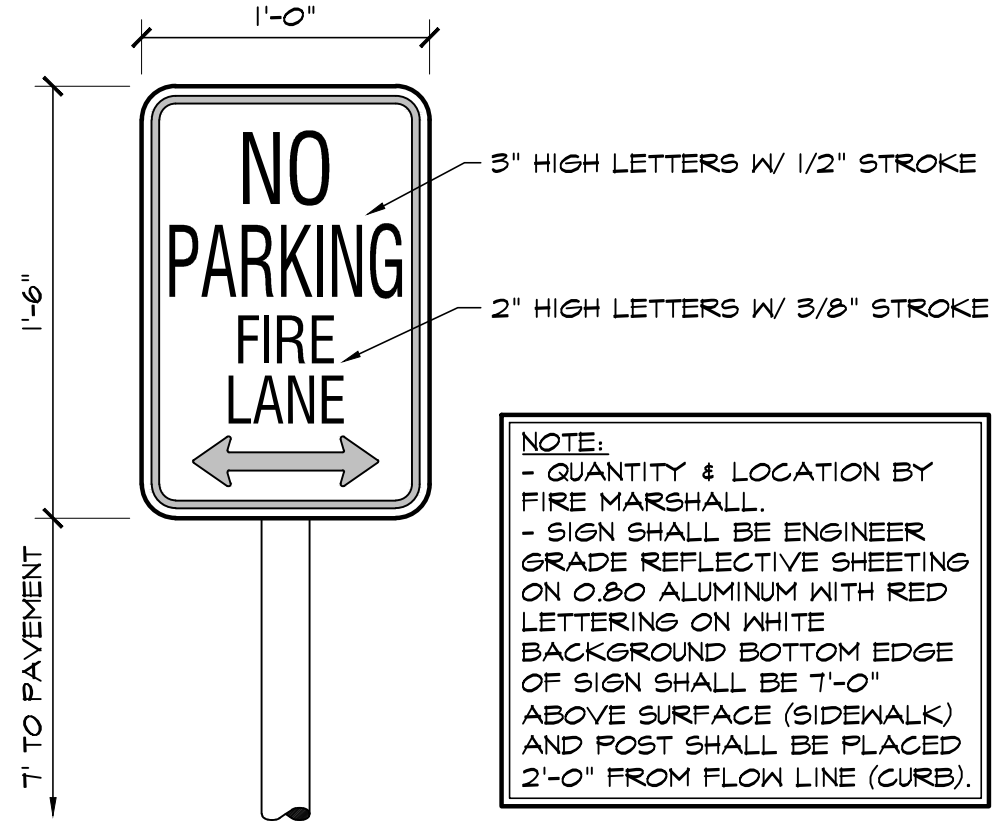
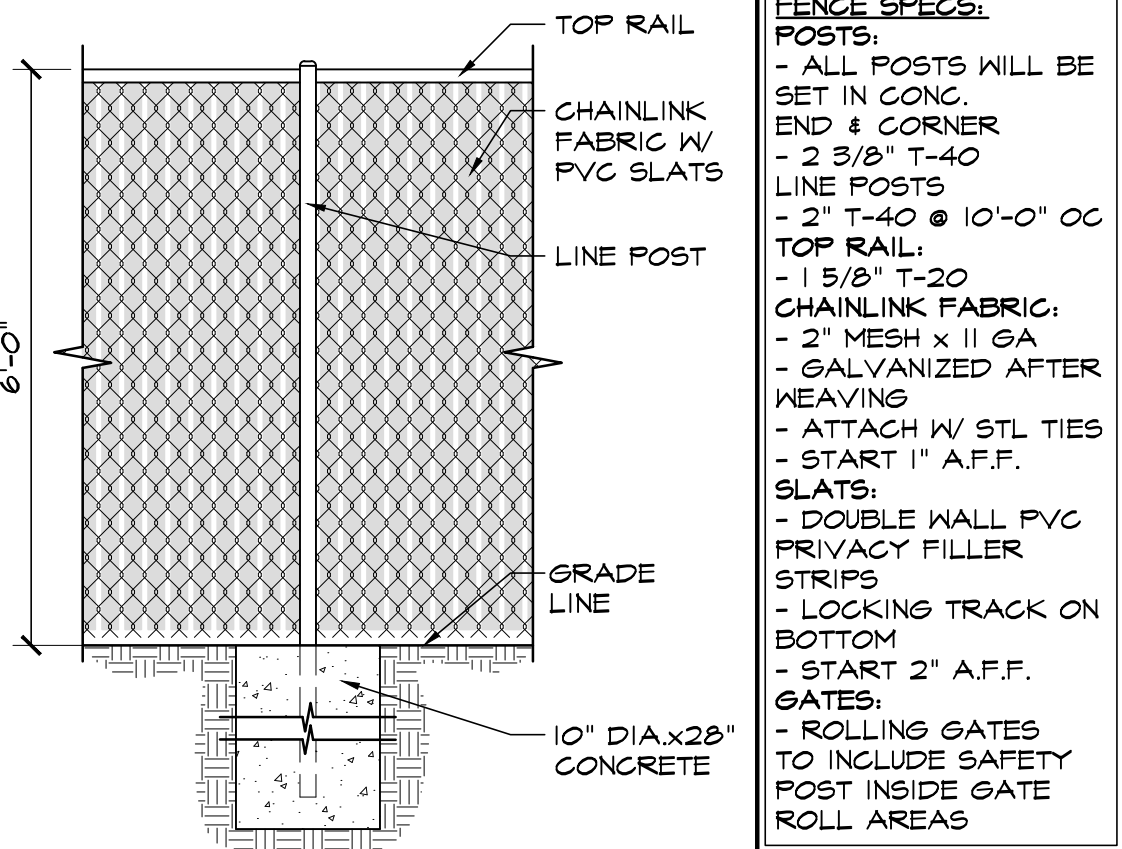


