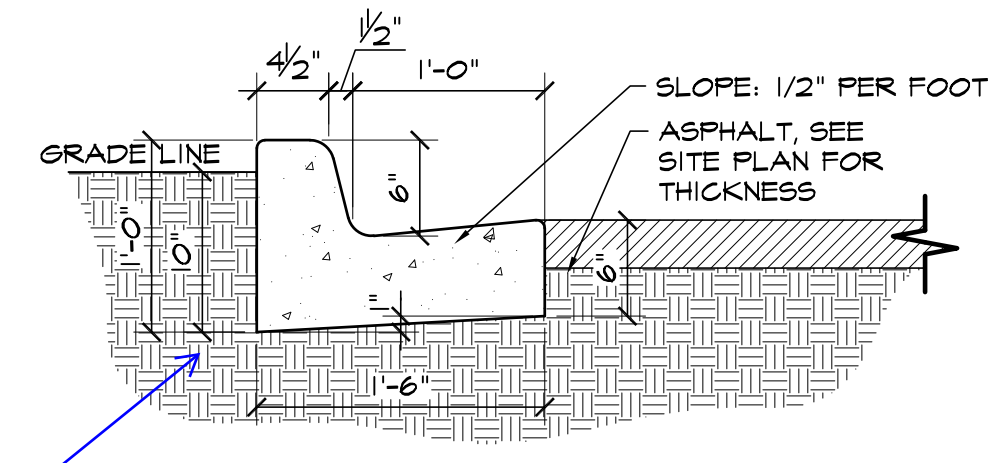


BUILDING TABULATION

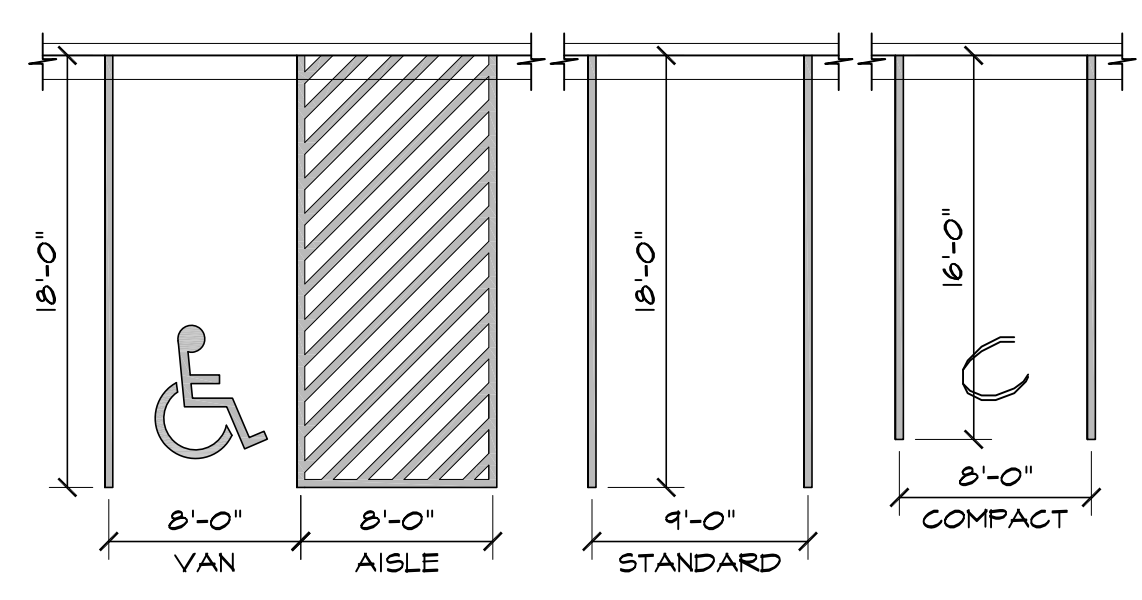
BLDG	BLDG OCCUP	5'-0" X 10'-0"	10'-0" X 10'-0"	10'-0" X 15'-0"	10'-0" X 20'-0"	15'-0" X 15'-0"	TOTAL SF OF BUILDING
A	S-1	-	-	-	17	-	3,400 SF
B	S-1	-	1	14	-	-	2,200 SF
C	S-1	3	-	-	4	-	950 SF
D	S-1	5	-	5	-	1	1,225 SF
E	S-1	-	15	-	-	-	1,500 SF
F	S-1	-	1	3	-	-	550 SF
TTL # OF UNITS		8	17	22	21	1	= 69 TOTAL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

