

COVERTEC INC
7366 COLE VLN
PARCEL NO. 54081-02-022
ZONE: CS
USE: VACANT

ELEVATE INVESTMENT LLC
1387 MCCLAIN PT
PARCEL NO. 54081-02-022
ZONE: CS
USE: VACANT

TELLU JUAN & EVA
1389 MCCLAIN PT
PARCEL NO. 54081-02-021
ZONE: CS
USE: DANCE STUDIO

NOSAN LLC
7162 COLE VLN
PARCEL NO. 54081-02-014
ZONE: CS
USE: VACANT

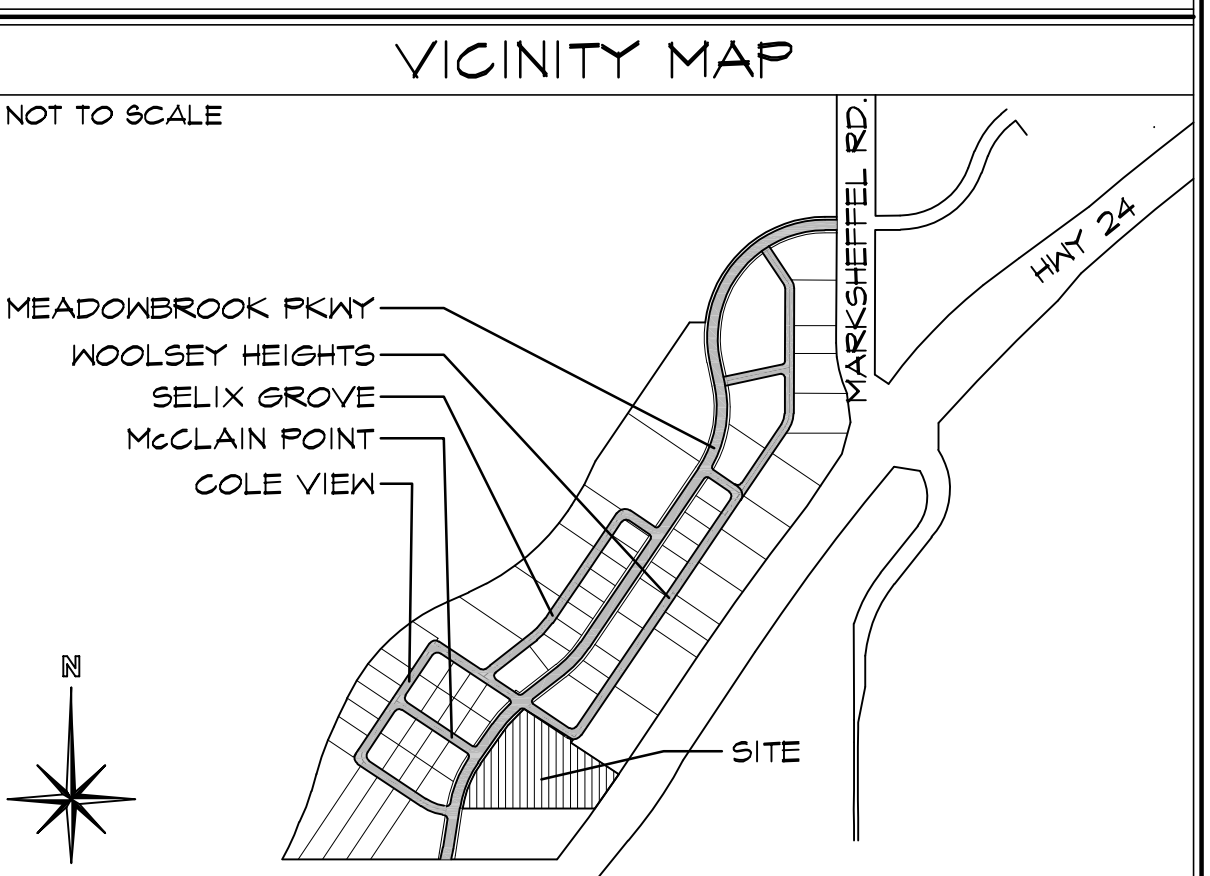
MEADOWBROOK PKWY
80'-0" R.O.W.

L = 241.13'
Δ = 26°12'56"
R = 525.00'

L = 146.88'
Δ = 16°01'45"
R = 525.00'

DRAWING INDEX

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PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: MEADOWBROOK STORAGE, LLC
1426 SELIX GRV
COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION: LOT 45A FILING 2A OF CLAREMONT BUSINESS PARK

PARCEL NUMBER: 54081-01-044
ZONING: CS
LOT SIZE: 231,734 SF (5.32 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO: 08041C0752F, DATED MARCH 17, 1997)

BUILDING INFORMATION
GROSS BUILDING AREA: 113,027 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): (273 UNITS / 100 UNITS) 3
MINI-STORAGE (1 SPACE/EMPLOYEE) (1 EMPLOYEE) 1 (PROVIDED AS A GARAGE UNIT)
H.C. (1 SPACE/25 READ) 1
TOTAL PARKING SPACES REQUIRED: 5
TOTAL PARKING PROVIDED: 5
STANDARD SPACES PROVIDED: 2
H.C. SPACES PROVIDED: 1
LOADING SPACE PROVIDED: 14'x18' AREA PROVIDED
(SEE DETAIL 1 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
CONSTRUCTION: SPRING 2017
LANDSCAPING: SUMMER 2017