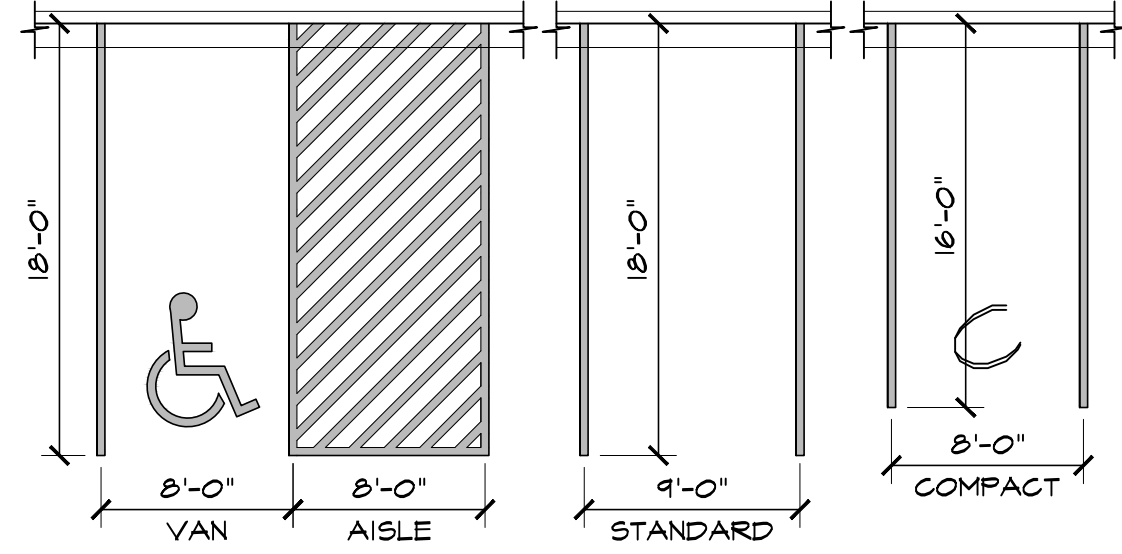
5 HANDICAPPED PARKING SIGN
SCALE: 1/2"=1'-0"



