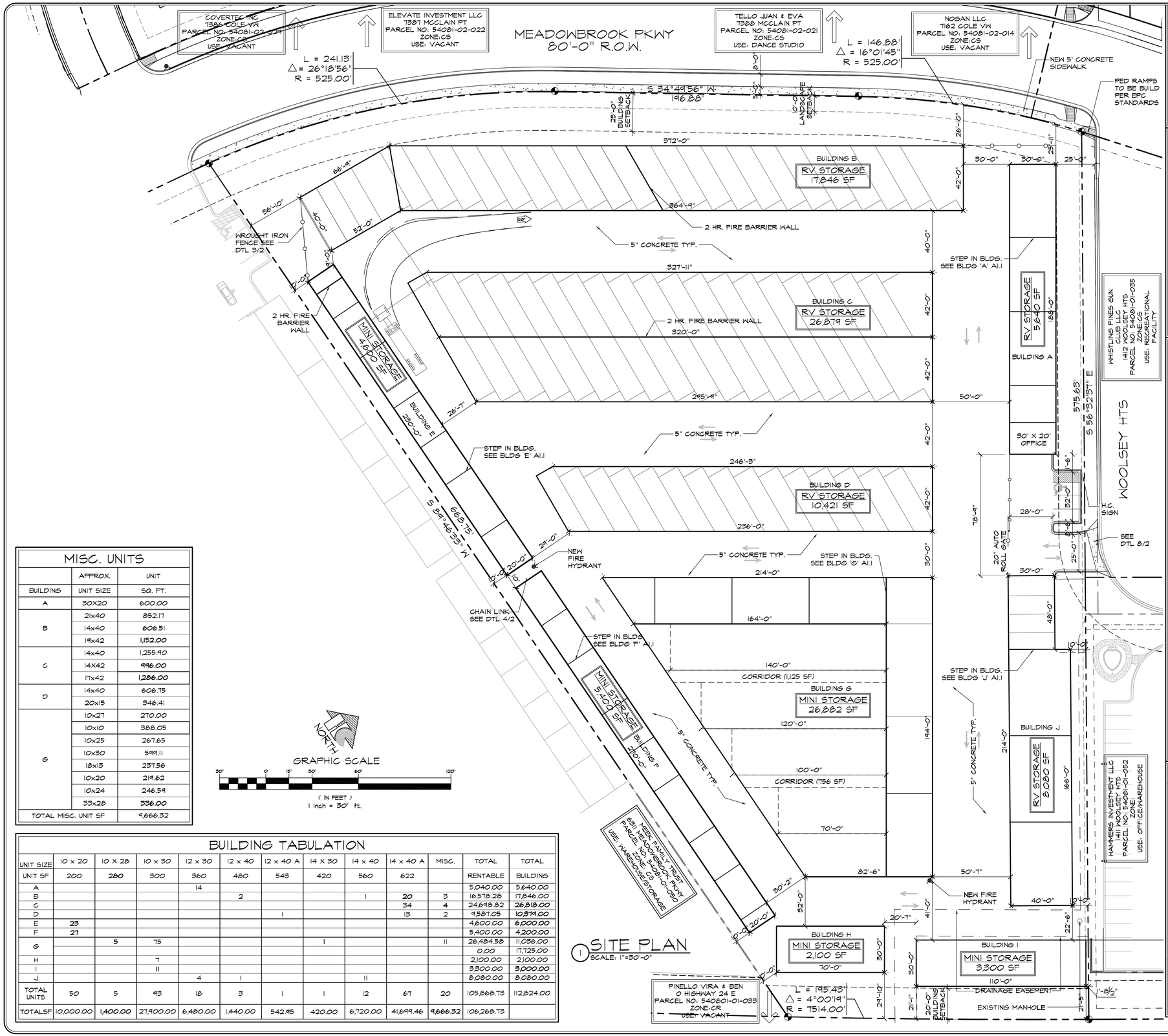



## MISC. UNITS

| | APPROX. | UNIT |
|---|---|---|
| BUILDING | UNIT SIZE | SQ. FT. |
| A | 30X20 | 600.00 |
| B | 21x40 | 852.17 |
| | 14x40 | 606.51 |
| | 19x42 | 1,152.00 |
| C | 14x40 | 1,255.90 |
| | 14X42 | 996.00 |
| | 17x42 | 1,286.00 |
| D | 14x40 | 606.75 |
| | 20x15 | 346.41 |
| G | 10x27 | 270.00 |
| | 10x10 | 388.05 |
| | 10x25 | 267.65 |
| | 10x30 | 599.11 |
| | 18x13 | 237.56 |
| | 10x20 | 219.62 |
| | 10x24 | 246.59 |
| | 33x28 | 336.00 |
| TOTAL MISC. UNIT SF | | 9,666.32 |

GRAPHIC SCALE

30' 0 15' 30' 60' 120'

( IN FEET )
1 inch = 30' ft.

