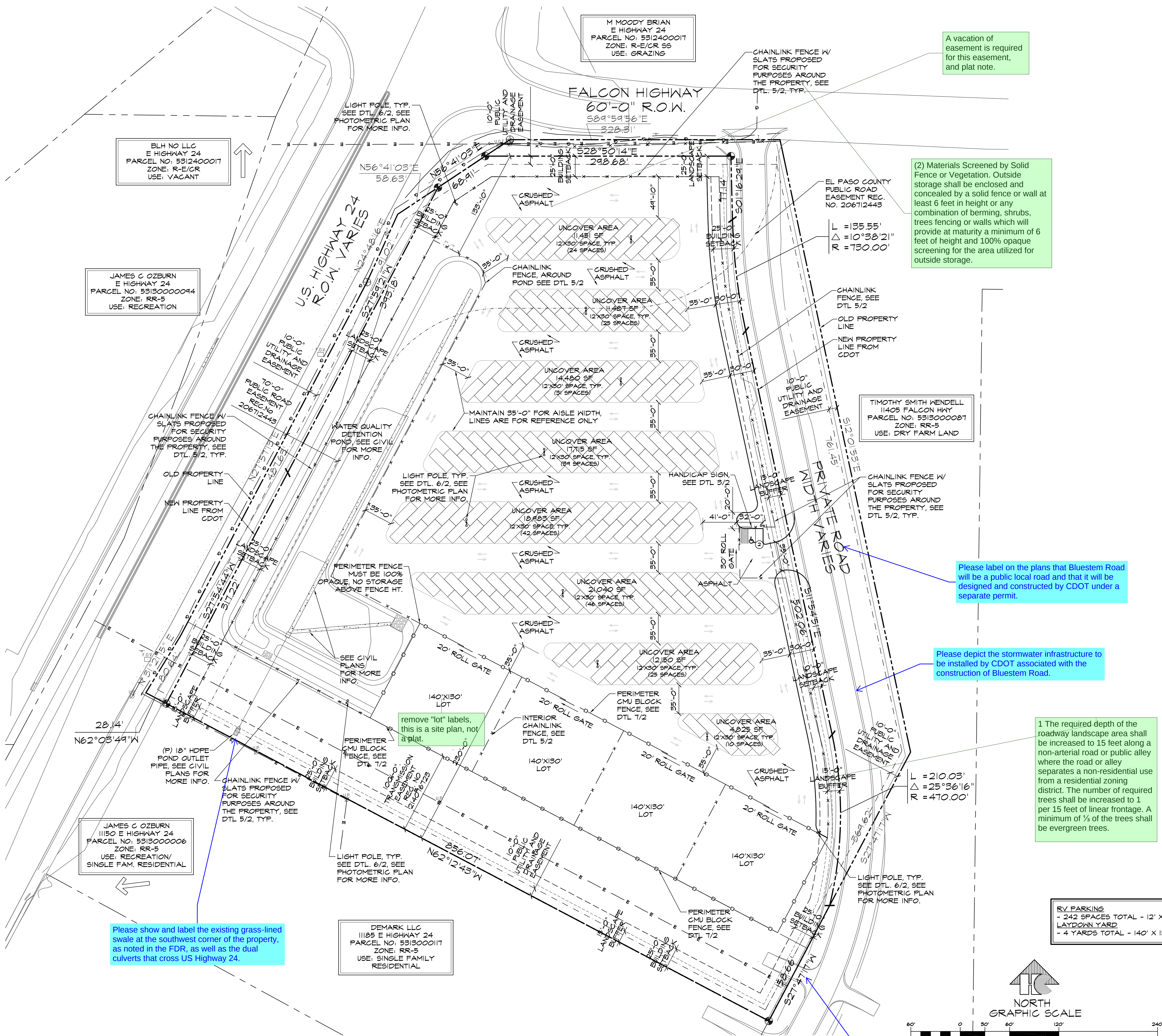
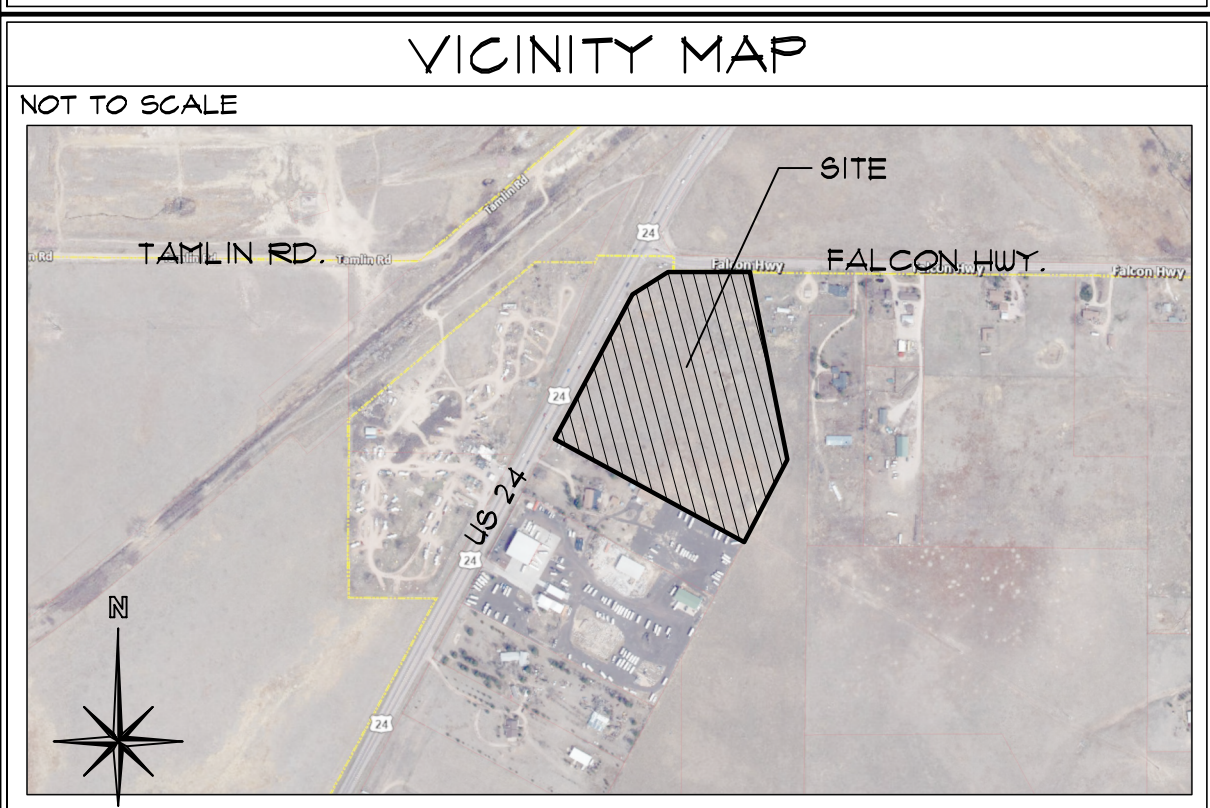