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



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



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

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: 71560 SF (1.74 ACRES)
CURRENT USE: MERCHANDISING
PROPOSED USE: MINI STORAGE
FLOODPLAIN STATEMENT: ZONE X, AE (MAP NO. 08041C0490F, DATED MARCH 17)

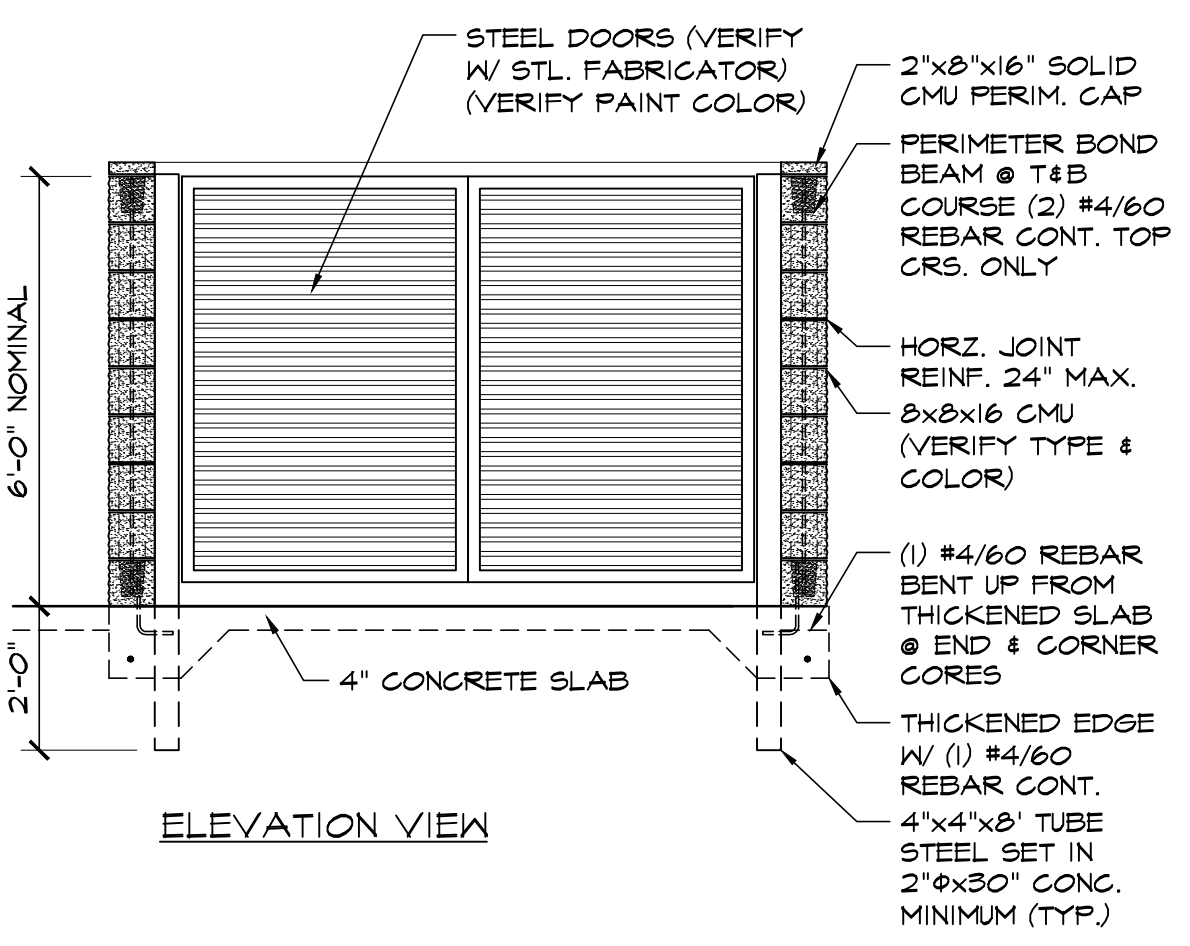
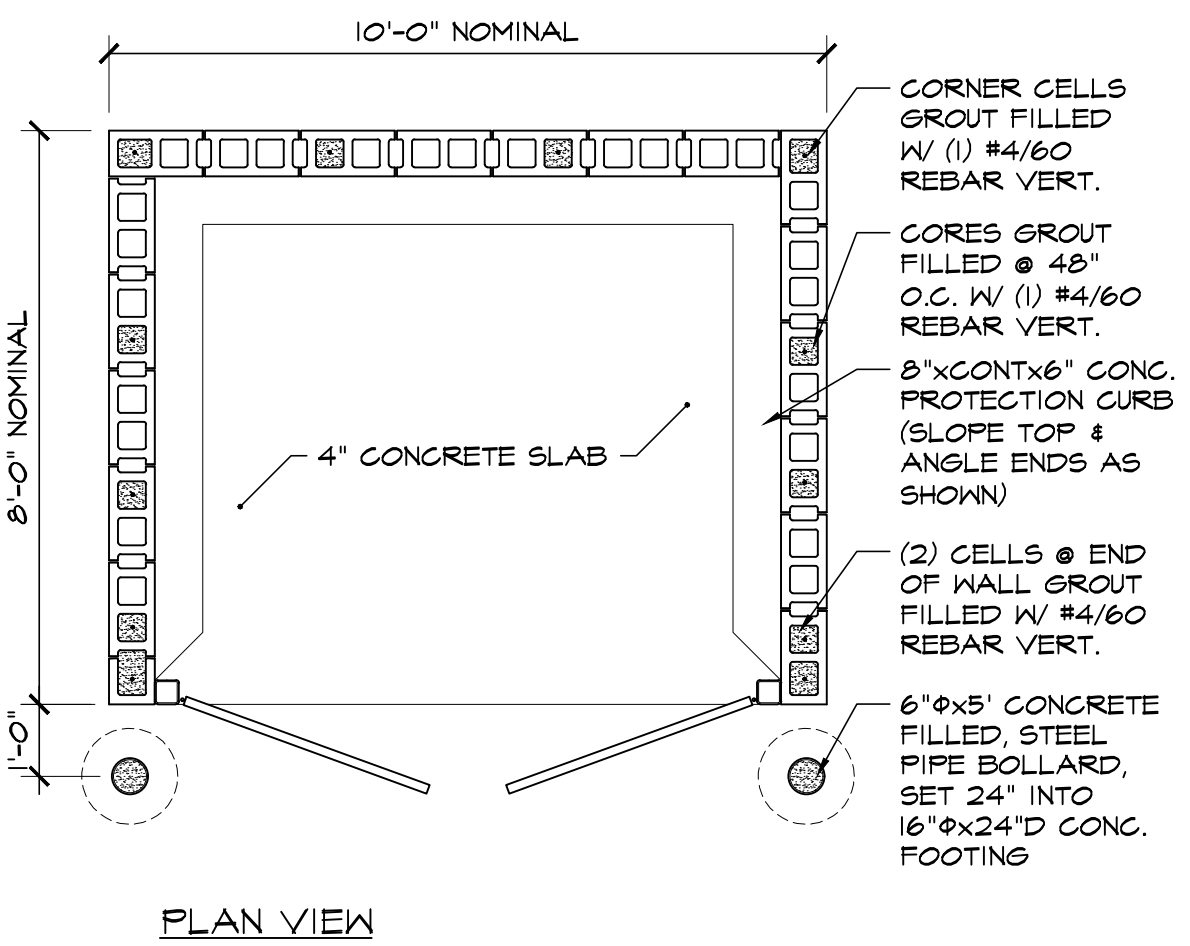
BUILDING INFORMATION
EXISTING BUILDING AREA (OFFICE): 565 SF
NEW BUILDING AREA: 4825 SF
BUILDING OCCUPANCY: S-1
TYPE OF CONSTRUCTION: I-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
PROPOSED PRINCIPAL USE: MINI STORAGE
STRUCTURAL COVERAGE OF LOT: 15%
PAVEMENT COVERAGE: 17%
NEW BUILDING STRUCTURAL HEIGHT: 9'-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)
MINI-STORAGE-(1 SPACE/EMPLOYEE) (1 EMPLOYEE)
H.C.-(1 SPACE/25 REQ'D)
TOTAL PARKING SPACES REQUIRED: 70
TOTAL PARKING SPACES PROVIDED: 70
H.C. SPACES PROVIDED: 70

