

# **HAMMERS CONSTRUCTION, INC.**

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400  
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• **SPECIALIZING IN DESIGN / BUILD** •

Steve Hammers, President  
[shammers@hammersconstruction.com](mailto:shammers@hammersconstruction.com)

## **REVISION RESPONSE LETTER**

**RE: UTE PASS RENTAL, INC**  
**Site Development Plan**  
**File Number PPR-18-028**

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**DATE:** September 11, 2018

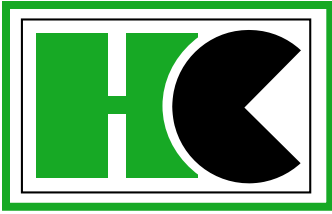
**TO:** Gabe Sevigny  
County Planner  
Development Review  
El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
O: (719)-520-7943  
F: (719)-520-6695

**FROM:** APPLICANT  
Hammers Construction, Inc.  
Lisa Peterson  
Designer  
1411 Woolsey Heights  
Colorado Springs, CO 80915  
O: (719)-570-1599  
F: (719)-570-7008

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**Dear Gabe,**

**Upon receipt and review of your comments provided to us on July 13, 2018, we offer the following response. We have incorporated comments received from the development services department into these minor revisions. Please review and call with any questions you might have.**



***EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPT***  
***Current Planning***

- *See Redlines*
  - **The retaining wall is an existing solid concrete wall, it is not a block wall.**
  - **The swing of the gate has been mirrored and a dimension has been added to show vehicle queue depth. This allows for 3 cars to be queued outside the gate. We don't anticipate this many to queue at all since it is an automatic gate, therefore this will not affect traffic on the Highway 24 frontage road.**
  - **The fence hatch has been adjusted so the one can determine the extent of the proposed fence.**
  - **Grade line hatch has been added to the site legend.**
  - **All storage bays are individuals. There is plenty of staging area to accommodate the access and maneuvering of storage items (boxes, furniture, etc.). In addition, the owners will provide carts to the clients for better ease of moving their belongings.**
  - **The ADA note has been added.**
  - **There will be no trash enclosure on the site.**
  - **The parking area is the only proposed area to be paved. This area is currently existing asphalt and will just need to be restriped as shown on plans.**
  - **There is no curb/gutter on site. We have removed the curb detail.**
- *Applicant is required to apply for a Building Permit with PPRBD*
  - **Noted.**
- *Applicant is required to apply for a Driveway Permit with CDOT*
  - **Application to CDOT has been submitted.**
- *Schedule a pre-construction meeting with Inspections*
  - **Noted.**
- *Landscaping must be installed prior to Certificate of Occupancy*
  - **Noted.**

This does not accommodate the access issue on the SDP

If trash can be generated on the site, a trash enclosure must be provided

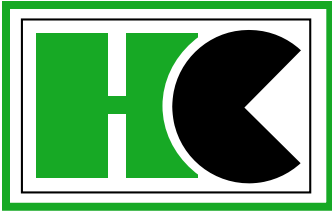
***Engineering Department***

*engineering comments have been provided in the form of red-lines on the submitted documents. these red-lines will be up loaded by the project manager. the GEC check list will be provided upon request only. Grading plan has been removed from set as they are not needed.*

***COLORADO SPRINGS UTILITIES***

**Action Items:**

1. *Please contact field engineer Cindy-Lou Hyde at (719)668-5887 to discuss options regarding the need for an easement for the overhead electric that is on the property. We*



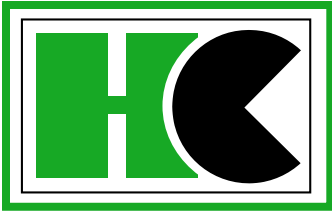
**have met with Cindy on site and have filed for an electrical easement as requested. No site changes are needed per this meeting.**

**Information Items:**

1. *Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.*
  - o *In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.*
2. *When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.*
3. *CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.*
4. *CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.*
5. *Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.*
6. *Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.*
7. *Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.*
8. *Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to UDS via [www.csu.org](http://www.csu.org).*
9. *The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.*

*If you have any questions, please contact Al Juvera at [ajuvera@csu.org](mailto:ajuvera@csu.org) / 719.668.8769 or Ryne Solberg at [rsolberg@csu.org](mailto:rsolberg@csu.org) / 719.668.8267*

***ELPASO COUNTY ATTORNEY'S OFFICE***



Please confirm whether this use is allowed by current zoning. Mini Warehouse is not allowed in R-T and is a special use in CC. Even if Detention Maintenance Agreement not required, please confirm whether ESQCP needed. **ESQCP is not required per Engineering comments. The property is zoned CC and mini-storage is a special use, we have submitted the special use application and are working towards approval with EPC.**

### ***PIKES PEAK REGIONAL BUILDING DEPARTMENT***

Regarding a request for approval of a site development plan for a mini storage facility at 8775 W. Highway 24, Enumerations has the following comments: 1. The tax schedule number shown on the development plan is incorrect. The correct tax schedule number for this parcel is: 83153-00-029. **Updated** 2. The lettering system shown for the storage buildings is consistent with the preferred addressing for mini-storage facilities. The letter designators should be used when submitting building plans for review/permit. For example: 8775 W. Hwy 24 Bldg A. **Noted and we will designate as suggested for permit submittal.** Floodplain has the following comments: 1. The floodplain statement shown on the development plan is incorrect. This parcel contains Zone AE floodplain area. The LOMA number shown in the floodplain statement does not apply to this parcel. Correct the floodplain statement to accurately reflect current conditions. **Updated** 2. The proposed buildings shown on this plan are located outside of the floodplain areas of this parcel. Any building plans should show the boundaries of the floodplain area on the site plan. **Floodplain boundary has been shown on the site plan clarifying the buildings are indeed out of the floodplain. Therefore, this should not be an issue** 3. Contact Floodplain Administrator Keith Curtis ([keith@pprbd.org](mailto:keith@pprbd.org), 719-327-2898) with any questions or concerns regarding updating the floodplain statement to read correctly or compliance with Regional Building Code section RBC313 (floodplain code). Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: [brent@pprbd.org](mailto:brent@pprbd.org) W: [pprbd.org](http://pprbd.org) **Noted**

#### **The following agencies have not provided review comments to-date:**

- EPD Health Department
- CDOT
- US Fish and Wildlife
- Black Hills Energy
- GMF Chipita Park Fire Protection District
- Manitou Springs SD 14

**No changes need to be made after reviewing comments from this department**

**If you have any further questions, please give me a call.**

**Respectfully submitted,**

**Lisa A. Peterson  
Designer/Applicant**