

### BUILDING TABULATION

BLDG	BLDG OCCUP	5'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 15'-0"	10'-0" X 20'-0"	15'-0" X 15'-0"	TOTAL SF OF BUILDING
A	S-I	-	-	-	17	-	3,400 SF
B	S-I	-	1	14	-	-	2,200 SF
C	S-I	3	-	-	4	-	950 SF
D	S-I	5	-	5	1	-	1,225 SF
E	S-I	-	15	-	-	-	1,500 SF
F	S-I	-	1	3	-	-	550 SF
TTL # OF UNITS		8	17	22	21	1	= 69 TOTAL UNITS
TOTAL SF		400	1,700	3,300	4,200	225	9,825 SF
TOTAL # OF 8'x7' DOORS = 61		TOTAL # OF 3'-8"x7' DOORS = 8					

Preliminary comments have been provided here for the site plan.  
Please reference EPC PPR 18-028 for an all inclusive list of comments.

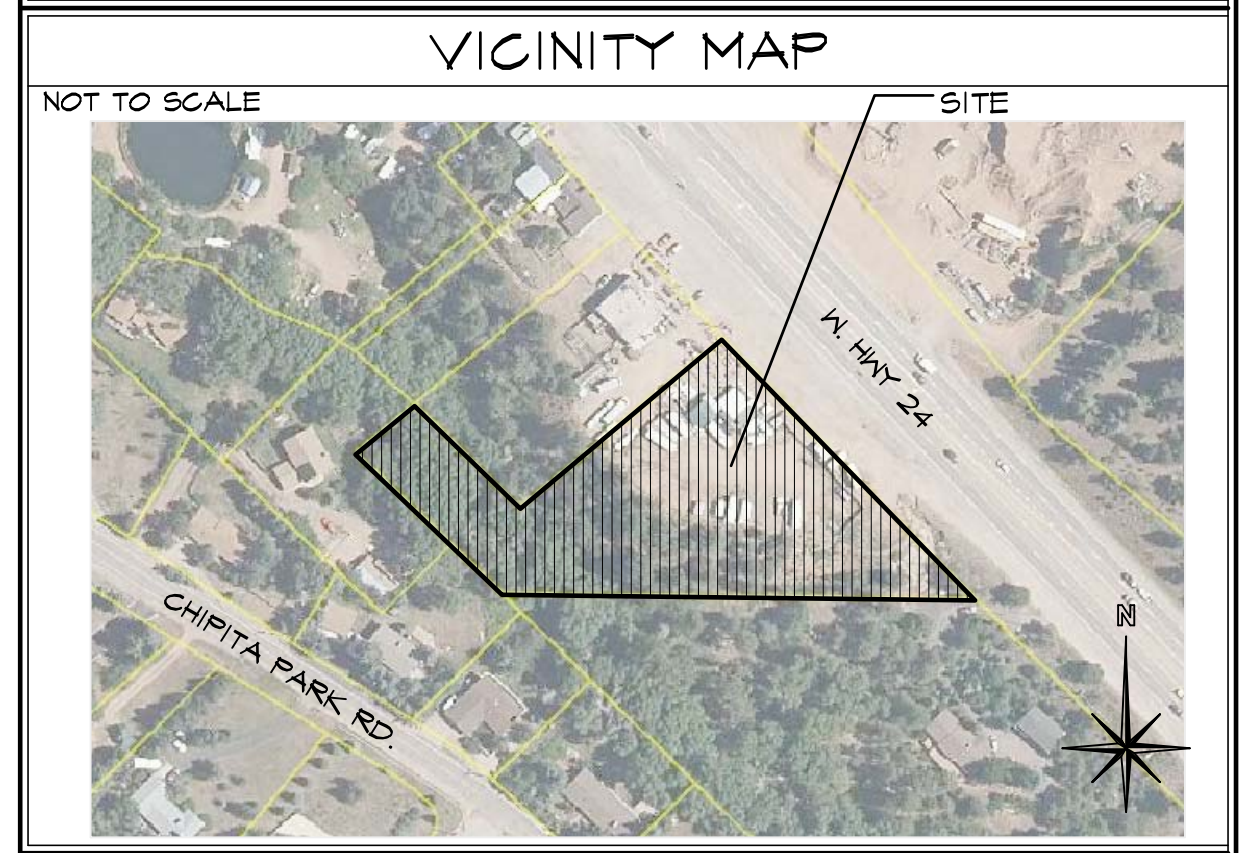
Is there a trash enclosure anticipated for this site? Any outside storage areas must be marked, if none are proposed please include on letter of intent and a note on site plan, that no outside storage is permitted.

