

SITE INFORMATION:

PROJECT LOCATION/ADDRESS: 8455 W. HWY 24 CASCADE, CO 80809

STATE PARCEL NUMBER: 832210002

LEGAL DESCRIPTION:
 TRACT IN N2NE4 SEC 22-13-68 AS FOLS, COM AT SE COR OF SD N2NE4, TH SLY ALG E LN OF SEC 88.25 FT TO ITS INTSEC WITH SWLY R/W LN OF US HWY 24, TH ANG R + RUN NMLY 1680.14 FT ALG SWLY R/W LN OF US HWY 24 FOR POB, TH ANG L 90°00' SWLY 268.83 FT TO NWLY R/W LN OF FORMER MID TERM RR, AND R 89°48' NWLY 377.75 FT - ALG SD R/W LN, ANG R 90°41'30" NELY 273.39 FT TO SWLY R/W LN OF US HWY 24, TH ANG R 90°00' SELY 377.72 FT ALG SD R/W LN TO POB

LOT SIZE: 2.35 ACRES (102,633 S.F.)

PROPERTY INFORMATION:

BUILDING SIZE TOTAL BUILDING COVERAGE: 4,376 S.F. (4.2% OF LOT)

IMPERVIOUS AREA EXISTING IMPERVIOUS SPACE (PAVEMENT, CONCRETE, AND GRAVEL) 15,208 S.F. (14.8% OF LOT)
 TOTAL IMPERVIOUS AREA 15,208 S.F.

OPEN SPACE 87,425 S.F. (85% OF LOT)

OTHER SITE INFORMATION:

1. THERE ARE NO NEW PROPOSED SIDEWALKS ON THE SITE
2. THERE ARE PROPOSED OPAQUE FENCES OR WALLS ON THE SITE
3. THERE ARE NO PROPOSED SIGNS ON THE SITE
4. THE PARKING LOT LIGHTING IS EXISTING. LIGHTING INTENSITY IS UNKNOWN
5. ALL UTILITIES FOR THE PROPOSED ADDITION WILL BE SUPPORTED BY THE EXISTING BUILDING SERVICES

PARKING CALCULATIONS:

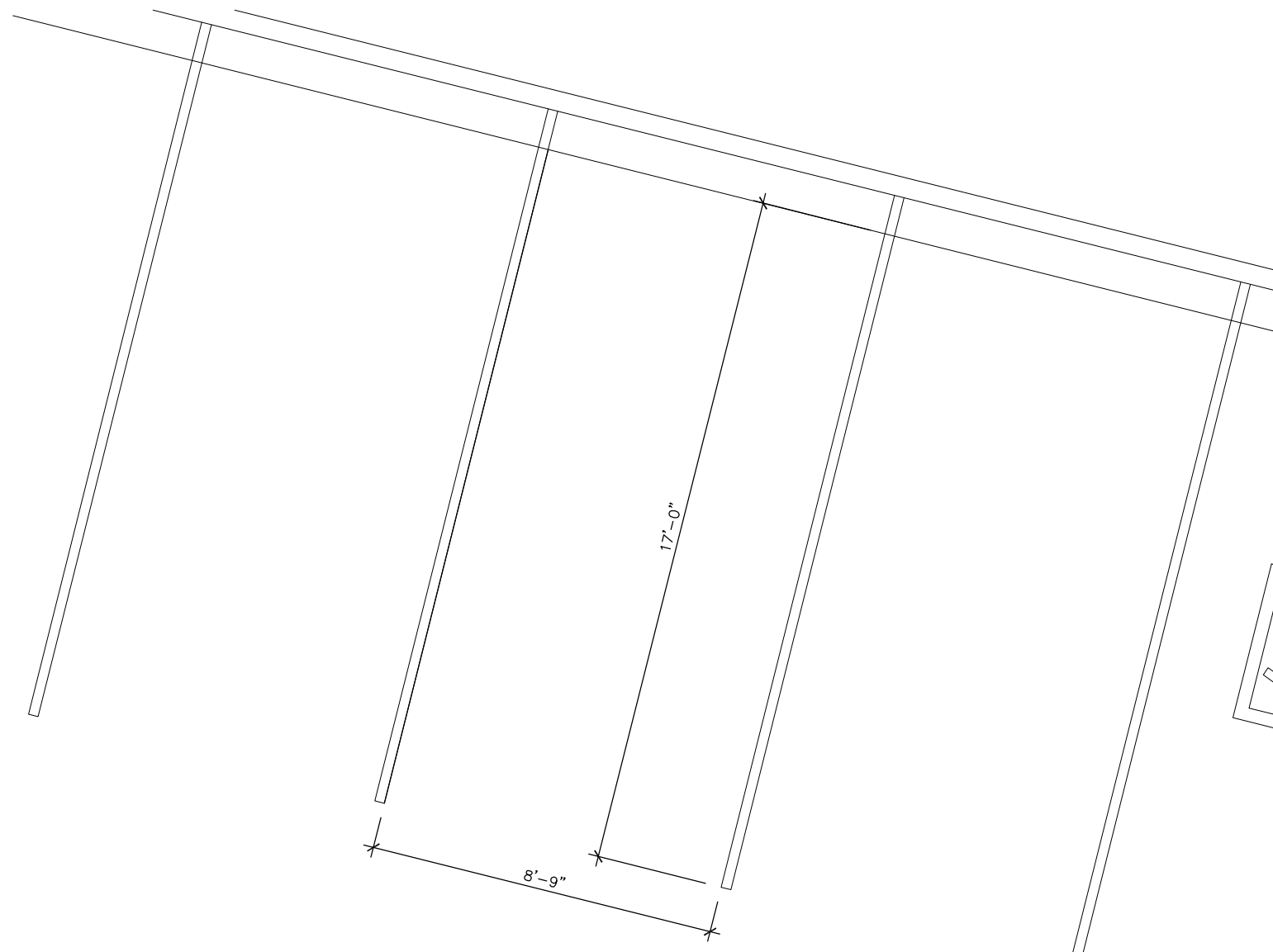
1 PARKING SPACE PER 100 S.F.

