

DETAILED SITE DEVELOPMENT PLAN

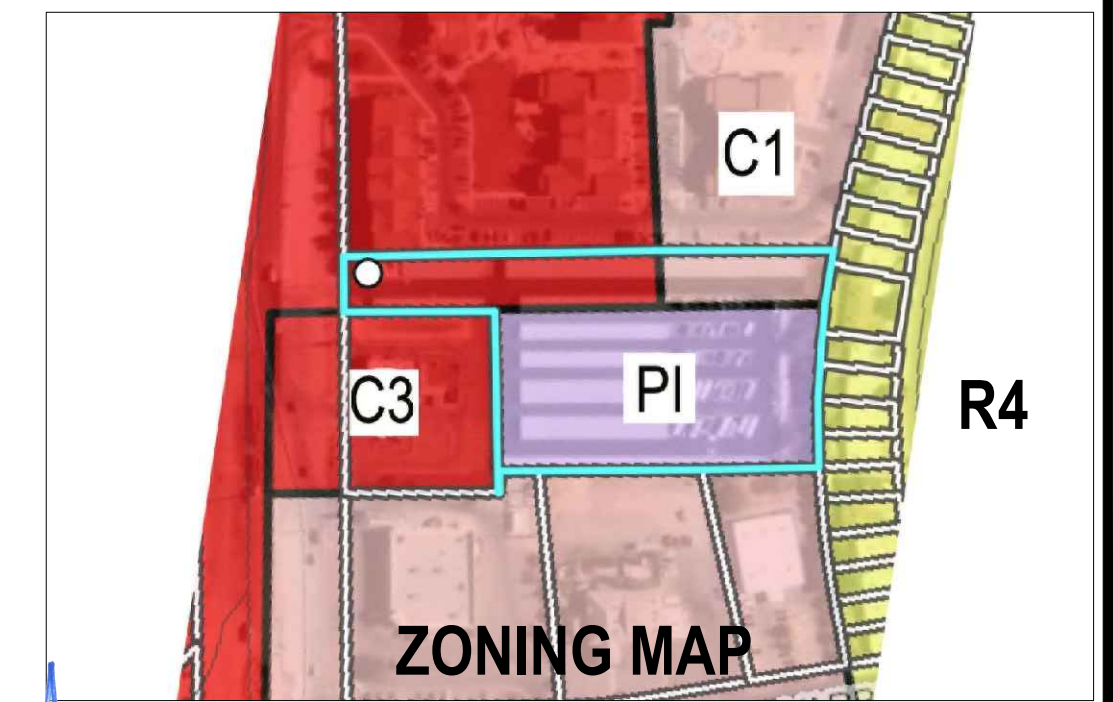
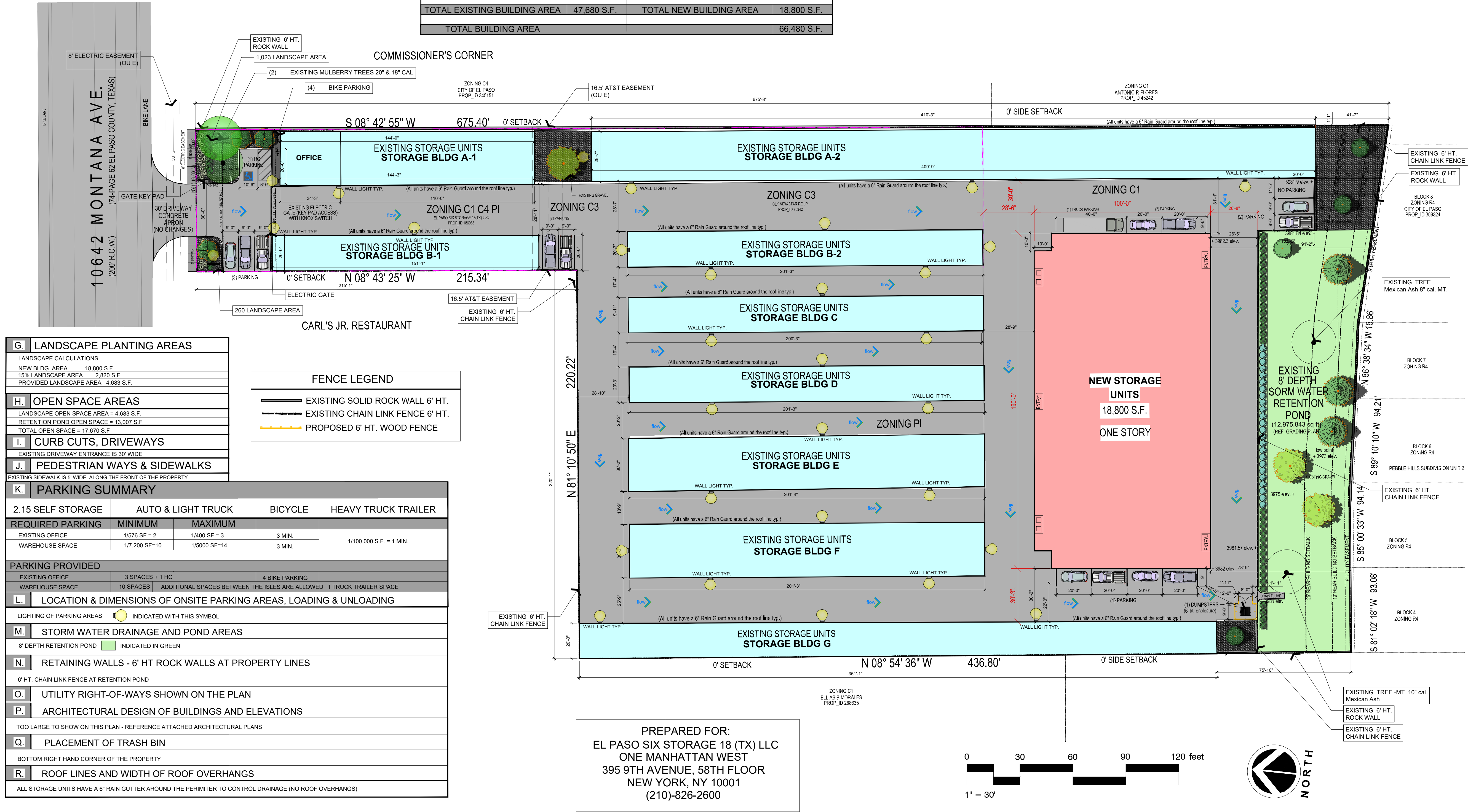
A. LEGAL DESCRIPTION OF THE PROPERTY
BEING A PORTION OF TRACT 2G, SECTION 38, BLOCK 80, TSP 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS "EL PASO SIX STORAGE 18 (TX) LLC CALLED 3.449 ACRES DOC. NO. 20150074873, O.P.R.P.E.P.C.T. EXECUTED: OCTOBER 7, 2015"
B. ZONING C1 - C4 - PI
PROPOSED LAND USE IS TO CONVERT SURFACE STORAGE FOR BOATS, RVS, AND CARS TO A (1) ONE STORY CLIMATE CONTROLLED SELF STORAGE.
C. SIZE AND STRUCTURAL LAYOUT (REF. SITE PLAN)