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE

With the addition of the ADA parking include the following note:  
"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."  
Also required is an additional page illustrating the ADA route.

### DRAWING INDEX

- 1 OF 7 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 7 - SITE GRADING & EROSION CONTROL PLAN
- 3 OF 7 - CIVIL NOTES AND DETAILS
- 4 OF 7 - LANDSCAPE PLAN
- 5 OF 7 - LANDSCAPE DETAILS
- 6 OF 7 - BUILDING ELEVATIONS
- 7 OF 7 - BUILDING ELEVATIONS



### HAMMERS CONSTRUCTION INC.

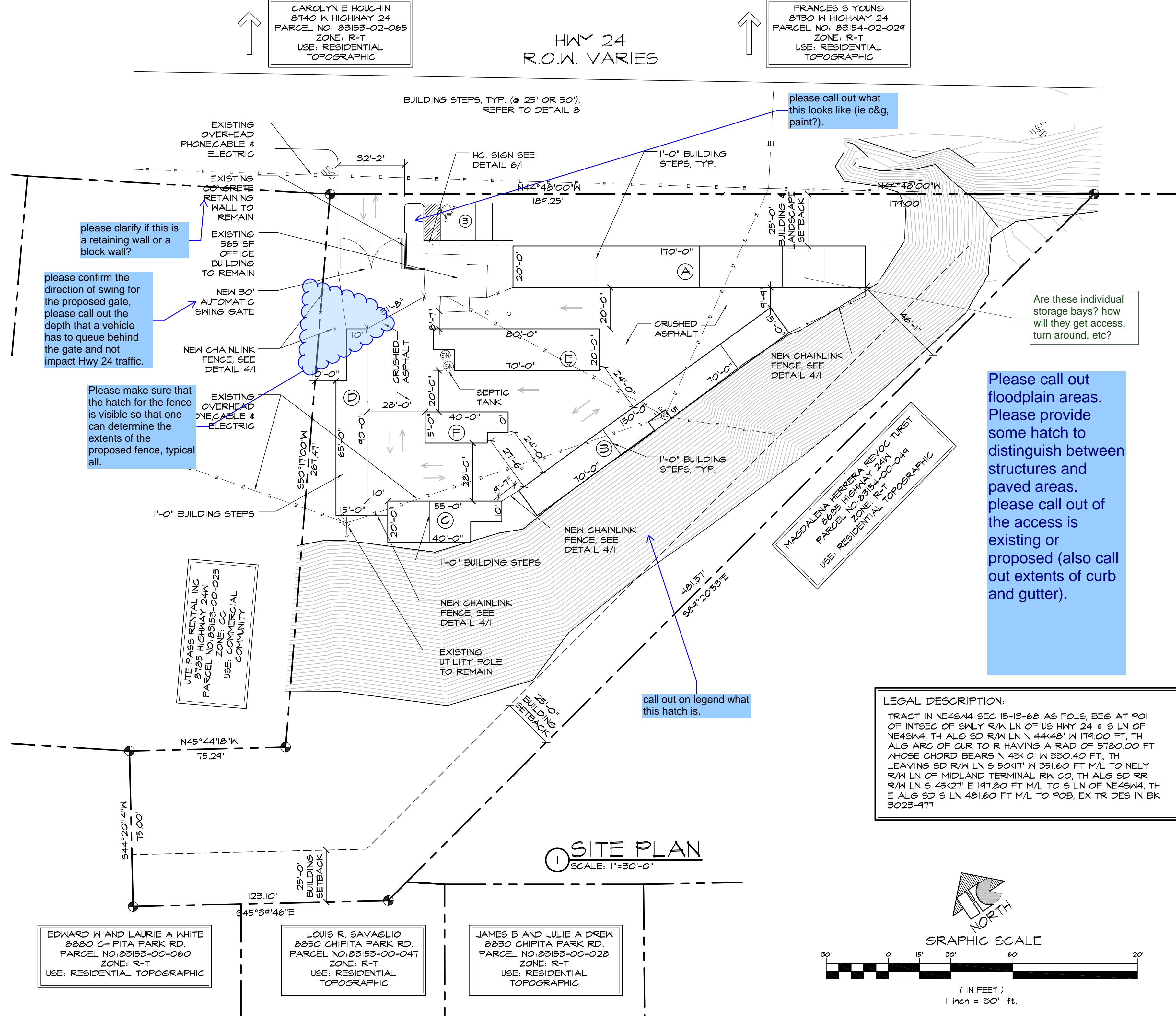
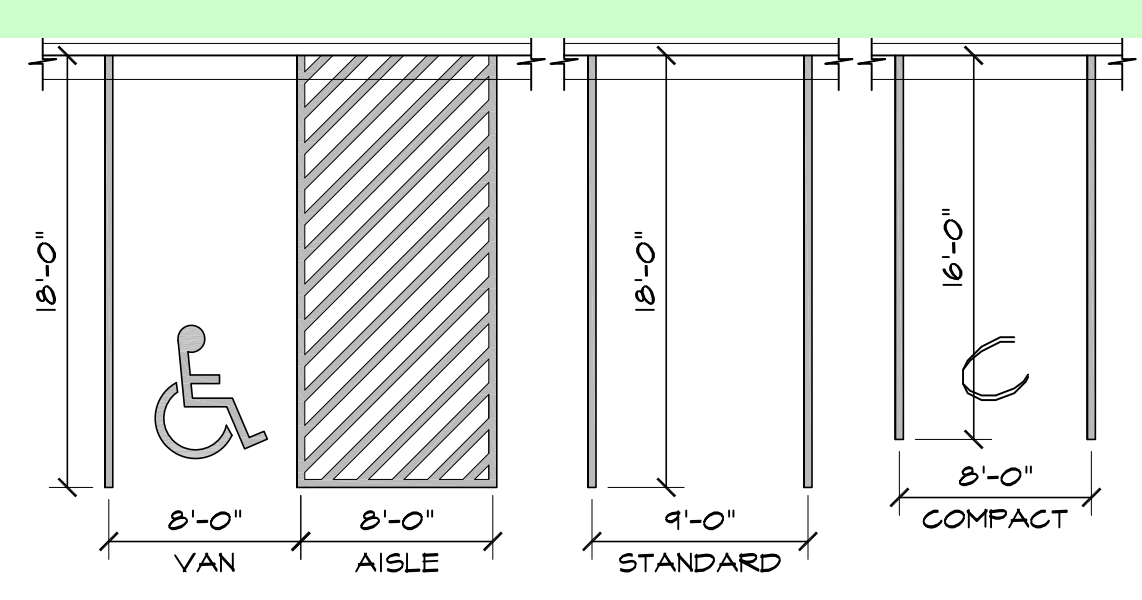
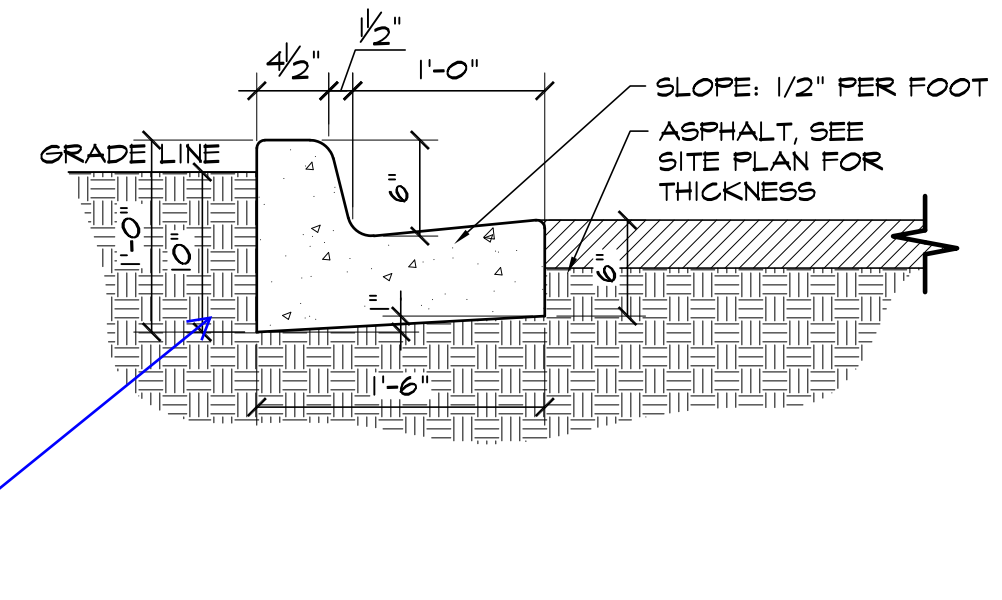
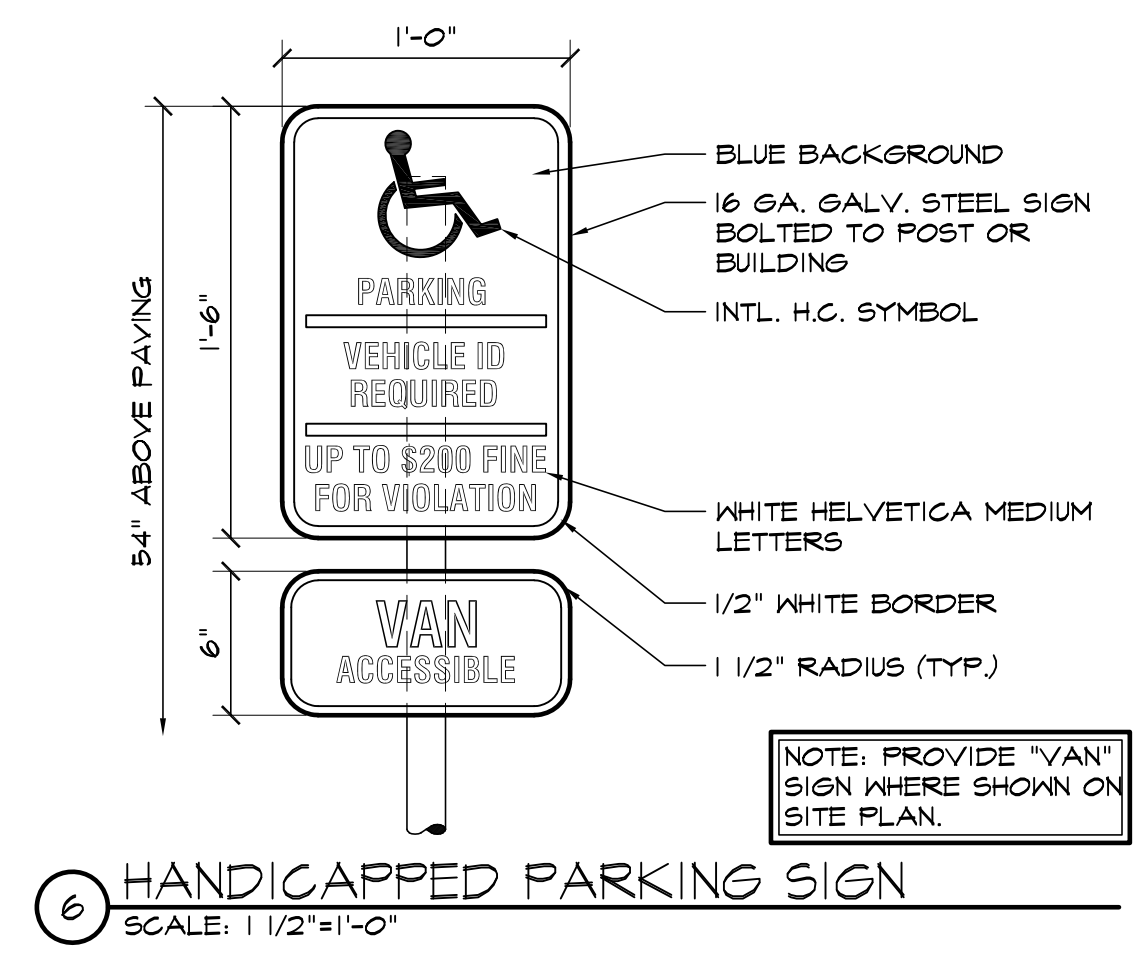
