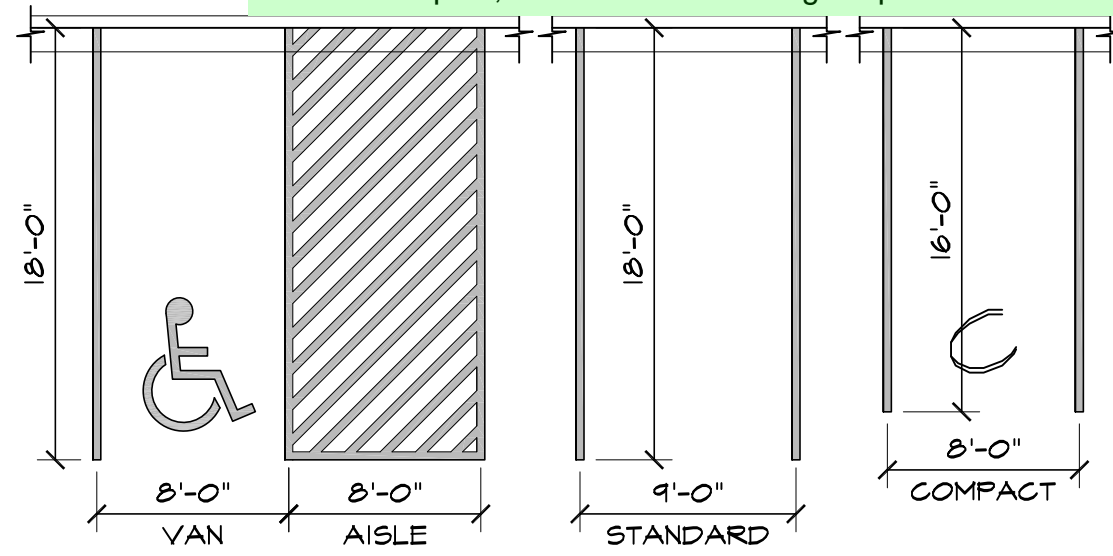
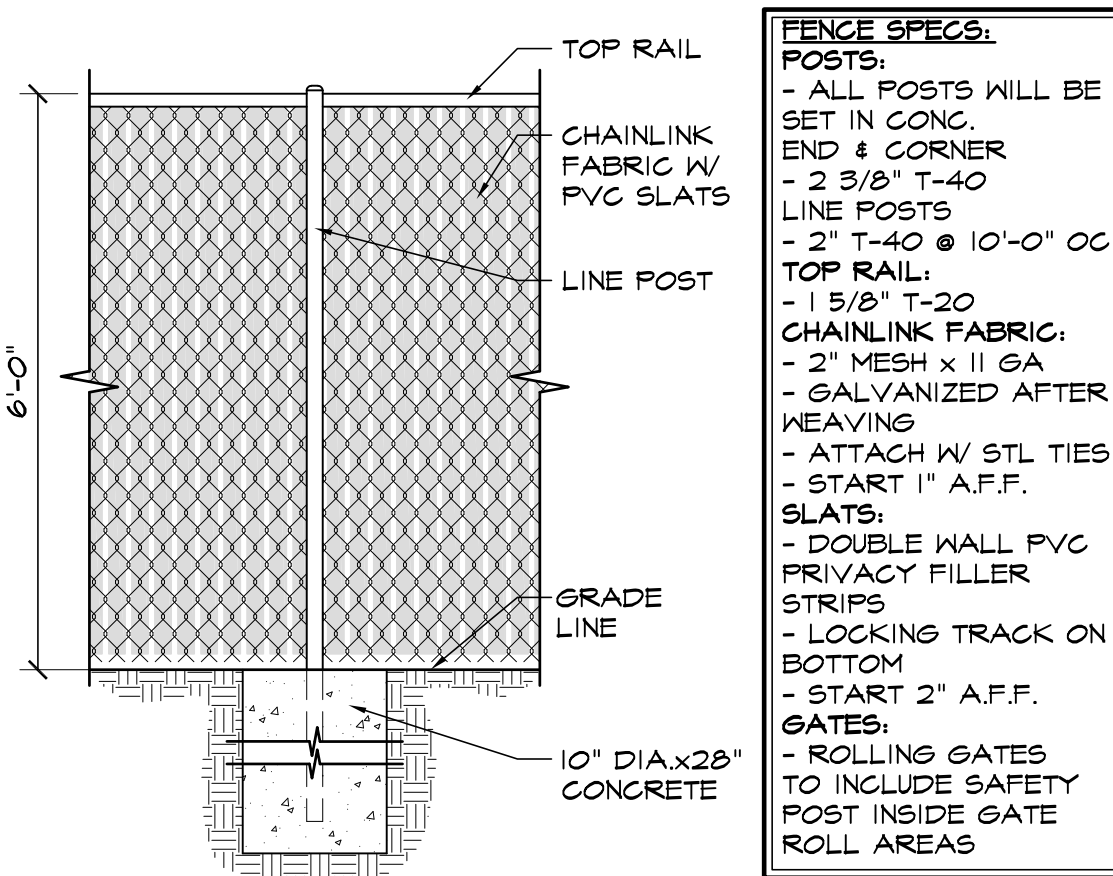