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



3 EPC TYPE B CURB
SCALE: 1"=1'-0"



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

DRAWING INDEX

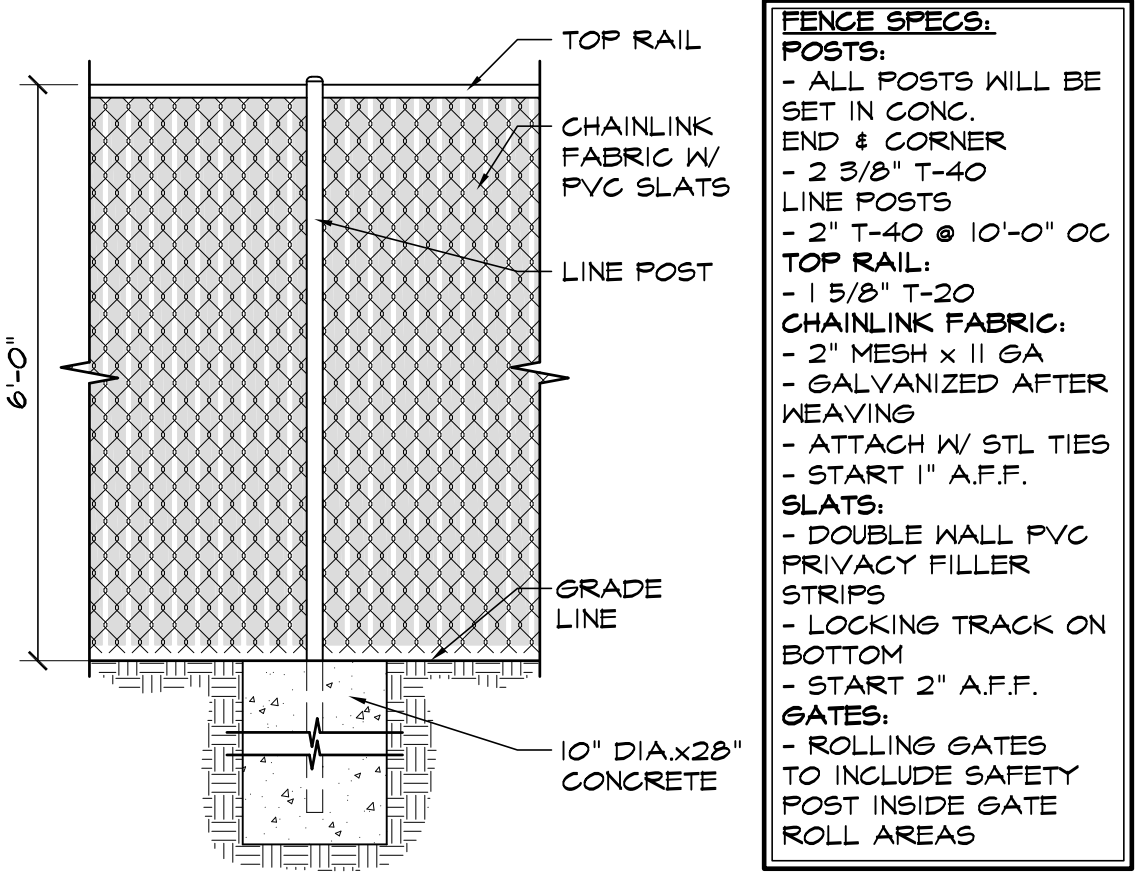
- 1 OF 7 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
- C1: 2 OF 7 - SITE GRADING & EROSION CONTROL PLAN
- C2: 3 OF 7 - CIVIL NOTES AND DETAILS
- 2-01: 4 OF 7 - LANDSCAPE PLAN
- LP-02: 5 OF 7 - LANDSCAPE DETAILS
- 6 OF 7 - BUILDING ELEVATIONS
- 7 OF 7 - BUILDING ELEVATIONS