D. SIZE AND STRUCTURAL LAYOUT			
BUILDING SUMMARY			
EXISTING BUILDING SUMMARY		PROPOSED BUILDING SUMMARY	
EXISTING OFFICE	1,000 S.F.	PROPOSED CLIMATE CONTROLLED BLDG.	18,800 S.F.
EXISTING STORAGE BLDG. A-1	2,240 S.F.		
EXISTING STORAGE BLDG. A-2	12,240 S.F.		
EXISTING STORAGE BLDG. B-1	3,000 S.F.		
EXISTING STORAGE BLDG. B-2	4,000 S.F.		
EXISTING STORAGE BLDG. C	4,000 S.F.		
EXISTING STORAGE BLDG. D	4,000 S.F.		
EXISTING STORAGE BLDG. E	4,000 S.F.		
EXISTING STORAGE BLDG. F	6,000 S.F.		
EXISTING STORAGE BLDG. G	7,200 S.F.		
TOTAL EXISTING BUILDING AREA		TOTAL NEW BUILDING AREA	18,800 S.F.
TOTAL BUILDING AREA		66,480 S.F.	

E. SIZE AND STRUCTURAL LAYOUT (SEE PLAN BELOW FOR DIMENSIONS)									
F. REQUIRED YARDS AND SETBACKS									
TABLE OF DENSITY AND DIMENSIONAL STANDARD									
SUBPART C-BUILDING SETBACKS (IN FEET)					SUBPART D-BUILDING HEIGHTS				
ZONING DISTRICT	MIN. FRONT YARD	MIN. REAR YARD	COM. MIN. FRONT REAR YARD	MIN. SIDE YARD	MIN. SIDE STREET YARD	MAXIMUM HEIGHT LIMITS IN FEET			
PI	15	10	NA	0	10	40'			
C1	0	10	NA	0	10	35'			
C3	15	20	NA	0	10	14'			



LOCATION MAP



ZONING MAP

CUBESMART CLIMATE STORAGE
BUILDING ADDITION

DEVELOPER:
EL PASO SIX STORAGE 18 (TX) LLC
LOCATION:
10642 MONTANA AVE. EL PASO, TX 79935

DETAILED SITE DEVELOPMENT PLAN
MARCH 04, 2025
scale 1" = 30.0'