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PROPERTY INFORMATION	
PROPERTY INFORMATION	STEVE HUI KNAG
OWNER NAME:	520 EDISON ST
	BRUSH, CO 80723
LEGAL DESCRIPTION:	LOT 1 ABIDING WORD LUTHERIAN CHURCH SUB
PARCEL NUMBER:	5313001013
ZONING:	CS
LOT SIZE:	531,575 SF / 12.34 ACRES
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE A-1AE (MAP NO. 08041C05616, DATE DECEMBER 7, 2018)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	RV STORAGE AND LAY-DOWN STORAGE YARDS
STRUCTURAL COVERAGE:	14%
PAVEMENT COVERAGE:	64%
BUILDING STRUCTURAL HEIGHT:	N/A
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	25'-0"
REAR YARD SETBACK:	25'-0"
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	FALL 2026
LANDSCAPING:	SPRINGS 2027
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS
	COLORADO SPRINGS, CO 80915
PHONE NUMBER:	(719)-570-1549
FAX NUMBER:	(719)-570-1008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

SITE LEGEND	
PROPERTY LINE	RIGHT OF WAY
BUILDING SETBACK	LANDSCAPE SETBACK
UTILITY/DRAINAGE EASEMENT	FIRE LANE EASEMENT
TELEPHONE EASEMENT	TRANSMISSION EASEMENT
ACCESS EASEMENT	OPAQUE CHAINLINK FENCE
CMU BLOCK FENCE	ELECTRICAL LINE
STORM SEWER LINE	RETAINING WALL
NEW SIDEWALK LOCATIONS WITH CONTROL JOINTS @ 5'-0" O.C.	
PROPERTY CORNER	SIGN
TRAFFIC FLOW	MANHOLE
WALL PACK LIGHTING	PROPOSED POLE LIGHT
	ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	WALK DOOR OR OVERHEAD DOOR LOCATIONS

