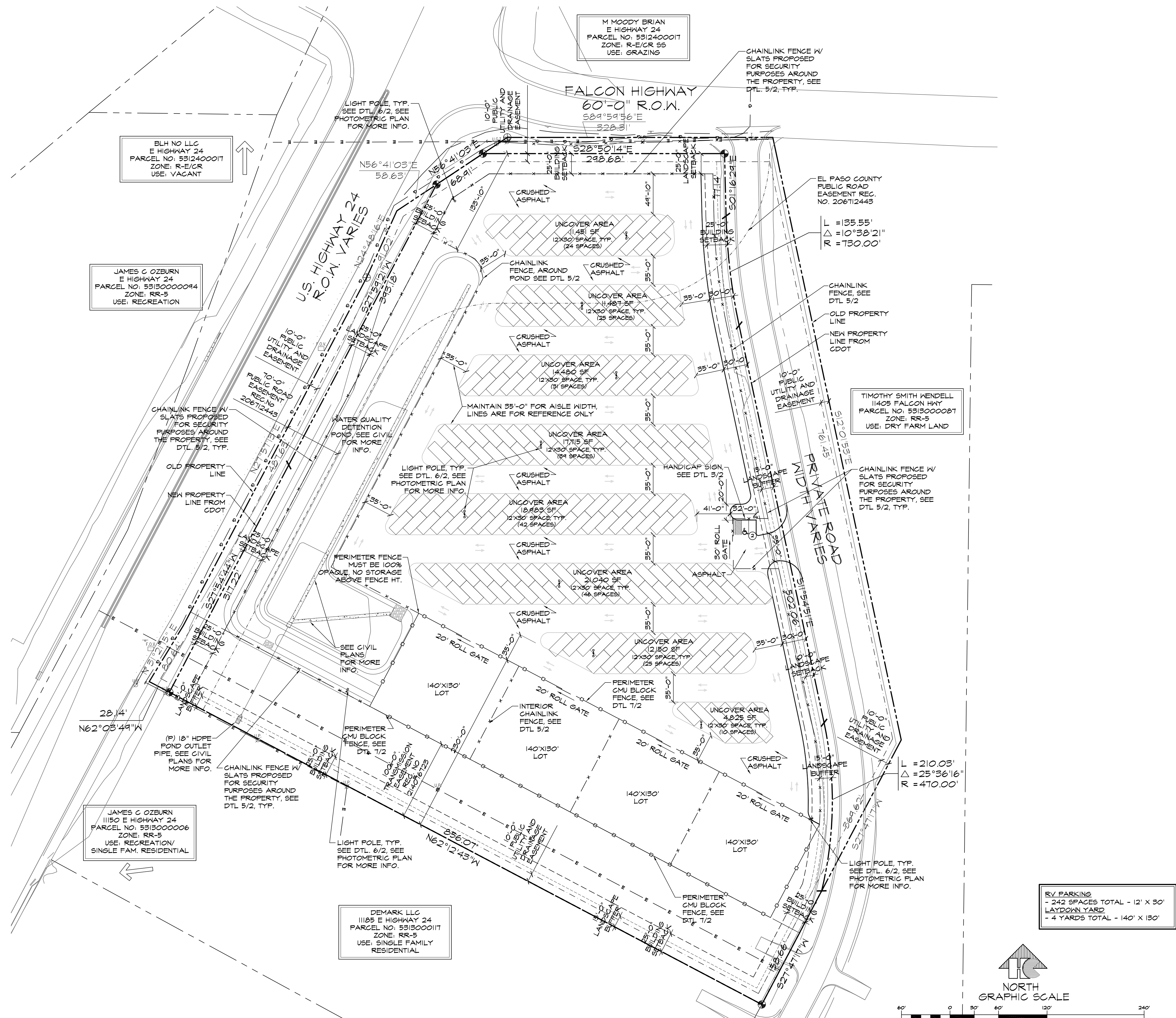


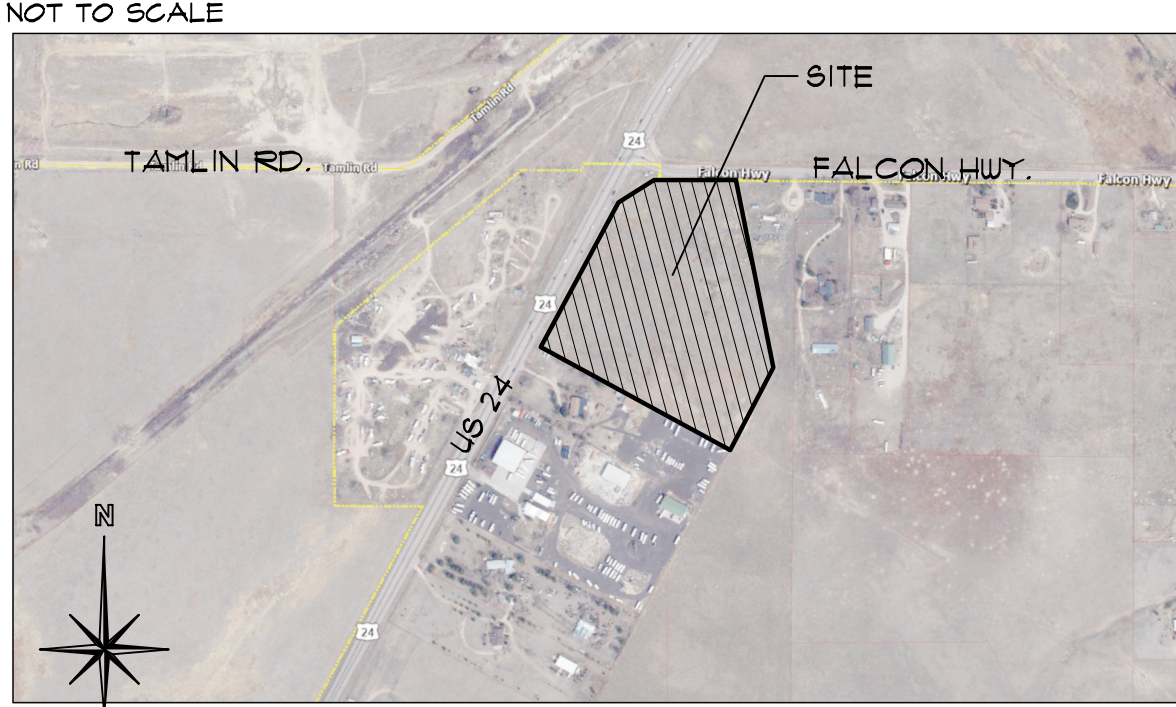


① SITE PLAN
SCALE: 1"=60'-0"

DRAWING INDEX

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VICINITY MAP



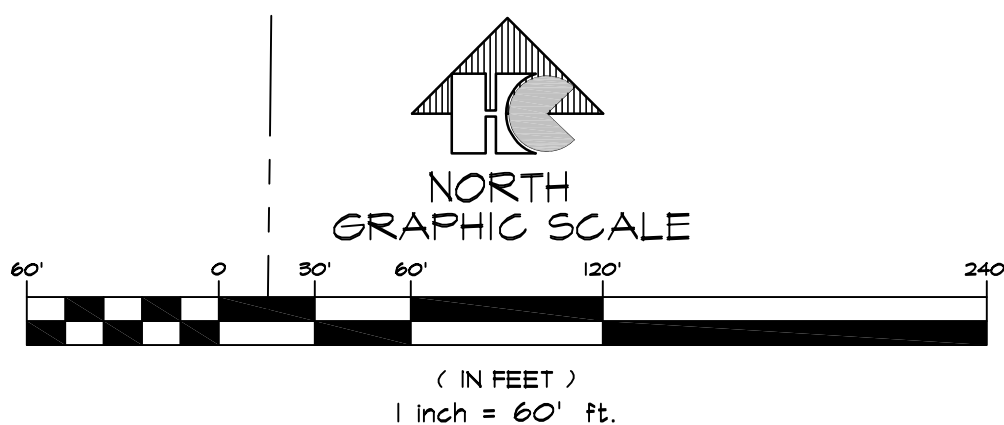
PROPERTY INFORMATION

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:	537,575 SF / 12.34 ACRES
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE A & AE (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)-570-1599
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
	PROPOSED POLE LIGHT
	WALL PACK LIGHTING
	ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	WALK DOOR OR OVERHEAD DOOR LOCATIONS