## BUILDING TABULATION

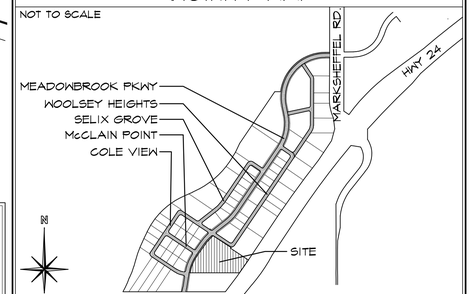
| UNIT SIZE | 10 x 20 | 10 x 28 | 10 x 30 | 12 x 30 | 12 x 40 | 12 x 40 A | 14 x 30 | 14 x 40 | 14 x 40 A | MISC. | TOTAL | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| UNIT SF | 200 | 280 | 300 | 360 | 480 | 543 | 420 | 560 | 622 | | RENTABLE | BUILDING |
| A | | | | 14 | | | | | | | 5,040.00 | 5,640.00 |
| B | | | | | 2 | | | 1 | 20 | 3 | 16,578.28 | 17,846.00 |
| C | | | | | | | | | 34 | 4 | 24,698.82 | 26,818.00 |
| D | | | | | | 1 | | | 15 | 2 | 9,587.05 | 10,379.00 |
| E | 23 | | | | | | | | | | 4,600.00 | 6,000.00 |
| F | 27 | | | | | | | | | | 5,400.00 | 4,200.00 |
| G | | 5 | 75 | | | | 1 | | | 11 | 26,484.58 | 11,036.00 |
| | | | | | | | | | | | 0.00 | 17,725.00 |
| H | | | 7 | | | | | | | | 2,100.00 | 2,100.00 |
| I | | | 11 | | | | | | | | 3,300.00 | 3,000.00 |
| J | | | | 4 | 1 | | | 11 | | | 8,080.00 | 8,080.00 |
| TOTAL UNITS | 50 | 5 | 93 | 18 | 3 | 1 | 1 | 12 | 67 | 20 | 105,868.73 | 112,824.00 |
| TOTALSF | 10,000.00 | 1,400.00 | 27,900.00 | 6,480.00 | 1,440.00 | 542.95 | 420.00 | 6,720.00 | 41,699.46 | 9,666.32 | 106,268.73 | |

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

## DRAWING INDEX


1 OF 14 - SITE PLAN, PROJECT INFORMATION, DRAWING INDEX
2 OF 14 - SITE DETAILS
3 OF 14 - UTILITY SERVICE PLAN
4 OF 14 - GRADING PLAN
5 OF 14 - EROSION CONTROL PLAN
6 OF 14 - LANDSCAPE PLAN
7 OF 14 - NOT USED
8 OF 14 - PHOTOMETRIC PLAN
9 OF 14 - PHOTOMETRIC DETAILS
10 OF 14 - BUILDING 'A' & 'B' ELEVATIONS
11 OF 14 - BUILDING 'C' & 'D' ELEVATIONS
12 OF 14 - BUILDING 'E' & 'F' ELEVATIONS
13 OF 14 - BUILDING 'G' & 'H' ELEVATIONS
14 OF 14 - BUILDING 'I' & 'J' ELEVATIONS


## VICINITY MAP




## PROJECT INFORMATION

PROPERTY INFORMATION

| | |
|---|---|
| OWNER NAME: | MEADOWBROOK STORAGE, LLC<br>1403 WOOLSEY HTS.<br>COLORADO SPRINGS, CO 80915 |
| LEGAL DESCRIPTION: | LOT 45A FILING 2A OF CLAREMONT BUSINESS PARK |
| PARCEL NUMBER: | 54081-01-049 |
| ZONING: | CS |
| LOT SIZE: | 231,739 SF (5.32 ACRES) |
| CURRENT USE: | VACANT |
| FLOODPLAIN STATEMENT: | ZONE X (MAP NO. 08041C0538E DATED MARCH 17, 1997) |