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

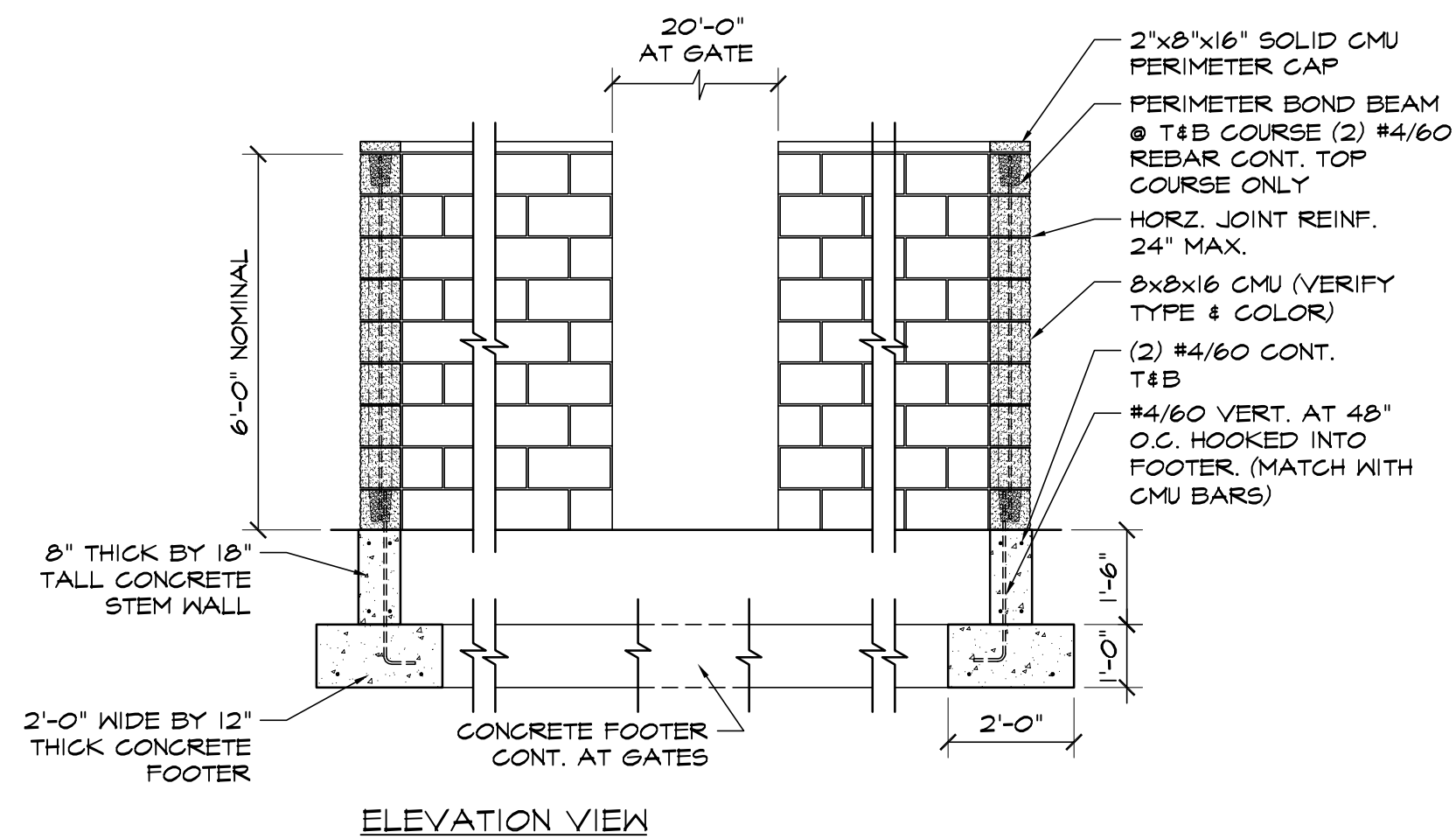
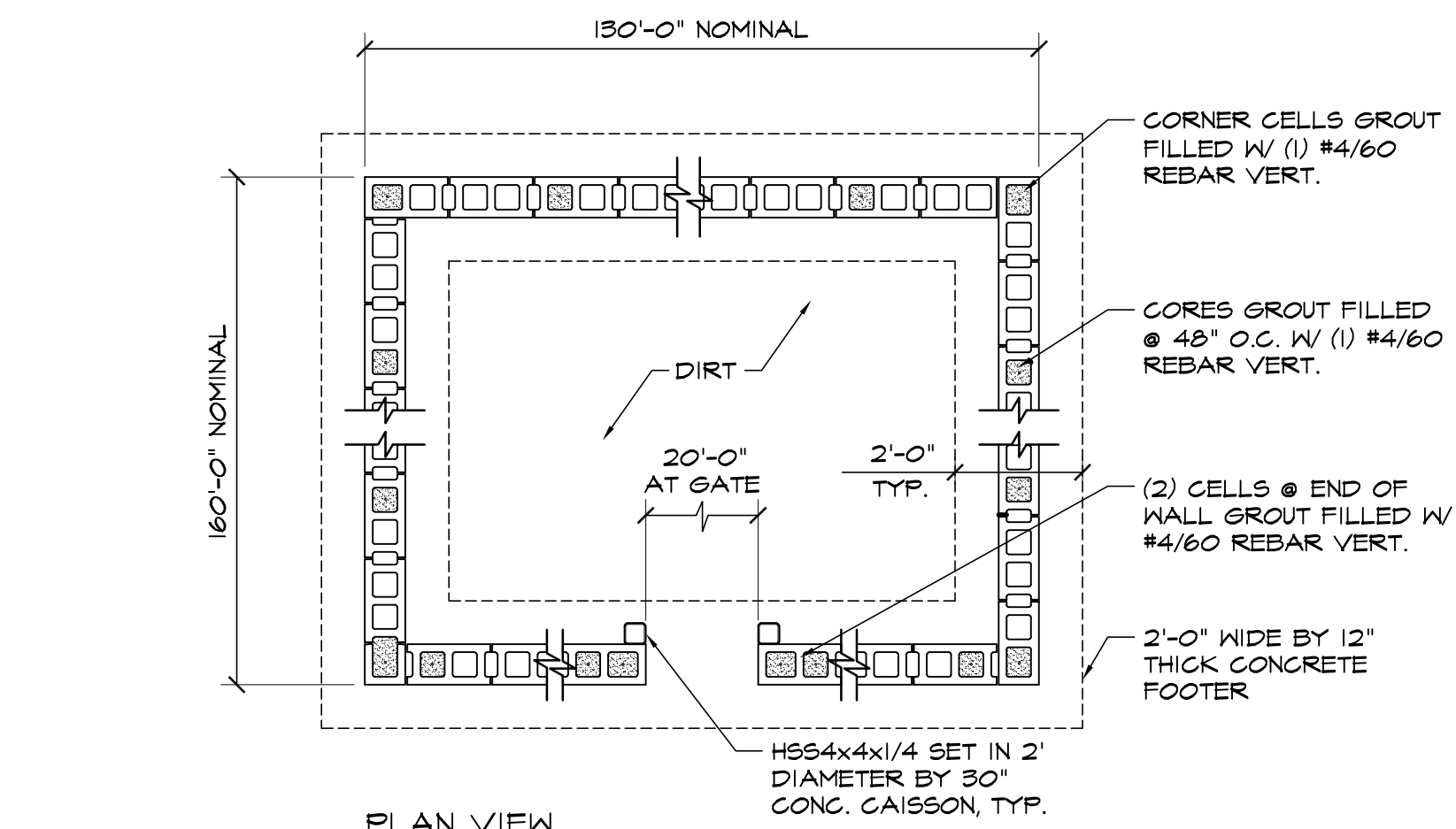
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STEVE KANG
KANG STORAGE
11401 E HIGHWAY 24
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