RV PARKING
- 242 SPACES TOTAL - 12' X 30'
LAYDOWN YARD
- 4 YARDS TOTAL - 140' X 130'



HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-1008
www.hammersconstruction.com

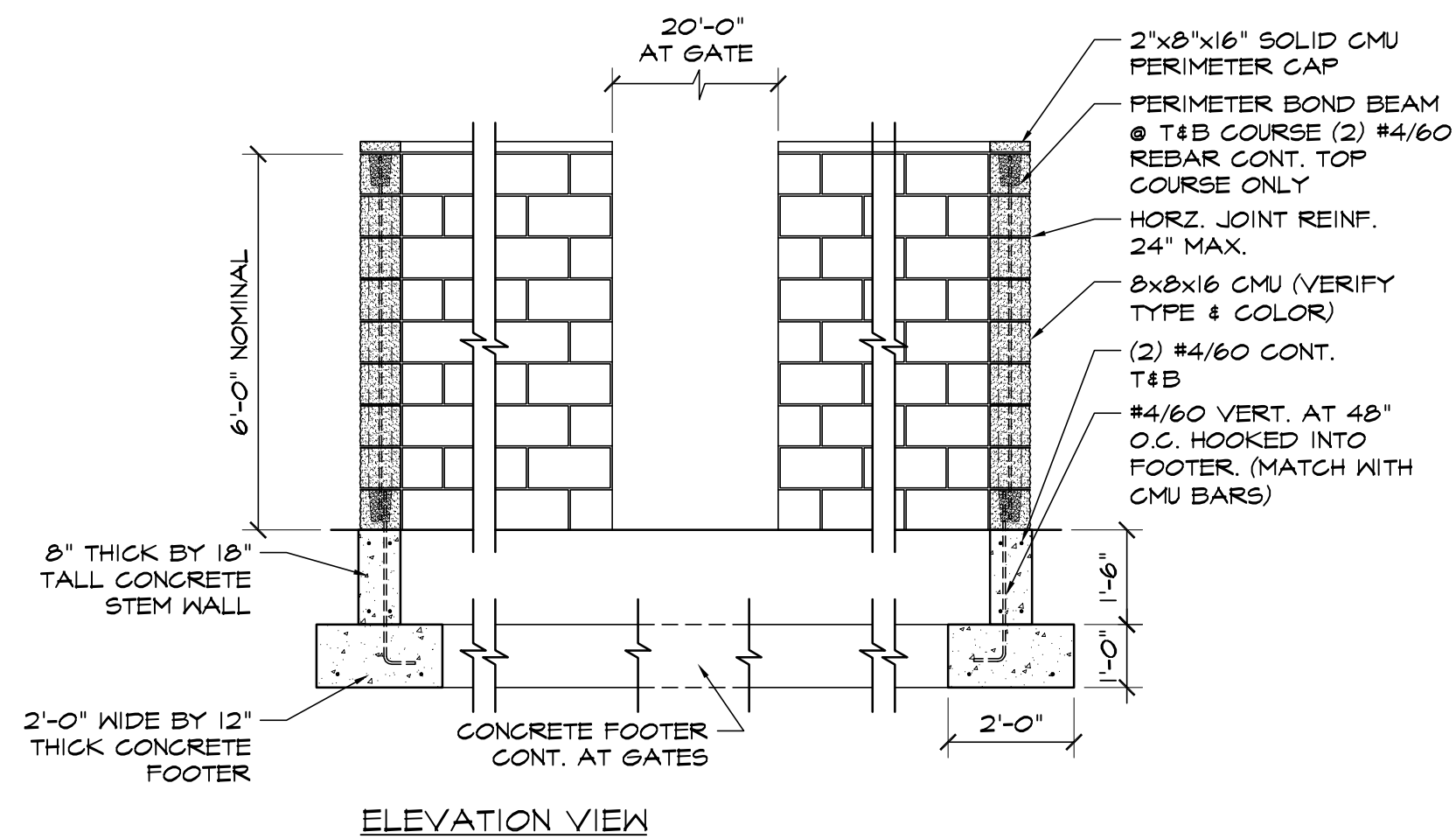
