

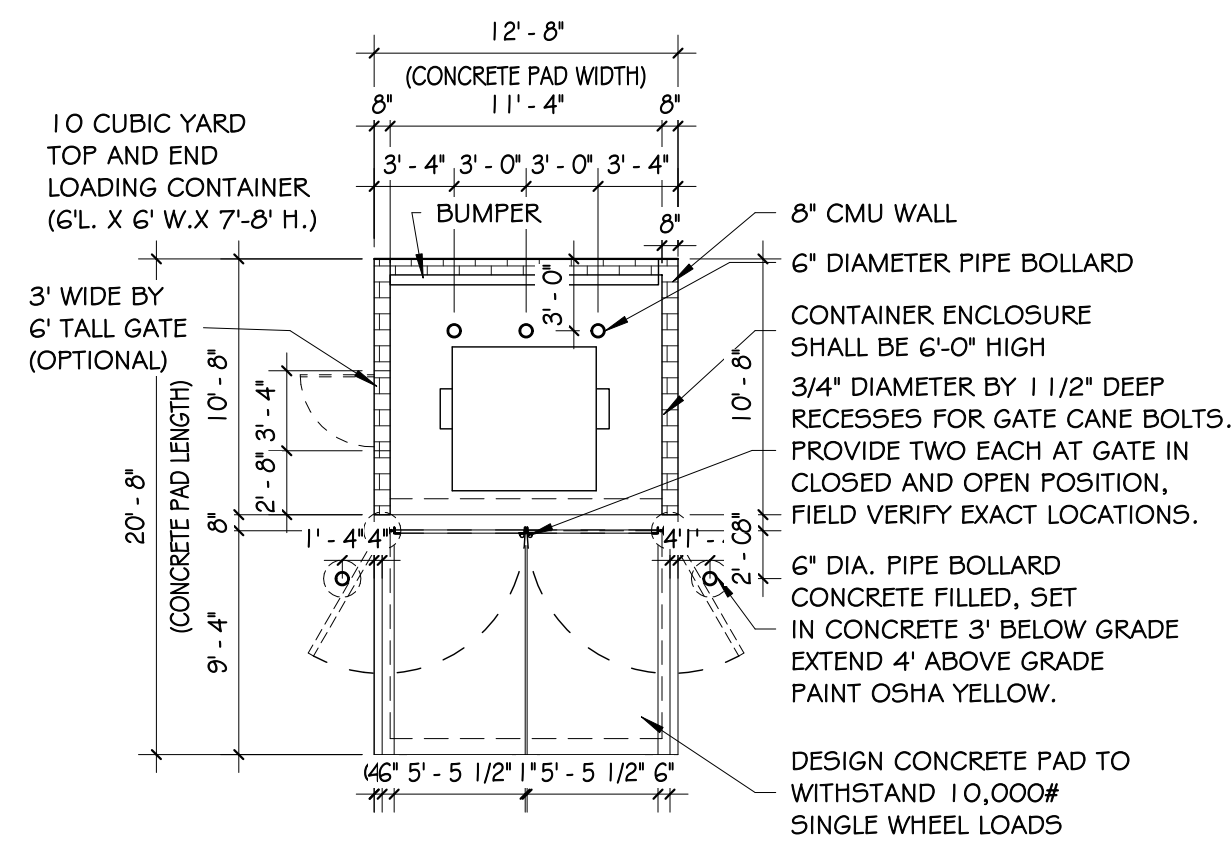
VICINITY MAP

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.

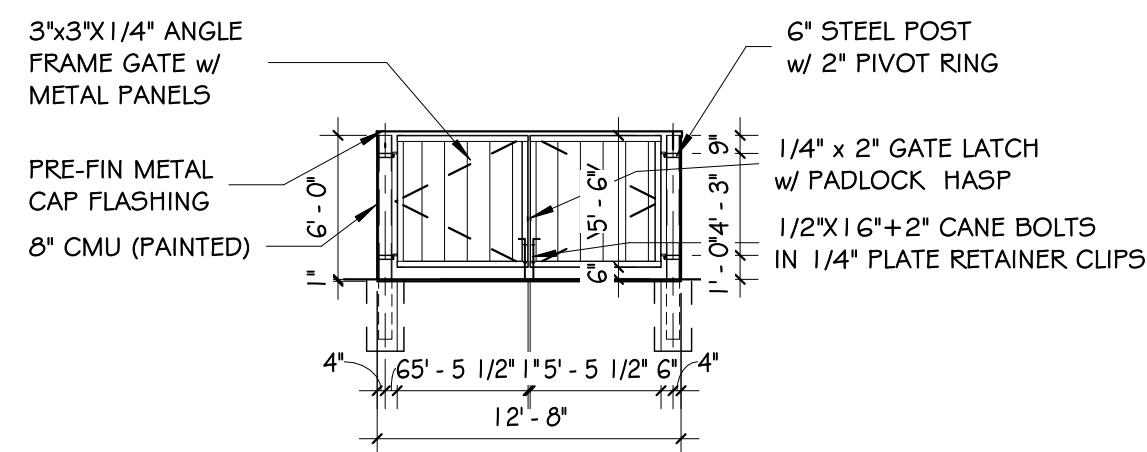
ADA STATEMENT:

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.



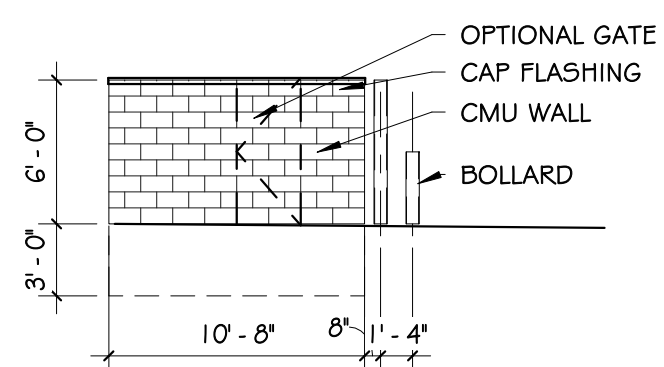
TRASH ENCLOSURE PLAN

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.
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 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 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 16 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)

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	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

LOT DATA & COVERAGE:

SITE AREA: 17.22 AC (750,103.2 S.F.)

IMPERVIOUS AREA:	PHASE 1	PHASE 2
BUILDING	63,300 SF	40,000 SF
CANOPY	27,690 SF	24,570 SF
PAVED	78,774 SF	51,334 SF
TOTAL	169,764 SF (15.26% LOT)	115,904 SF

PERVIOUS AREA:	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

LOT COVERAGE:	PHASE 1	PHASE 2
	8.4%	13.7%

PARKING DATA:

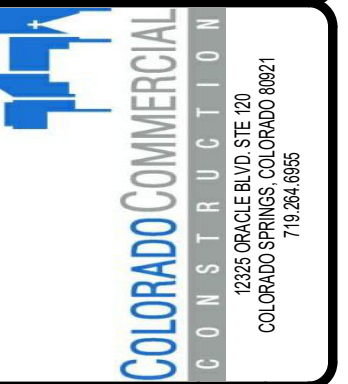
MINI STORAGE (1/100 UNITS)	PHASE 1	PHASE 2
	361 UNITS	264 UNITS
OFFICE: (1/EMPLOYEE)	(4 PS REQD)	(3 PS REQD)
HC ACCESS: (1/HC PS (25 PS))	(1 PS REQD)	(1 PS REQD) INCL
TOTAL	(5 PS REQD)	(8 PS REQD)
PARKING PROVIDED:	(7 TOTAL PS)	(INCL 1 HC VAN)