VICINITY MAP

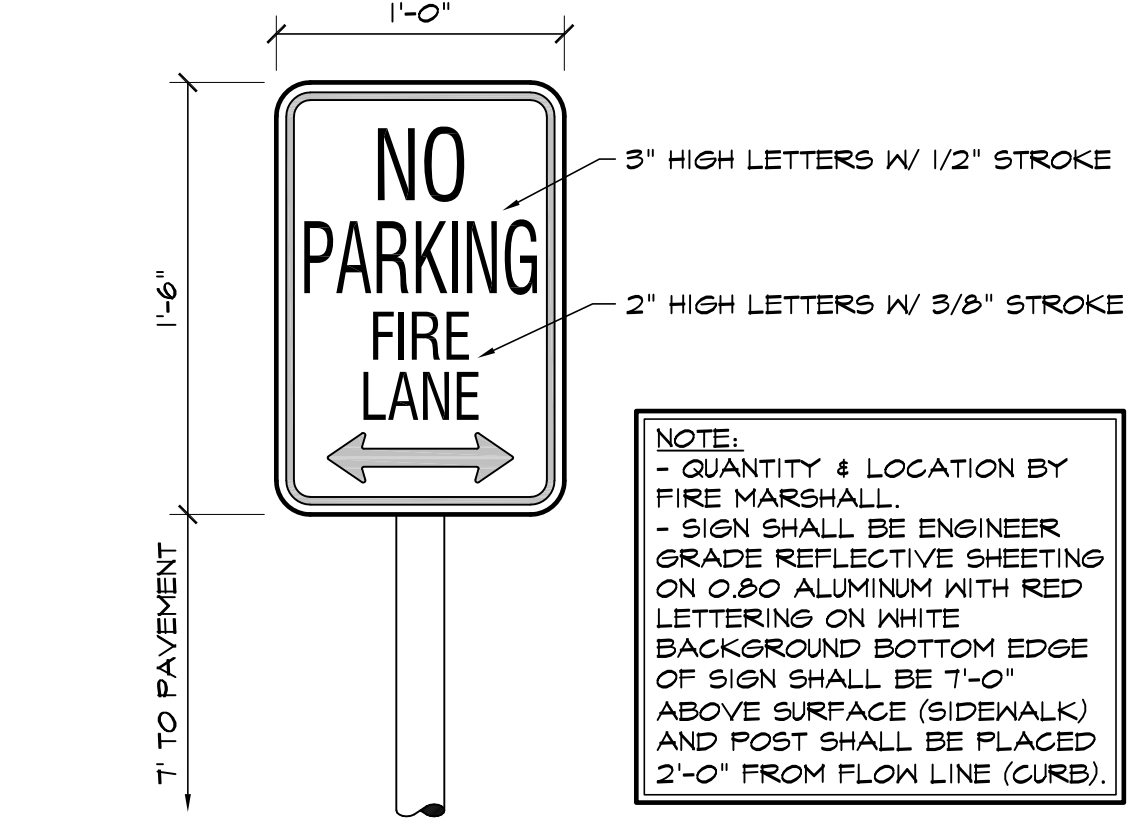


PROJECT INFORMATION

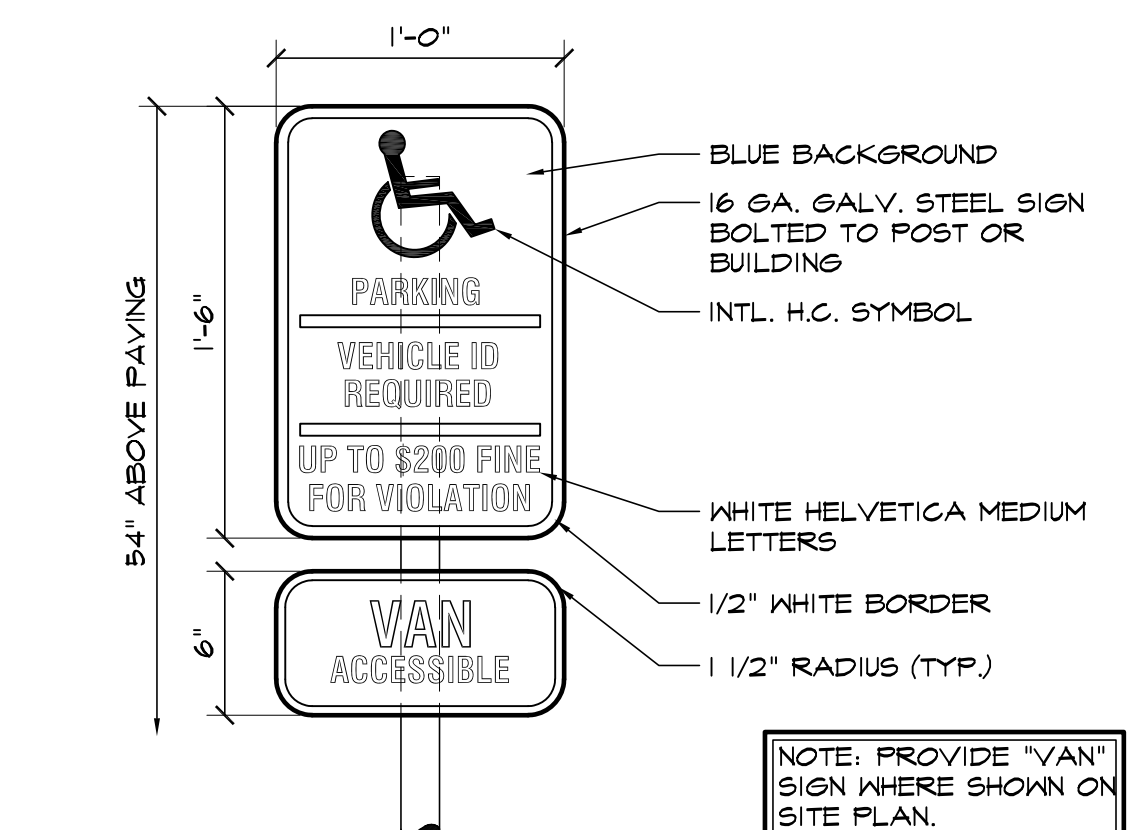
PROPERTY INFORMATION	OWNER NAME: UTE PASS RENTAL, INC 8775 W. HIGHWAY 24 CASCADE, CO 80804
LEGAL DESCRIPTION:	DESCRIPTION ON THIS SHEET
PARCEL NUMBER LOT 10:	83153-02-024
ZONING:	CC R-T
LOT SIZE LOT:	71560 SF (1.74 ACRES)
CURRENT USE:	MERCHANDISING
PROPOSED USE:	MINI STORAGE
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0440 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-1
	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): 69 UNITS / 100 UNITS: 1
	MINI-STORAGE-(1 SPACE/EMPLOYEE) (1 EMPLOYEE): 1
	H.C.-(1 SPACE/25 REQ'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 80415
	PHONE NUMBER: (719)-570-1549
	FAX NUMBER: (719)-570-1008
	APPLICANT NAME: LISA PETERSON
	APPLICANT E-MAIL: lpeterson@hammersconstruction.com