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

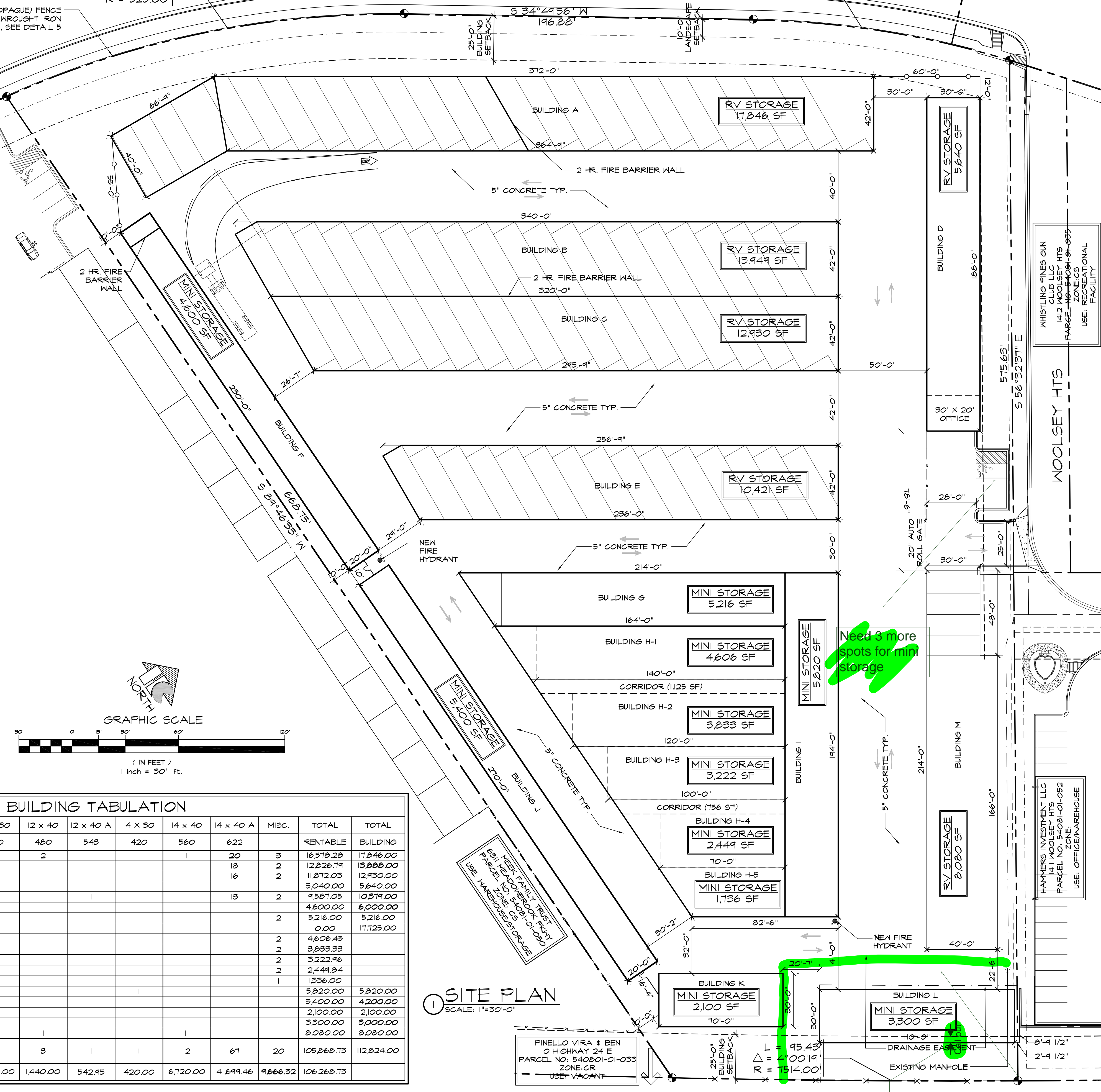
PHONE NUMBER: (719)-570-1549
FAX NUMBER: (719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

MISC. UNITS

BUILDING	UNIT SIZE	SQ. FT.
A	21x40	852.17
	14x40	606.51
	14x42	1,152.00
B	14x40	627.95
	14x42	996.00
C	14x40	627.95
	17x42	1,286.00
D	30x20	600.00
	14x40	606.75
E	20x15	346.41
	10x27	270.00
G	10x10	146.00
	10x25	267.65
H-1	10x10	138.80
	10x30	295.77
H-2	18x15	237.56
	10x30	303.34
H-3	10x20	219.62
	10x24	246.51
H-4	10x10	103.25
	33x28	336.00
TOTAL MISC. UNIT SF		9,666.32