ISSUE DATE
SUBMITTAL 2/25/2025

EXISTING CUBESMART
NEW STORAGE BUILDING
10642 MONTANA
EL PASO, TEXAS 79935

**Kaufman
Design
Group**
ARCHITECTURE

9415 E. HARRY ST.
SUITE 405
WICHITA, KS 67207
(316) 618-0448
sally@kdginc.co

SHEET TITLE
COLORED BUILDING ELEVATIONS

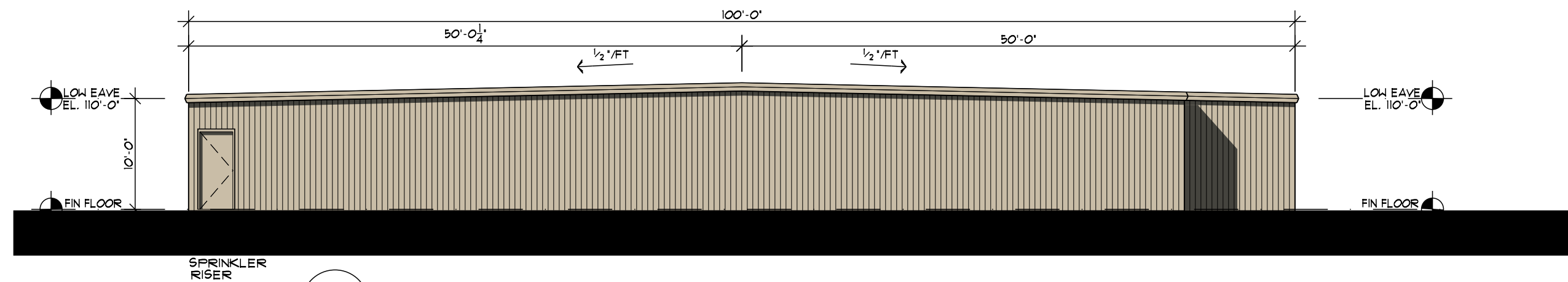
SHEET NUMBER

A1

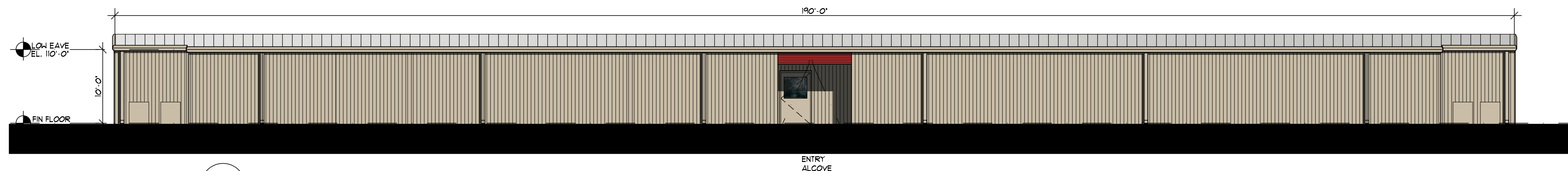
OF SHEETS

MATERIAL LEGEND

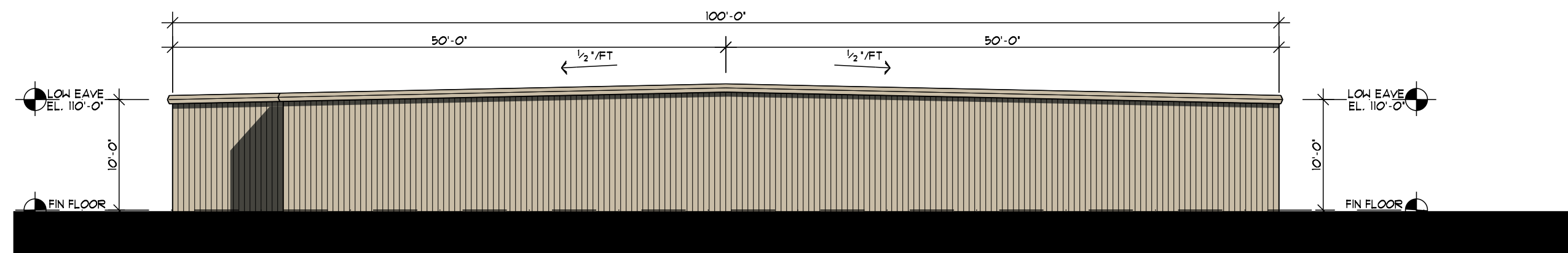
-  PREFINISHED METAL GUTTER, RAKE TRIM OR COPING CAP
- MBCI LIGHT STONE (VERIFY MATCH W/ EXISTING)
-  PREFINISHED VERTICAL REVERSE U METAL PANEL
- MBCI LIGHT STONE (VERIFY MATCH W/ EXISTING)
-  24 GA. HORIZONTAL TYPE D METAL PANEL
COLOR RED ACCENT
-  PREFINISH STANDING SEAM ROOF
- MBCI GALVALUME
-  HOLLOW METAL DOOR W/ HALF GLASS
- PAINT TO MATCH MBCI LIGHT STONE



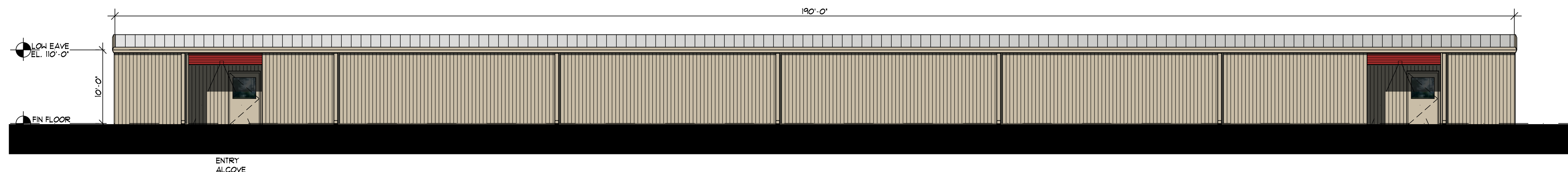
A1 EAST ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A2 NORTH ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A3 WEST ELEVATION BUILDING A
SCALE 1/8"=1'-0"



A4 SOUTH ELEVATION BUILDING A
SCALE 1/8"=1'-0"