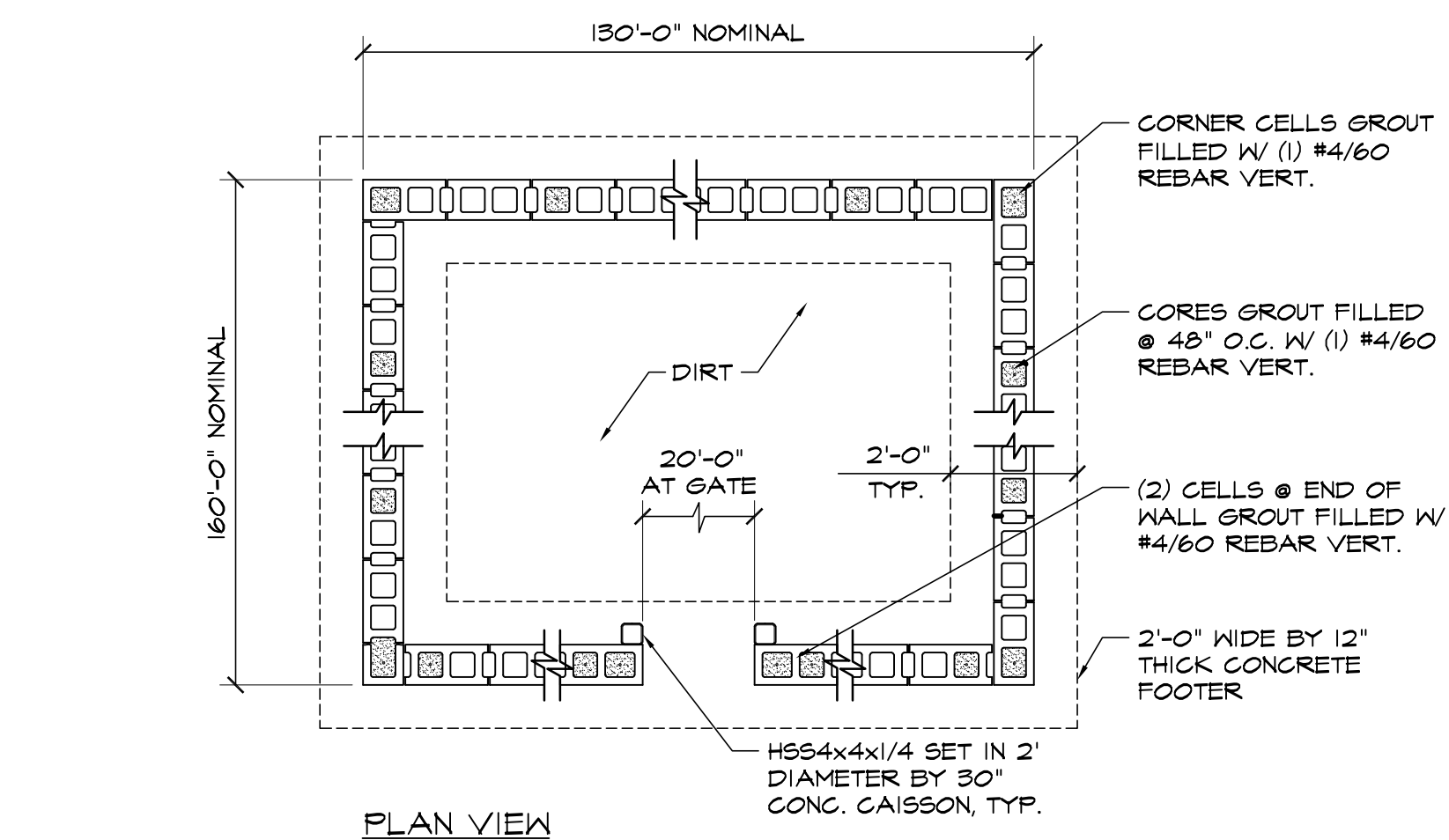
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STEVE KANG
KANG STORAGE
11401 E HIGHWAY 24
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