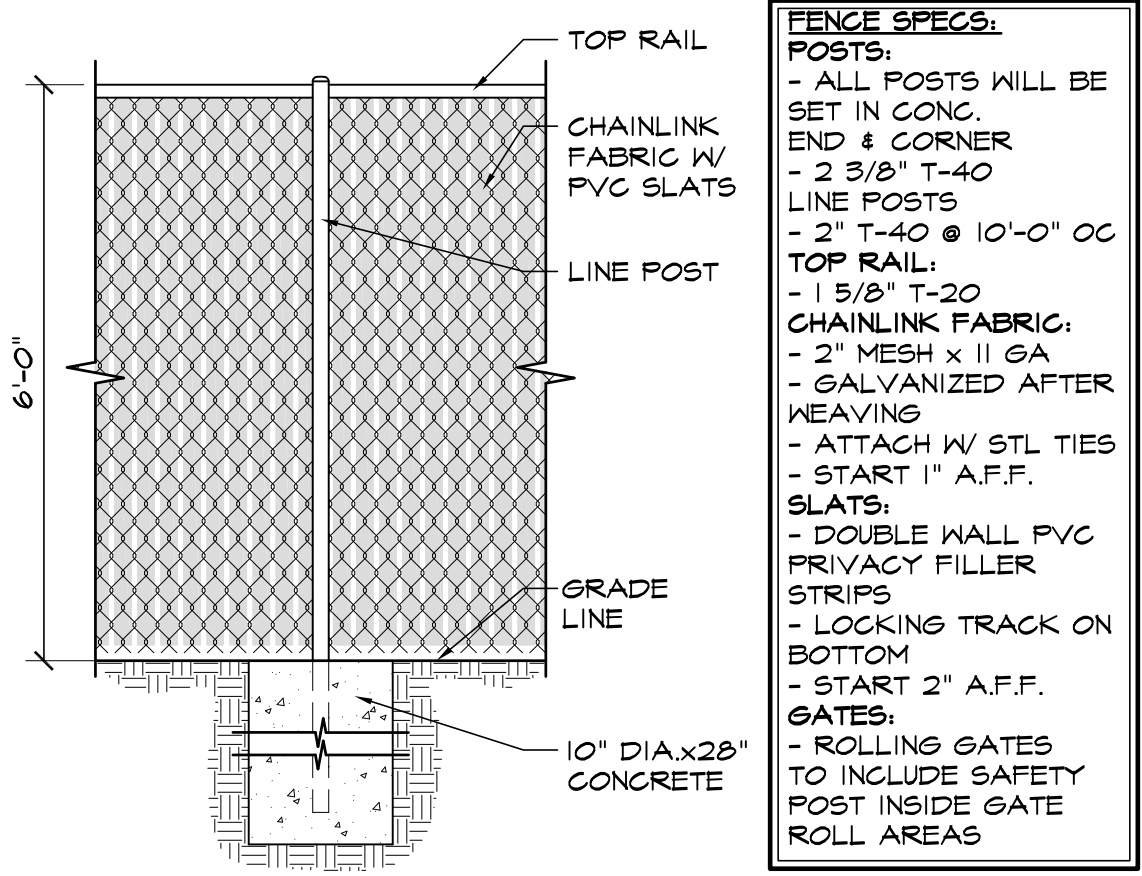
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS  
VICE PRES: DAVID J. HAMMERS  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599 FAX (719) 570-7008  
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