DEVELOPMENT SCHEDULE
CONSTRUCTION: FALL 2018
LANDSCAPING: FALL 2018

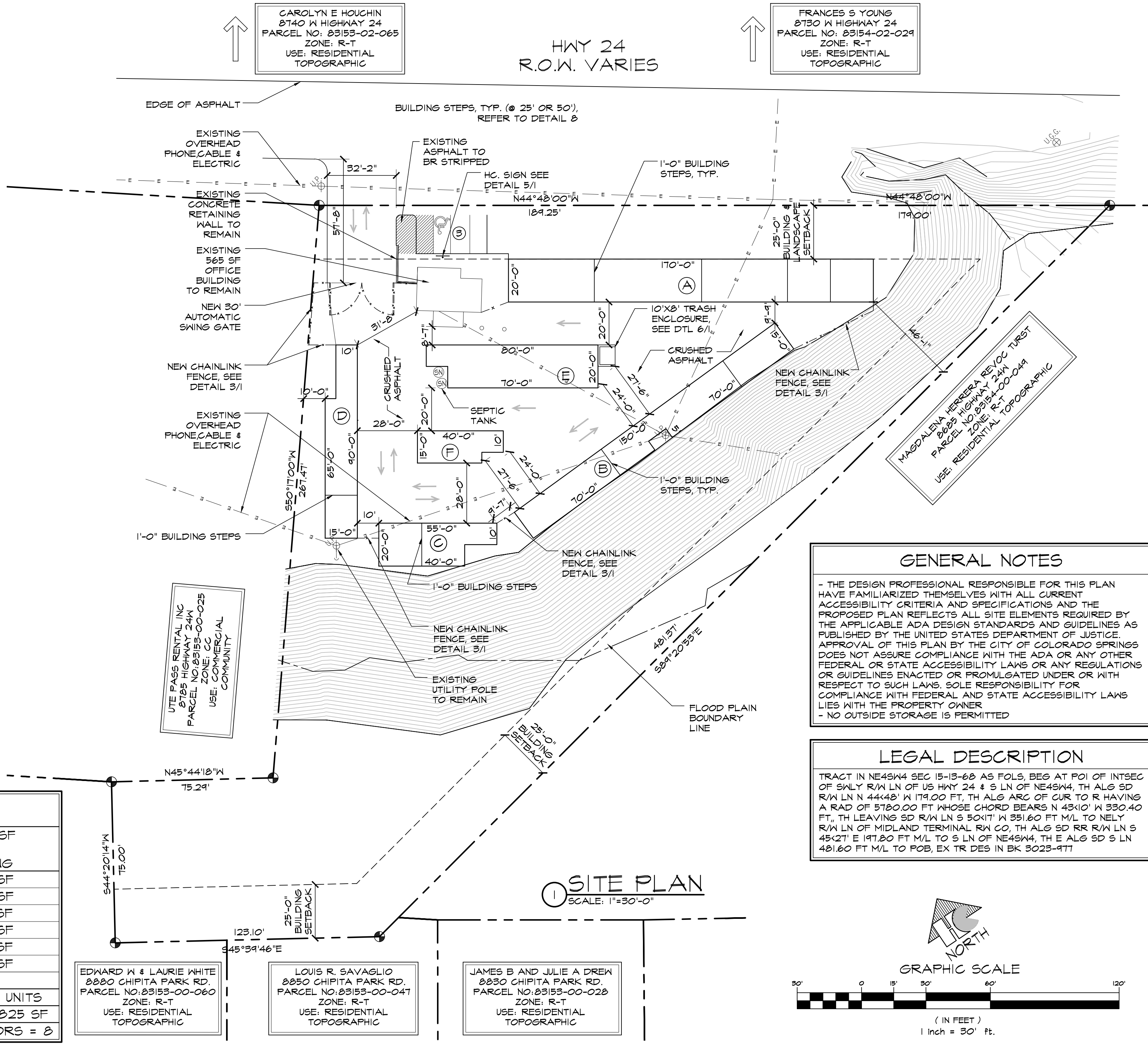
DEVELOPMENT APPLICANT
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPRGS, CO 80915
PHONE NUMBER: (719)-570-1549
FAX NUMBER: (719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com