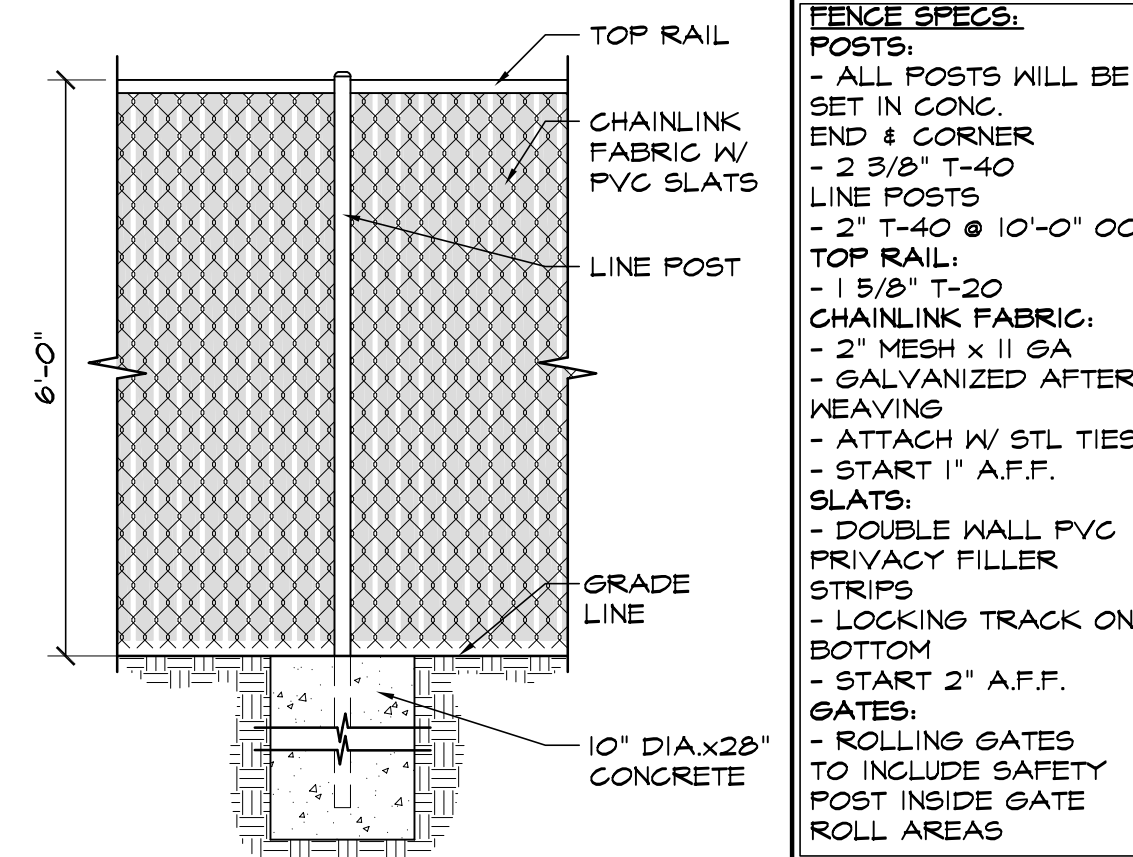
RESUBMITTALS:

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

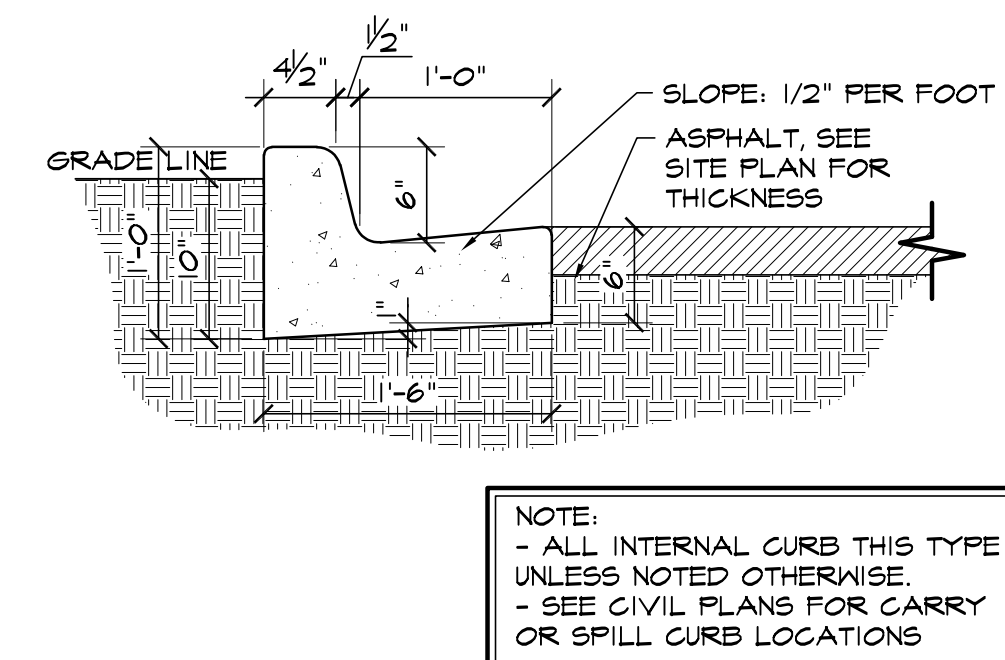
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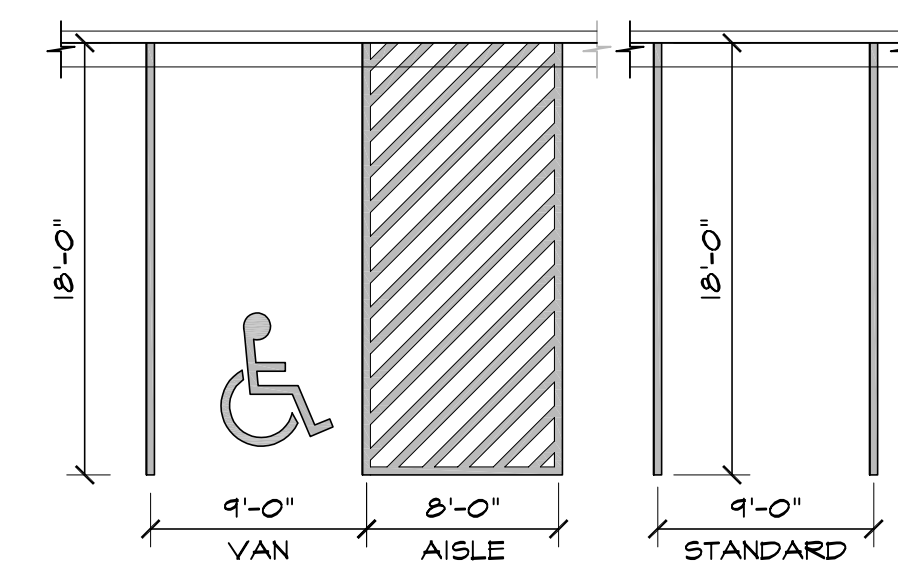
⑦ CMU ENCLURE DETAIL
SCALE: 3/8"=1'-0"



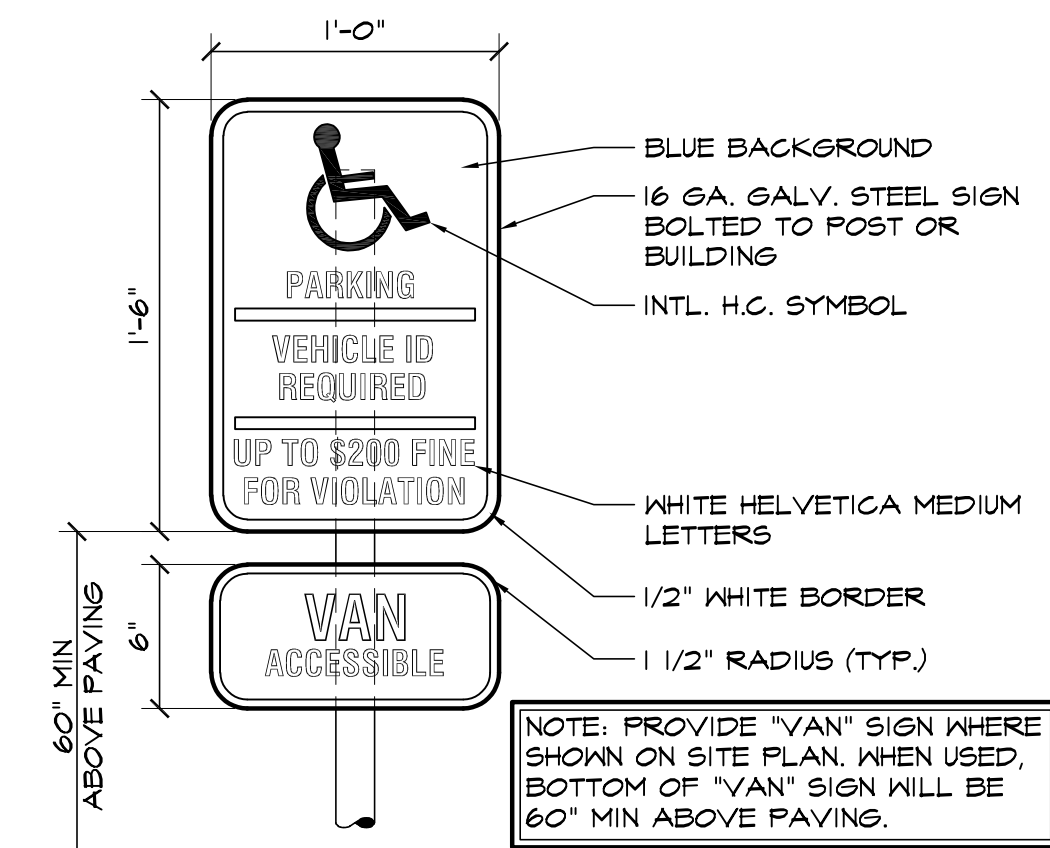
5 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