PARKING REQUIRED:
 (A-2) TOTAL AREA (2,491/100) = 24 SPACES

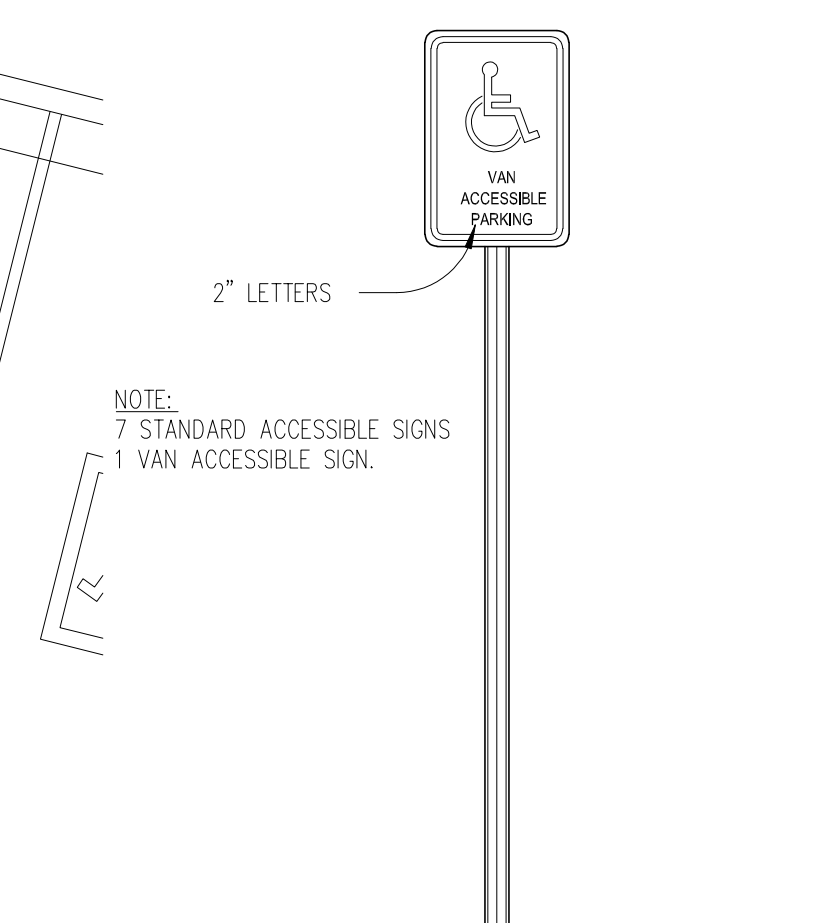
TOTAL PARKING REQUIRED = 24 (1 ACCESSIBLE SPACE)

PARKING PROVIDED = 15 SPACES (1 ACCESSIBLE SPACES)

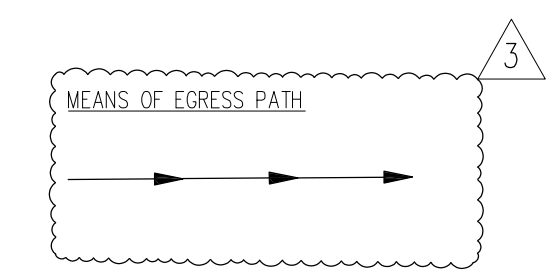
15 EXISTING PARKING SPACES PROVIDED WHILE 9 MORE WILL BE ADDED TO THE BACK OF THE BUILDING.