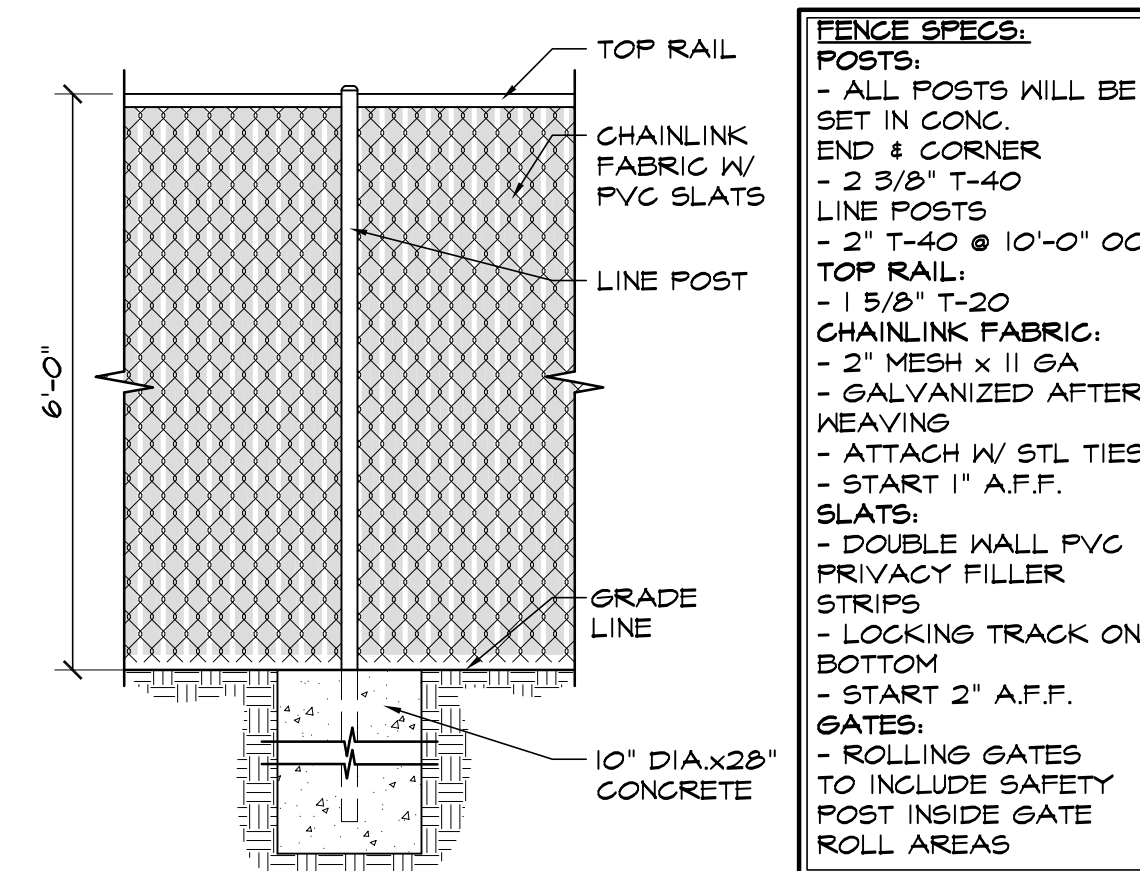
DATE: JULY 10, 2026
DRAWN BY: W. VENEROS
PROJ. MGR: J. LATHAM
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1441

RESUBMITTALS:

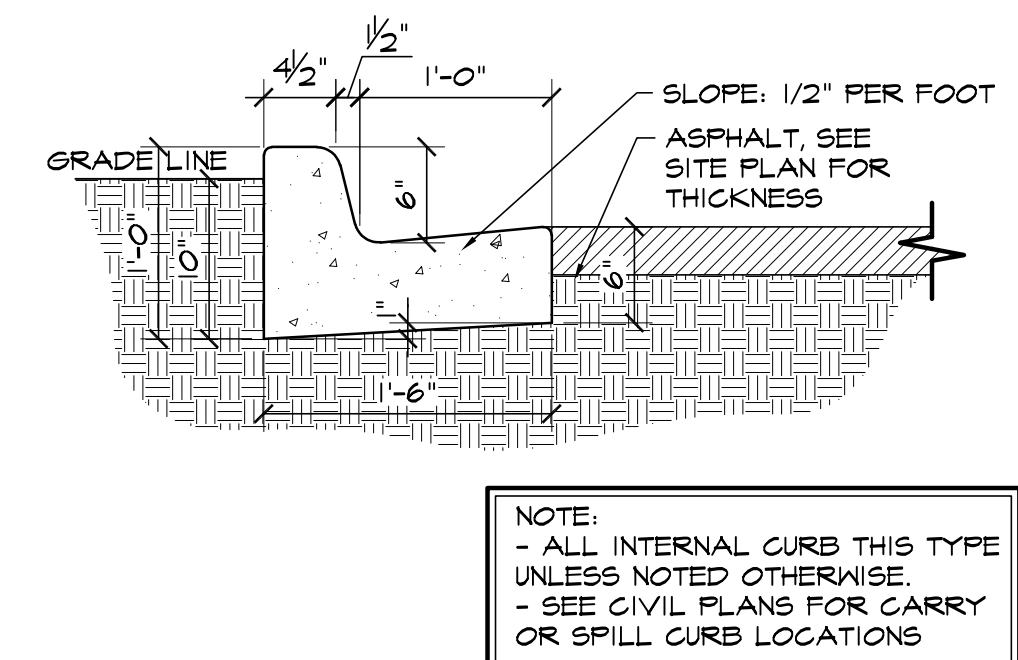
1 of 17
SITE PLAN



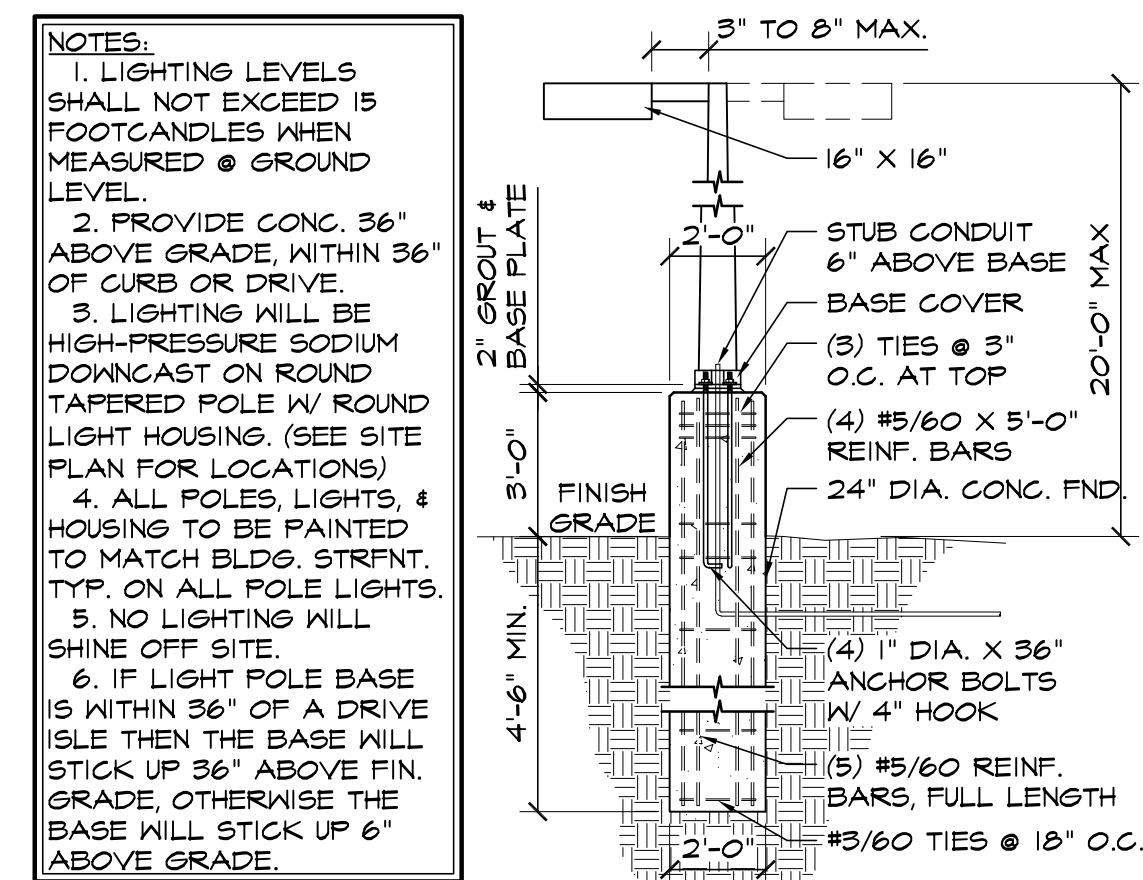
7 CMU ENCLURE DETAIL
SCALE: 3/8"=1'-0"



