

REVISIONS:	DATE:
COMMENTS	08/17/2016

**CONCEPT PLAN  
OPEN RV STORAGE  
HARRISON SUBDIVISION  
COLORADO SPRINGS, COLORADO**

**PAULSON**  
architects, pc  
630 SOUTH CASCADE AVENUE, SUITE 100  
COLORADO SPRINGS, COLORADO 80903  
(719) 475-1727 OFFICE  
jack@paulsonarchitects.com

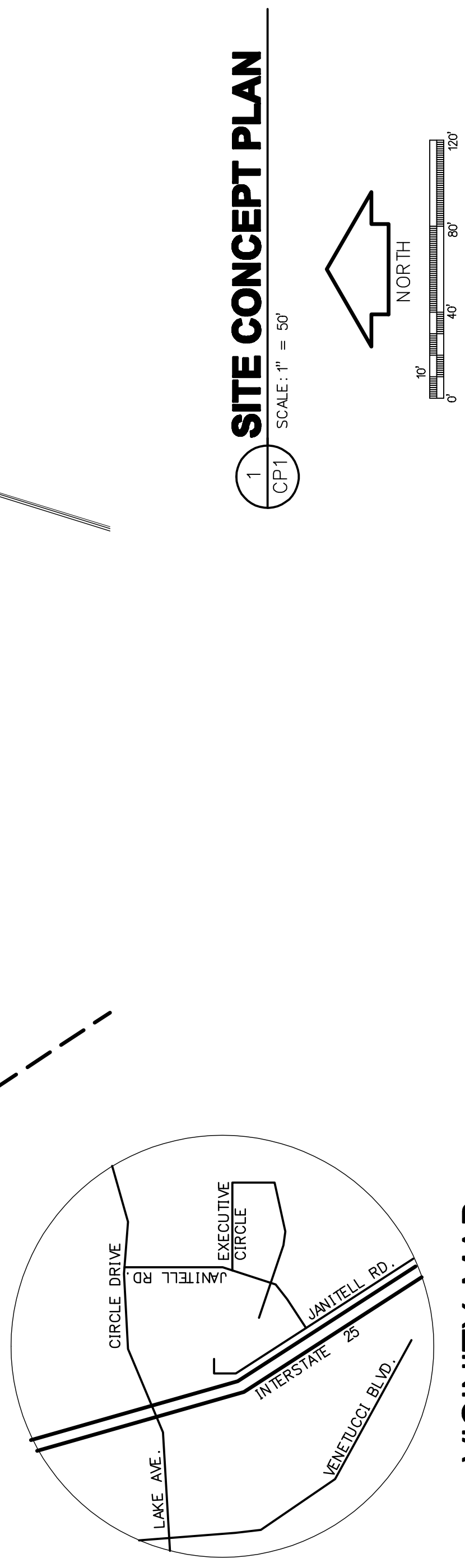
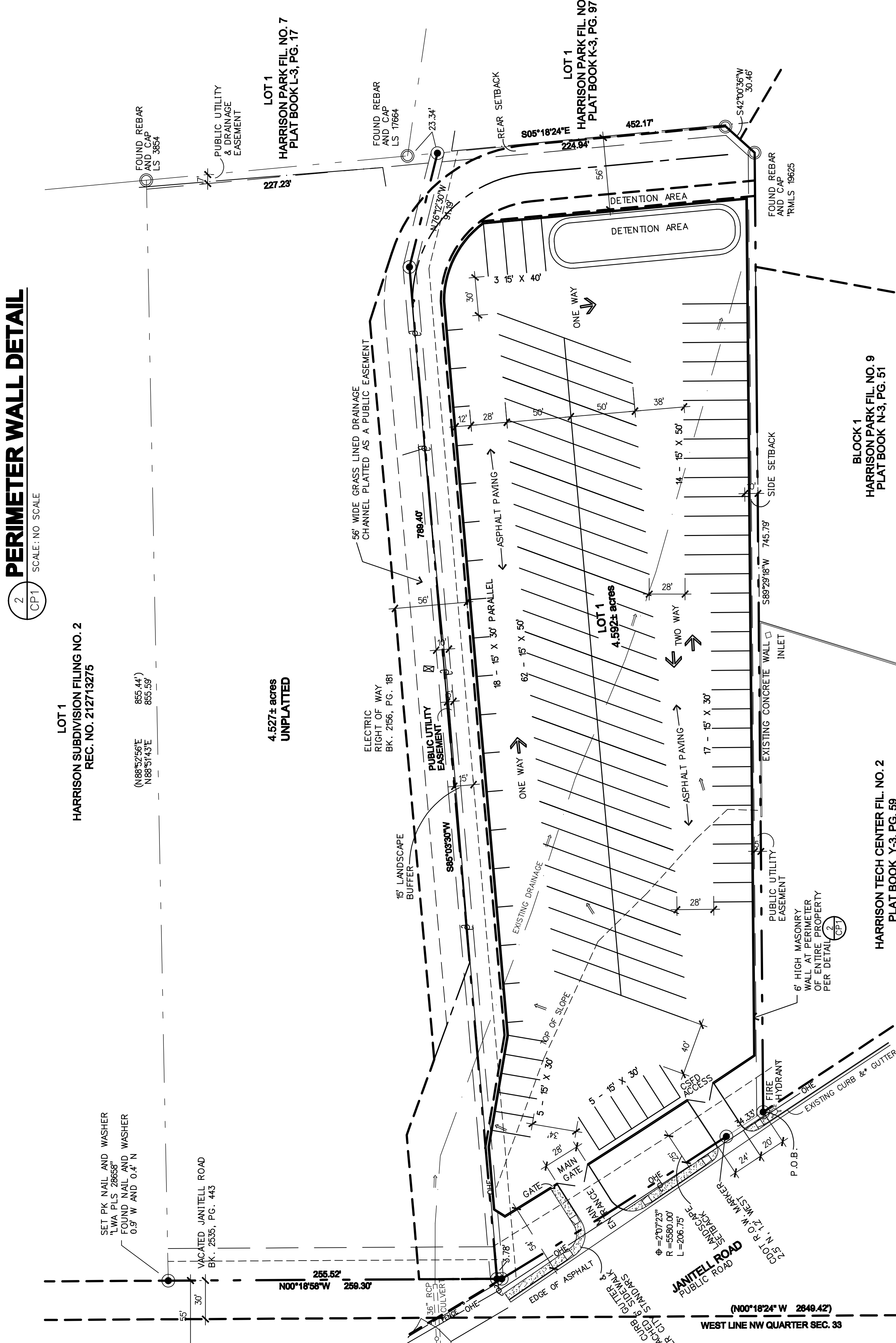
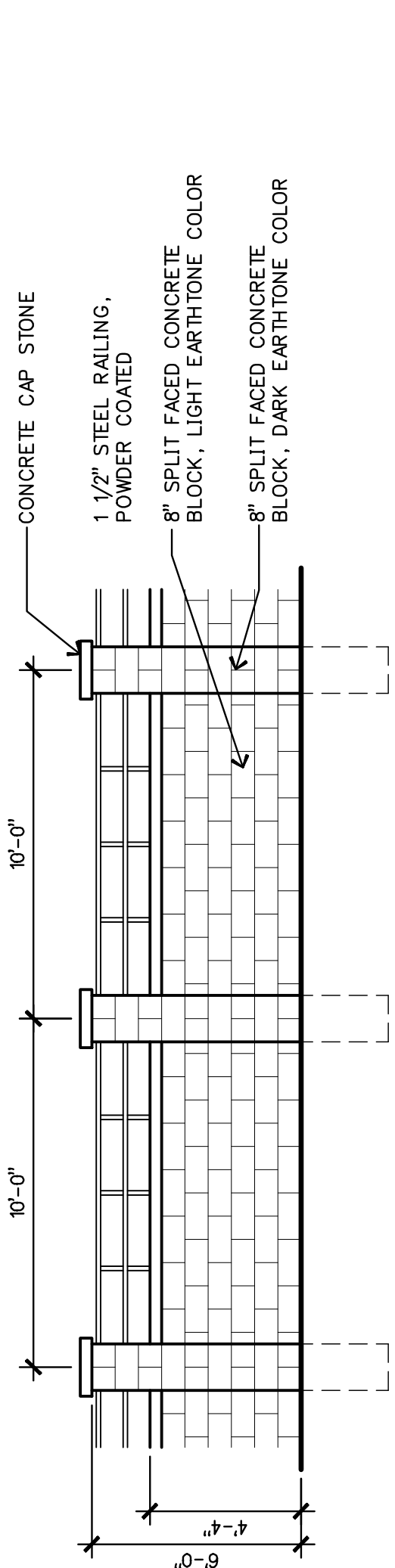
DRAWN BY:	JBP
CHECKED BY:	JBP
DATE:	03/14/2016
SCALE:	AS NOTED
JOB NUMBER:	OPEN RV STOR.
SHEET NUMBER	<b>CP-1</b> OF 1