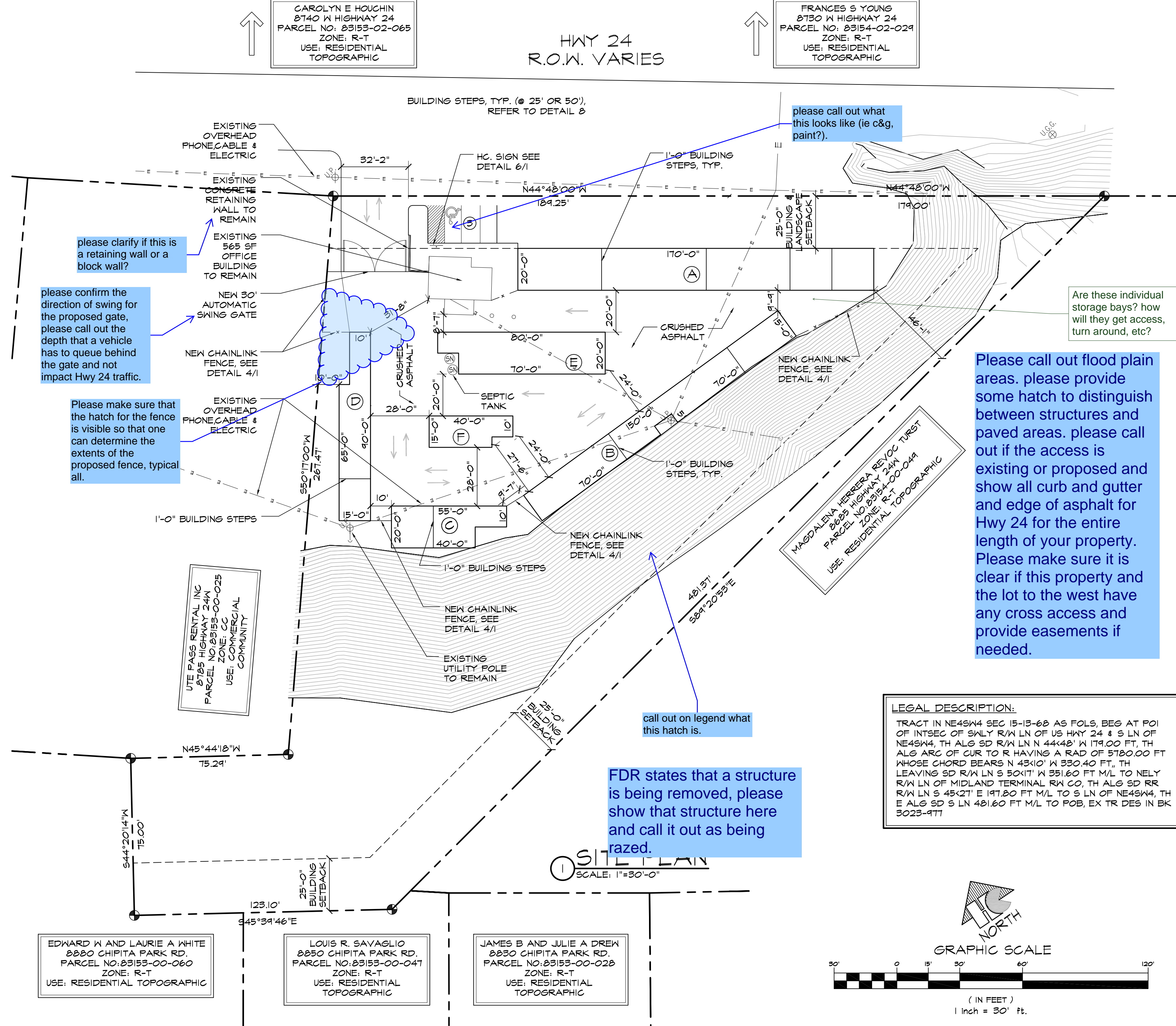
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



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



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



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

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.

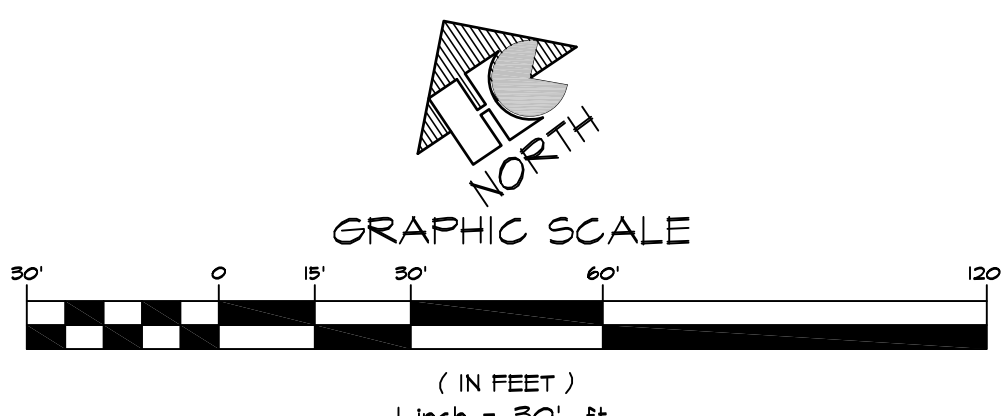
Please make sure that the hatch for the fence is visible so that one can determine the extents of the proposed fence, typical all.