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					2				20	3	16,578.28	17,846.00
B									18	2	12,826.74	13,888.00
C									16	2	11,872.03	12,930.00
D				14							5,040.00	5,640.00
E									13	2	4,587.05	10,374.00
F	23										4,600.00	6,000.00
G			16							2	5,216.00	5,216.00
H											0.00	17,725.00
H-1			14							2	4,606.45	
H-2										2	3,833.33	
H-3										2	3,222.46	
H-4										2	2,444.84	
H-5		5									1,336.00	
I											5,820.00	5,820.00
J			18								5,400.00	4,200.00
K											2,100.00	2,100.00
L											3,300.00	3,000.00
M				4	1						8,080.00	8,080.00
TOTAL UNITS	50	5	43	18	3	1	1	12	67	20	105,868.73	112,824.00
TOTALSF	10,000.00	1,400.00	21,900.00	6,480.00	1,440.00	542.95	420.00	6,720.00	41,694.46	9,666.32	106,268.73	



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
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- PHONE LINE
- OVERHEAD ELECTRIC LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS
- W/ CONTROL JOINTS @ 5'-0" OC.

PROPERTY CORNER

TRAFFIC FLOW

WALL PACK LIGHTING

SIGN

MANHOLE

ELECTRICAL TRANSFORMER

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

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) 570-1589 FAX (719) 570-7008
www.hammersconstruction.com

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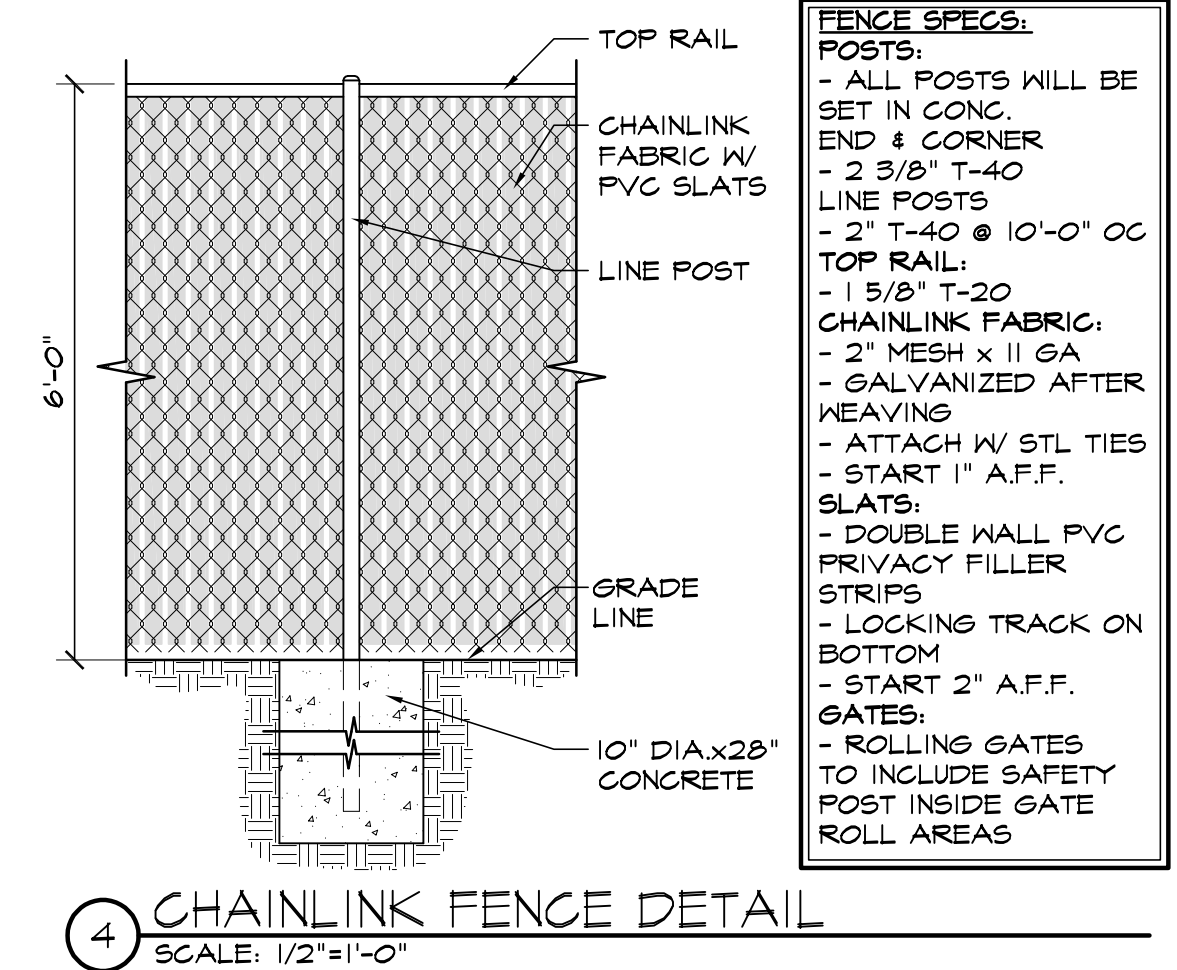
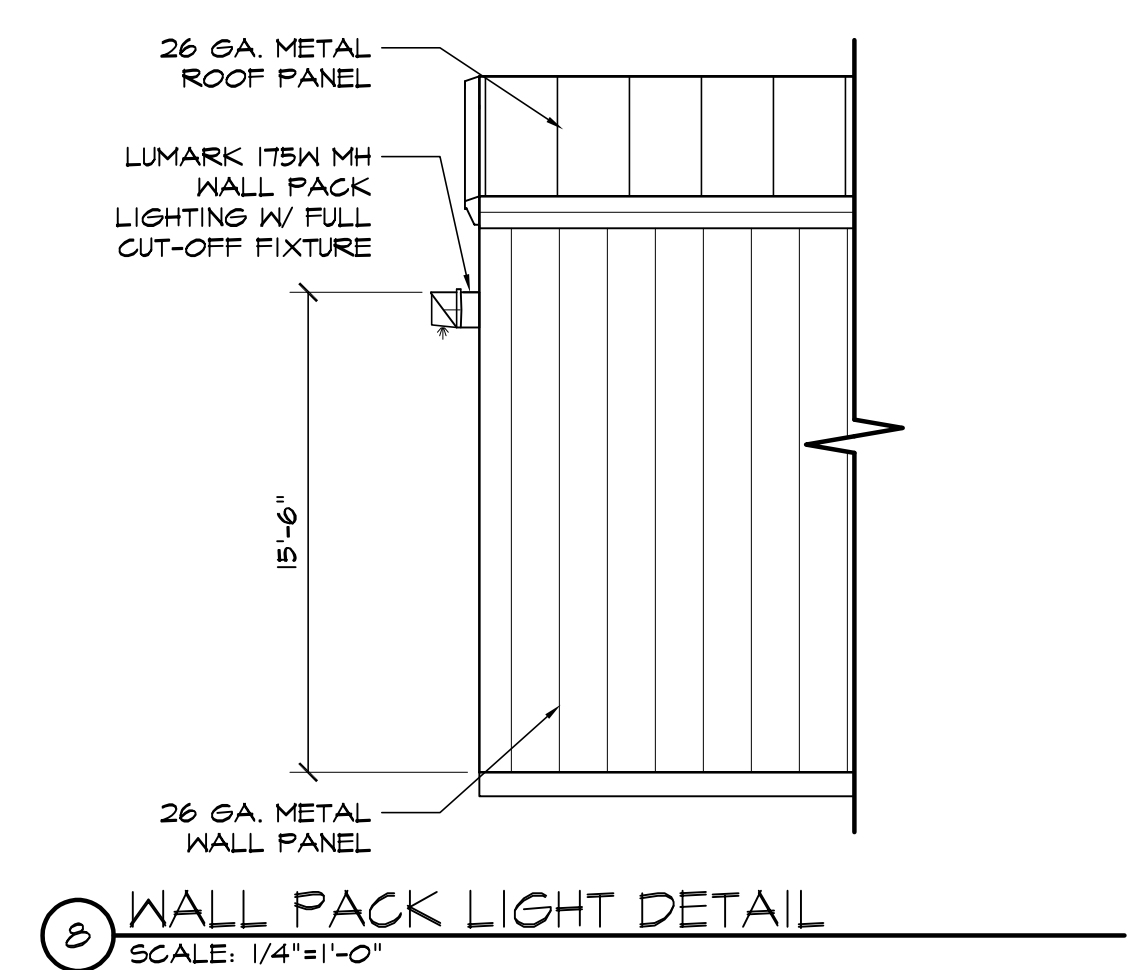
MEADOWBROOK STORAGE