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

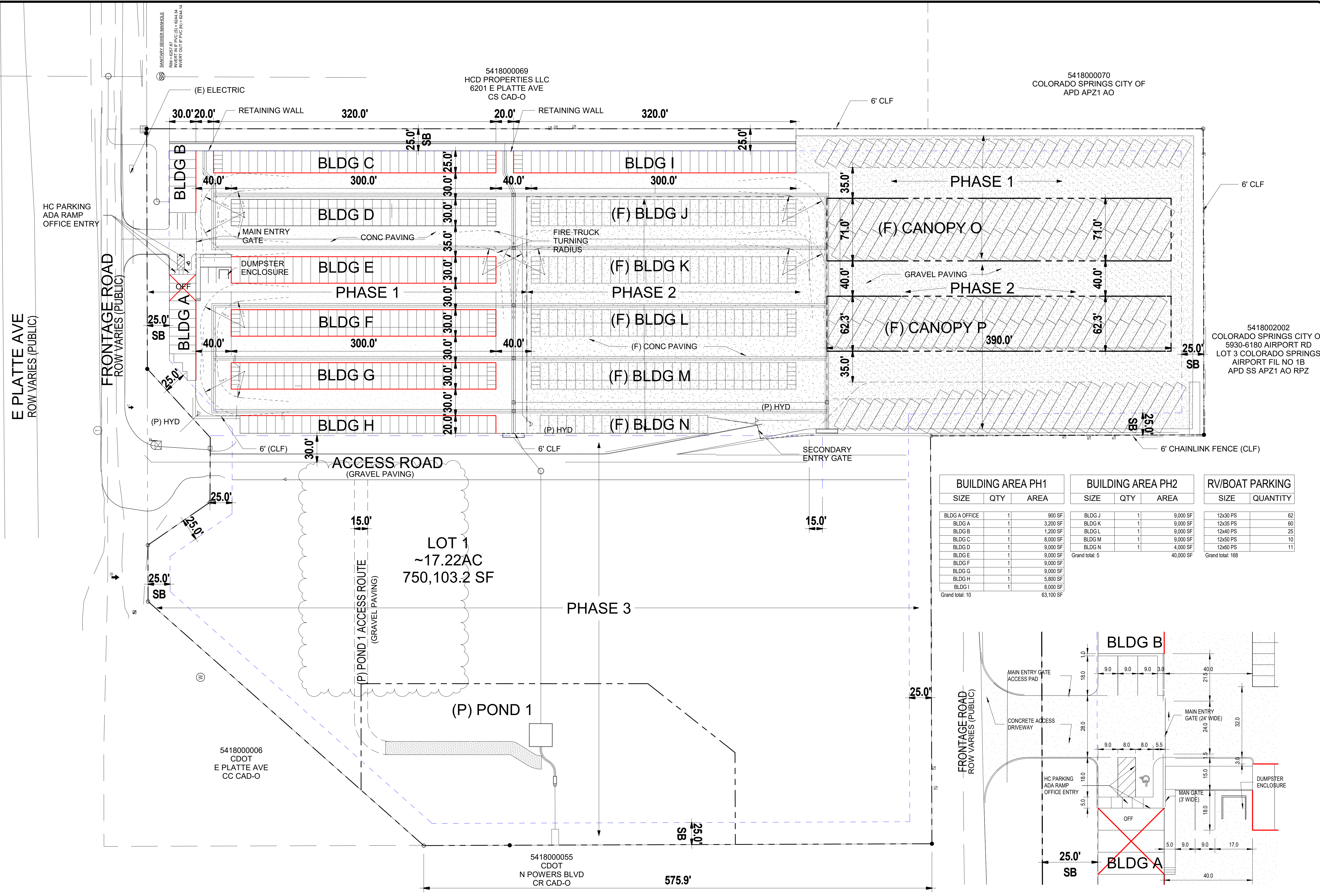
The owner agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments 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.



