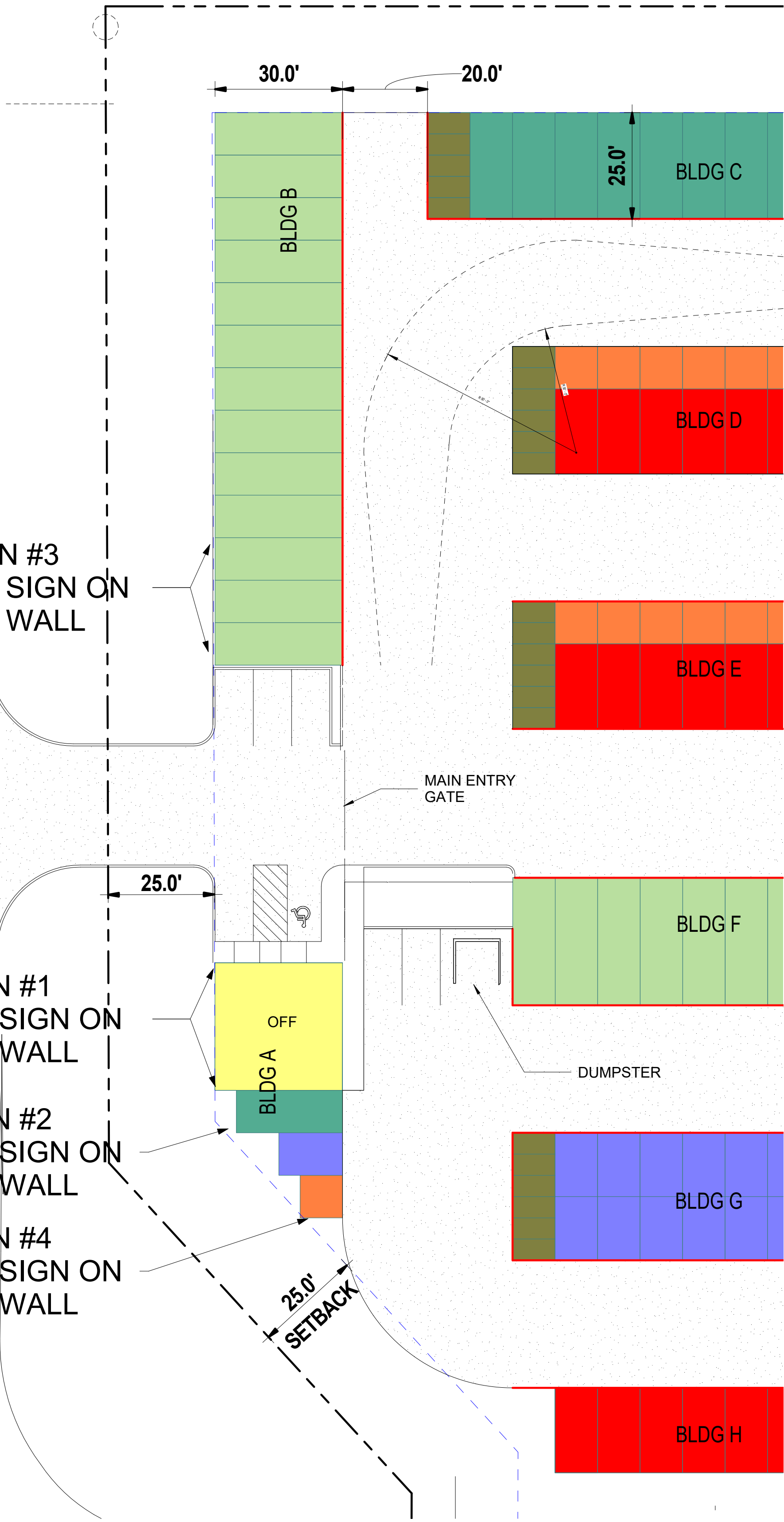
E PLATTE AVE

(P) OPTION #3
BUILDING SIGN ON
BUILDING WALL

(P) OPTION #1
BUILDING SIGN ON
BUILDING WALL

(P) OPTION #2
BUILDING SIGN ON
BUILDING WALL

(P) OPTION #4
BUILDING SIGN ON
BUILDING WALL



1
DP-34

SIGN PLAN

SCALE: 1" = 20'-0"

SHEET NAME	SIGN PLAN
PROJECT STATUS	GRADING CONCEPT
DRAWN BY	Author
DATE	06.10.25
REVISION	DATE