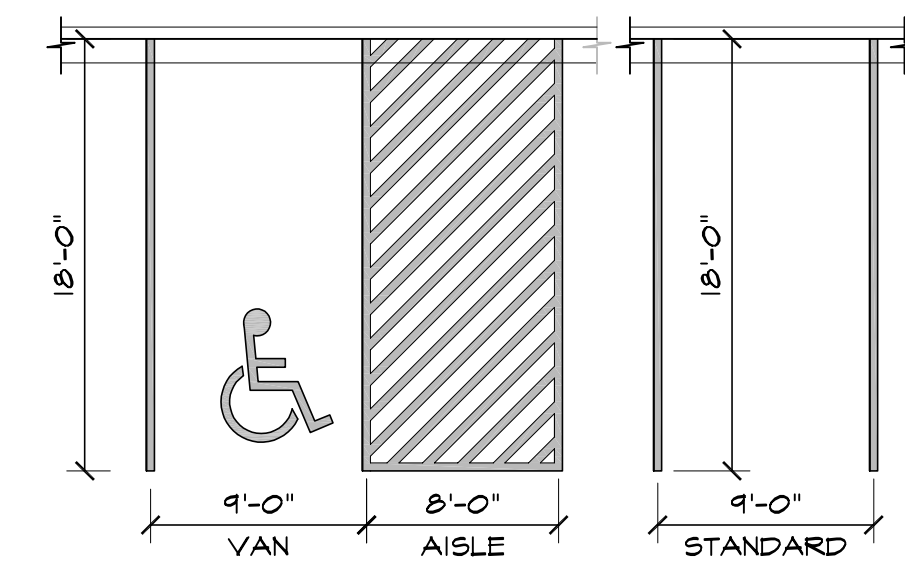
5 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



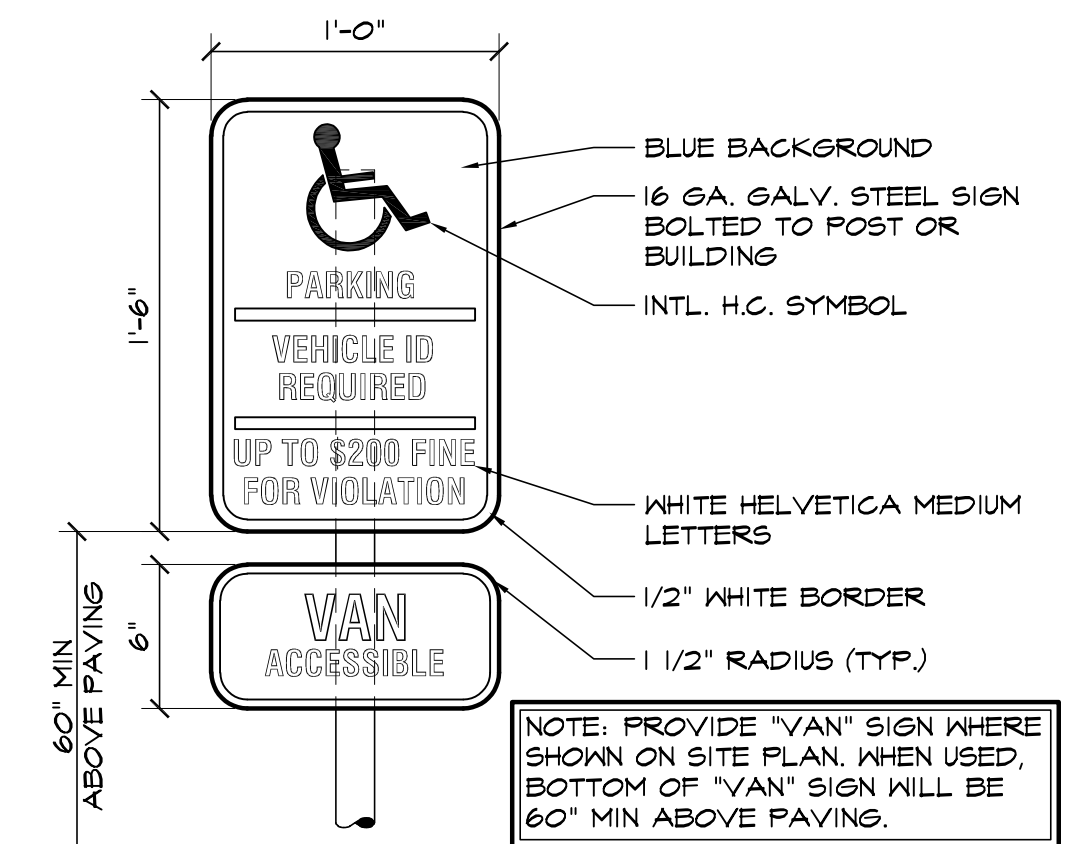
① EPC TYPE B CURB
SCALE: 1"=1'-0"