**PROJECT DATA:**  
**LEGAL DESCRIPTION:**  
 HARRISON SUBDIVISION, FILING NO. 3, LOT 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 69 WEST, COUNTY OF COLORADO - TO BE PLATTED AS LOT 1, HARRISON SUBDIVISION FILING NO. 3.  
**TAX SCHEDULE NO.:**  
 EXISTING TSN: 643230002  
 LOT 1 TSN: TO BE DETERMINED  
**SITE DATA:**  
 NO. OF LOTS = 1 UNPLATTED LOT  
 CURRENT ZONE: R (ESTATE, SINGLE FAMILY)  
 PROPOSED ZONE: C-6  
 ADDRESS - TO BE DETERMINED  
 DRAINAGE BASIN - FOUNTAIN CREEK  
 LOT NO. 1 AREA = 200.027 SQ. FT. (4.592 ACRES)  
 PERCENTAGE COVERED WITH BUILDINGS (MAX = 40%)  
 0.00 SF = 0.00%  
**LAND USE:**  
 PROPOSED - AUTOMOTIVE STORAGE YARD  
 1. THIS IS FOR RECREATION VEHICLE STORAGE ONLY.  
 2. NO HEAVY EQUIPMENT STORAGE IS ALLOWED ON THIS SITE.  
 3. NO HEAVY EQUIPMENT STORAGE IS ALLOWED IN THE OPEN RV STORAGE COMPLEX  
**PARKING DATA:**  
 REQUIRED PARKING = 0 SPACES  
 STORAGE PARKING SPACES PROVIDED  

NUMBER	SIZE
76	15' X 50'
30	15' X 30'
3	15' X 40'
18	15' X 30' PARALLEL

 TOTAL SPACES = 127  
**REQUIRED SETBACKS:**  
 FRONT YARD = 0 FT.  
 SIDE YARD = 0 FT.  
 REAR YARD = 0 FT.  
**APPROX. DEVELOPMENT SCHEDULE:**  
 BEGIN CONSTRUCTION - AUGUST 1, 2016  
 COMPLETE CONSTRUCTION - OCTOBER 1, 2016  
**OWNER-DEVELOPER:**  
 ERA INVESTMENTS, LLC  
 4075 JANITELL BLVD., SUITE 200  
 COLORADO SPRINGS, CO 80906  
 (719) 576-7600  
**APPLICANT:**  
 PAULSON ARCHITECTS, PC  
 630 SOUTH CASCADE AVE., SUITE 100  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 475-1727  
**CIVIL ENGINEER:**  
 JPS ENGINEERING  
 915 WILLAMETTE AVE  
 COLORADO SPRINGS, CO 80903  
 (719) 477-9429

**SITE NOTES:**  
 1. ALL OF THE LANDSCAPE REQUIREMENTS MUST BE MET AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.  
 2. FLOODPLAIN NOTE:  
 THE SITE IS LOCATED BEYOND THE LIMITS OF ANY 100-YEAR FLOODPLAIN AS SHOWN IN THE FEMA FLOODPLAIN MAP FOR THIS AREA, FIRM, PARCEL NO. 08041CD741F, DATED MARCH 17, 1997.  
 3. CDDT NOTE:  
 THE SUBMISSION OF ALL CDDT STATE HIGHWAY ACCESS PERMITS MUST BE PROVIDED AT THE DEVELOPMENT PERMIT SUBMITTAL.



CPC CP 16-00040