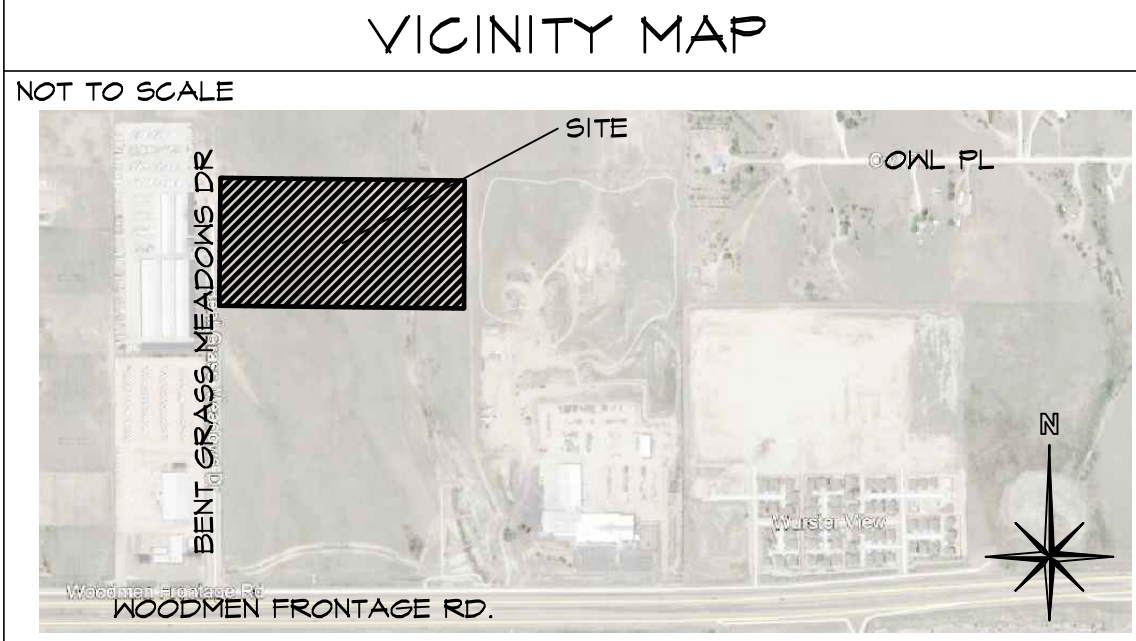


BUILDING UNIT TABULATION										
BUILDING	18'-0"	18'-0"	20'-0"	20'-0"	20'-0"	36'-0"	36'-0"	40'-0"	40'-0"	TOTAL SF OF BUILDING
A	X	X	X	X	X	X	X	X	X	8,800 SF
B	-	-	16	16	-	-	-	-	-	32,400 SF
C	-	-	21	-	16	-	-	-	-	36,000 SF
D	11	11	7	7	-	1	1	-	-	33,660 SF
E	-	-	-	-	9	-	-	-	-	10,800 SF
F	-	-	-	-	12	-	-	-	-	14,400 SF
TTL # OF UNITS	11	11	55	23	37	1	1	1	1	141 UNITS
TOTAL SF	7,920	9,900	44,000	23,000	44,400	1,440	1,800	1,600	2,000	136,060 SF

