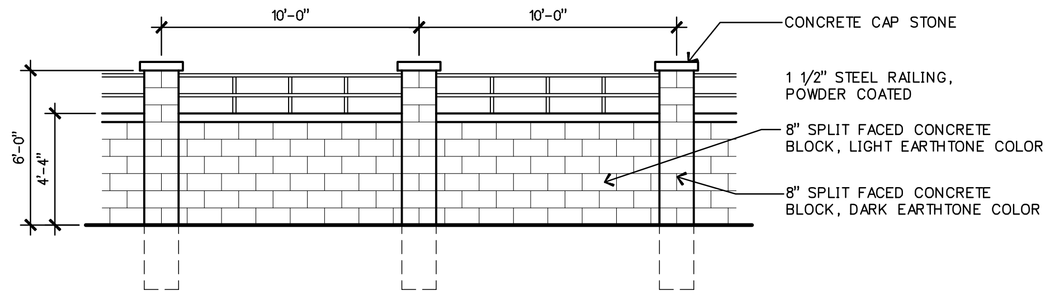
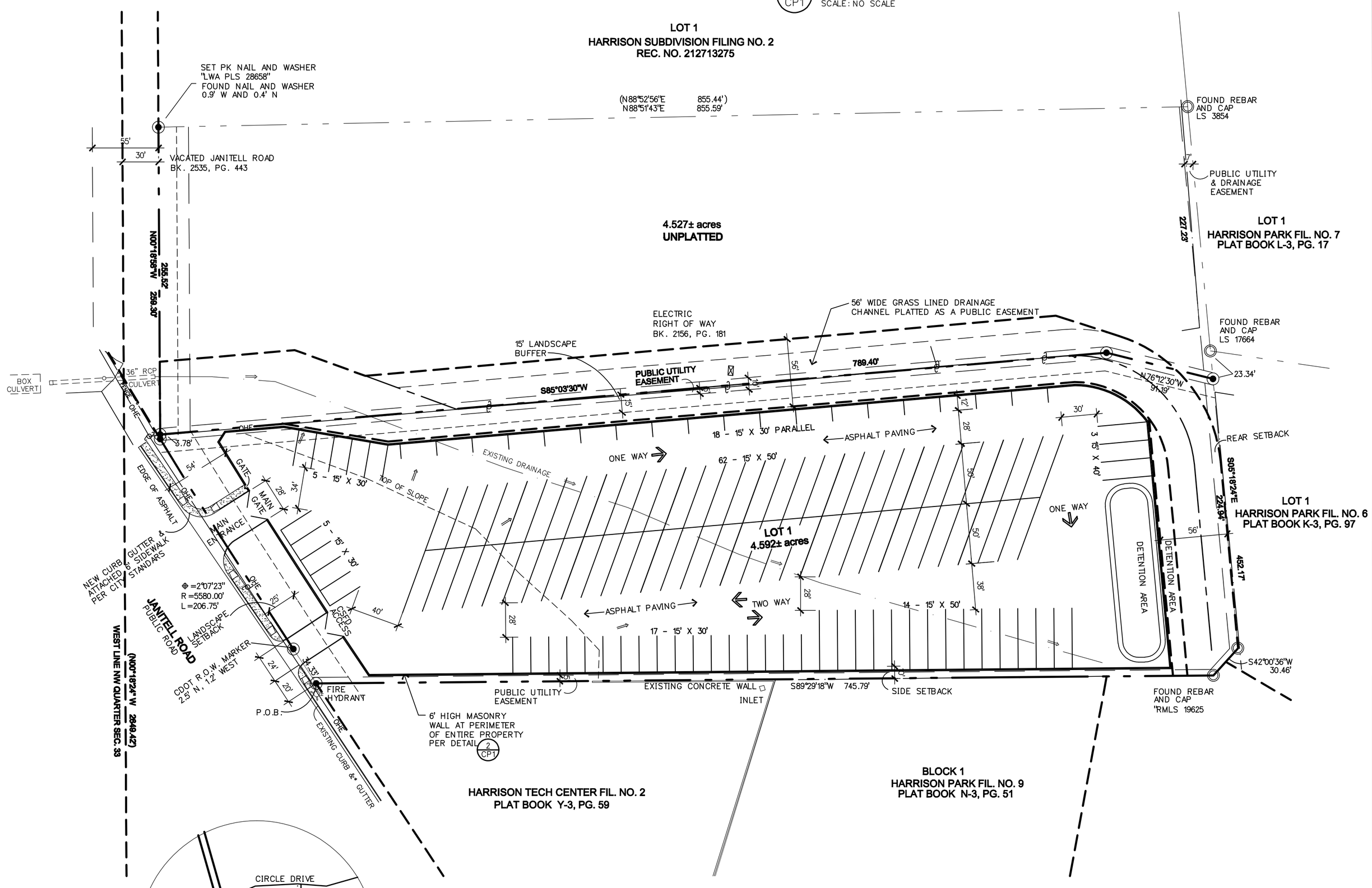


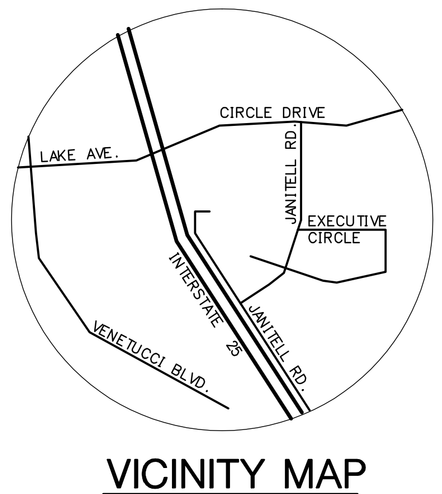
2 CP1 PERIMETER WALL DETAIL

SCALE: NO SCALE

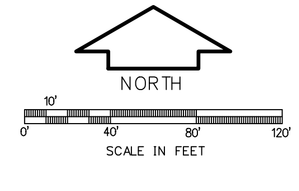


1 CP1 SITE CONCEPT PLAN

SCALE: 1" = 50'



VICINITY MAP



PROJECT DATA:

LEGAL DESCRIPTION

HARRISON SUBDIVISION, FILING NO. 3, LOT 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P. M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO - 'TO BE PLATTED AS LOT 1, HARRISON SUBDIVISION FILING NO. 3'

TAX SCHEDULE NO.

EXISTING TSN: 6433200002
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 STORAGED ONLY.
2. NO MATERIALS STORAGE IS ALLOWED ON SITE.
3. NO HEAVY EQUIPMENT STORAGE IS ALLOWED ON SITE.

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 INVESTIMENTS, LLC
4075 JANITELL RDA, SUITE 200
COLORADO SPRINGS, CO 80906
(719) 576-7600

APPLICANT

PAULSON ARCHITECTS, PC
620 SOUTH CASCADE AVE., SUITE 100
COLORADO SPRINGS, COLORADO 80903
(719) 475-1727

CIVIL ENGINEER

JPS ENGINEERING
19 E. 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. 08041C0741F, DATED MARCH 17, 1997.

3. CDOT NOTE:
THE SUBMISSION OF ALL CDOT STATE HIGHWAY ACCESS PERMITS MUST BE PROVIDED AT THE DEVELOPMENT PERMIT SUBMITTAL.

REVISIONS:	DATE:
COMMENTS 06/17/2016	

CONCEPT PLAN
OPEN RV STORAGE
HARRISON SUBDIVISION
COLORADO SPRINGS, COLORADO

PAULSON architects, PC
620 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	CP-1 OF 1

CPC CP 16-00040

FIGURE 1