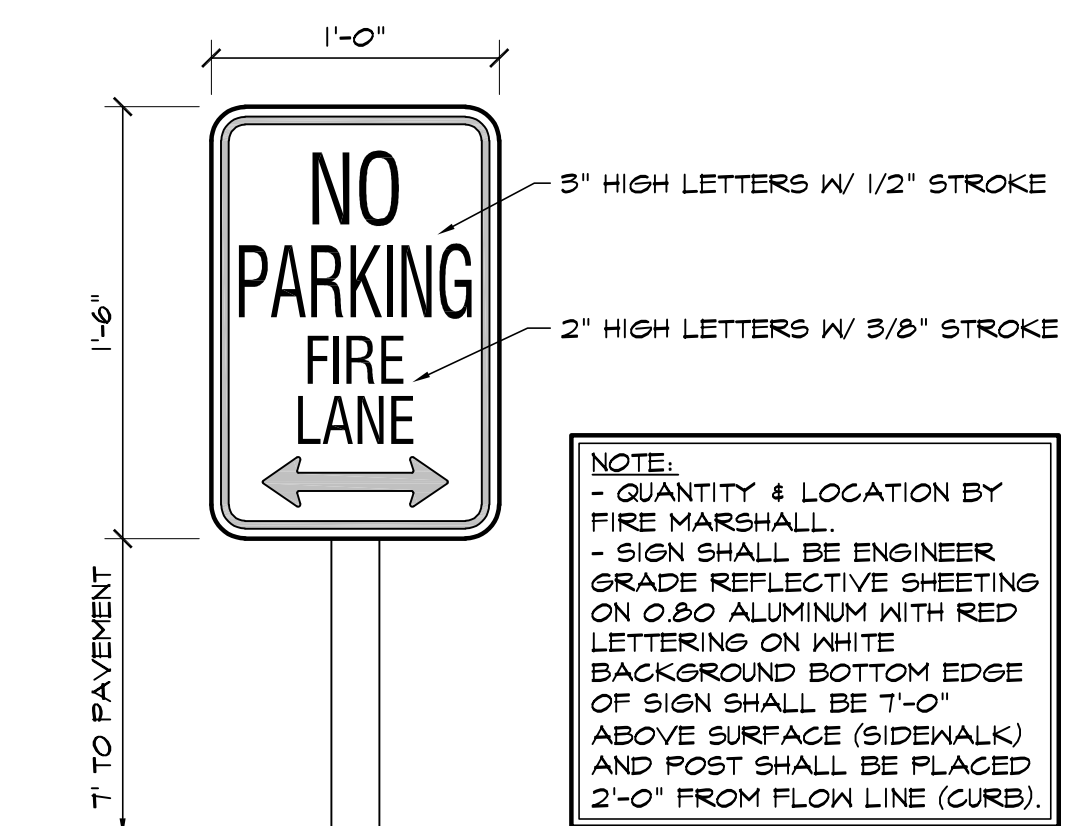
6 LIGHT POLE BASE DETAIL
SCALE: 1/4"=1'-0"



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



3 HANDICAPPED PARKING SIGN



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



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