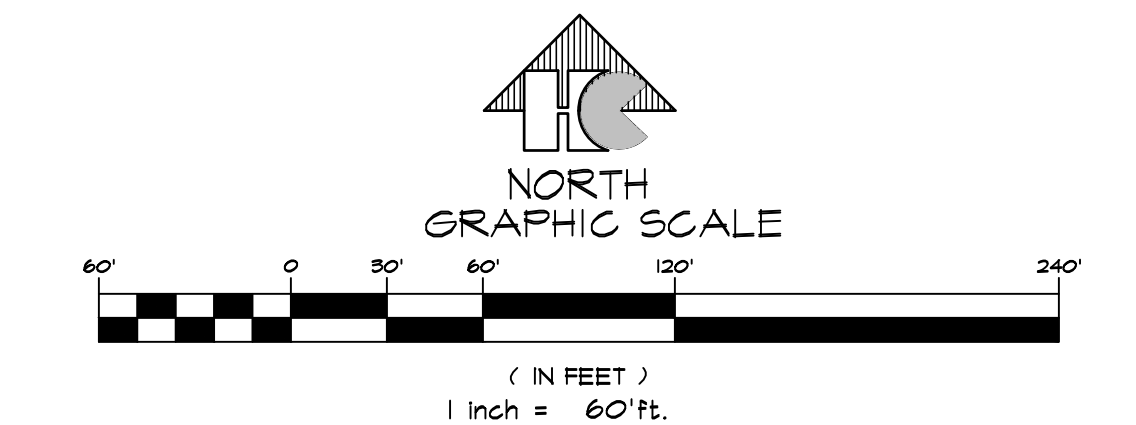


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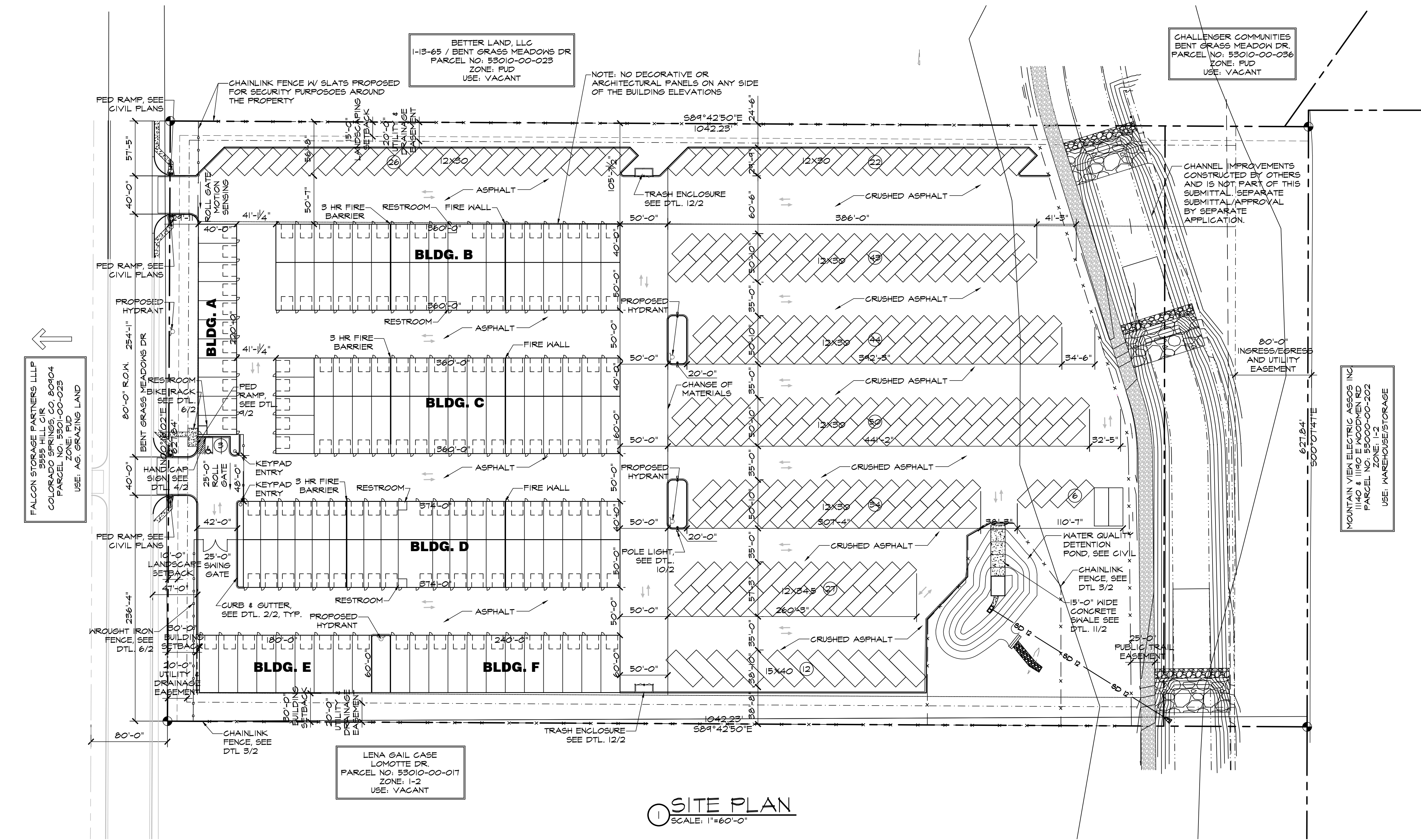
PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	RANDALL L DEYOUNG
	2740 N ACADEMY BLVD # 150
	COLORADO SPRINGS, CO 80917
LEGAL DESCRIPTION:	LOT 1 OF DEYOUNG SUBDIVISION
PARCEL NUMBER:	53010-00-016
ZONING:	I-2
LOT SIZE:	755,766 SF (17.35 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE A & X (MAP NO: 08041C05535, DATED DECEMBER 7, 2018)
BUILDING INFORMATION	
GROSS BUILDING AREA:	136,060 SF
BUILDING OCCUPANCY:	S-1
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	SEE PLANS
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	MINI STORAGE / RV PARKING
STRUCTURAL COVERAGE OF LOT:	20%
PAVEMENT COVERAGE:	40%
NEW BUILDING STRUCTURAL HEIGHT:	26'-1 1/4" (MAX)
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	30'-0"
REAR YARD SETBACK:	105'-0"
REQUIRED PARKING SPACES	
MINI STORAGE-(1 SPACE/100 UNITS)	-
(141 UNITS/100)	-
H.C.-1 SPACE(25 REQ'D)	2
TOTAL PARKING SPACES REQUIRED:	2
TOTAL PARKING PROVIDED:	2
STANDARD SPACES PROVIDED:	-
HANDICAP:	-
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2022
LANDSCAPING:	FALL 2023
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLO. SPRGS, CO 80915
	(719)-570-1599
	(719)-570-1008
PHONE NUMBER:	
FAX NUMBER:	
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com



SITE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	PHASE LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6" HIGH WROUGHT IRON FENCE
---	8" DECORATIVE WALL
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
→	TRAFFIC FLOW
□	WALL PACK LIGHTING
—	SIGN
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT
□	WALK DOOR OR OVERHEAD DOOR LOCATIONS



HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD

PRESIDENT: STEVE R. HAMMERS

VICE PRES: DAVID J. HAMMERS

1411 WOOLSEY HEIGHTS

COLORADO SPRINGS, CO 80915

(719) 570-1599 FAX (719) 570-7008

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BENT GRASS STORAGE LLC

RV / MINI STORAGE

7635-7557 BENT GRASS MEADOWS DR

PEYTON, CO 80831

EL PASO COUNTY, COLORADO

DATE: APR. 25, 2022

DRAWN BY: A. MADALONE

PROJ. MGR: R. MAXWELL

SCALE: SEE PLAN

APPROVED BY:

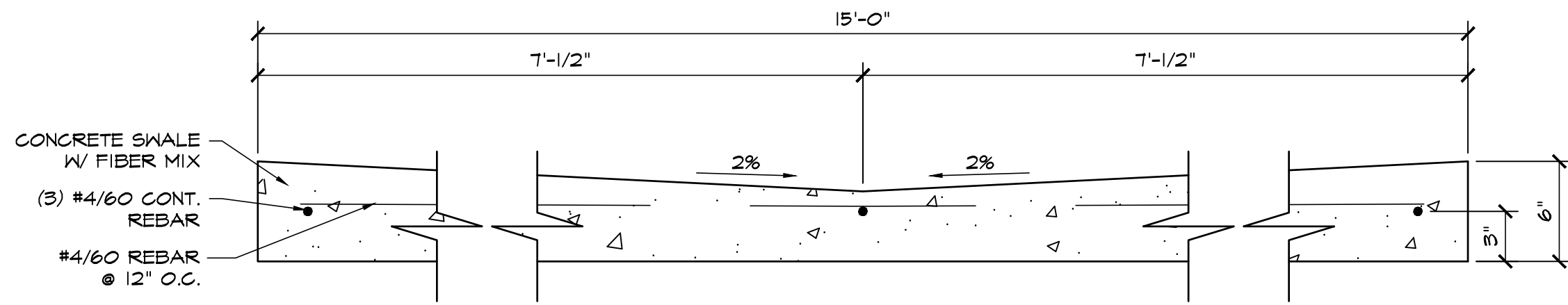
JOB NO: 1085

RESUBMITTALS:

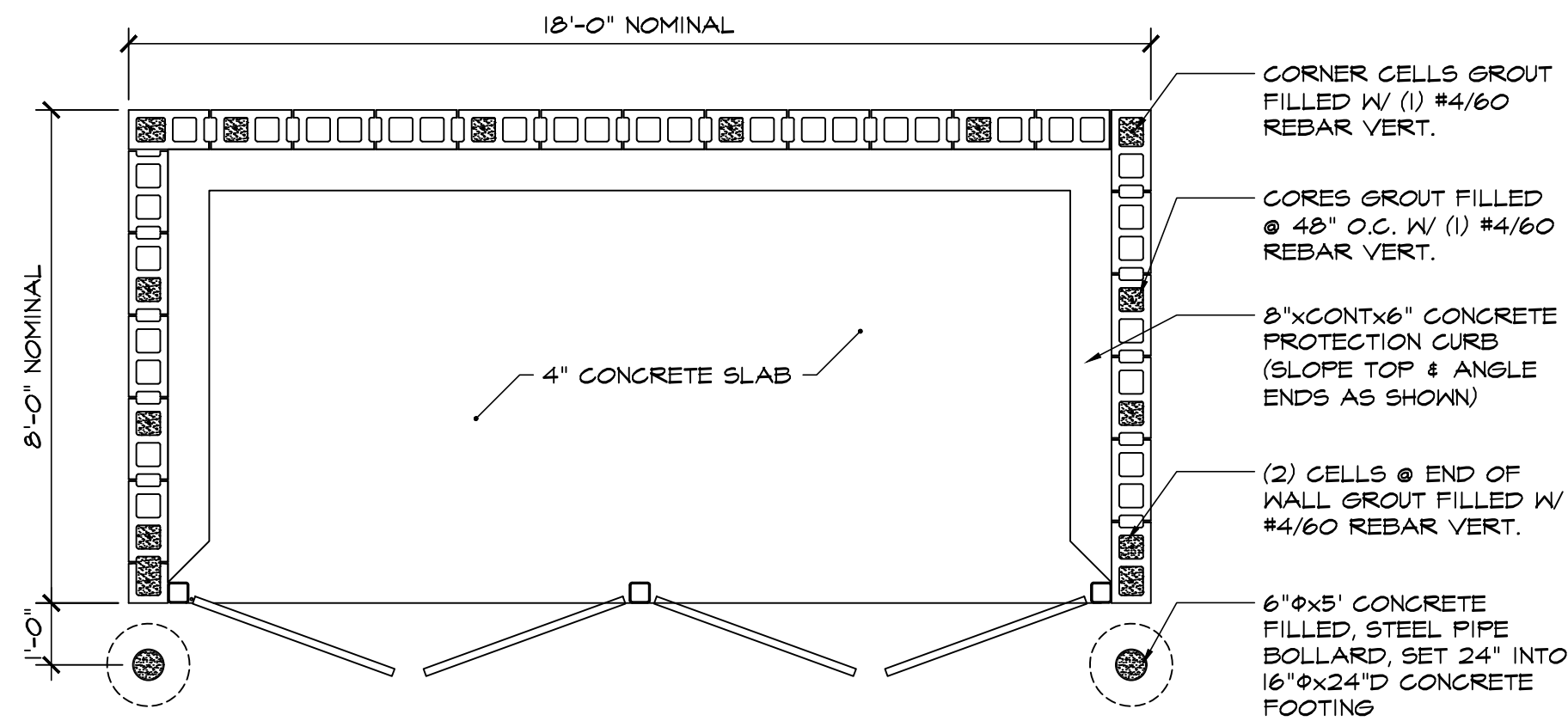
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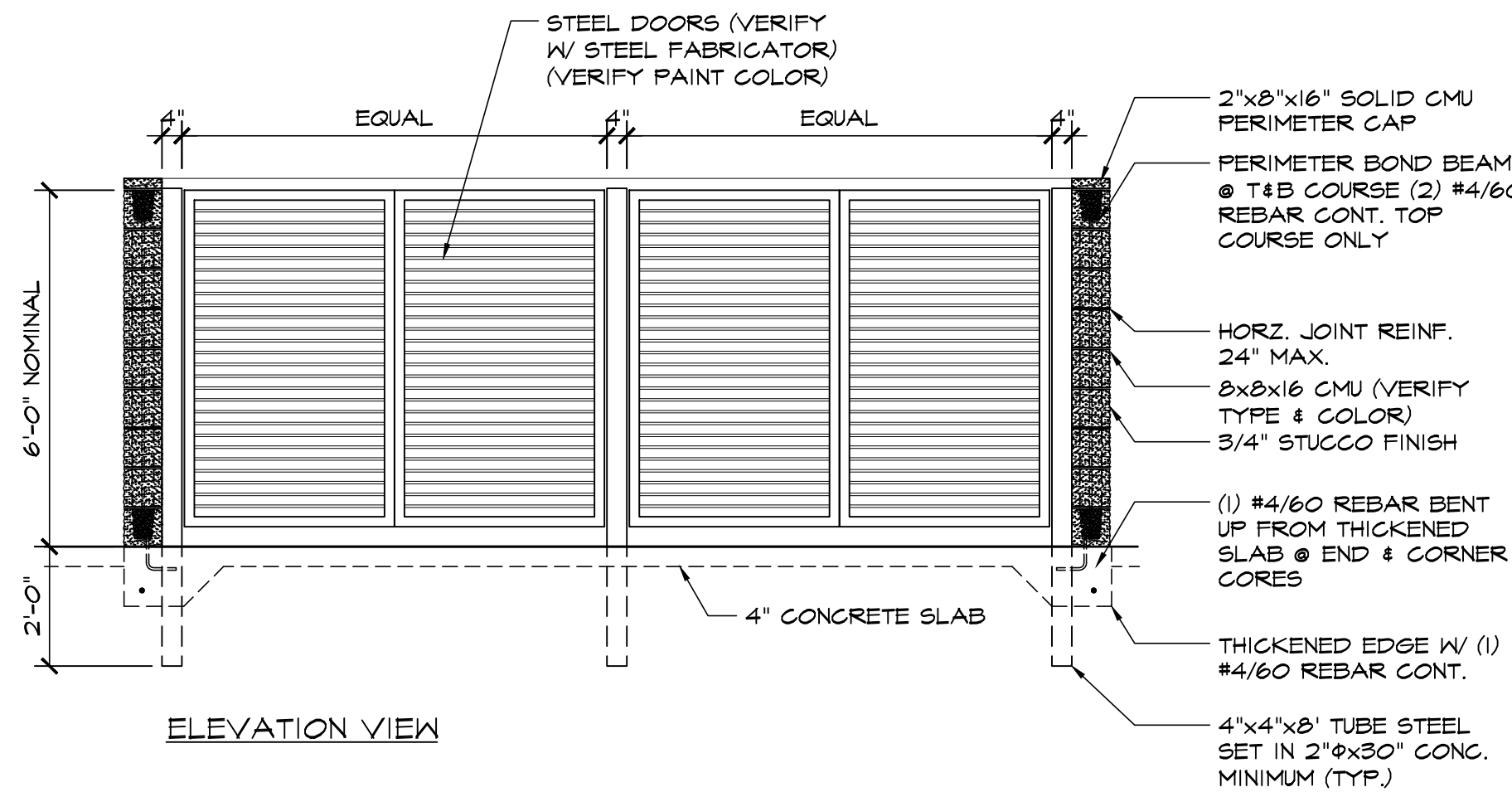
SITE PLAN



