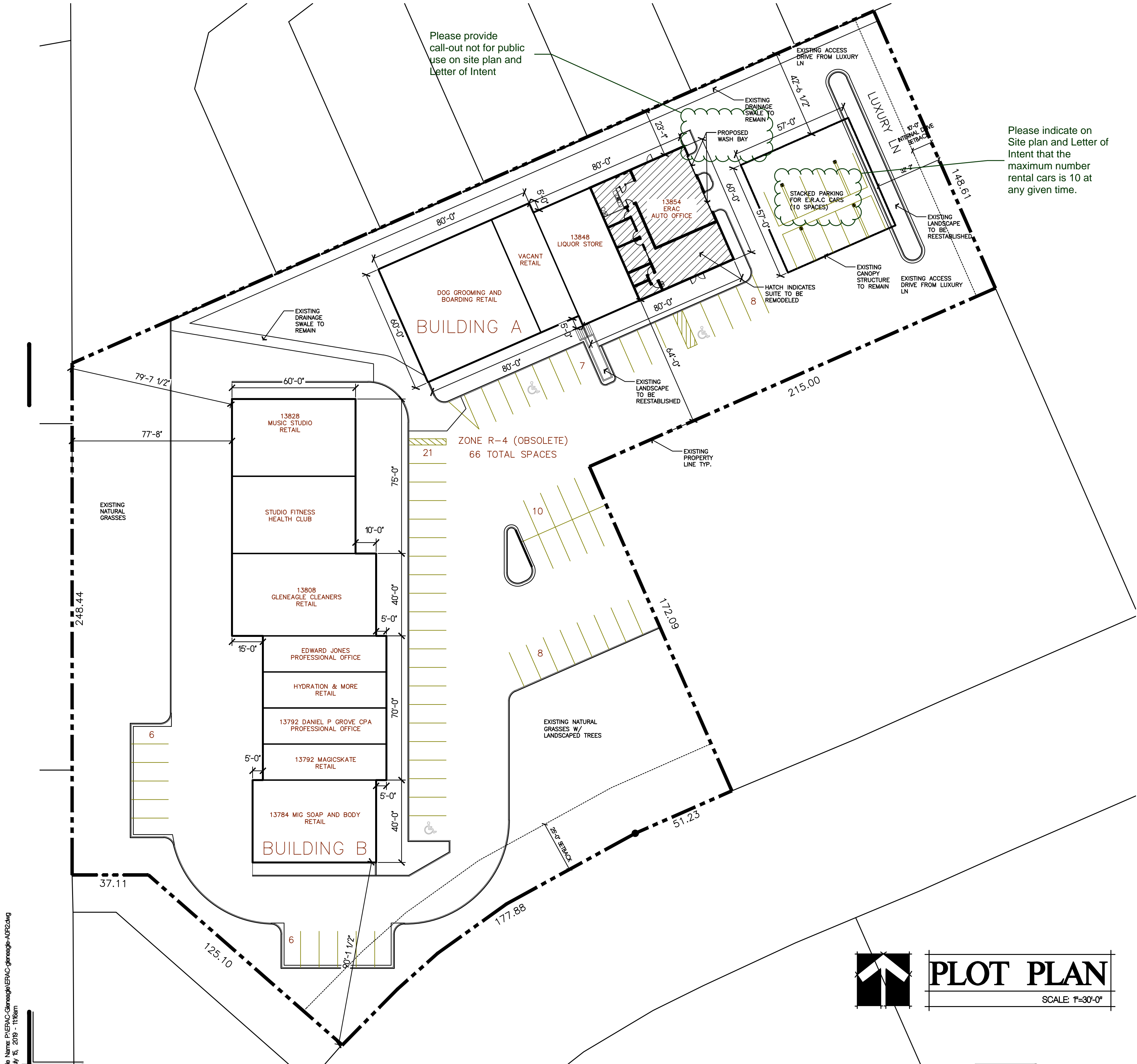


LEGAL DESCRIPTION:
LOT 7 SHOPPE IN THE GLEN



SITE DATA

SITE INFORMATION
PROJECT ADDRESS: 13854 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921
TAX SCHEDULE NO: 6206304026
LEGAL DESCRIPTION: LOT 7 SHOPPE IN THE GLEN
PROJECT DESCRIPTION: PROPOSED INTERIOR REMODEL, VARIANCE OF USE
COUNTY ZONING: R-4 (PLANNED DEVELOPMENT DISTRICT - OBSOLETE)
LAND USE: COMMERCIAL CAR RENTAL OFFICE / CAR WASH / PARKING LOT
EXISTING LOT AREA: 2.75 ACRES

BUILDING A INFORMATION
TOTAL BUILDING AREA: 9,600 SF.
BUILDING HEIGHT: 15'

BUILDING B INFORMATION
TOTAL BUILDING AREA: 13,890 SF.
BUILDING HEIGHT: 15'

CANOPY INFORMATION
COVERED AREA: 3,249 SF.
CANOPY HEIGHT: 18'

PARKING:
ESTIMATED PARKING REQUIRED: AUTOMOBILE OFFICE: 800 SF. @ 1450 = 18

TOTAL PARKING REQUIRED = 2 SPACES
ADDITIONAL ACCESSIBLE PARKING REQUIRED = 1 SPACE

NOTE: PARKING TO CONFORM WITH EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

NOTE: NO CHANGE TO LIGHTING ON SITE - PHOTOMETRIC STUDY NOT REQUIRED

NOTE: EXISTING LANDSCAPE TO BE REESTABLISHED WHERE INDICATED ON SITE PLAN

PROJECT DATA

PROJECT/CODE INFORMATION
JURISDICTION: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
OCCUPANCY GROUP: B/S-2 (OFFICE/CAR WASH)
OCCUPANCY SEPARATION: NON-SEPARATED USES
CONSTRUCTION TYPE: V-B
SPRINKLER SYSTEM: NO
FIRE ALARM SYSTEM: NO
ALLOWABLE AREA: 9,000 SF (BASED ON WORST CASE B OCCUPANCY GROUP)
SUITE AREA: 2,982 SF.
ALLOWABLE HEIGHT: 40' PER EL PASO LAND DEVELOPMENT CODE
EXISTING HEIGHT: 15'

APPLICABLE CODES
2017 PIKES PEAK REGIONAL BUILDING CODE (PPRBC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2014 NATIONAL ELECTRIC CODE (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 ICC/ANSI 117.1 ACCESSIBILITY STANDARD
2015 INTERNATIONAL FIRE CODE (IFC)
EL PASO COUNTY LAND DEVELOPMENT CODE

PROJECT TEAM

CLIENT
NATE VACCARI
FACILITIES & CONSTRUCTION MGR.
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A PROPOSED
RENTAL CAR
OFFICE FOR

ENTERPRISE
RENT-A-CAR

13854 GLENEAGLE DRIVE
COLORADO SPRINGS, CO

Sheet Title:

PLOT
PLAN

Drawing Status:

COUNTY
SUBMITTAL
NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
1			
2			
3			
4			
5			
6			
7			
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Date:

07/15/19

Drawn by:

Checked by:

Scale:

A5 NOTED

Job No.:

Sheet No.:

01
Of

VICINITY MAP