### UTE PASS STORAGE FACILITY

8775 N HIGHWAY 24  
CASCADE, CO 80809  
EL PASO COUNTY, COLORADO



### PROJECT INFORMATION

PROPERTY INFORMATION  
OWNER NAME: UTE PASS RENTAL, INC  
8775 N. HIGHWAY 24  
CASCADE, CO 80809

LEGAL DESCRIPTION: DESCRIPTION ON THIS SHEET

PARCEL NUMBER LOT 10: 83153-02-029  
ZONING: CC R-T  
LOT SIZE LOT: 17560 SF (1.74 ACRES)  
CURRENT USE: MERCHANDISING  
PROPOSED USE: MINI STORAGE  
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 08041C0490 F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 17-08-1346A EFFECTIVE DATE OCTOBER 13, 2017)

BUILDING INFORMATION  
EXISTING BUILDING AREA (OFFICE): 565 SF  
NEW BUILDING AREA: 9,825 SF  
BUILDING OCCUPANCY: S-I  
TYPE OF CONSTRUCTION: 11-B  
FIRE SYSTEMS: NONE  
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY  
PROPOSED PRINCIPAL USE: MINI STORAGE  
STRUCTURAL COVERAGE OF LOT: 13%  
PAVEMENT COVERAGE: 17%  
NEW BUILDING STRUCTURAL HEIGHT: 6'-6"  
FRONT YARD SETBACK: 25'-0"  
SIDE YARD SETBACK: 25'-0"  
REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES:  
MINI-STORAGE-(1 SPACE/100 UNITS): 1  
(69 UNITS / 100 UNITS) 1  
MINI-STORAGE-(1 SPACE/EMPLOYEE) 1  
(1 EMPLOYEE) 1  
H.C.-(1 SPACE/25 REG'D) 1  
TOTAL PARKING SPACES REQUIRED: 3  
TOTAL PARKING PROVIDED: 3  
STANDARD SPACES PROVIDED: 1  
H.C. SPACES PROVIDED: 2

DEVELOPMENT SCHEDULE  
CONSTRUCTION: SPRING 2018  
LANDSCAPING: SPRING 2018

DEVELOPMENT APPLICANT  
COMPANY: HAMMERS CONSTRUCTION, INC.  
1411 WOOLSEY HEIGHTS  
COLO. SPGS, CO 80915  
PHONE NUMBER: (719)-570-1599  
FAX NUMBER: (719)-570-7008  
APPLICANT NAME: LISA PETERSON  
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