11 15'-0" CROSSSPAN DETAIL
SCALE: 1 1/2"=1'-0"

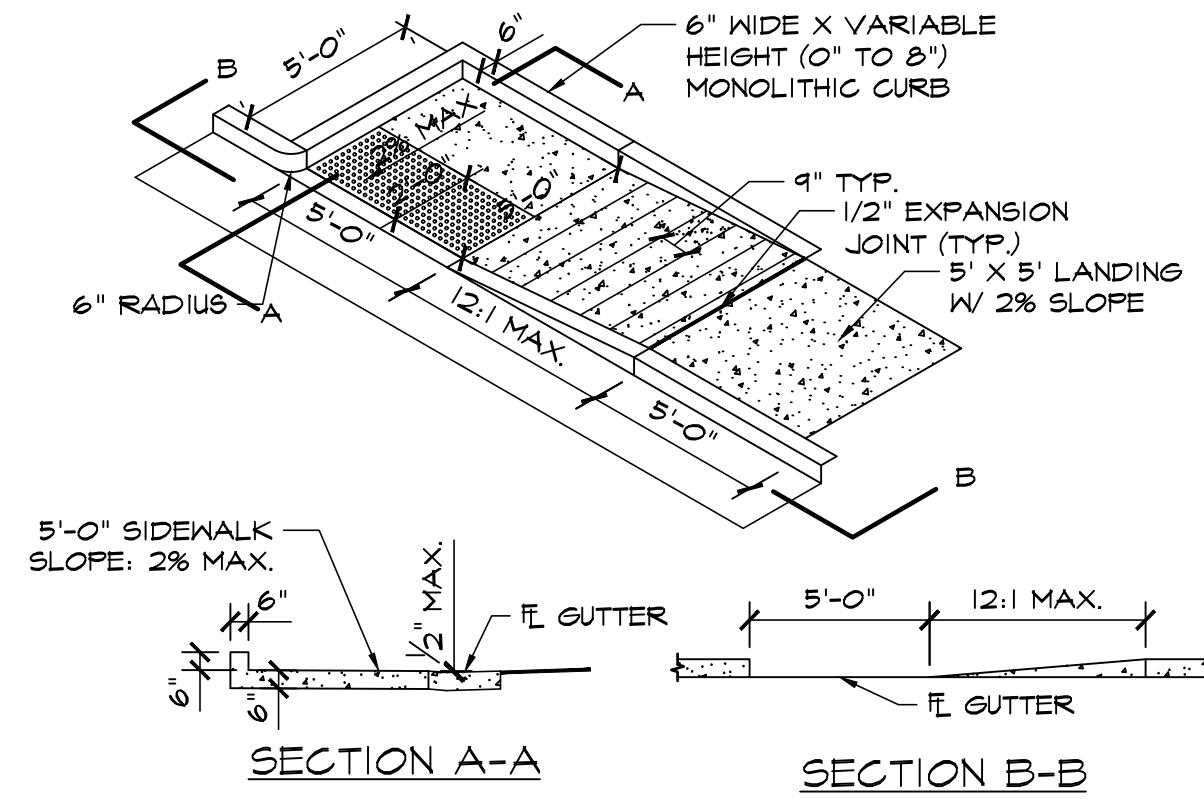


PLAN VIEW



ELEVATION VIEW

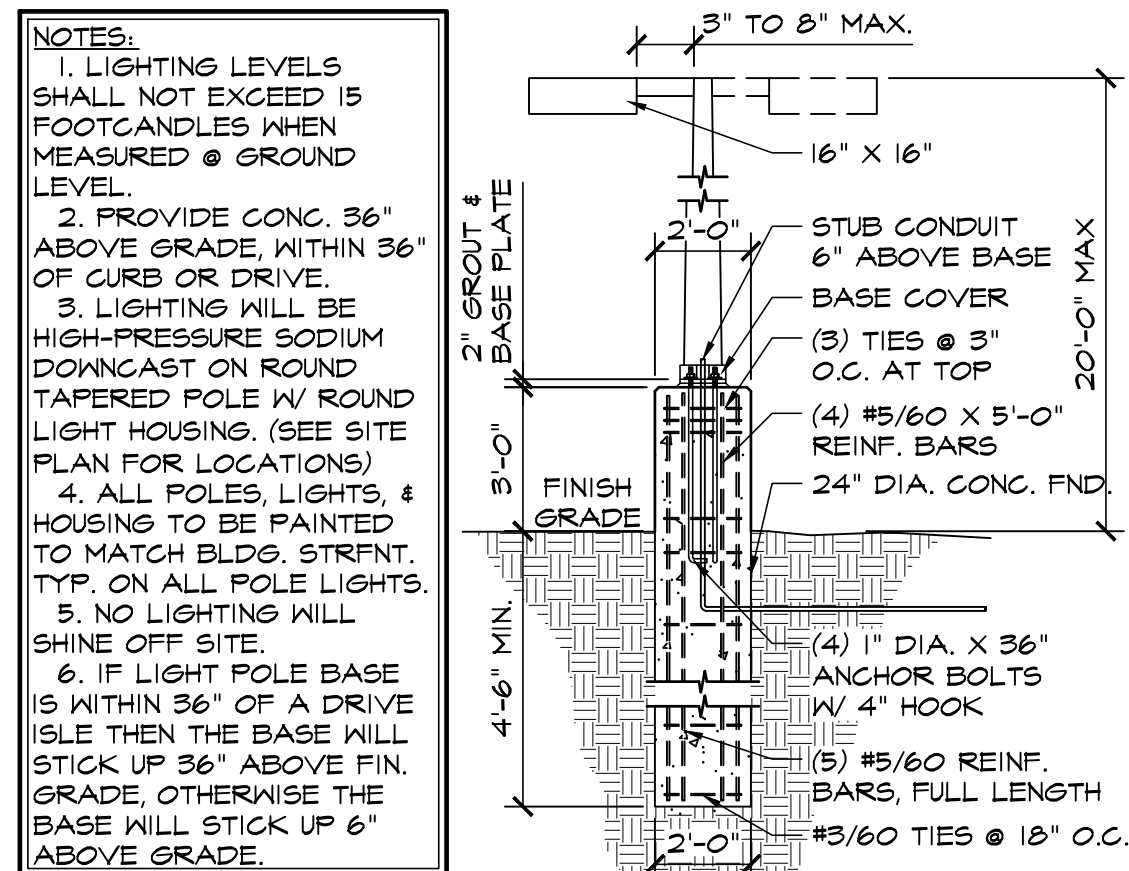
12 CMU TRASH ENCLOSURE DETAIL - 2 BAYS
SCALE: 3/8"=1'-0"



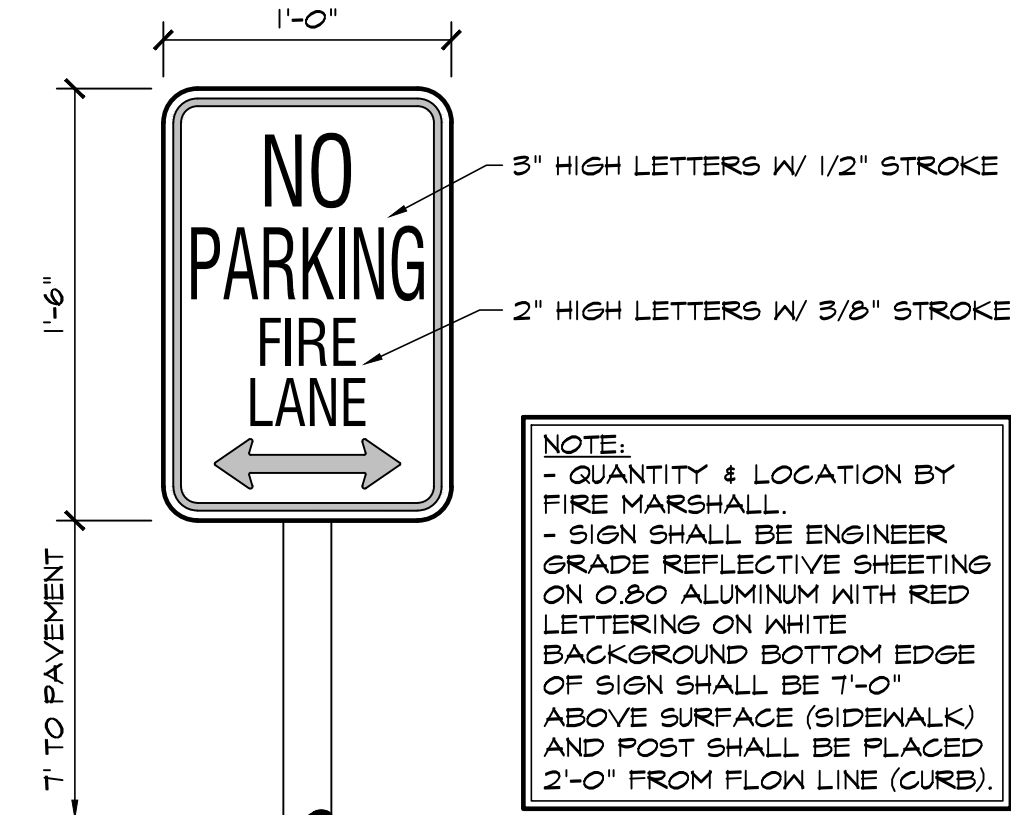
TRUNCATED DOME DETAILS

GENERAL NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.
2. SIDEWALK CROSS-SLOPE: 1/4"/FT.
3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.
5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SLOPING, IN ACCORDANCE WITH SECTION 504.03 OF THE STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.
7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.
8. SHADED AREA: 6" THICK CONCRETE