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

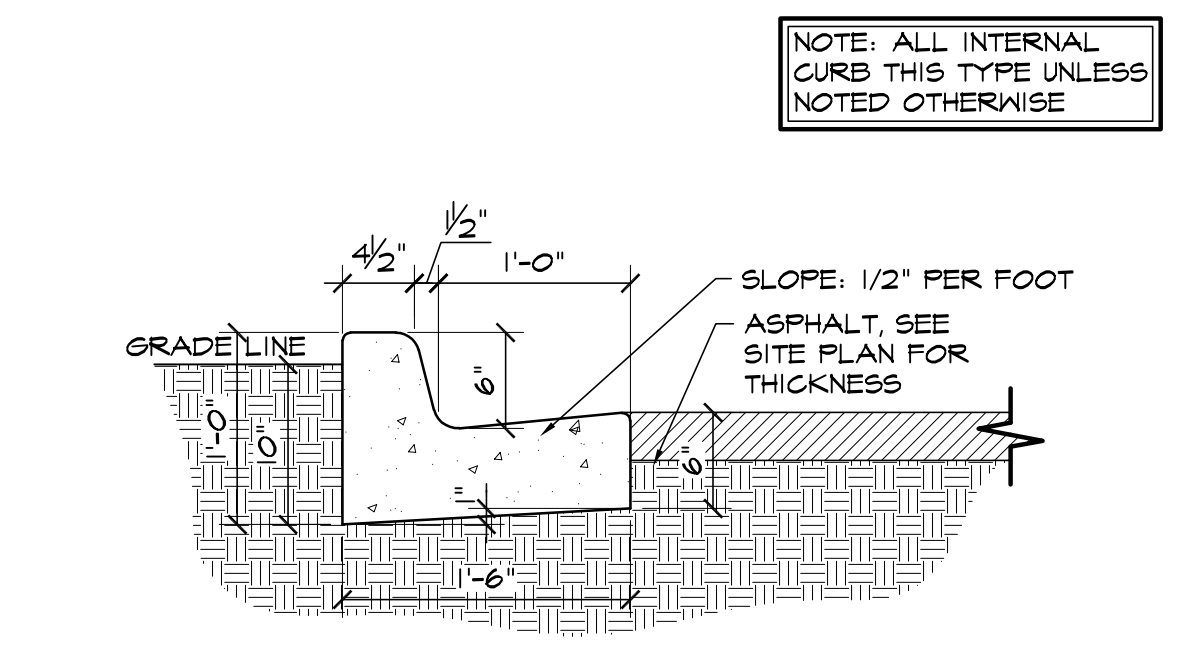
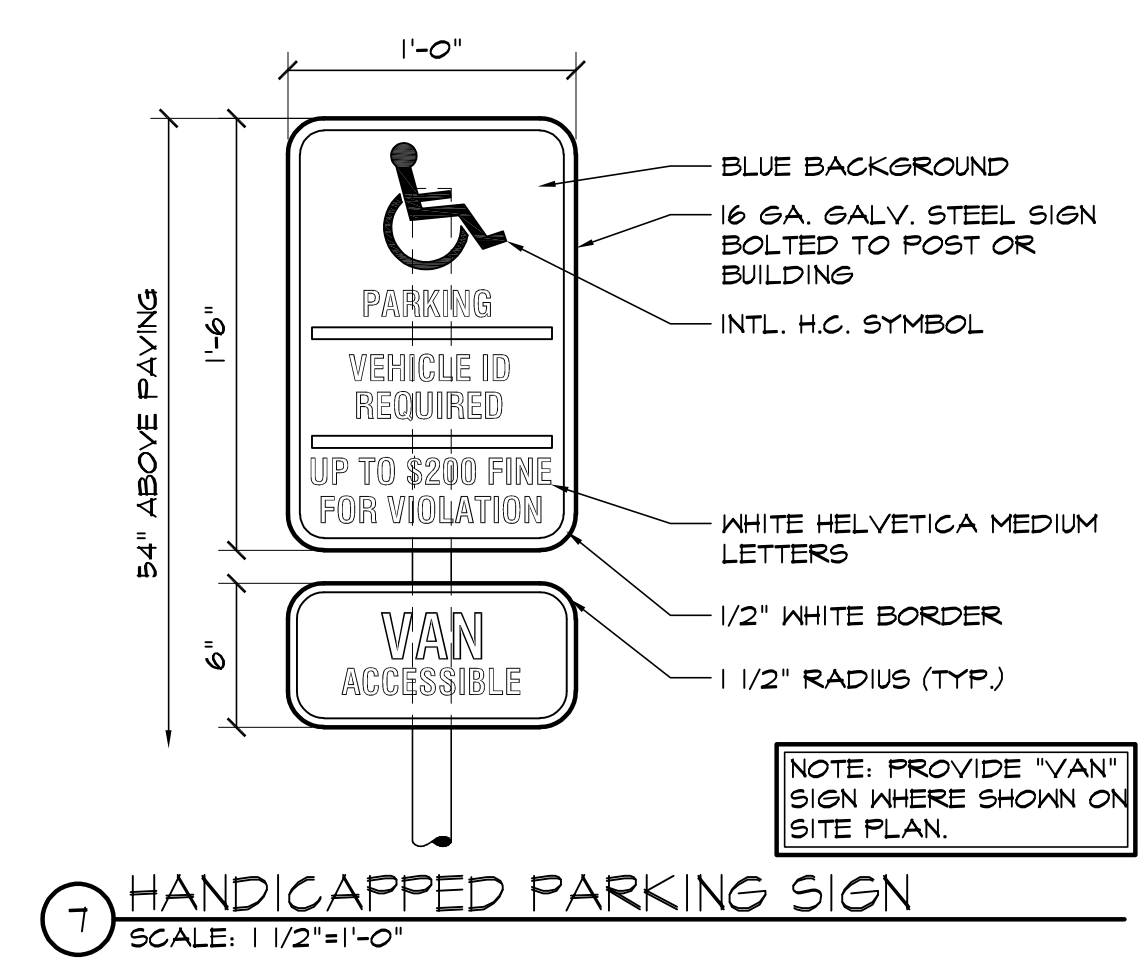
DATE: APR. 25, 2017
DRAWN BY: D. AGUIÑO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

REVISIONS:

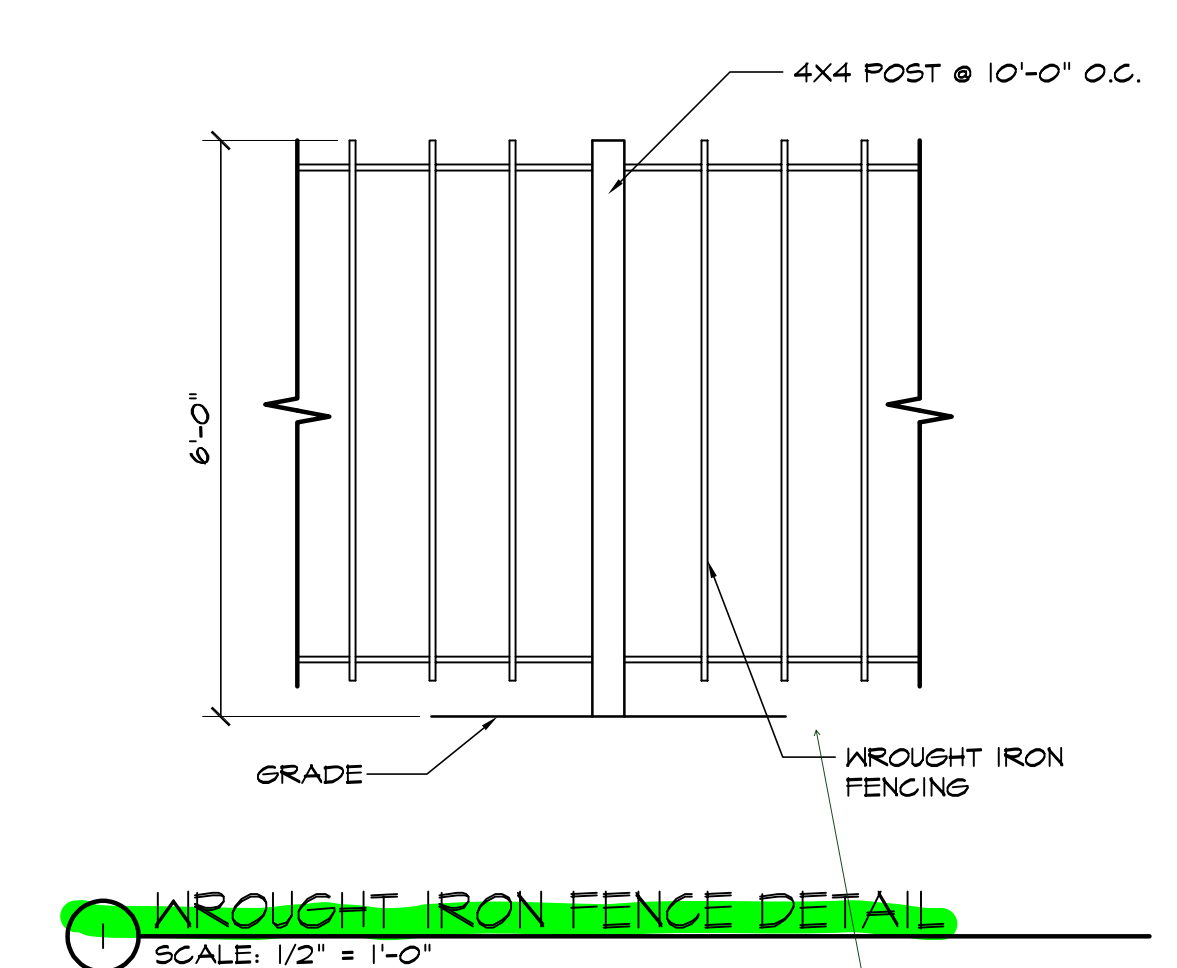
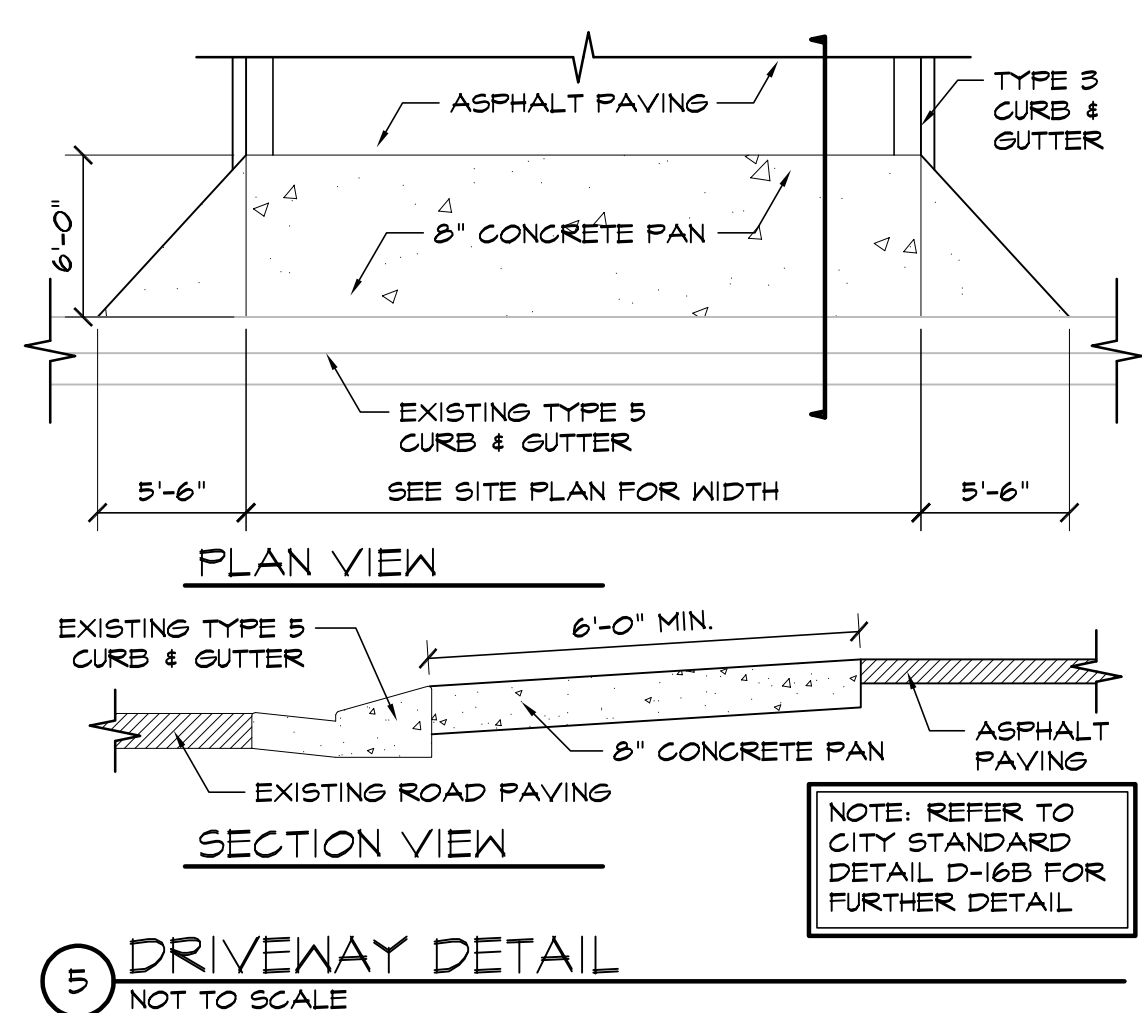
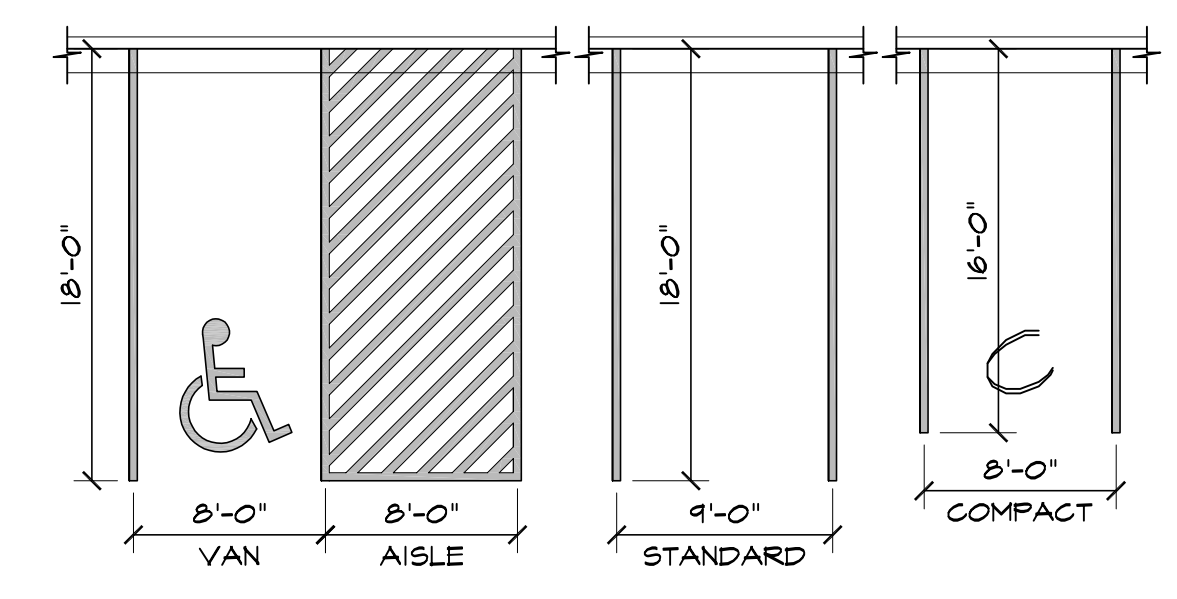