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

Please call out flood plain areas. please provide some hatch to distinguish between structures and paved areas. please call out if the access is existing or proposed and show all curb and gutter and edge of asphalt for Hwy 24 for the entire length of your property. Please make sure it is clear if this property and the lot to the west have any cross access and provide easements if needed.

FDR states that a structure is being removed, please show that structure here and call it out as being razed.

LEGAL DESCRIPTION:
TRACT IN NE4SW4 SEC 15-13-68 AS FOLS, BEG AT POI OF INTERSEC SWLY R/W LN OF US HWY 24 & S LN OF NE4SW4, TH ALG SD R/W LN N 44°48' N 179.00 FT, TH ALG ARC OF CURVE TO R HAVING A RAD OF 5782.00 FT WHOSE CHORD BEARS N 43°10' W 330.40 FT, TH LEAVING SD R/W LN S 50°11' W 351.60 FT M/L TO NELY R/W LN OF MIDLAND TERMINAL RW CO, TH ALG SD RR R/W LN S 45°27' 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 3023-477



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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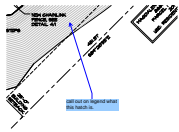
UTE PASS STORAGE FACILITY
8775 W HIGHWAY 24
CASCADE, CO 80804
EL PASO COUNTY, COLORADO

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

RESUBMITTALS:
▲
▲
▲
▲
▲
▲

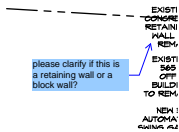
Markup Summary

Locked (13)



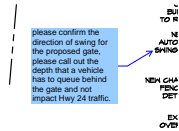
Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/13/2018 8:55:05 AM
Color: ■

call out on legend what this hatch is.



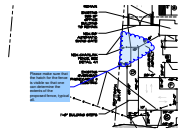
Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/13/2018 8:55:06 AM
Color: ■

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



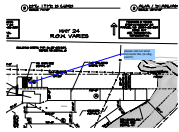
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Author: dsdgrimm
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Color: ■

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.



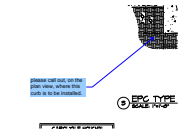
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Please make sure that the hatch for the fence is visible so that one can determine the extents of the proposed fence, typical all.



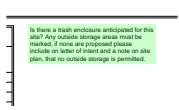
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Color: ■

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



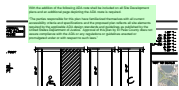
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Page Label: 1
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Author: dsdgrimm
Date: 7/13/2018 8:55:11 AM
Color: ■

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



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 7/13/2018 8:55:12 AM
Color: ■

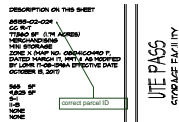
Is there a trash enclosure anticipated for this site? Any outside storage areas must be marked, if none are proposed please include on letter of intent and a note on site plan, that no outside storage is permitted.



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Author: dsdsevigny
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Color: ■

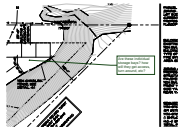
With the addition of the following ADA note shall be included on all Site Development plans and an additional page depicting the ADA route is required.

“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.”



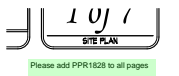
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Author: dsdsevigny
Date: 7/13/2018 8:55:17 AM
Color: ■

correct parcel ID



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 7/13/2018 8:55:18 AM
Color: ■

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



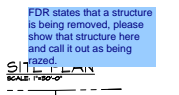
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Author: dsdsevigny
Date: 7/13/2018 8:55:19 AM
Color: ■

Please add PPR1828 to all pages



Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdnijkamp
Date: 7/13/2018 8:55:20 AM
Color: ■

Please call out flood plain areas. please provide some hatch to distinguish between structures and paved areas. please call out if the access is existing or proposed and show all curb and gutter and edge of asphalt for Hwy 24 for the entire length of your property. Please make sure it is clear if this property and the lot to the west have any cross access and provide easements if needed.



Subject: Engineer
Page Label: 1
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Author: dsdnijkamp
Date: 7/13/2018 8:55:21 AM
Color: ■

FDR states that a structure is being removed, please show that structure here and call it out as being razed.