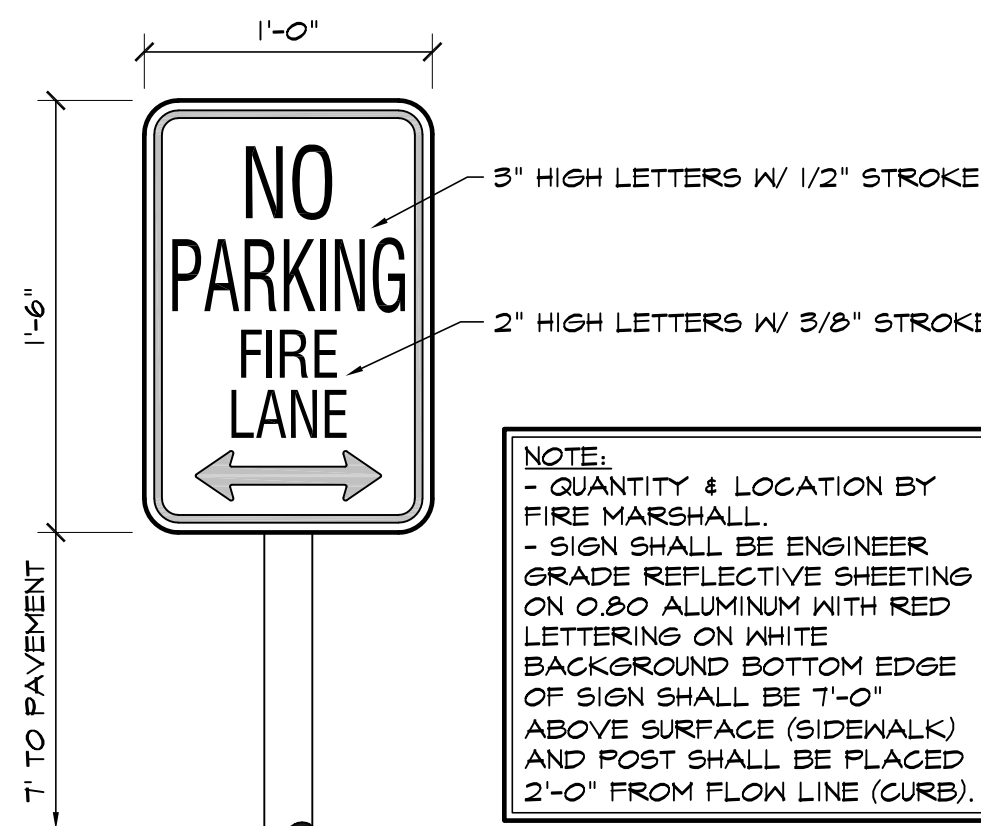
Comment not Addressed:
Is there a trash enclosure anticipated for this site? Any commercial site that can produce trash or refuse is required to have a trash receptacle, please indicate location on plan with a call out for the enclosure. Any outside storage areas must be marked, if none are proposed please include on letter of intent and a note on site plan, that no outside storage is permitted.