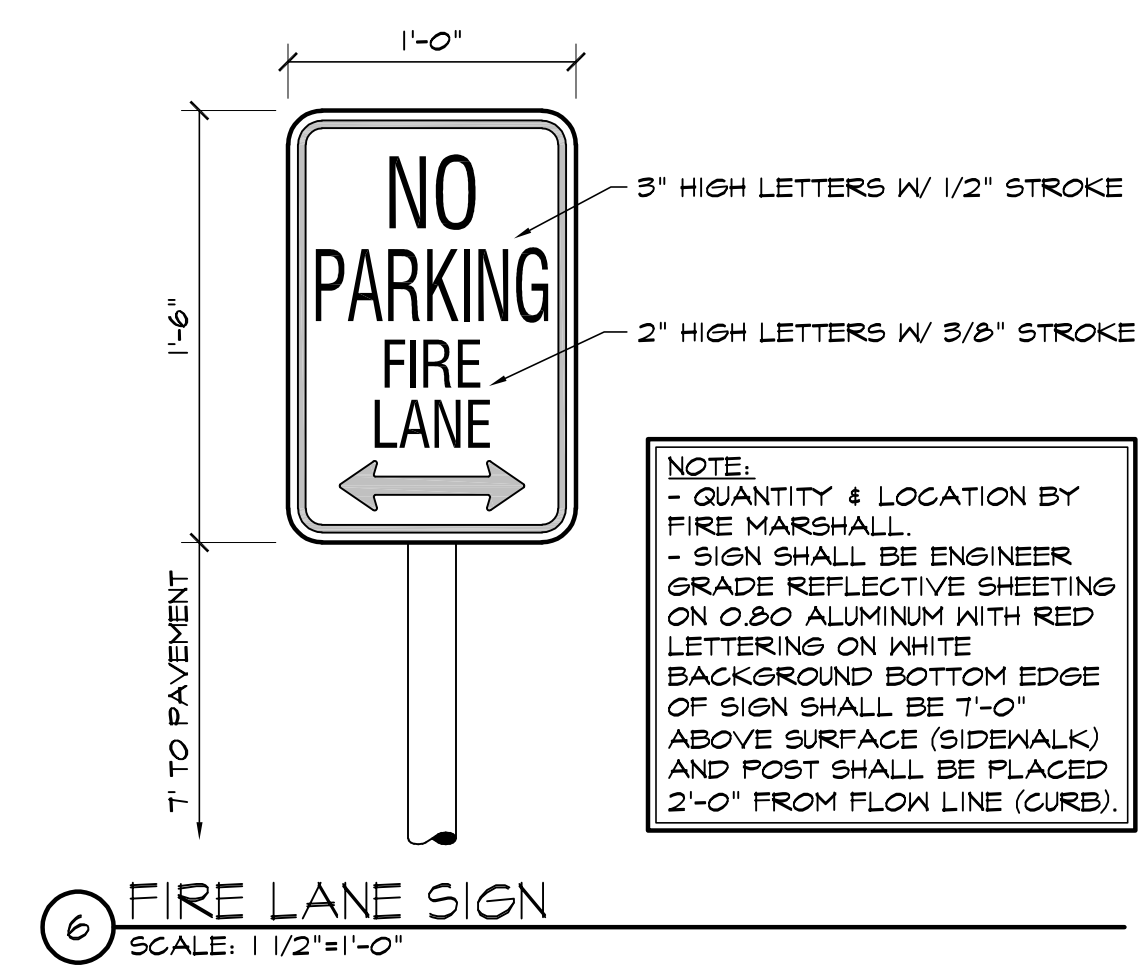
Add Sidewalk cross section and the offset from property line with width and cross slope