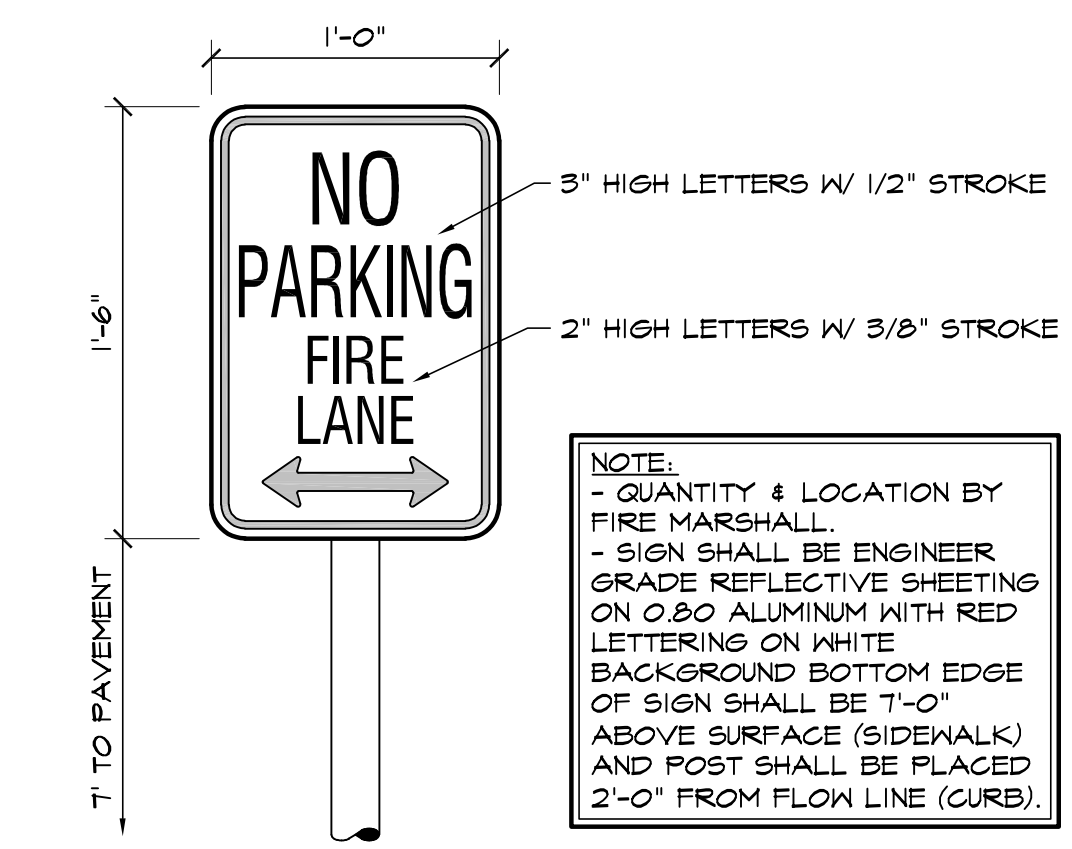
① EPC TYPE B CURB
SCALE: 1"=1'-0"



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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RESUBMITTALS:

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SITE DETAILS