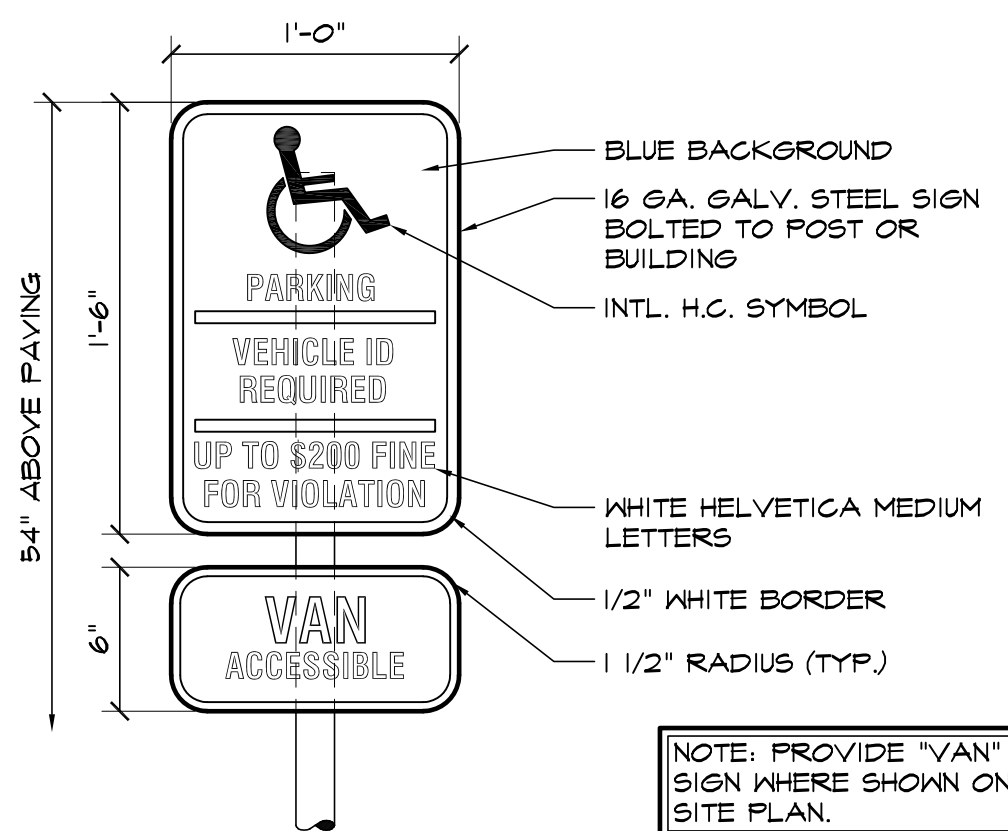
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



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



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



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

LEGAL DESCRIPTION

TRACT IN NE4SW4 SEC 15-13-68 AS FOLLS. BEG AT POI OF INTSECT OF SONLY R/W LN OF US HWY 24 & S LN OF NE4SW4, TH ALG SD R/W LN N 44'48" W 179.00 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 5780.00 FT WHOSE CHORD BEARS N 43'10" W 530.40 FT, TH LEAVING SD R/W LN S 50'11" W 351.60 FT M/L TO NELY R/W LN OF MIDLAND TERMINAL R/W CO, TH ALG SD RR R/W LN S 45'21" E 197.80 FT M/L TO S LN OF NE4SW4, TH E ALG SD S LN 481.60 FT M/L TO POB, EX TR DES IN BK 5023-911

GENERAL NOTES

- THE DESIGN PROFESSIONAL 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER

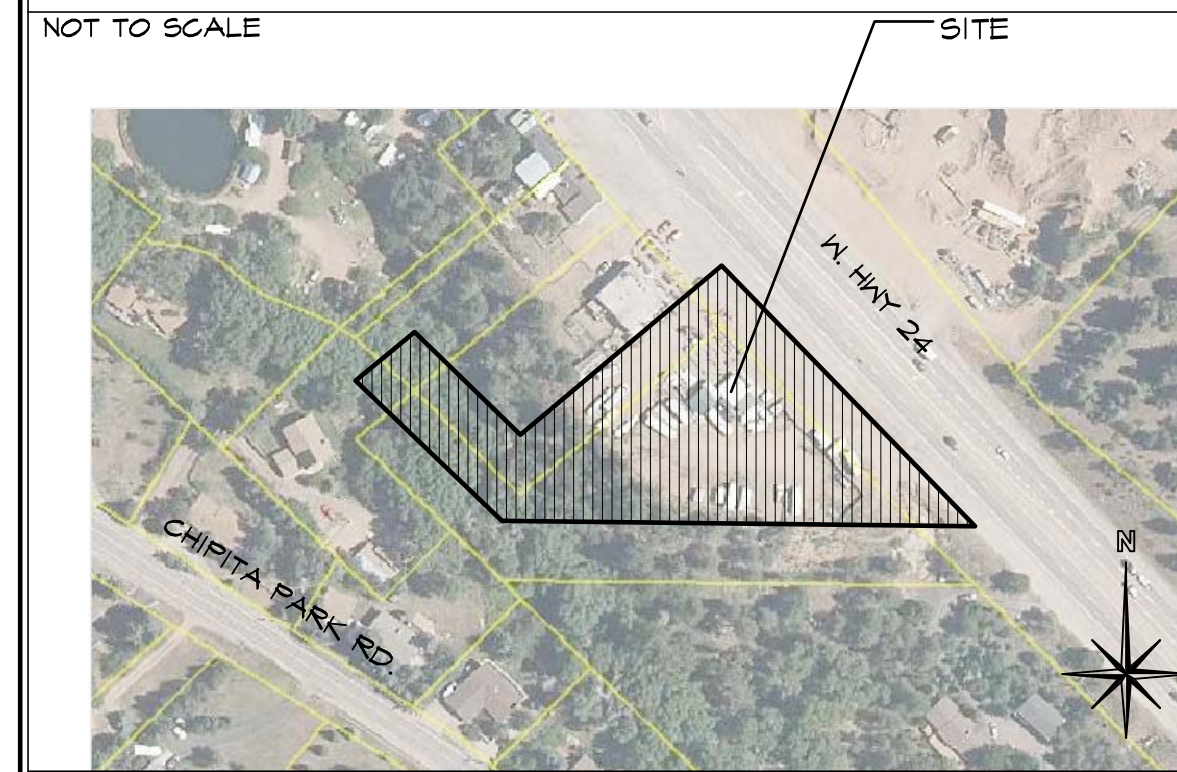
BUILDING TABULATION

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-1	-	-	-	17	-	3,400 SF
B	S-1	-	1	14	-	-	2,200 SF
C	S-1	3	-	-	4	-	950 SF
D	S-1	5	-	5	-	1	1,225 SF
E	S-1	-	15	-	-	-	1,500 SF
F	S-1	-	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	

DRAWING INDEX

- 1 OF 5 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- C1: 2 OF 5 - LANDSCAPE PLAN
- C2: 3 OF 5 - LANDSCAPE DETAILS
- LP-01: 4 OF 5 - BUILDING ELEVATIONS
- LP-02: 5 OF 5 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: UTE PASS RENTAL, INC
8715 N. HIGHWAY 24
CASCADE, CO 80804

LEGAL DESCRIPTION: DESCRIPTION ON THIS SHEET
PARCEL NUMBER LOT 10: 83153-00-024
ZONING: CC R-T
LOT SIZE LOT: 71560 SF (1.74 ACRES)
CURRENT USE: MERCHANDISING
PROPOSED USE: MINI STORAGE
FLOODPLAIN STATEMENT: ZONE X, AE (MAP NO. 08041C046TF, DATED MARCH 17)

BUILDING INFORMATION
EXISTING BUILDING AREA (OFFICE): 565 SF
NEW BUILDING AREA: 9,825 SF
BUILDING OCCUPANCY: S-1
TYPE OF CONSTRUCTION: I-1-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
PROPOSED PRINCIPAL USE: MINI STORAGE
STRUCTURAL COVERAGE OF LOT: 15%

REQUIRED PARKING SPACES:
MINI-STORAGE-(1 SPACE/100 UNITS) (69 UNITS / 100 UNITS) 1
MINI-STORAGE-(1 SPACE/EMPLOYEE) (1 EMPLOYEE) 1
H.C.-(1 SPACE/25 REQ'D) 3
TOTAL PARKING SPACES REQUIRED: 5
TOTAL PARKING PROVIDED: 5
STANDARD SPACES PROVIDED: 1
H.C. SPACES PROVIDED: 1