BUILDING INFORMATION

| | |
|---|---|
| GROSS BUILDING AREA: | 112,842 SF |
| BUILDING OCCUPANCY: | S-2, B |
| TYPE OF CONSTRUCTION: | II-B |
| FIRE SYSTEMS: | NONE |
| AREA SEPARATION WALLS: | NONE |

ZONING CODE STUDY

| | |
|---|---|
| PROPOSED PRINCIPAL USE: | MINI-STORAGE/RV STORAGE |
| STRUCTURAL COVERAGE OF LOT: | 44% |
| PAVEMENT COVERAGE: | 51% |
| BUILDING STRUCTURAL HEIGHT: | 25'-11" (45'-0" MAX) |
| FRONT YARD SETBACK: | 25'-0" |
| SIDE YARD SETBACK: | 0'-0" |
| REAR YARD SETBACK: | 25'-0" |

REQUIRED PARKING SPACES:

| | |
|---|---|
| MINI-STORAGE-(1 SPACE/100 UNITS). (275 UNITS / 100 UNITS) | 3 |
| MINI-STORAGE-(1 SPACE/EMPLOYEE) (1 EMPLOYEE) | 1 (PROVIDED AS A GARAGE UNIT) |
| H.C.-(1 SPACE/25 REQ'D) | 1 |
| TOTAL PARKING SPACES REQUIRED: | 5 |
| TOTAL PARKING PROVIDED | 5 |
| STANDARD SPACES PROVIDED | 2 |
| H.C. SPACES PROVIDED | 1 |
| LOADING SPACE PROVIDED (SEE DTL 1 ON PG 2 FOR DIMENSIONS) | 14'X18' AREA PROVIDED |

DEVELOPMENT SCHEDULE

| | |
|---|---|
| CONSTRUCTION: | SUMMER 2017 |
| LANDSCAPING: | SUMMER 2017 |

DEVELOPMENT APPLICANT

| | |
|---|---|
| COMPANY: | HAMMERS CONSTRUCTION, INC.<br>1411 WOOLSEY HEIGHTS<br>COLO. SPGS., CO 80915 |
| PHONE NUMBER: | (719)-570-1599 |
| FAX NUMBER: | (719)-570-1008 |
| APPLICANT NAME: | LISA PETERSON |
| APPLICANT E-MAIL: | lpeterson@hammersconstruction.com |

There should be 6/ Alternative parking Ratio needs to be referenced.

per your calculation, 4 spaces would be necessary including the 1 employee space.

## SITE LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY/DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- ACCESS EASEMENT
- OPAQUE CHAINLINK FENCE
- 6' HIGH WROUGHT IRON FENCE
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- PHONE LINE
- OVERHEAD ELECTRIC LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER · SIGN · EXISTING FIRE HYDRANT
TRAFFIC FLOW · MANHOLE · PROPOSED FIRE HYDRANT
WALL PACK LIGHTING · ELECTRICAL TRANSFORMER

EL PASO COUNTY FILE NO. PPR-17-020


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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# MEADOWBROOK STORAGE

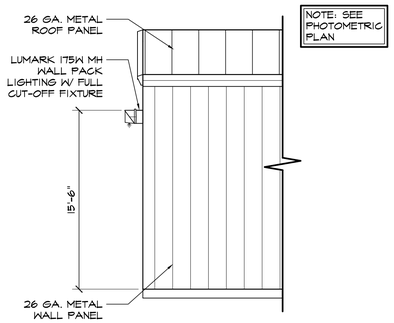
LOT 45-2
1403 WOOLSEY HTS.
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

COLORADO REGISTERED PAUL R. GRAY 29932 PROFESSIONAL ENGINEER

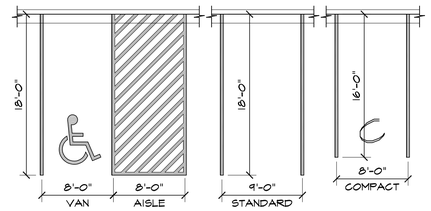
DATE: APR 25, 2017
DRAWN BY: D. AQUINO
PROJ. MNGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