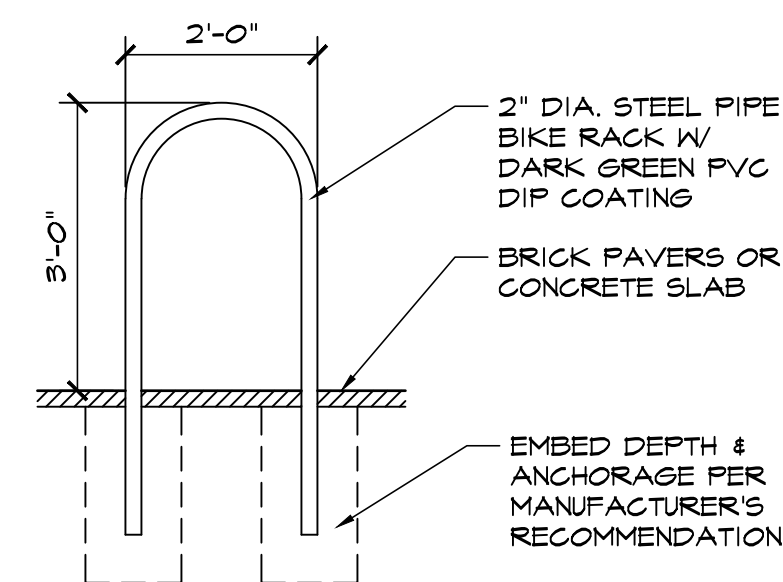
9 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



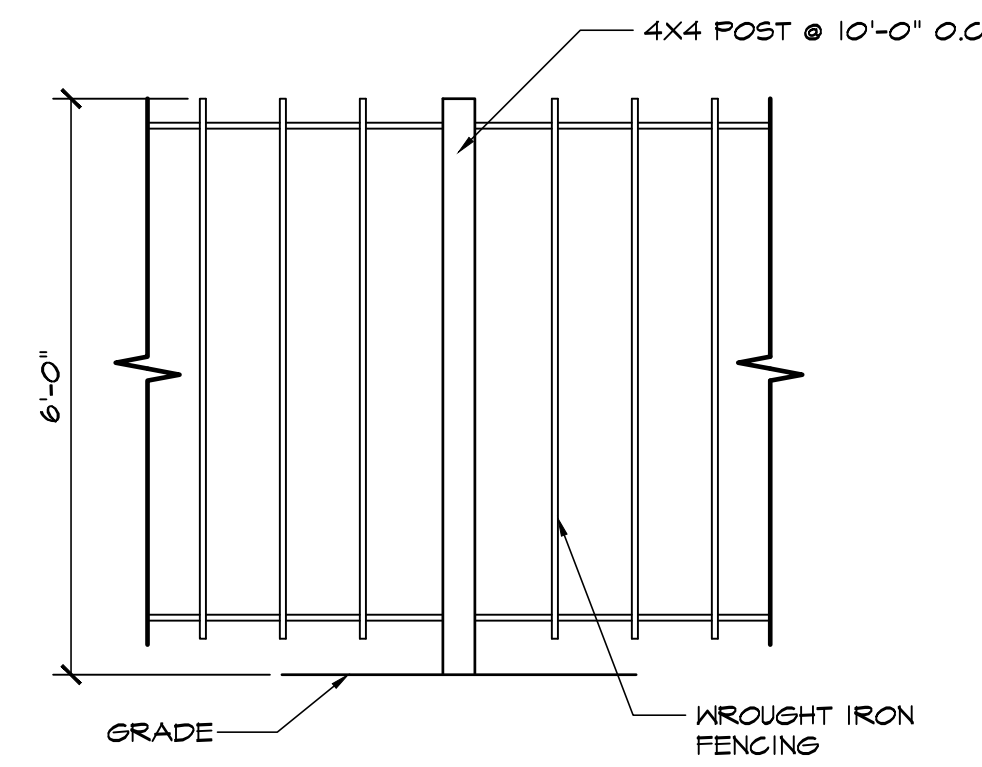
10 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



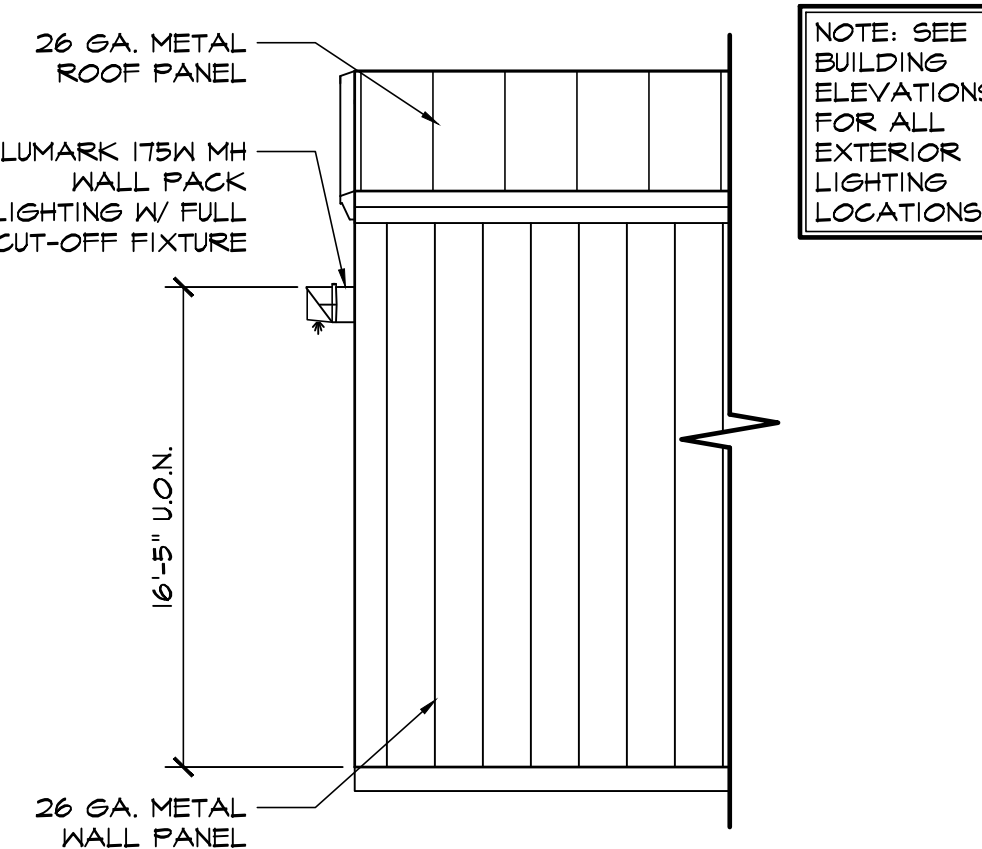
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