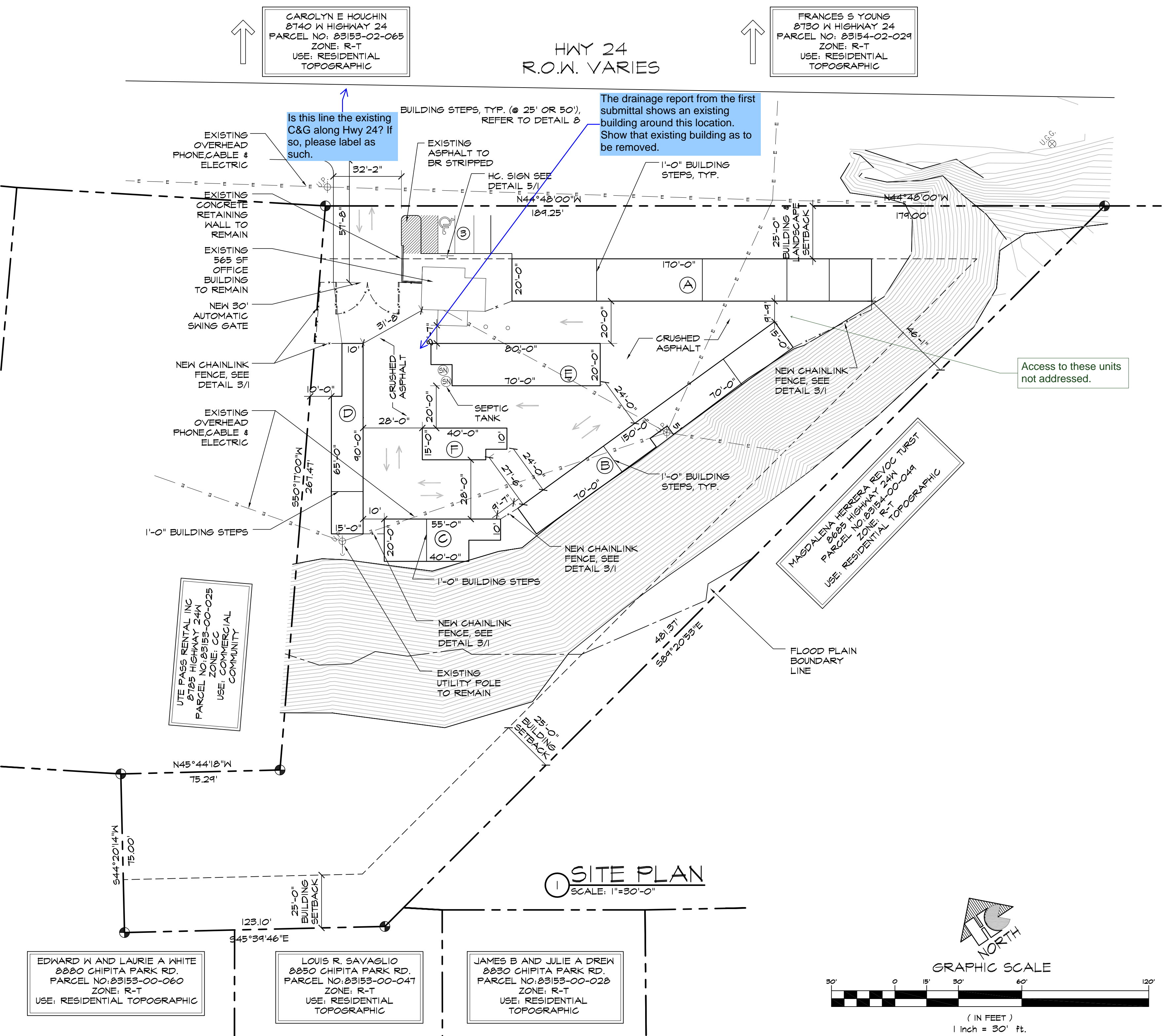
DEVELOPMENT SCHEDULE
CONSTRUCTION: FALL 2018
LANDSCAPING: FALL 2018

DEVELOPMENT APPLICANT
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPRGS, CO 80915
PHONE NUMBER: (719)-570-1549
FAX NUMBER: (719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

- FLOOD PAIN BOUNDARY LINE
- GRADE LINE
- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY/DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ACCESS EASEMENT
- OPAQUE CHAINLINK FENCE
- 6' HIGH WROUGHT IRON FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" OC.
- PROPERTY CORNER
- TRAFFIC FLOW
- WALL PACK LIGHTING
- SIGN
- MANHOLE
- ELECTRICAL TRANSFORMER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

COUNTY FILE NO. PPR-18-028



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

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UTE PASS STORAGE FACILITY
8715 N HIGHWAY 24
CASCADE, CO 80804
EL PASO COUNTY, COLORADO

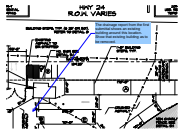
DATE: MAY 21, 2018
DRAWN BY: W. VENEROS
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1064

RESUBMITTALS:
4-18-18 COMMENTS 1-13-18

1 of 5
SITE PLAN

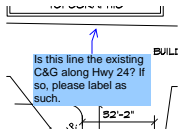
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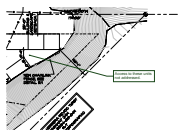
The drainage report from the first submittal shows an existing building around this location. Show that existing building as to be removed.



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Date: 10/18/2018 1:16:01 PM
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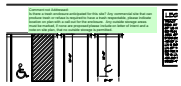
Is this line the existing C&G along Hwy 24? If so, please label as such.

dsdseigny (2)



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Access to these units not addressed.



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Author: dsdseigny
Date: 10/18/2018 1:16:08 PM
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Comment not Addressed:
Is there a trash enclosure anticipated for this site? Any commercial site that can produce trash or refuse is required to have a trash respectable, please indicate location on plan with a call out for the enclosure. 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.