FENCE SPECS:
POSTS:
 - ALL POSTS WILL BE SET IN CONC.
 - END & CORNER - 2 3/8" T-40
 - LINE POSTS - 2" T-40 @ 10'-0" O.C.
TOP RAIL:
 - 1 5/8" T-20
CHAINLINK FABRIC:
 - 2" MESH x 11 GA
 - GALVANIZED AFTER WEAVING
 - ATTACH W/ STL TIES
 - START 1" A.F.F. SLATS
 - DOUBLE WALL PVC PRIVACY FILLER STRIPS
 - LOCKING TRACK ON BOTTOM
 - START 2" A.F.F. GATES:
 - ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE



Opaque?

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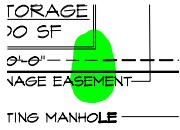
MEADOWBROOK STORAGE
 LOT 45-2
 WOOLSEY HTS.
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: APR. 25, 2017
 DRAWN BY: D. AGUIÑO
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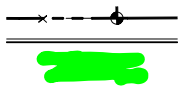
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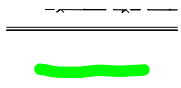
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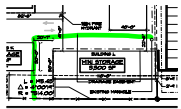
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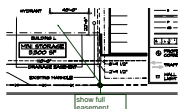
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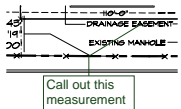


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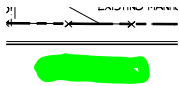
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show full easement

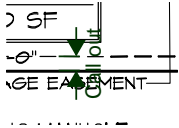


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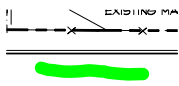


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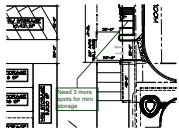


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Call out

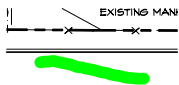


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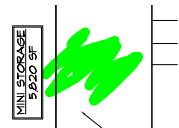


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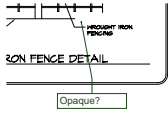
Need 3 more spots for mini storage



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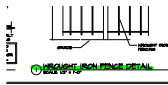


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Opaque?



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Add Sidewalk cross section and the offset from property line with width and cross slope