### SITE LEGEND

--- (Dashed line)	PROPERTY LINE
--- (Dotted line)	RIGHT OF WAY
--- (Long dashed line)	BUILDING SETBACK
--- (Short dashed line)	LANDSCAPE SETBACK
--- (Dash-dot line)	UTILITY/DRAINAGE EASEMENT
--- (Dash-dot-dot line)	ELECTRICAL EASEMENT
--- (Long dash-short dash)	ACCESS EASEMENT
--- (Short dash-long dash)	OPAQUE CHAINLINK FENCE
--- (Long dash-short dash-dot)	6' HIGH WROUGHT IRON FENCE
--- (Short dash-dot-dot)	GAS LINE
--- (Long dash-dot-dot-dot)	WATER LINE
--- (Short dash-dot-dot-dot)	ELECTRICAL LINE
--- (Long dash-dot-dot-dot-dot)	SANITARY SEWER LINE
--- (Short dash-dot-dot-dot-dot)	STORM SEWER LINE
--- (Long dash-dot-dot-dot-dot-dot)	RETAINING WALL
--- (Short dash-dot-dot-dot-dot-dot)	NEW SIDEWALK LOCATIONS
--- (Long dash-dot-dot-dot-dot-dot-dot)	W CONTROL JOINTS @ 5'-0" OC.

PROPERTY CORNER: (Symbol)  
TRAFFIC FLOW: (Arrow)  
WALL PACK LIGHTING: (Symbol)

SIGN: (Symbol)  
MANHOLE: (Symbol)  
ELECTRICAL TRANSFORMER: (Symbol)

EXISTING FIRE HYDRANT: (Symbol)  
PROPOSED FIRE HYDRANT: (Symbol)

DATE: MAY 21, 2018  
DRAWN BY: W. VENEROS  
PROJ. MGR: Y. DYACHENKO  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1064

RESUBMITTALS:

▲

▲

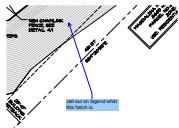
▲

▲

▲

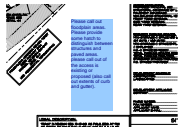
# Markup Summary

Locked (11)



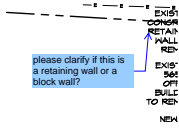
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:23 AM  
**Color:** ■

call out on legend what this hatch is.



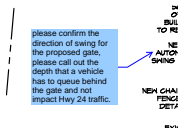
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:25 AM  
**Color:** ■

Please call out floodplain areas.  
Please provide some hatch to distinguish between structures and paved areas.  
please call out of the access is existing or proposed (also call out extents of curb and gutter).



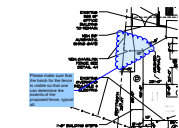
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:31 AM  
**Color:** ■

please clarify if this is a retaining wall or a block wall?



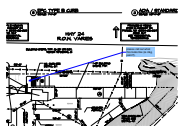
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:33 AM  
**Color:** ■

please confirm the direction of swing for the proposed gate, please call out the depth that a vehicle has to queue behind the gate and not impact Hwy 24 traffic.



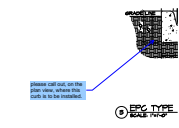
**Subject:** Group  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:40 AM  
**Color:** ■

Please make sure that the hatch for the fence is visible so that one can determine the extents of the proposed fence, typical all.



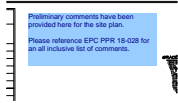
**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:41 AM  
**Color:** ■

please call out what this looks like (ie c&g, paint?).



**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:42 AM  
**Color:** ■

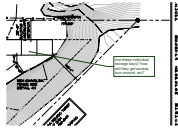
please call out, on the plan view, where this curb is to be installed.



**Subject:** Engineer  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdnijkamp  
**Date:** 7/10/2018 11:18:48 AM  
**Color:** ■

Preliminary comments have been provided here for the site plan.

Please reference EPC PPR 18-028 for an all inclusive list of comments.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 7/10/2018 11:18:50 AM  
**Color:** ■

Are these individual storage bays? how will they get access, turn around, etc?

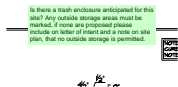


**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 7/10/2018 11:18:51 AM  
**Color:** ■

With the addition of the ADA parking please include the following note

"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."

Also required is an additional page illustrating the ADA route.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdsevigny  
**Date:** 7/10/2018 11:18:56 AM  
**Color:** ■

Is there a trash enclosure anticipated for this site? Any outside storage areas must be marked, if none are proposed please include on letter of intent and a note on site plan, that no outside storage is permitted.