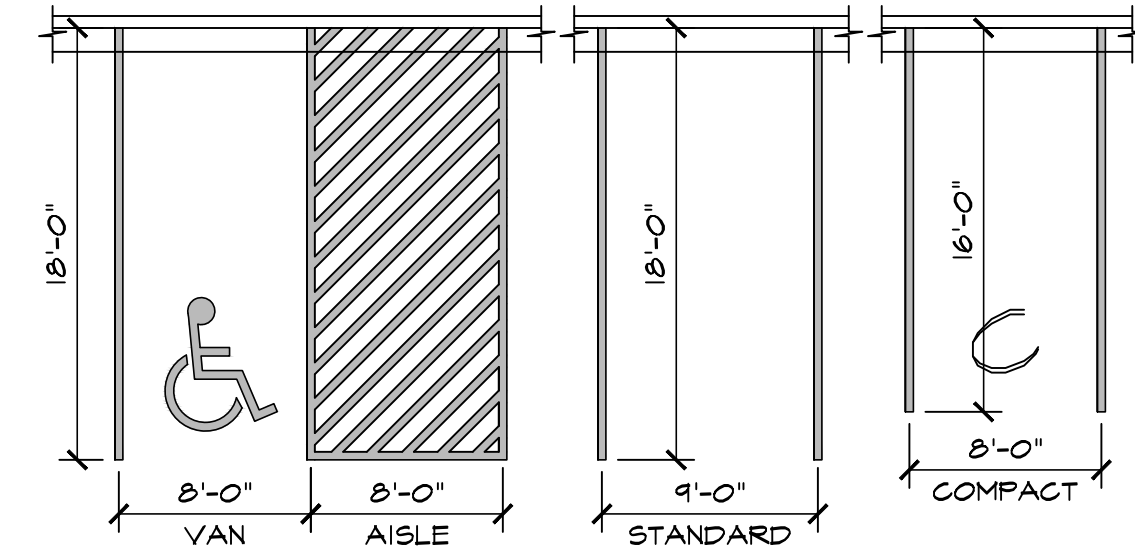
6 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



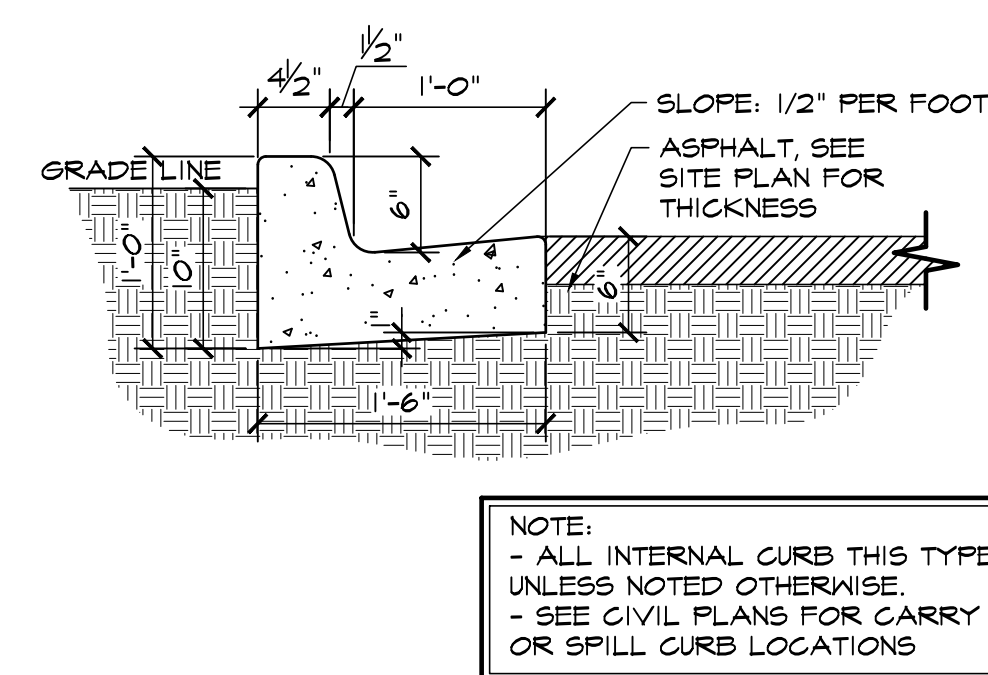
7 WROUGHT IRON FENCE DETAIL
SCALE: 1/2"=1'-0"