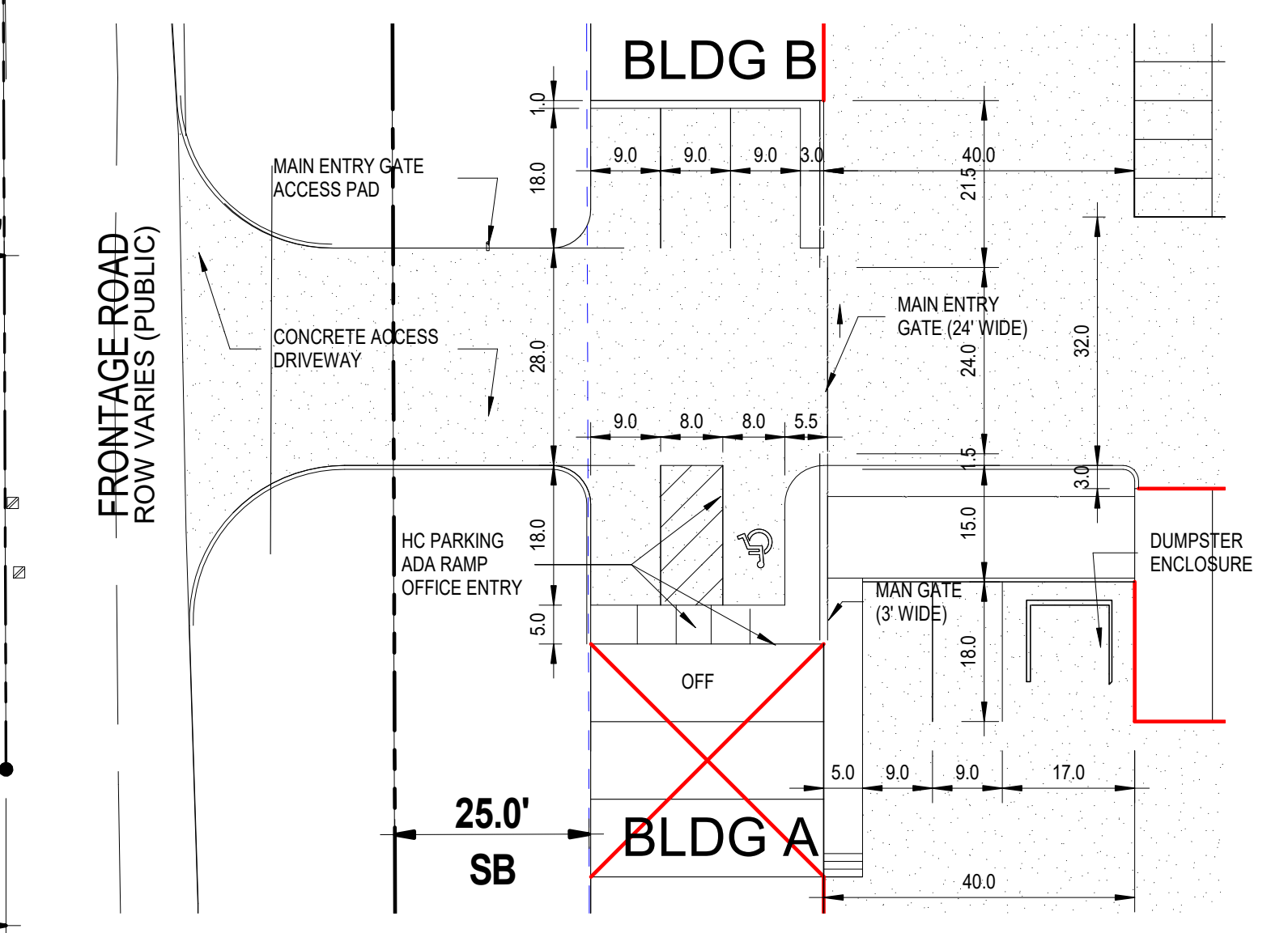
PLATTE SELF-STORAGE
6001 E. PLATTE AVE, COLORADO SPRINGS, COLORADO
COLORADO COMMERCIAL CONSTRUCTION INC
12325 ORACLE BLVD STE 100
COLORADO SPRINGS, COLORADO 80901
719.264.6955

SHEET NAME
SDP COVER SHEET
PROJECT STATUS
SDP - SUBMITTAL #3

ARCHENGR kem
DRAWING km
CHECKED -
DATE 09.26.24
REVISION DATE
JOB NO. 195706
SHEET NO. DP-1
1 OF 47

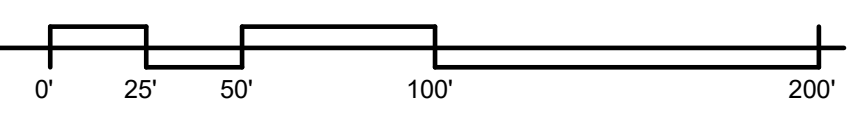


BUILDING AREA PH1			BUILDING AREA PH2			RV/BOAT PARKING	
SIZE	QTY	AREA	SIZE	QTY	AREA	SIZE	QUANTITY
BLDG A OFFICE	1	900 SF	BLDG J	1	9,000 SF	12x30 PS	62
BLDG B	1	3,200 SF	BLDG K	1	9,000 SF	12x35 PS	60
BLDG C	1	1,200 SF	BLDG L	1	9,000 SF	12x40 PS	25
BLDG D	1	8,000 SF	BLDG M	1	9,000 SF	12x50 PS	10
BLDG 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: 168	
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"



E PLATTE AVE
ROW VARIES (PUBLIC)

FRONTAGE ROAD
ROW VARIES (PUBLIC)

HC PARKING
ADA RAMP
OFFICE ENTRY

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

5418000070
COLORADO SPRINGS CITY OF
APD APZ1 AO

LOT 1
~17.22AC
750,103.2 SF

5418000066
CDOT
E PLATTE AVE
CC CAD-O

5418000055
CDOT
N POWERS BLVD
CR CAD-O

5418002002
COLORADO SPRINGS CITY OF
5930-6180 AIRPORT RD
LOT 3 COLORADO SPRINGS
AIRPORT FILE NO 1B
APD SS APZ1 AO RPZ