6 CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"

Approved
By: Craig Dossey, Executive Director
Date: 04/29/2019
El Paso County Planning & Community Development

BUILDING TABULATION							
BLDG	BLDG OCCUP	5'-0"	10'-0"	10'-0"	15'-0"	15'-0"	TOTAL SF OF BUILDING
		X	X	X	X	X	
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	-	-	1,225 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					



1 SITE PLAN
SCALE: 1"=30'-0"

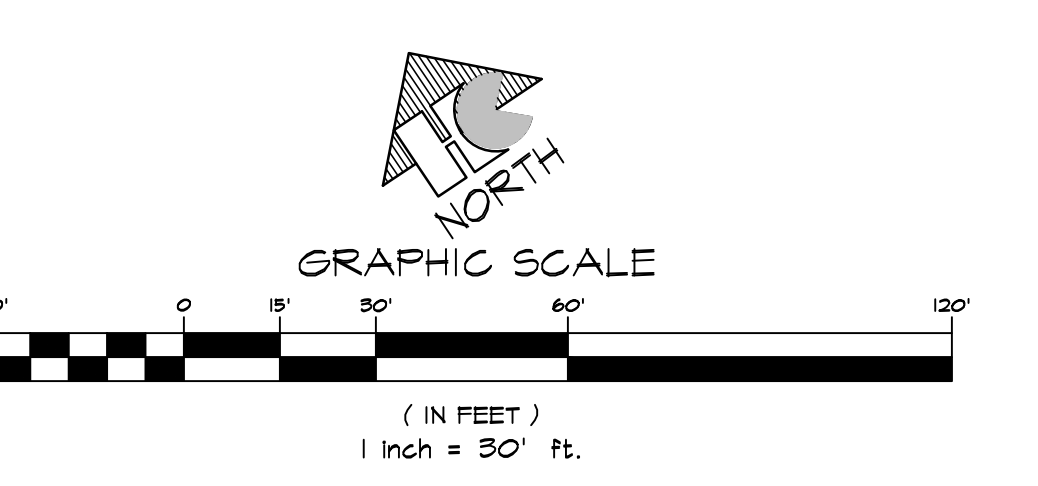
GENERAL NOTES

- 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

* NO OUTSIDE STORAGE IS PERMITTED

LEGAL DESCRIPTION

TRACT IN NE48W4 SEC 15-13-68 AS FOLLS, BEG AT POI OF INTSECT OF S4LY R/W LN OF US HWY 24 & S LN OF NE48W4, TH ALG SD R/W LN N 444'48" W 179.00 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 5780.00 FT WHOSE CHORD BEARS N 4310' W 330.40 FT, TH LEAVING SD R/W LN S 50'17" W 331.60 FT M/L TO NELLY R/W LN OF MIDLAND TERMINAL RW CO, TH ALG SD RR R/W LN S 45'27" E 147.80 FT M/L TO S LN OF NE48W4, TH E ALG SD S LN 481.60 FT M/L TO POB, EX TR DES IN BK 3023-9TT



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
- GS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 3'-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

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 © 2014 HAMMERS CONSTRUCTION

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

DATE: OCT. 17, 2018
DRAWN BY: J. CANTERBERRY
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1064

RESUBMITTALS:
9-12-18/COMMENTS 1-13-18
10-23-18/COMMENTS 10-18-18
12-12-18/COMMENTS 11-13-18
4-18-19/COMMENTS 4-17-19