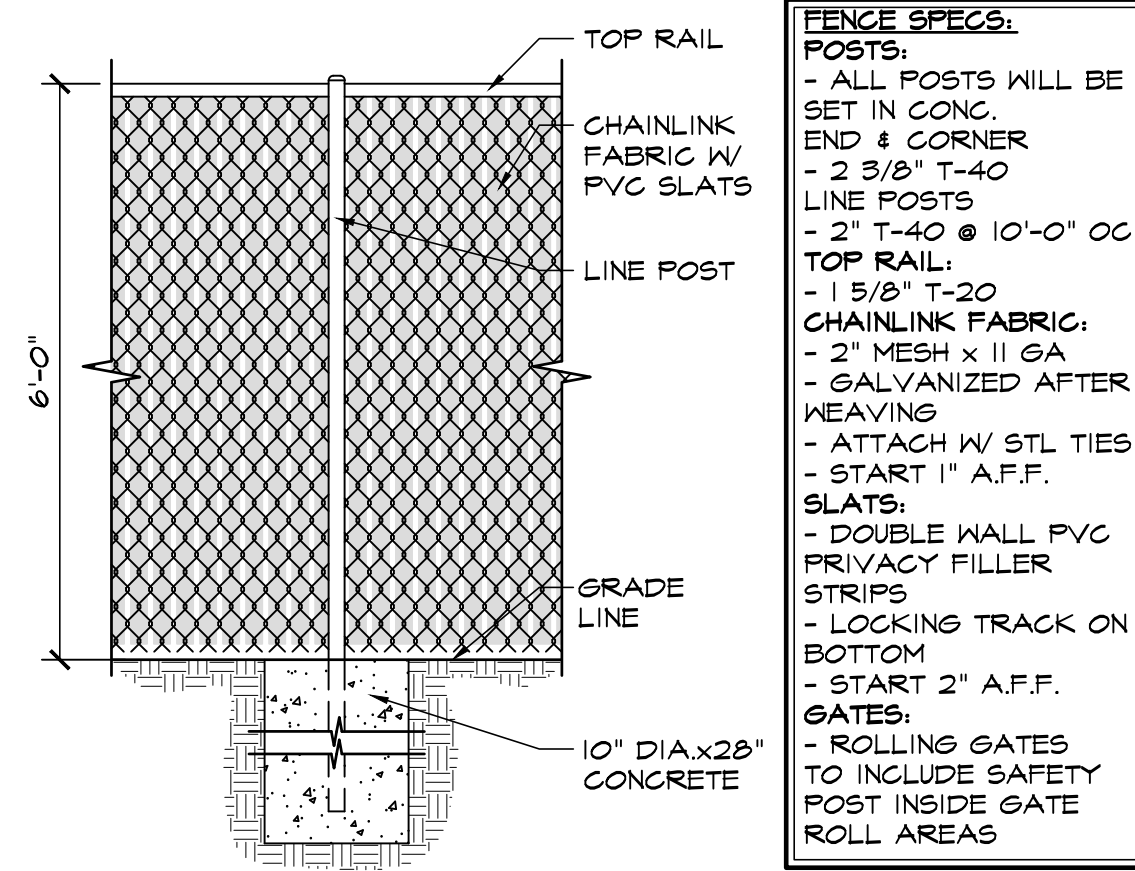
8 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



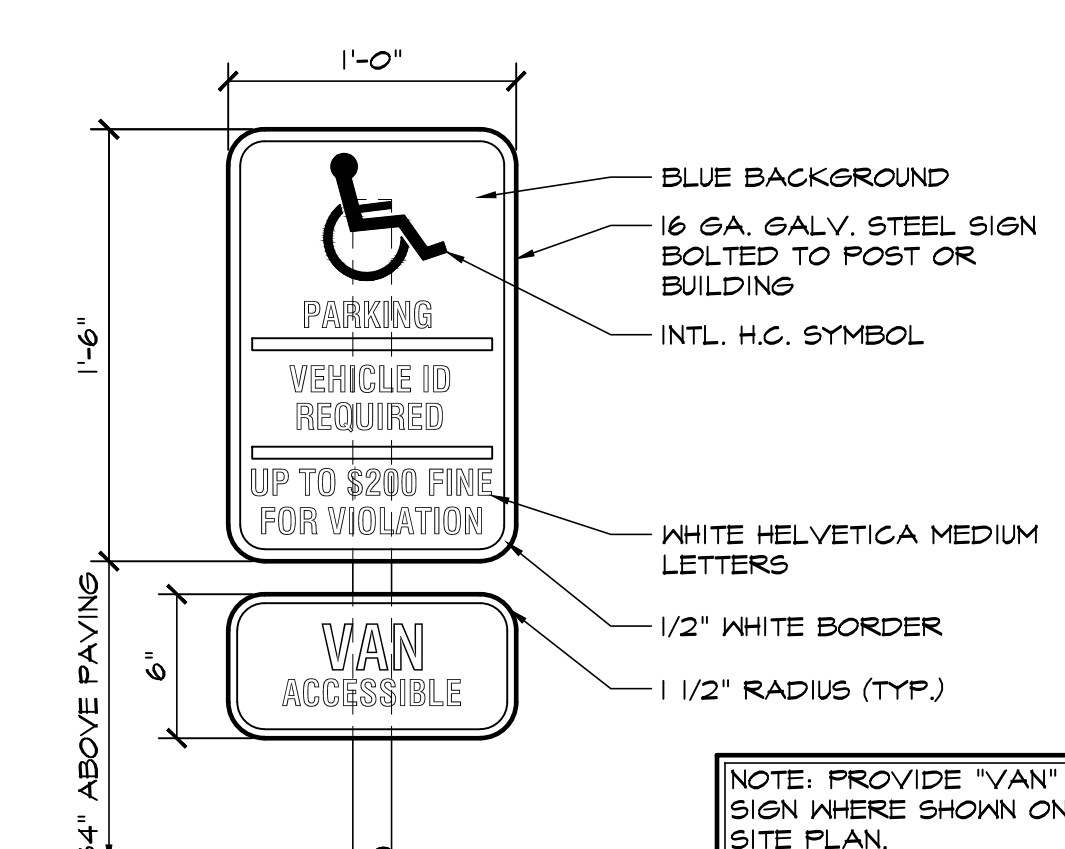
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



2 EPC TYPE B CURB
SCALE: 1"=1'-0"



3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



4 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"

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RESUBMITTALS:

2 of 23
SITE DETAILS