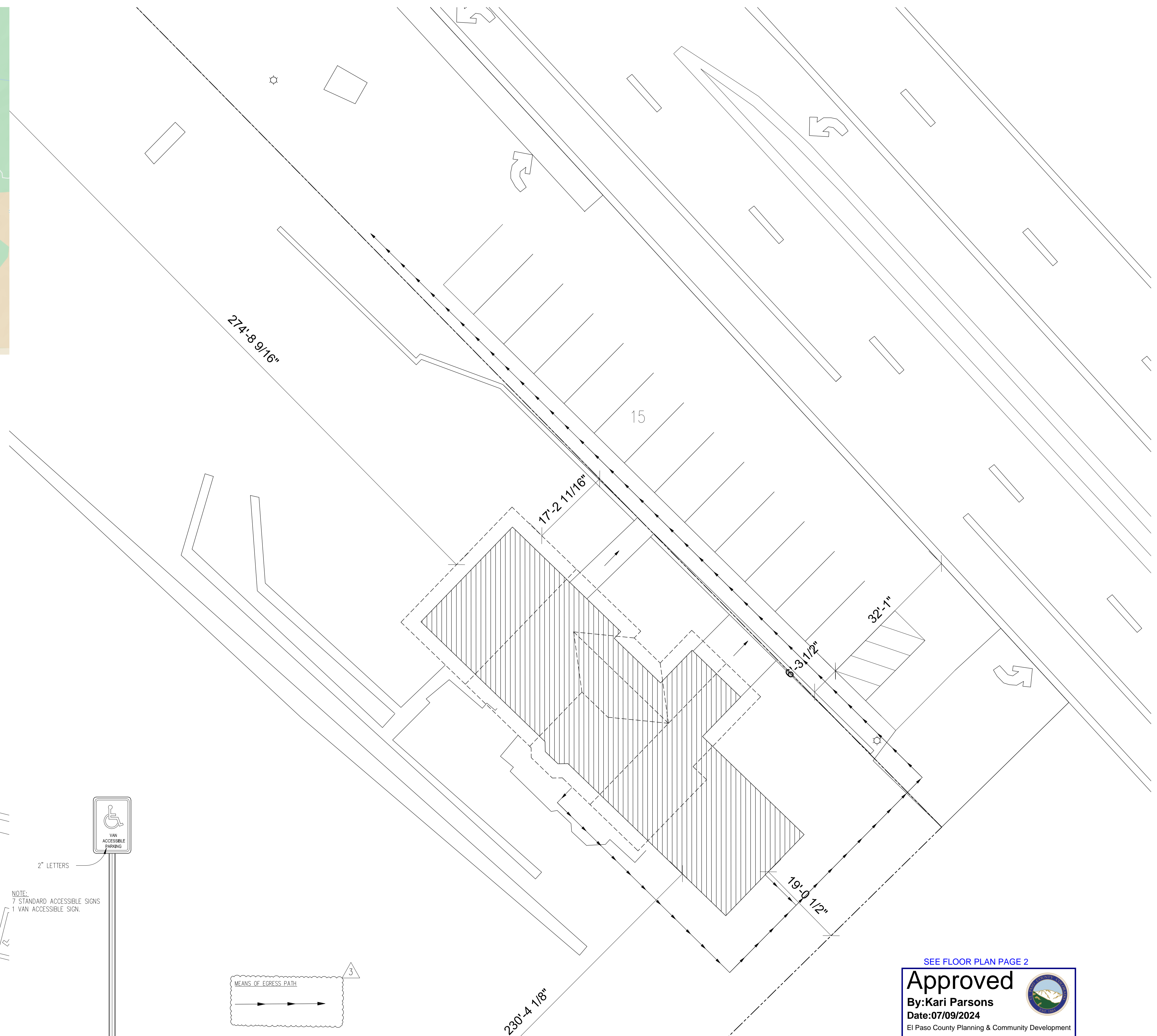
3 TYPICAL PARKING DIMENSIONS
 AS-101 3/8" = 1'-0"



2 ADA SIGN DETAIL
 AS-101 3/4" = 1'-0"



1 SITE PLAN
 AS-101 3/32" = 1'-0"



SEE FLOOR PLAN PAGE 2
Approved
 By: Kari Parsons
 Date: 07/09/2024
 El Paso County Planning & Community Development



Design Development Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915 (719) 570-1456

Revisions	
#	DATE
2	5/2/2024
3	5/29/2024

FOLEY'S PUBLIC HOUSE

8455 W. HIGHWAY 24
 CASCADE, CO

D2-1015

CD

DATE	02-5-2024
CHECKED	-
DRAWN BY	-

ARCHITECTURAL SITE PLAN

AS-101

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