REVISIONS:
1. 5/31/17 - COMMENTS 5/16/17

1 of 14
SITE PLAN




5 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"




1 ADA / STANDARD PARKING
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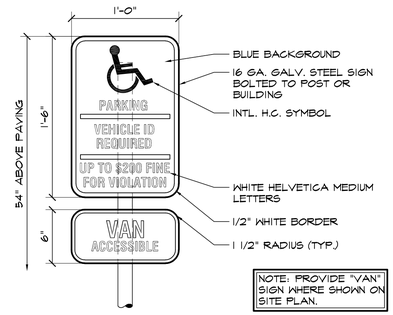
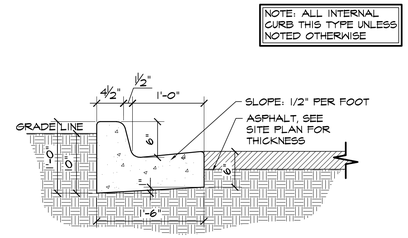
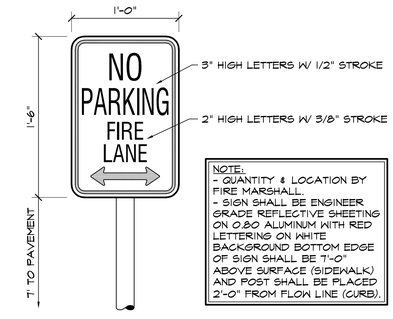


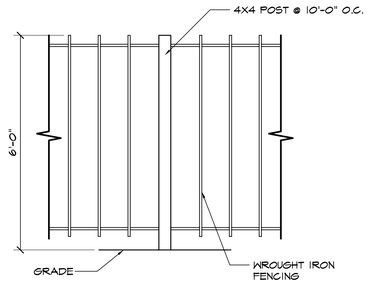

6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



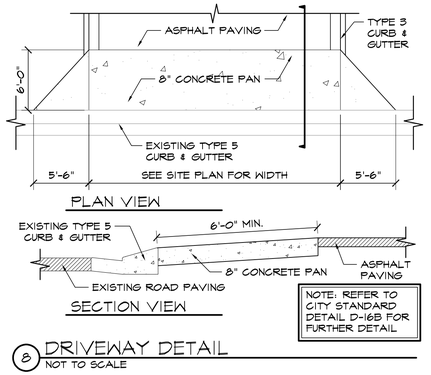

2 EPC TYPE B CURB
SCALE: 1"=1'-0"



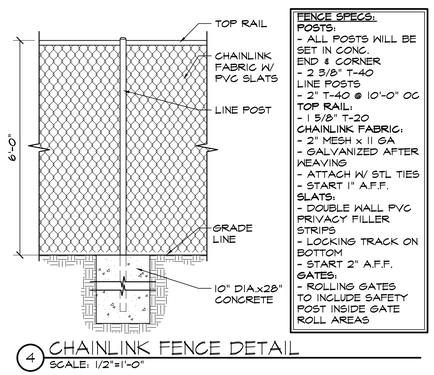

7 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"




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




8 DRIVEWAY DETAIL
NOT TO SCALE




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

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# MEADOWBROOK STORAGE

LOT 45-2
1403 WOOLSEY HTS.
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: APR 25, 2017
DRAWN BY: D. AQUINO
PROJ. MNGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

REVISIONS:
2 5/31/17 - COMMENTS 5/18/17

2 of 14
SITE DETAILS

# Markup Summary

1 (3)

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**Page Label:** 1
**Lock:** Locked
**Status:**
**Checkmark:** Unchecked
**Author:** dsdkendall
**Date:** 6/19/2017 4:11:04 PM
**Color:**

per your calculation, 4 spaces would be necessary including the 1 employee space.

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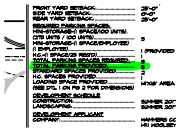

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**Author:** dsdkendall
**Date:** 6/19/2017 4:11:02 PM
**Color:**

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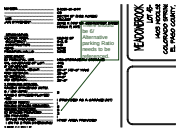

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**Status:**
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**Author:** dsdkendall
**Date:** 6/19/2017 4:11:03 PM
**Color:**

There should be 6/ Alternative parking Ratio needs to be referenced.